

Authority: Scarborough Community Council Report 7, Clause 30,
as adopted by City of Toronto Council on September 25, 26 and 27, 2006
Enacted by Council: September 27, 2006

CITY OF TORONTO

BY-LAW No. 861-2006

To amend the Scarborough Village Community Zoning By-law No. 10010, as amended, of the former City of Scarborough, with respect to lands municipally known as 3354 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 Scarborough Village Community Zoning By-law is amended for the lands outlined on attached Schedule ‘1’ by deleting the existing Highway Commercial (HC) Zoning and replacing it with a Multiple Family Residential (M) Zoning, so that the amended zoning reads as follows:

M-38-86-137-167-180-181-218-219-266-324-325-326

2. **Schedule “B”, Performance Standard Chart**, is amended by adding Performance Standards 38, 180, 181, 218, 219, 266, 324, 325, 326 as follows:

FRONT YARD

38. Minimum building **setback** 0.5 m from the **street line** of Kingston Road.

MISCELLANEOUS

180. Minimum **rear yard setback** of 6.5 metres from the **rear lot line**.

181. Minimum building setback of 2 metres from the private street line except the garage main wall containing the vehicular access shall be setback a minimum of 6 metres, other than end townhouse units.

PARKING

218. A minimum of 1 **parking spaces** per **dwelling unit** shall be provided in an enclosed garage.

219. A minimum of 2 **parking spaces** for visitor use.

INTENSITY OF USE

266. Maximum number of **dwelling units**: 19.

SIDE YARD

324. Minimum side building **setback** of 0.9 m from the lot line for an end townhouse unit

325. Minimum 7.5 m **setback** to the west lot line for **main walls** other than an end townhouse unit.

326. Minimum 5 m **setback** to the east lot line for **main walls** other than an end townhouse unit.

3. **SCHEDULE “C”, EXCEPTION MAP**, is amended by adding Exception Number 44 as shown on Schedule ‘2’.

4. **SCHEDULE “C” EXCEPTIONS LIST**, is amended by adding EXCEPTION Number 44 as follows:

- 44. (a) **CLAUSE VI – PROVISIONS FOR ALL ZONES**, Section 5. **Landscaping Requirements**, and Section 6. **Coverage** shall not apply.
- (b) **Day Nurseries** and Nursing Homes are prohibited.
- (c) The height of all buildings on Kingston Road shall not exceed 3 **storeys**, excluding basement.

5. For the purpose of this By-law each bolded word or expression shall have the same meaning as each word or expression as defined in Scarborough Village Community Zoning By-law No. 10010.

ENACTED AND PASSED this 27th day of September, A.D. 2006.

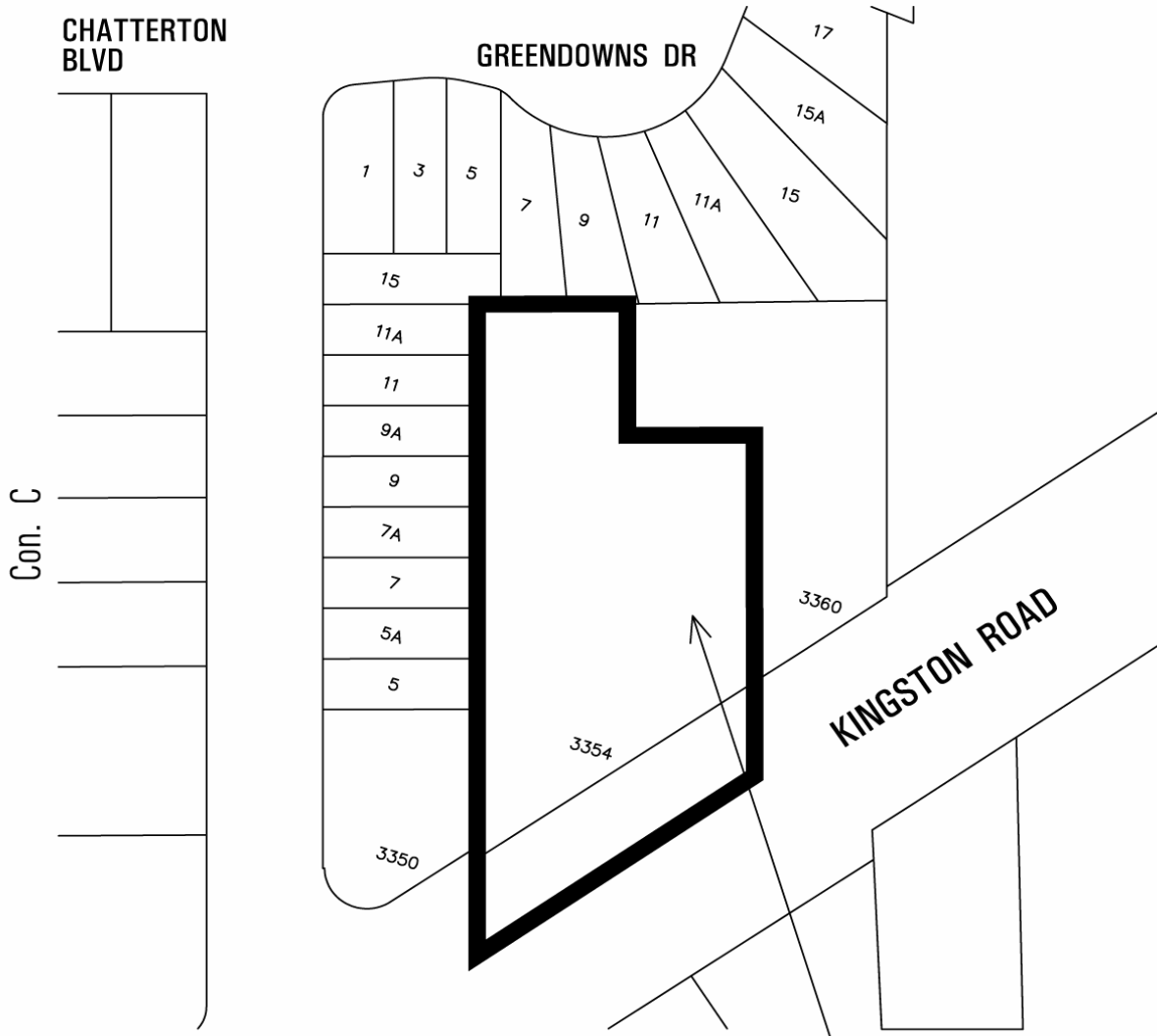
DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 20



M-38-86-137-167-180-181-218-
 219-266-324-325-326



Zoning By-Law Amendment

3354 Kingston Road

File # 05-110300 OZ



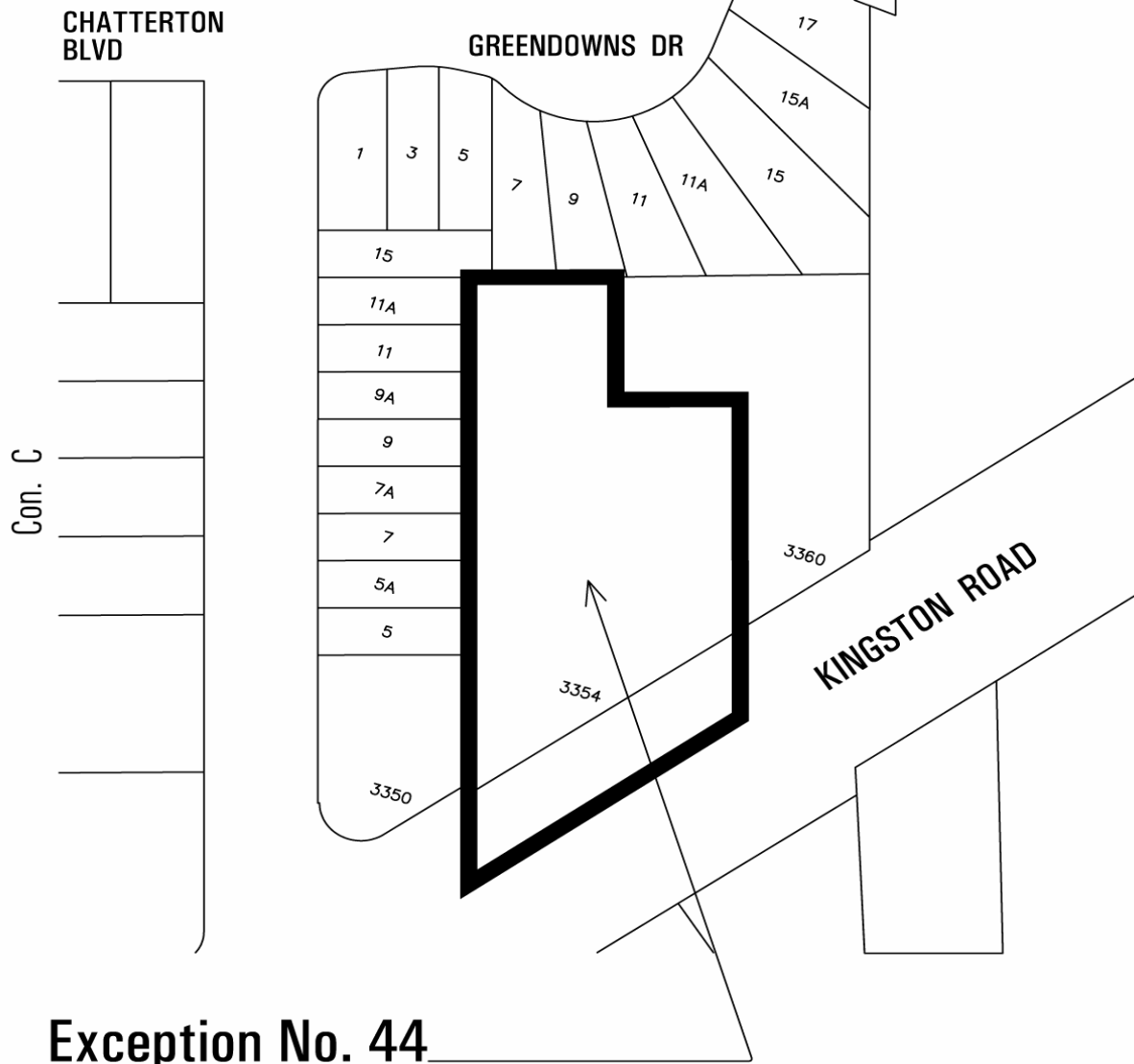
Area Affected By This By-Law

Scarborough Village Community Bylaw
 Not to Scale
 09/18/06



Schedule '2'

Lot 20



TORONTO City Planning Division
Zoning By-Law Amendment

3354 Kingston Road
 File # 05-110300 OZ

 Area Affected By This By-Law

Scarborough Village Community Bylaw
 Not to Scale
 09/18/06

