

Authority: Scarborough Community Council Report No. 5, Clause No. 24a,  
adopted as amended, by City of Toronto Council on July 22, 23 and 24, 2003  
Enacted by Council: July 24, 2003

## **CITY OF TORONTO**

### **BY-LAW No. 626-2003**

#### **To amend Scarborough Zoning By-law No. 10076, as amended, with respect to the Agincourt Community.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. **SCHEDULE “A”** is amended by deleting performance standard 24 and amending the zoning provisions on the lands outlined on the attached Schedule ‘1’ as follows:

S-6-32-44-48-63-91

2. **SCHEDULE “C”, EXCEPTIONS LIST**, is amended by adding the following Exception No. 38 to lands on 24, 26 and 28 Rural Avenue, as shown on Schedule ‘2’:

38. (a) Notwithstanding **Clause VIII, ZONE PROVISIONS - Section 1, Single-Family Residential (S) Zone**, the following use shall be permitted:

- Seniors Residence

- (b) On those lands identified as Exception No. 38 on Schedule “C” map attached hereto and forming a part of this By-law, the following Performance Standards shall only apply to a Seniors Residence facility:

- (i) A minimum of 0.5 parking spaces shall be provided per unit.
- (ii) Minimum building setback of 3 metres from Rural Avenue.
- (iii) Minimum building setback of 2 metres from Glen Watford Drive.
- (iv) Minimum rear yard setback of 8.5 metres.
- (v) Minimum of 30% of the site to be used for landscaping purposes only including outdoor amenity area.

- (vi) Maximum coverage of 36%.
- (vii) Maximum height of 11.75 metres.
- (viii) Maximum gross floor area of 2.0 times the lot area.
- (ix) Maximum number of 40 units.

ENACTED AND PASSED this 24th day of July, A.D. 2003.

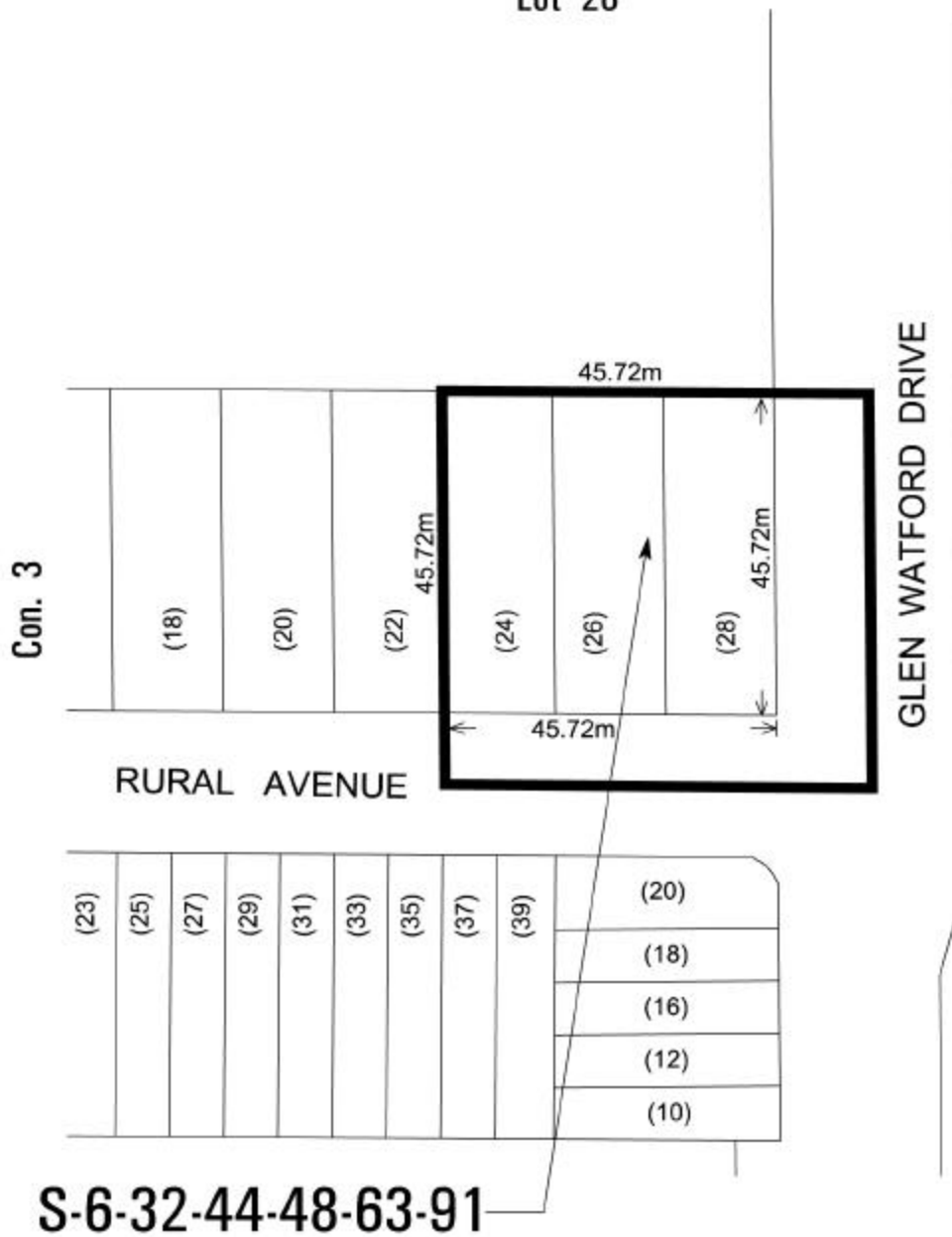
CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## Schedule '1'

Lot 26

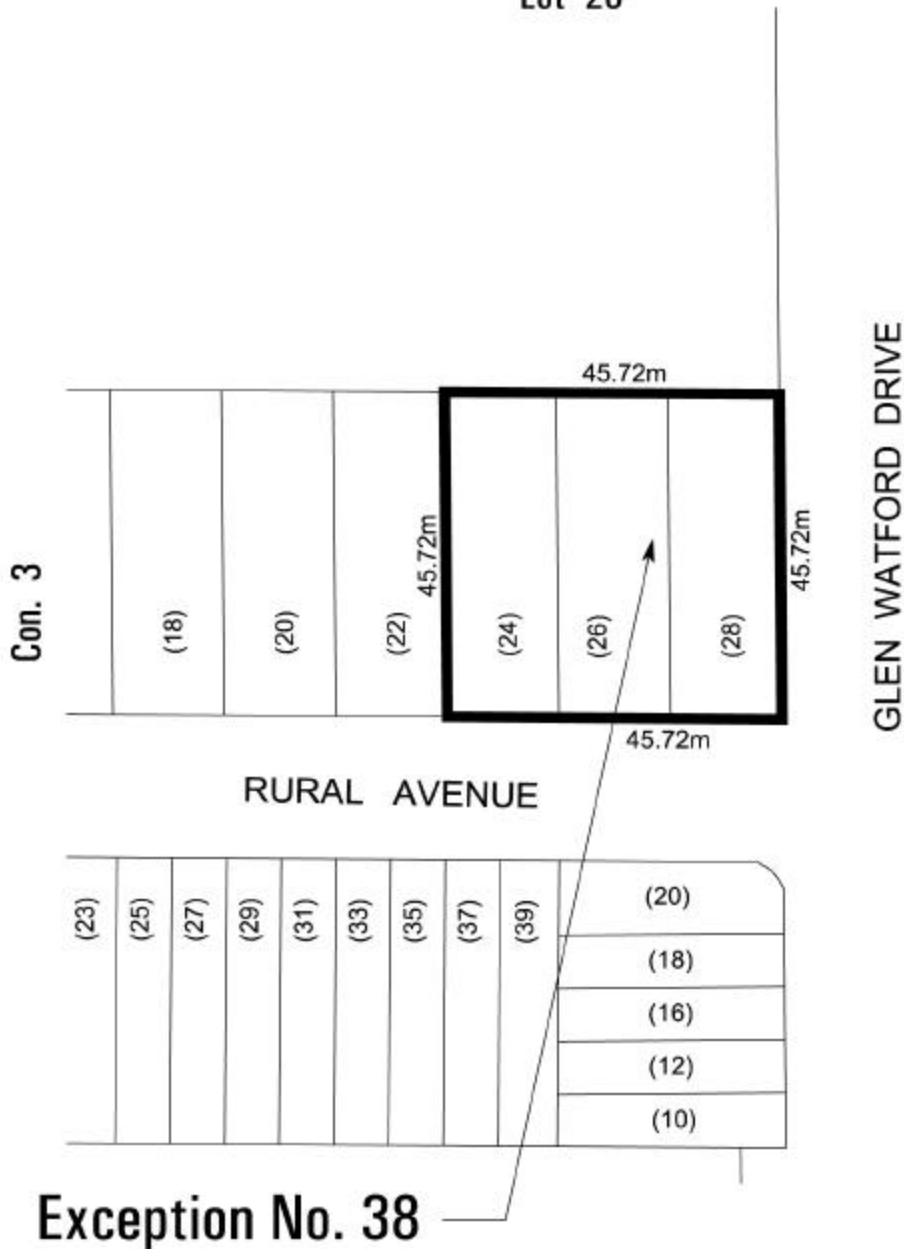


Area Affected By This By-Law



## Schedule '2'

Lot 26



Area Affected By This By-Law

