

Authority: Scarborough Community Council Report No.4, Clause No. 14 ,  
as adopted by City of Toronto Council on April 13, 14 and 15, 1999  
Enacted by Council: April 15, 1999

**CITY OF TORONTO**

**BY-LAW No. 159-1999**

**To amend By-law No. 9676, the Guildwood Community Zoning By-law.**

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. **CLAUSE IV - ZONES**, is amended by adding the following zone:

<u>Zone</u>	<u>Letter</u>
Street Townhouse Residential	ST

2. **CLAUSE V - INTERPRETATION**, (f) **Definitions**, is amended by adding the following definition:

**Street Townhouse Dwelling**

shall mean a row of three or more attached dwelling units divided vertically above ground by party walls and with each unit having separate frontage on a public street.

3. **CLAUSE VIII - ZONE PROVISIONS** is amended by adding the following zone:

15. **Street Townhouse Residential (ST) Zone**

(a) Permitted Uses

- **Correctional Group Homes**
- **Group Homes**
- **Single-Family Dwellings**
- **Two-Family Dwellings**
- **Street Townhouse Dwellings**

(b) Ancillary Uses Permitted

- **Private Home Day Care**

(c) Supplementary Regulations

- (i) **Side yard setbacks** shall only be required from the **side lot lines** of the parcel or lot used to establish conformity with the applicable Intensity of Use standard in Schedules to this By-law.

4. **SCHEDULE “A”** is amended by deleting the current zoning and substituting the following zoning as shown on Schedule “1”.

S - 40B - 55 - 107 - 116 - 118 - 254  
ST - 40B - 108 - 117 - 119 - 212 - 255

5. **SCHEDULE “B”, PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards:

**SIDE YARD**

55. Minimum setback 3 metres on one side and .3 metres on the other side.

**MISCELLANEOUS**

107. Minimum 6 metres **rear yard setback** for **dwelling**s.

108. Minimum 7.5 metres **rear yard setback** for **Street Townhouse Dwelling** units.

116. A detached garage in the **rear yard** shall be provided for each **dwelling unit** with no setback limitations from any lot line or dwelling.

117. A garage (minimum inside dimensions 2.7 metres x 5.7 metres) shall be provided with each **dwelling unit**.

118. Maximum building **coverage** 40% of the lot area.

119. Maximum building **coverage** 50% of the lot or parcel area.

**BUILDING HEIGHT**

212. Maximum building **height** excluding basements: 3 storeys and 13.5 metres.

**INTENSITY OF USE**

254. One **Single-Family Dwelling** per parcel of land having a minimum frontage of 11 metres on a public street and minimum area of 335 square metres.

255. Notwithstanding the future division of this site into one or more parcels, a maximum of two **Single-Family Dwellings** and eleven **Street Townhouse Dwelling** units shall be permitted.

6. **SCHEDULE “C”, EXCEPTIONS LIST**, is amended by deleting Exception Numbers 4(vi), 8 and 10 from the lands shown on Schedule “2” and adding the following Exception Number 19:

19. On those lands identified as Exception Number 19 on the accompanying Schedule “C” Map, the following provisions shall apply provided, however, that all the other provisions of the By-law, not inconsistent with this Exception, shall continue to apply:

Only the following uses are permitted:

- **Single-Family Dwellings**
- **Street Townhouse Dwellings**

ENACTED AND PASSED this 15th day of April, A.D. 1999.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

SCHEDULE No. 1 TO BY-LAW No. 159-1999

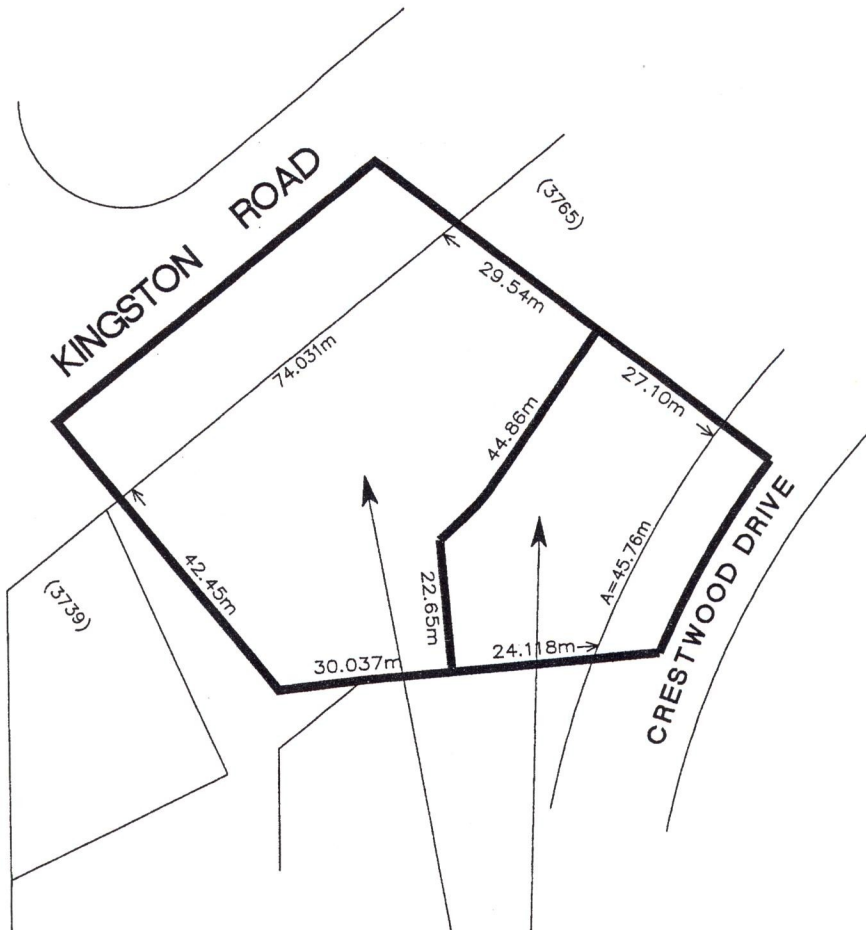
LOT 16

CON. C

SCARBOROUGH  
GOLF CLUB ROAD

KINGSTON ROAD

CRESTWOOD DRIVE



ST-40B-105-108-117-119-212-255

S-40B-55-107-116-118-254



 AREA AFFECTED BY THIS BY-LAW

SCHEDULE No. 2 TO BY-LAW No. 159-1999

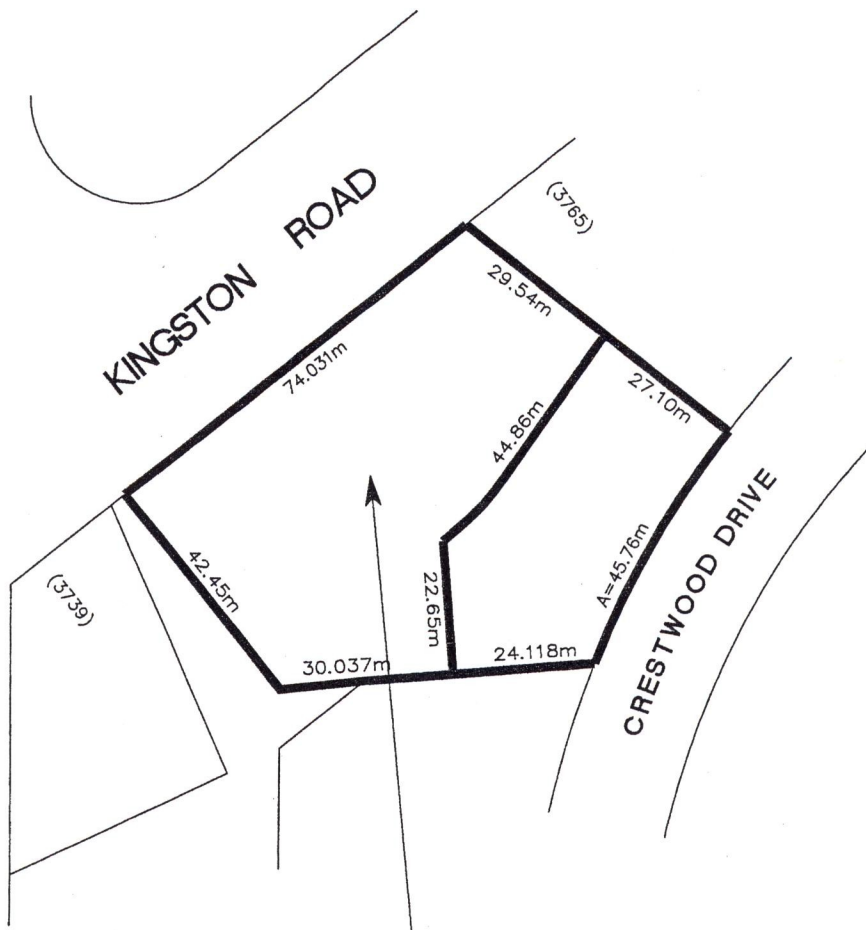
LOT 16

CON. C

SCARBOROUGH  
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EXCEPTION No. 19

