

Authority: Scarborough Community Council Report No. 10, Clause No. 26,
as adopted by City of Toronto Council on October 3, 4 and 5, 2000
Enacted by Council: October 5, 2000

CITY OF TORONTO

BY-LAW No. 673-2000

**To amend Scarborough Zoning By-law No. 11883 with respect to
the Morningside 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. **CLAUSE V - INTERPRETATION**, Sub-Clause (f), **Definitions**, is amended by adding the following definition:

Street Townhouse Dwelling

shall mean a row of three or more attached **single-family dwellings** vertically separated and each unit having separate frontage on a public **street**.

2. **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES**, Sub-Clause 1.1.1, **Table of Required Parking Rates**, is amended to add “ST” to the list of uses requiring 1 parking space per **dwelling unit**.

3. **CLAUSE VIII – ZONE PROVISIONS**, is amended by adding the following Sub-clause:

14. **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**

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

S - 93 – 97 - 125 - 131 - 182 - 230 - 232

T - 93 – 97 - 126 - 131 - 182 - 231 - 232

ST - 32 - 94 - 97 - 127 - 183 - 233

P

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

INTENSITY OF USE

125. One **single-family dwelling** per lot as shown on the Registered Plan.

126. One **two-family dwelling** per lot as shown on the Registered Plan.

127. Maximum number of **dwelling units** as shown on the Registered Plan:

Block 48	-	8 units
Block 49	-	6 units
Block 50	-	8 units
Block 51	-	8 units
Block 52	-	6 units
Block 53	-	6 units
Block 54	-	8 units
Block 55	-	6 units
Block 56	-	6 units

FRONT YARD SETBACK

131. Minimum 5 metres.

SIDE YARD SETBACK

230. Minimum 1.2 metres on one side and 0.3 metres on the other side except **flankage yards**.

231. Minimum 1.2 metres on one side except **flankage yards**.

232. Minimum **flankage yard** 3 metres.

233. Minimum **flankage yard** 2.5 metres.

MISCELLANEOUS

93. Maximum building **coverage** 46 percent of the lot area.

94. Maximum building **coverage** 60 percent of the lot area.

MISCELLANEOUS

182. Maximum building **height** excluding **basements**: 2 storeys and 10 metres.

183. Maximum building **height** excluding **basements**: 3 storeys and 12.5 metres.

6. **SCHEDULE “C”** is amended by deleting Exception Number 1 from the subject lands and adding Exception Number 11 to a portion of the lands as shown on Schedule ‘2’.

ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)



