

Authority: Scarborough Community Council Report No. 6, Clause No. 20,
as adopted by City of Toronto Council on July 20, 21 and 22, 2004
Enacted by Council: July 22, 2004

CITY OF TORONTO

BY-LAW No. 653-2004

To amend the former City of Scarborough Zoning By-law No. 10827 with respect to the Highland Creek Community on lands known municipally as 6363 – 6405 Kingston 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 HEREBY ENACTS as follows:

1. Schedule “A” of the Highland Creek Community Zoning By-law is amended by deleting the existing Single Family (S) uses and associated Performance Standards, so that the amended zoning shall read as follows on Schedule “1”:

ST – 370 – 40D – 40E - 56 – 98 – 115 – 206 – 207 – 250 – 259 – 403

ST – 371 – 40 – 40E – 56 – 98 – 102 – 115 – 208 - 250 – 256 – 403

2. Schedule ‘B’, Performance Standards Chart, is amended by adding Performance Standards 370, 371, 40D, 40E, 206, 207, 208 and 259 as follows:

INTENSITY OF USE

370. Notwithstanding any future division of the property into blocks the maximum number of dwelling units shall be 45.

371. Notwithstanding any future division of the property into blocks the maximum number of dwelling units shall be 29.

SETBACKS

40D. Minimum building setback from lot lines abutting a public street shall be 2 metres.

40E. Minimum 1.5 metres from the end wall of units to lot line between blocks, except that there shall be 2 metres from a private lane.

PARKING

206. A minimum of 2 parking spaces per dwelling unit shall be provided.

207. Parking must be provided from a private lane with a minimum width of 6 metres.

208. A minimum of two parking spaces per unit shall be provided; one shall be an interior parking space and one shall be provided on the driveway leading to the interior parking space.

MISCELLANEOUS

259. Balconies shall be provided on each unit and shall have a minimum area of 15 metres squared.
3. Schedule “C”, **EXCEPTIONS**, is amended by adding **Exception No. 40**, as follows;
40. On lands identified as Exception 40, on the accompanying Schedule C map the following shall apply:
1. Street Townhouse Dwelling
means a row of three or more attached single family dwellings vertically separated.
 2. Street
shall mean a Highway as defined by *‘The Municipal Act’*, R.S.O. 1960, Chapter 249 and having a minimum width of 16.5 metres.
 3. Only single family dwellings at one dwelling per lot on a registered plan of subdivision shall be allowed along Kingston Road.

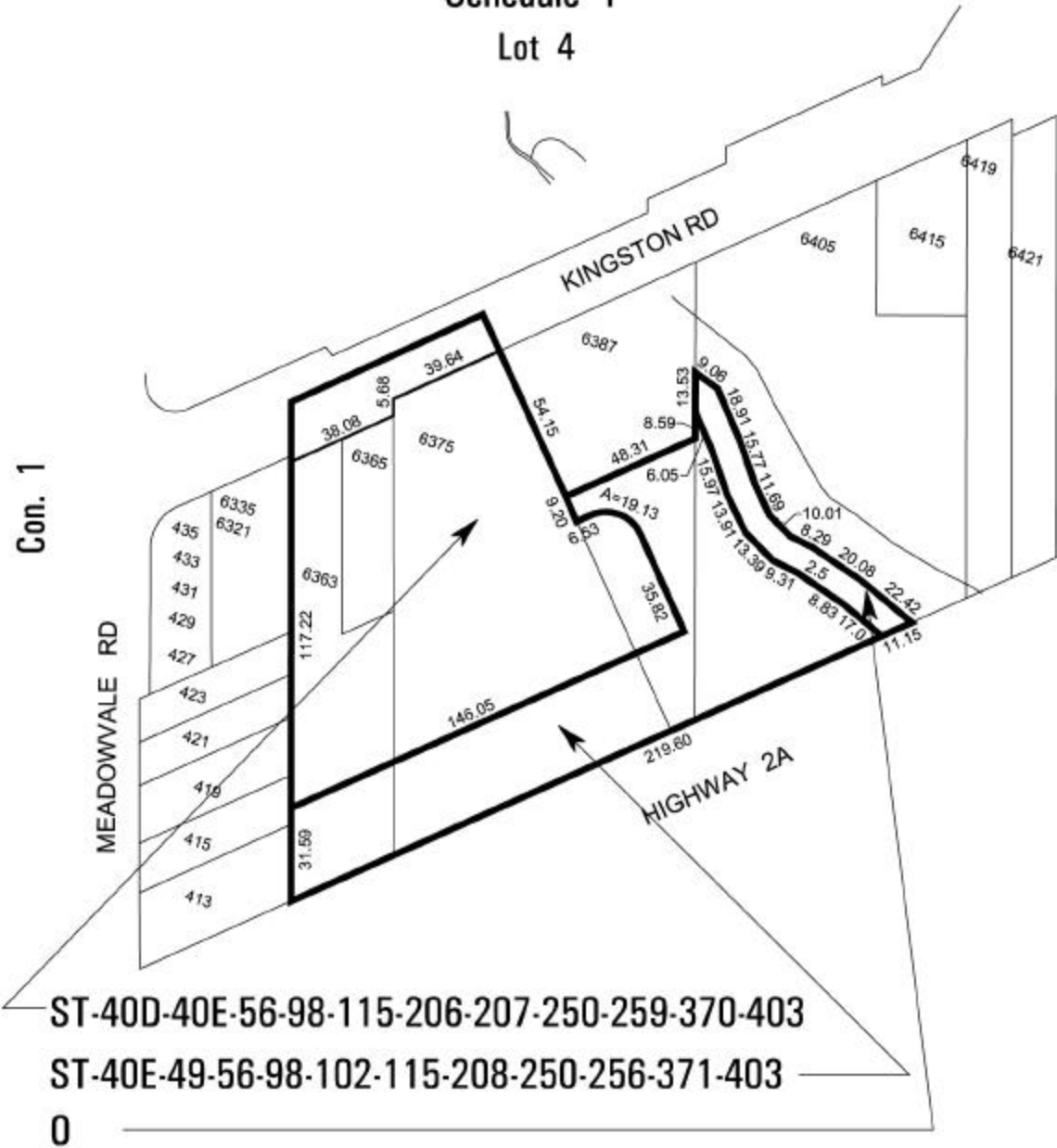
ENACTED AND PASSED this 22nd day of July, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'
Lot 4



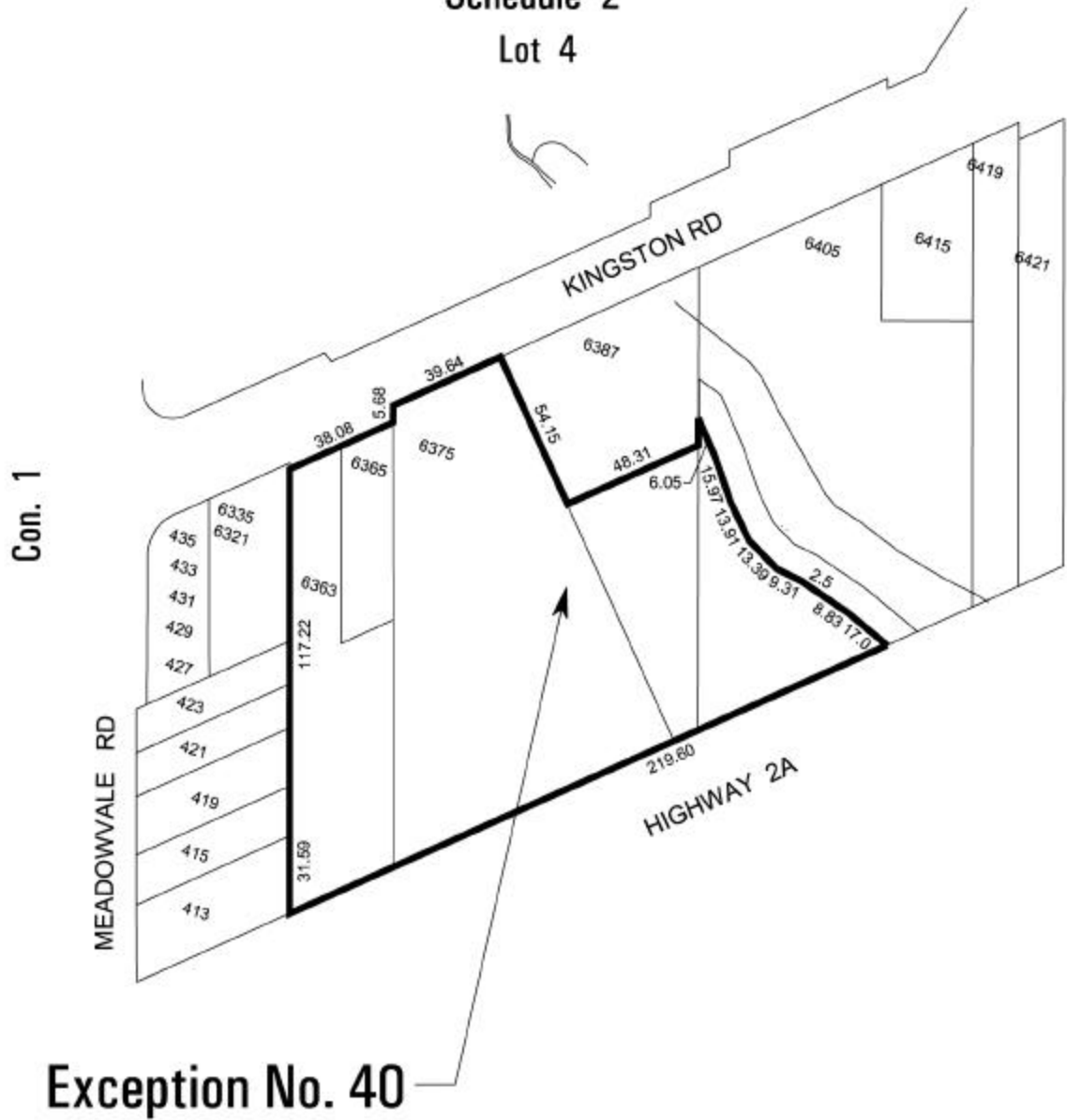
 **TORONTO** Urban Development Services
Zoning By-Law Amendment

6363 Kingston Road
File # **03-159003 0Z**

 **Area Affected By This By-Law**

Highland Creek Community Bylaw
Not to Scale
6/22/04

Schedule '2' Lot 4



Con. 1

Exception No. 40

TORONTO Urban Development Services
Zoning By-Law Amendment

6363 Kingston Road
 File # **03-159003 0Z**

 Area Affected By This By-Law

Highland Creek Community Bylaw
 Not to Scale
 6/21/04

