

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 '1':

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.

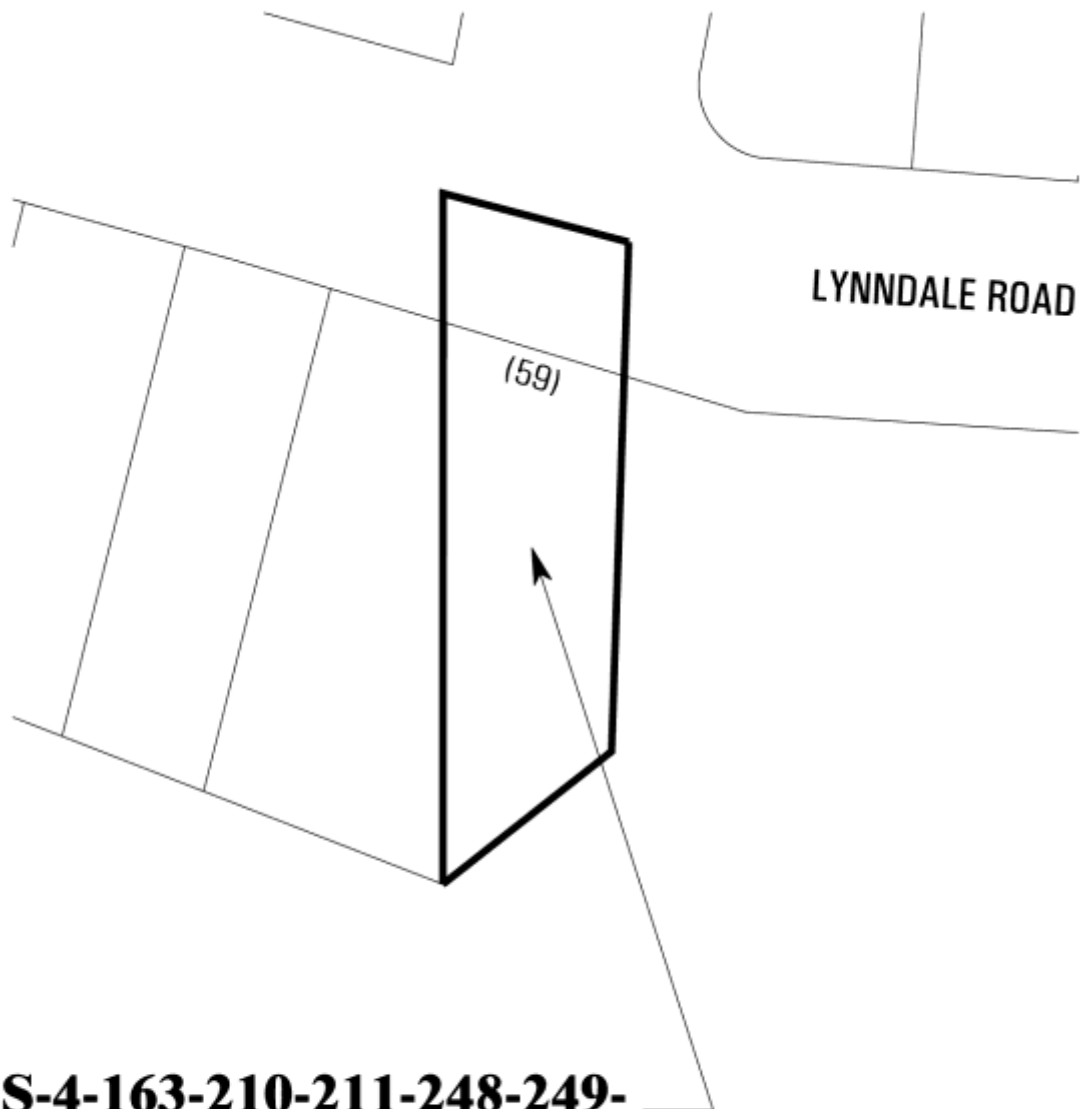
Enacted and passed on October 11, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

## Schedule '1'



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

**Toronto** City Planning  
Division  
**Zoning By-Law Amendment**

59 Lynndale Road  
File # 12 219378 ESC 36 OZ

 Area Affected By This By-Law

Birchcliff Community Bylaw  
Not to Scale  
07/24/13  
