

Authority: Scarborough Community Council Item 16.18,  
as adopted by City of Toronto Council on June 23 and 24, 2008  
Enacted by Council: June 24, 2008

## CITY OF TORONTO

### BY-LAW No. 591-2008

**To amend former City of Scarborough Highland Creek Community Zoning By-law No. 10827, as amended, with respect to the lands municipally known as 6440, 6444, 6448 and 6452 Kingston Road and the rear portions of 4035, 4037 and 4041 Ellesmere 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" is amended by deleting the current zoning for the lands outlined on Schedule '1' and adding the following Zoning to the outlined lands:

S – 1 – 60 – 95A – 129A – 138 – 268 – 270

S – 1 – 60 – 95A – 138 – 268 – 270

S – 1 – 95A – 138 – 151 – 268 – 270

S -1 – 95A – 138 – 150 – 268 – 270

ST – 1 – 60 C – 95 A – 129B – 129C – 135 – 269 – 270 – 408

2. Schedule "B", PERFORMANCE STANDARDS CHART, is amended by adding Performance Standards 60C, 129A, 129B, 129C, 150, 151, 268, 269, 270 and 408 as follows:

#### **SIDE YARD**

60C. Minimum 1.2 m for the end wall and for **flankage yards** of the **street townhouse dwellings** and 0 m for the common lot lines coincident with the common wall shared by **dwelling units**.

#### **BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES**

129A. Minimum 7.0 m **rear yard** building setback.

129B. Minimum 3 m **rear yard** building setback.

129C. For **street townhouses**: balconies, unenclosed porches and canopies may project from the **main wall** a maximum of 1.55 m into a required **front yard** abutting a **street** or into a required **rear yard**.

**BUILDING SETBACK FROM STREETS**

150. Minimum **flankage yard** 1.5 m and minimum interior **side yard** 0.6 m.
151. Minimum **flankage yard** 3.0 m and minimum interior **side yard** 0.6 m.

**MISCELLANEOUS**

268. The maximum coverage for all buildings and structures shall be 50% of the lot or parcel.
269. The maximum coverage for all buildings and structures shall be 65% of the lot or parcel.
270. Within the lands shown on Schedule '1' attached to this By-law, 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.

**HEIGHT**

408. Maximum **height** of buildings 12 m and 3 storeys, excluding **basements**.
3. Schedule "C" is amended by adding Exception Numbers 47, 48, 49 and 50 to the lands outlined on Schedule '2' as follows:
47. On the lands identified on the accompanying Schedule '2' the following provisions shall apply:
- Notwithstanding the definition of **street** in **CLAUSE V (f) Definitions**, a **street** shall have a minimum width of 16.5 metres.
48. On the lands identified on the accompanying Schedule '2' the following provisions shall apply:
- Notwithstanding the definition of **street** in **CLAUSE V (f) Definitions**, a public laneway having a minimum width of 6.0 metres shall be considered a **street**.

49. On the lands identified on the accompanying Schedule '2' the following provisions shall apply:

Minimum 3.0 m side yard building setback for the side of the building closest to Kingston Road.

50. On the lands identified on the accompanying Schedule '2' the following provisions shall apply:

Notwithstanding **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES**, Section 1.3.1 (b), the minimum dimensions of a **parking space**, accessed by a one-way or two-way drive aisle having a width of less than 6.0 metres measured at the entrance to the **parking space** shall be:

- length: 6.0 metres
- height: 2.0 metres
- width: 3.0 metres

ENACTED AND PASSED this 24th day of June, A.D. 2008.

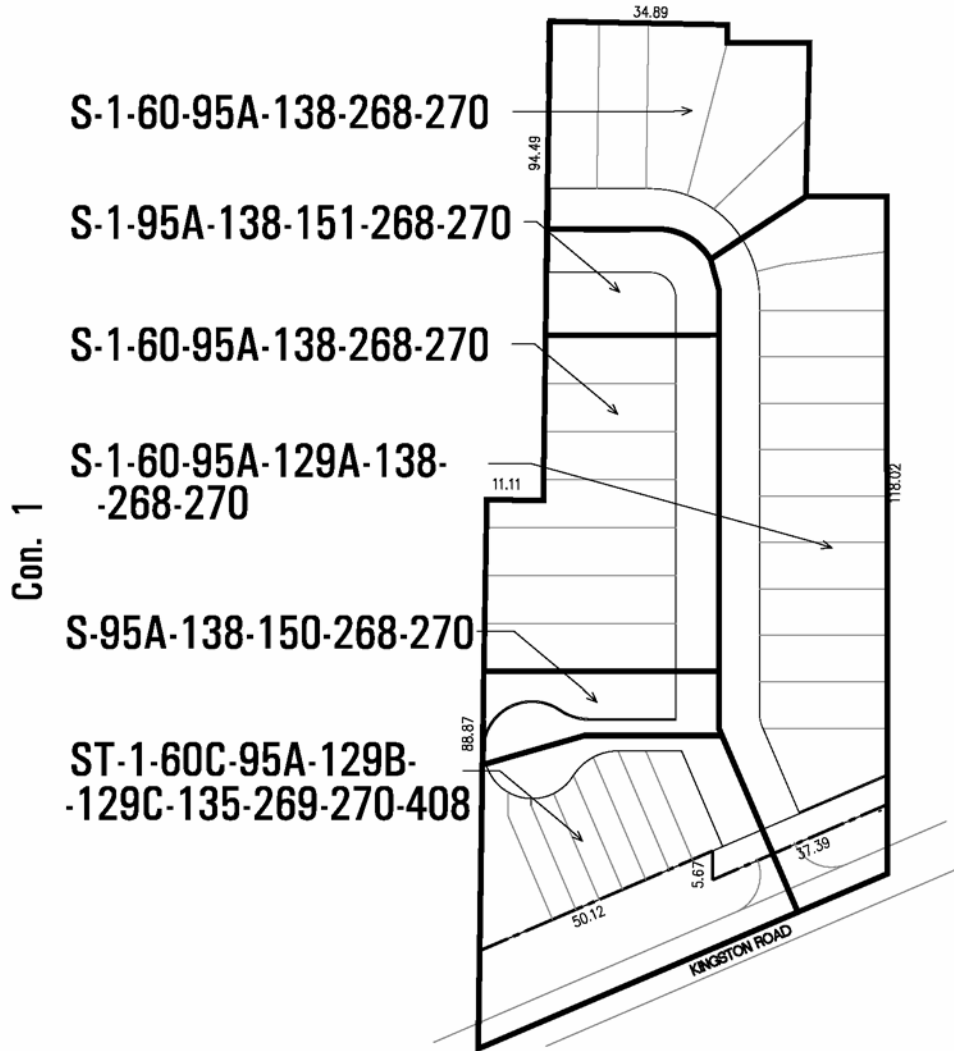
SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

### Schedule '1'

#### Lot 4



**Zoning By-Law Amendment**

6440-6452 Kingston Rd & 4035-4041 Ellesmere Rd

File # 07-106099 OZ, 07-106116 SB



Area Affected By This By-Law

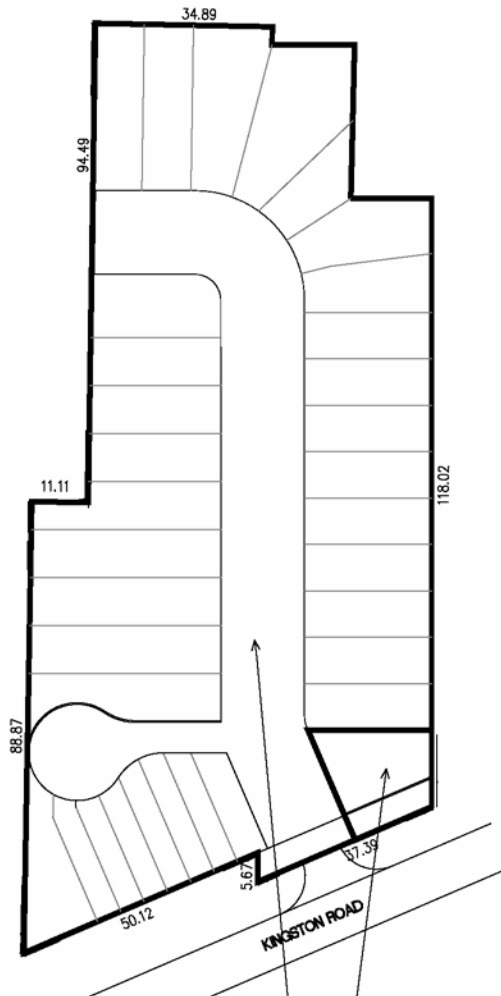
Highland Creek Community Bylaw  
Not to Scale  
6/17/08



### Schedule '2'

### Lot 4

Con. 1



Exception No. 47,48,50  
 Exception No. 49,50

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

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