

## Attachment 8: Draft Zoning By-law Amendment (10827, as amended)

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council  
on ~, 20~

Enacted by Council: ~, 20~

### CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend former City of Scarborough Highland Creek Zoning By-law No. 10827, as amended, with respect to the lands municipally known in the year 2019 as 6175 & 6183 Kingston Road 1, 2, 4, 5, 7, 10 & 11 Franklin Avenue**

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. Amendments to the former City of Scarborough Highland Creek Community Zoning By-law 10827, as amended:**

1.1 CLAUSE V - INTERPRETATION, is amended by adding the following definitions to Subsection (f) Definitions:

##### **Lot Frontage**

means the horizontal distance between the **side lot lines** of a lot, or the projection of the **side lot lines**, measured along a straight line drawn perpendicular to the **lot centreline** at the required minimum front yard **setback**.

##### **Lot Centreline**

means a straight line joining the midpoint of the front lot line and the midpoint of the rear lot line.

##### **Main Wall**

means any exterior wall of a building or structure, including all structural members essential to the support of a roof over a fully or partly enclosed area.

**2. SCHEDULE 'A'** is amended by deleting the current zoning for the lands outlined in Schedule '1' and replacing it with the following so that the amended zoning shall read as follows:

S-99B-159-208-270-383-385-415-586-592

T-159-208-268-270-384-415-585-586-587-588-589-590-591

T-159-208-268-270-384-408-578-585-586-587-588-589-590-591

ST-159-160-208-270-285-382-408-579-580-581-582-583-584-585-590-591

**SCHEDULE 'B', PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards:

**INTENSITY OF USE**

382. Maximum of 16 street townhouse **dwelling units**
383. The minimum lot frontages and minimum lot areas for Lots 37-44, as identified on Schedule '1', are as follows

Lot/Parcel Number	Minimum Lot Area	Minimum Lot Frontage
Lots/Parcels 37	240 square metres	10.0 metres
Lots/Parcels 44, 39, 38	300 square metres	9.0 metres
Lots/Parcels 40, 43	350 square metres	9.0 metres
Lots/Parcel 41, 42	400 square metres	9.0 metres

384. Maximum of 10 semi-detached houses and 20 **dwelling units**
385. Maximum of 8 single family dwelling units

**MISCELLANEOUS**

285. Maximum **coverage** for each lot/parcel is 60%;
579. For the purpose of establishing internal **lot** orientation, the **front lot line** shall be the shortest **lot line** which divides the lot from Kingston Road or a private road;
580. For the purposes of calculating height and mean grade the minimum **front yard setback** shall be the required minimum building **setback** from Kingston Road to the **main wall** for lots/parcel 1-8
581. For the purposes of calculating height and mean grade the minimum front yard setback shall be the required minimum building setback from the private road to the main wall for lots/parcel 19-26
582. Minimum lot area for each lot containing a **street townhouse dwelling unit** shall be 130 square metres;
583. Minimum lot frontage for each lot containing a **street townhouse dwelling unit** on Lots/Parcel 1-8 shall be 4.8 metres.
584. The required minimum lot frontage for a street townhouse dwelling unit on Lots/Parcels 19-26 is 6.0 metres;

585. Minimum of 40% of the **front yard** shall be maintained as landscaping.
586. The provisions of **CLAUSE VI, PROVISIONS FOR ALL ZONES, Section 16.1, 16.2, 16.3, and 16.4, Regulations for Single-Family and Two-Family Dwellings** shall not apply.
587. The provisions of **CLAUSE VI - PROVISIONS FOR ALL ZONES, Section 4 Frontage on a Public Street**, shall mean that no person shall erect a building or structure and no person shall use any building, structure, lot or parcel in the defined area, unless the lot or parcel is to be so used or upon which the building is situated, erected or proposed to be erected, fronts on a Kingston Road, Franklin Avenue or a private road.
588. For the purpose of establishing internal lot orientation, the **front lot line** shall be the shortest **lot line** which divides the **lot** from Franklin Avenue;
589. Minimum **lot area** for each **lot** containing a **dwelling unit** in a semi-detached building shall be 155 square metres;
590. Minimum lot frontage for each **dwelling unit** on a lot/parcel shall be as follows;
- |     |                    |          |
|-----|--------------------|----------|
| (a) | Lots/Parcels 9-18  | 6 metres |
| (b) | Lots/Parcels 27-32 | 6 metres |
| (c) | Lots/Parcels 33-36 | 7 metres |
590. Maximum permitted area of a platform, deck or similar structure, accessed from the second storey shall be 8 m<sup>2</sup>.
591. A permitted platform, deck or similar structure in a **rear yard** must not project beyond the rear **main wall** of the first floor.
592. Maximum building **coverage** shall be 42%.

### **SETBACKS**

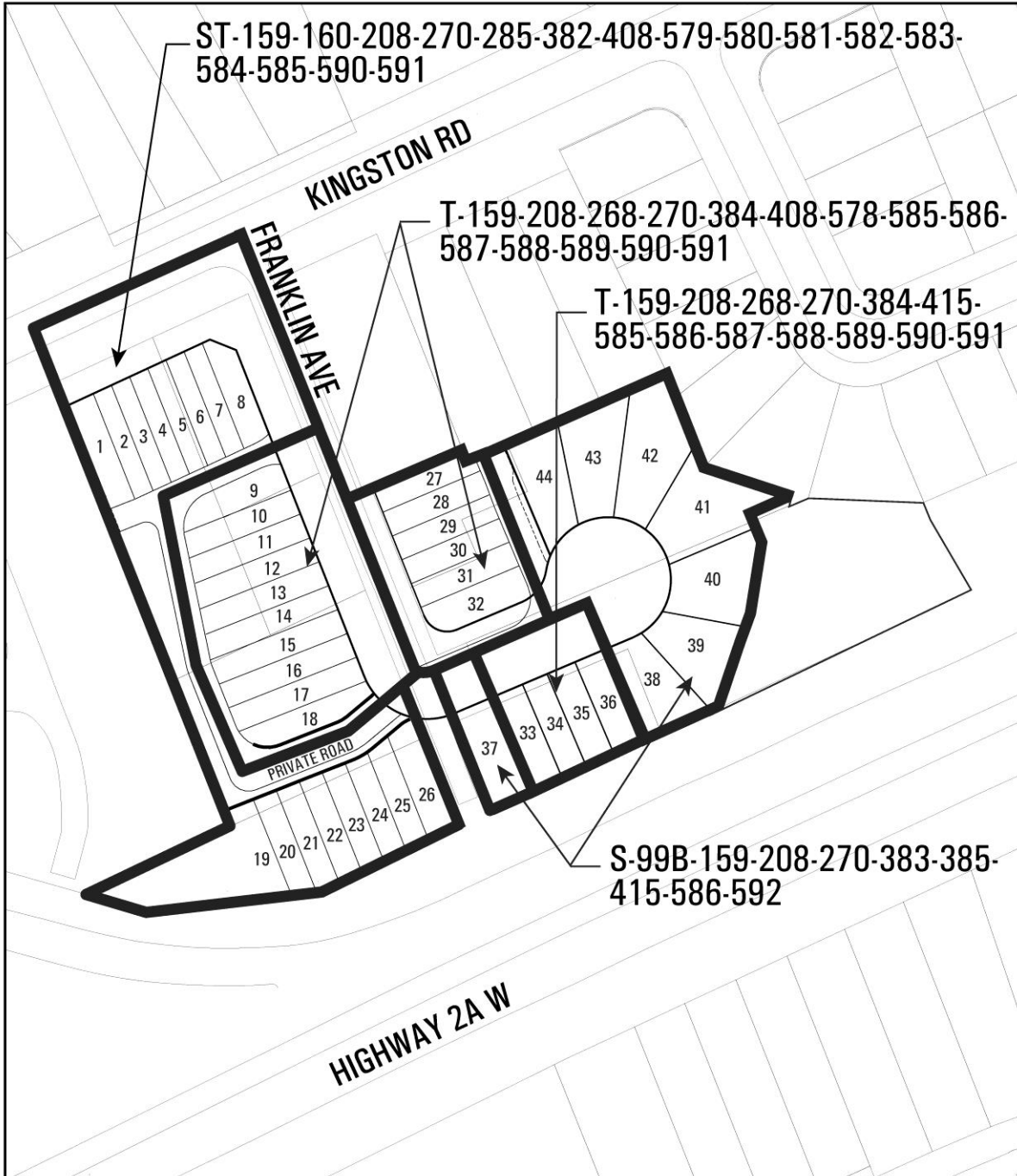
159. Minimum building **setbacks** shall comply with those shown on Schedule '2' and Schedule '3' of By-law No XX-2020.
160. In a rear yard, a platform with a floor higher than the first **storey** of the building above established grade may encroach into the required **rear yard setback** 1.5 metres, if it is no closer to a side lot line than the required **side yard setback** plus 1.8 metres for lot/parcel 26.
3. **SCHEDULE 'C', EXCEPTION MAP** is amended by deleting the current Exception and adding Exception Number 47, to the property shown outlined on Schedule '4'

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)



**TORONTO**  
Schedule 1

6175, 6183 Kingston Road and  
1,2,4,5,7,10,11 Franklin Avenue

File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB



**TORONTO**  
Schedule 2

6175, 6183 Kingston Road and  
1,2,4,5,7,10,11 Franklin Avenue

File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB



Highland Creek Community Bylaw  
Not to Scale  
02/25/2020

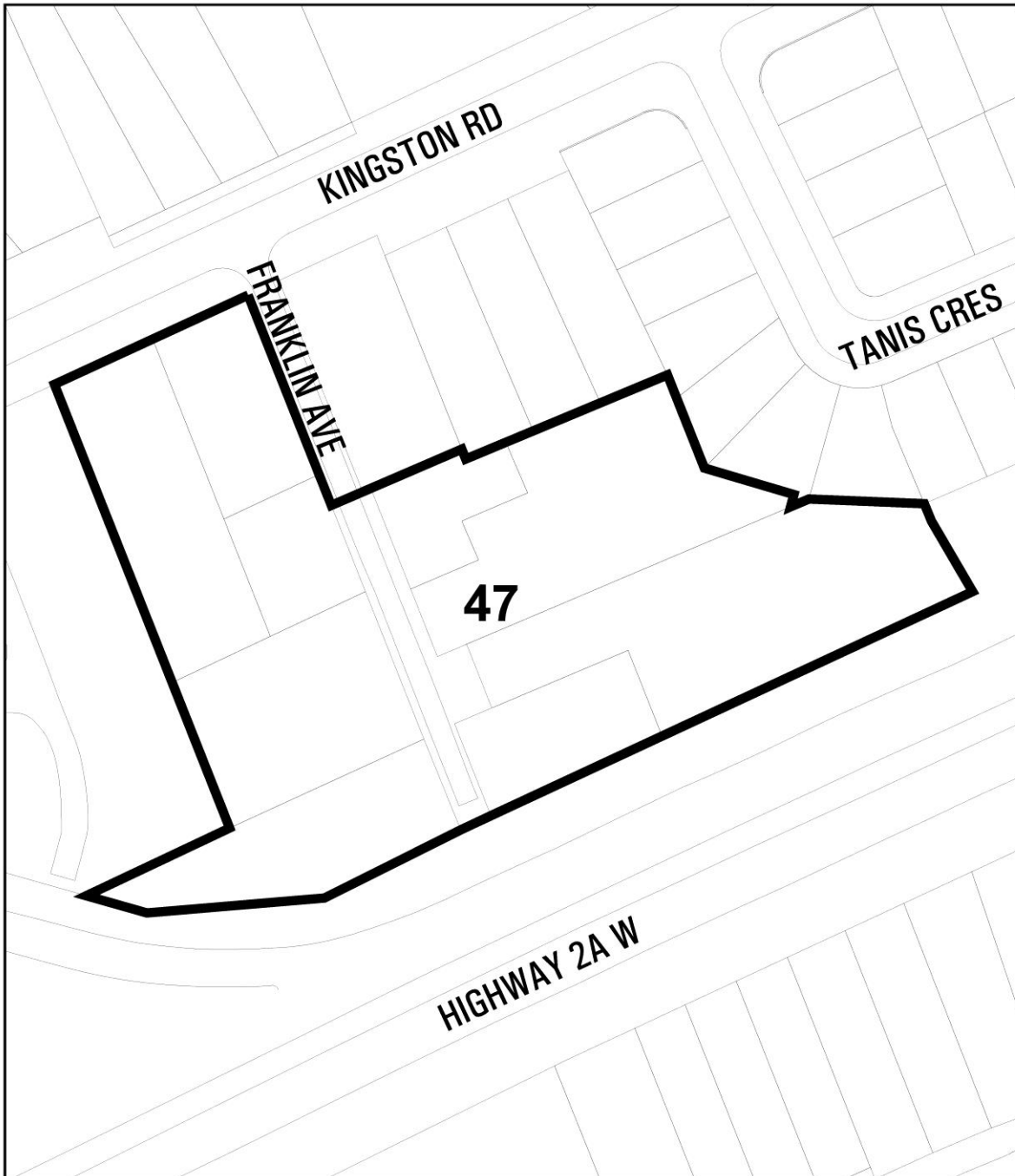


 **TORONTO**  
Schedule 3

6175, 6183 Kingston Road and  
1,2,4,5,7,10,11 Franklin Avenue  
File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB



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Not to Scale  
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 **Toronto**  
Schedule 4

**6175, 6183 Kingston Road and  
1,2,4,5,7,10,11 Franklin Avenue**  
File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB