

Authority: Scarborough Community Council Item SC20.18, as adopted by City of Toronto Council on March 9, 2017

CITY OF TORONTO

BY-LAW 446-2017

To technically amend By-law 1020-2014 respecting lands municipally known as 67 Kirkdene Drive.

Whereas Council of the City of Toronto has the authority pursuant to 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*; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. By-law 1020-2014, is amended by adding Diagram 3 attached to this by-law.
4. By-law 1020-2014, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RS (f14.0) (x327), RS (f6.0) (x327) and RS (f7.0) (x327) as shown on Diagram 2 attached to this By-law.
5. By-law 1020-2014, is further amended by deleting in section 4 regulations (A) to (G) under the heading 'Site Specific Provisions' in Exception RS 327 and replacing it with the following so that the amended regulations under the heading 'Site Specific Provisions' reads as follows:
 - (A) None of the regulations of Clause 10.40.30.20 and regulation 10.40.40.70 (1) and (3) prevent the erection or use of a **building, structure**, addition or enlargement, if it complies with (B) to (F) below;
 - (B) Despite Clause 10.40.20.40, the only permitted **residential building** type for a **dwelling unit** is a **semi-detached house**;
 - (C) The maximum height of a **building** or **structure** is 10.0 metres;
 - (D) On Block A as identified on Diagram 3 of By-law 1020-2014, as amended, the following regulations apply:
 - (i) Maximum two **dwelling units** per **lot** on the Registered Plan with a minimum **lot area** of 322 square metres for each **dwelling unit**;
 - (ii) Minimum **front yard setback** is 3.0 metres;

- (iii) Minimum **side yard setback** is 1.2 metres; and
 - (iv) Maximum 40 percent **lot coverage**.
- (E) On Block B as identified on Diagram 3 of By-law 1020-2014, as amended, the following regulations apply:
- (i) Maximum two **dwelling units per lot** on the Registered Plan with a minimum **lot area** of 249 square metres for each **dwelling unit**;
 - (ii) Minimum **front yard setback** is 5.0 metres;
 - (iii) Minimum **side yard setback** is 0.6 metres; and
 - (iv) Maximum 40 percent **lot coverage**.
- (F) On Block C as identified on Diagram 3 of By-law 1020-2014, as amended, the following regulations apply:
- (i) Maximum two **dwelling units per lot** on the Registered Plan with a minimum **lot area** of 198 square metres for each **dwelling unit**;
 - (ii) Minimum **front yard setback** is 3.0 metres;
 - (iii) Minimum **side yard setback** is 1.0 metre; and
 - (iv) Maximum 45 percent **lot coverage**.

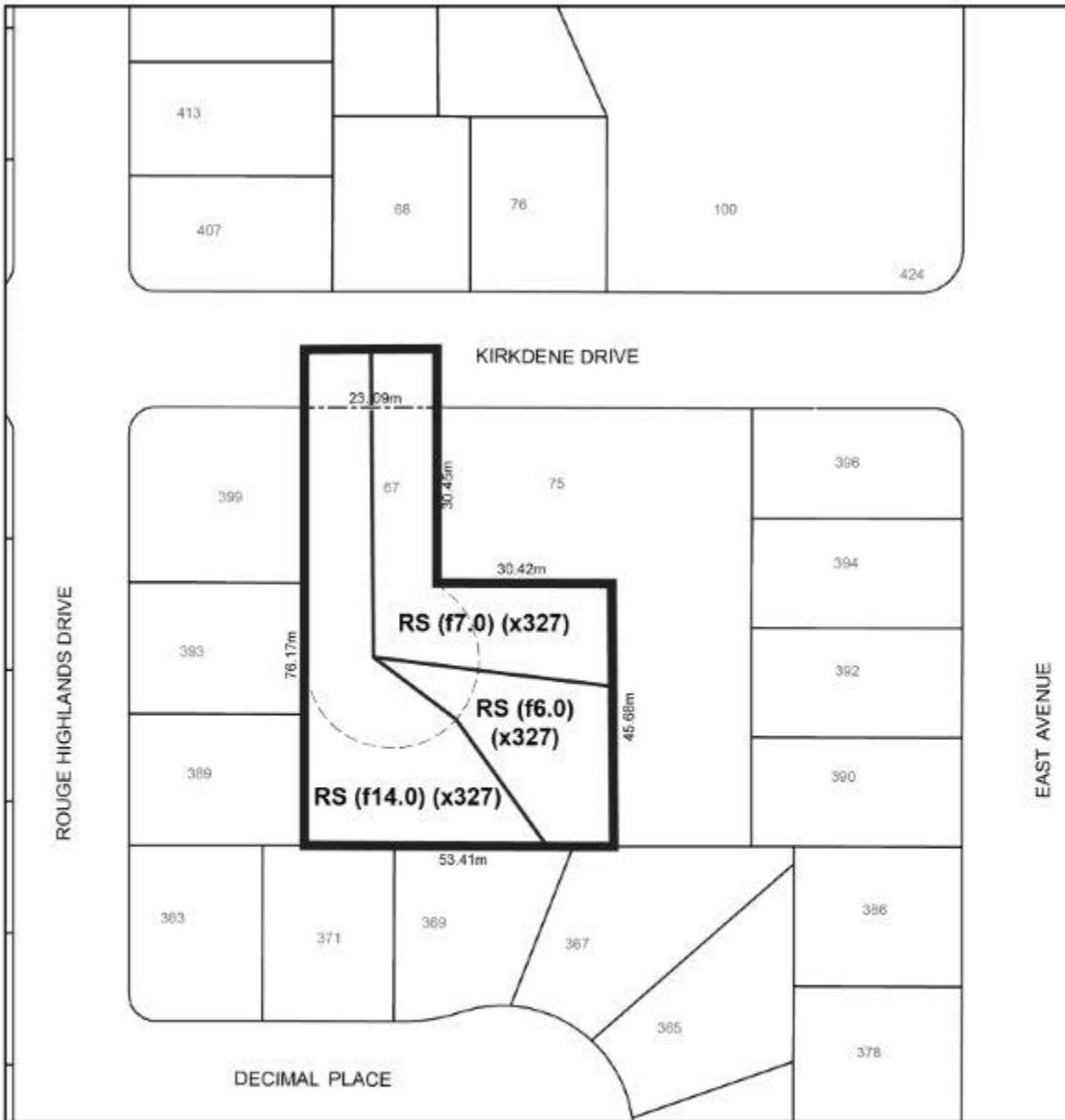
Enacted and passed on April 28, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)





 **TORONTO**
Diagram 2

67 Kirkdene Drive

File # 17 106083 ESC 44 0Z

