Authority: Scarborough Community Council Item 26.27
as adopted by City of Toronto Council on October 8, 9, 10 and 11, 2013

CITY OF TORONTO

BY-LAW No. 1326-2013

To amend former City of Scarborough Birchcliff Community Zoning By-law No. 8786,
as amended, with respect to the lands municipally known as 59 Lynndale Road.

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 enacts:

1. Schedule "A" is amended by deleting the current zoning and replacing it with the
following zoning as shown on the attached Schedule 'I':

   S - 4 - 163 - 210 - 211 - 248 - 249 - 270 - 271 - 272 - 273 - 274

2. Schedule "B", PERFORMANCE STANDARD CHART, is amended by adding the
following Performance Standards:

   FLOOR AREA

   163. Maximum floor area shall be 0.67 times the lot area.

   SETBACKS

   210. Minimum building setback of 5.8 m from the front lot line except that the garage
main wall containing the vehicular access shall be set back a minimum of 12 m
from the front lot line.

   211. Minimum 0.97 m west side yard building setback and minimum 1.28 m east side
yard building setback.

   MISCELLANEOUS

   248. Maximum 10 m building height.

   249. Maximum 1.1 m basement height.

   270. Maximum driveway width within 7 m of the front lot line shall be 3.3 m and the
maximum width of the remaining driveway shall be 4.5 m.

   271. Minimum 6.7 m rear yard setback.
272. Maximum **coverage** for all buildings and structures shall be 43% of the area of the lot.

273. Unenclosed porches may be permitted to project a maximum of 2.9 m into the front yard.

274. No person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

(a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and

(b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on October 11, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)
City of Toronto By-law No. 1326-2013

Schedule '1'

59 Lynndale Road

Area Affected By This By-Law

File # 12 219378 ESC 36 OZ

Birchcliff Community Bylaw
Not to Scale
07/24/13

Toronto City Planning Division
Zoning By-Law Amendment