

Authority: Scarborough Community Council Report No. 3, Clause No. 13,  
as adopted by City of Toronto Council on April 12, 13 and 14, 2005  
Enacted by Council: June 16, 2005

## **CITY OF TORONTO**

### **BY-LAW No. 475-2005**

**To amend former City of Scarborough Zoning By-law No. 10827, as amended, with respect to the Highland Creek Community.**

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 current zoning and replacing it with Multiple-Family Residential (M) and Neighbourhood Commercial (NC) Zoning so that the amended zoning shall read as follows as shown on Schedule “1”:

M – 97A – 149 – 209 – 264 – 265 – 266 – 267 – 374 – 406 – 420 – 421 – 422  
NC – 86 – 210 – 300 – 306

2. **Schedule “B”, Performance Standard Chart**, is amended by adding Performance Standards 97A, 149, 209, 210, 264, 265, 266, 267, 306, 374, 406, 420, 421 and 422.

### **MISCELLANEOUS**

97A. A garage (minimum inside dimensions of 3 m by 6m) shall be erected with each **dwelling unit**.

### **BUILDING SETBACK FROM STREETS**

149. Minimum building setback of 2 m from Morrish Road.

### **PARKING**

209. A minimum of 2 parking spaces per **dwelling unit**, with one enclosed garage **parking space** and a second tandem surface **parking space** located in front of the garage, along with a total of 3 surface visitor parking spaces, shall be provided.

210. A minimum of 30 parking spaces shall be provided and for any additional **gross floor area** in excess of 4,171 m<sup>2</sup>, parking shall be provided at a parking rate as per **Clause VII – General Parking Regulations For All Zones, section 1. General Parking Requirements**.

### **MISCELLANEOUS**

264. Any **dwelling unit** abutting both Morrish Road and the north property line shall have a minimum 29 m<sup>2</sup> of landscaping area located adjacent to the north property line, and each **dwelling unit** in a building abutting both Morrish Road and the south property line shall have a minimum 42 m<sup>2</sup> of landscaping area located adjacent to the east **main wall** of such building.
265. The provisions of this By-law shall apply collectively to this land, notwithstanding its future division into two or more parcels.
266. The maximum **coverage** for all buildings and structures shall be 43% of the lot or parcel.
267. The provisions of **Clause VI – Provisions for All Zones, section 16 – Regulations for Single-Family and Two-Family Dwellings**, shall not apply.

### **FLOOR AREA**

306. **Gross floor area** of all buildings shall not exceed 1.0 times the lot area.

### **INTENSITY OF USE**

374. Maximum number of **dwelling units** permitted – 16.

### **HEIGHT**

406. Maximum **height** of buildings – 8.6 m and 2 storeys.

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

420. Minimum building setback of 7.5 m from the north property line, except that any **dwelling unit** abutting Morrish Road may be setback a minimum of 4.71 m from the north property line.
421. Minimum building setback of 6.94 m from the south property line, except that any **dwelling unit** abutting Morrish Road may be setback a minimum of 0.91 m from the south property line.
422. Minimum building setback of 0.9 m from the east property line.
3. **Schedule “C” EXCEPTIONS LIST**, is amended by deleting Exception number 37 from the lands as shown on Schedule “2”.

- 4. Schedule “C” EXCEPTIONS LIST,** is amended by deleting subsections (b) and (c) from Exception number 37.

ENACTED AND PASSED this 16th day of June, A.D. 2005.

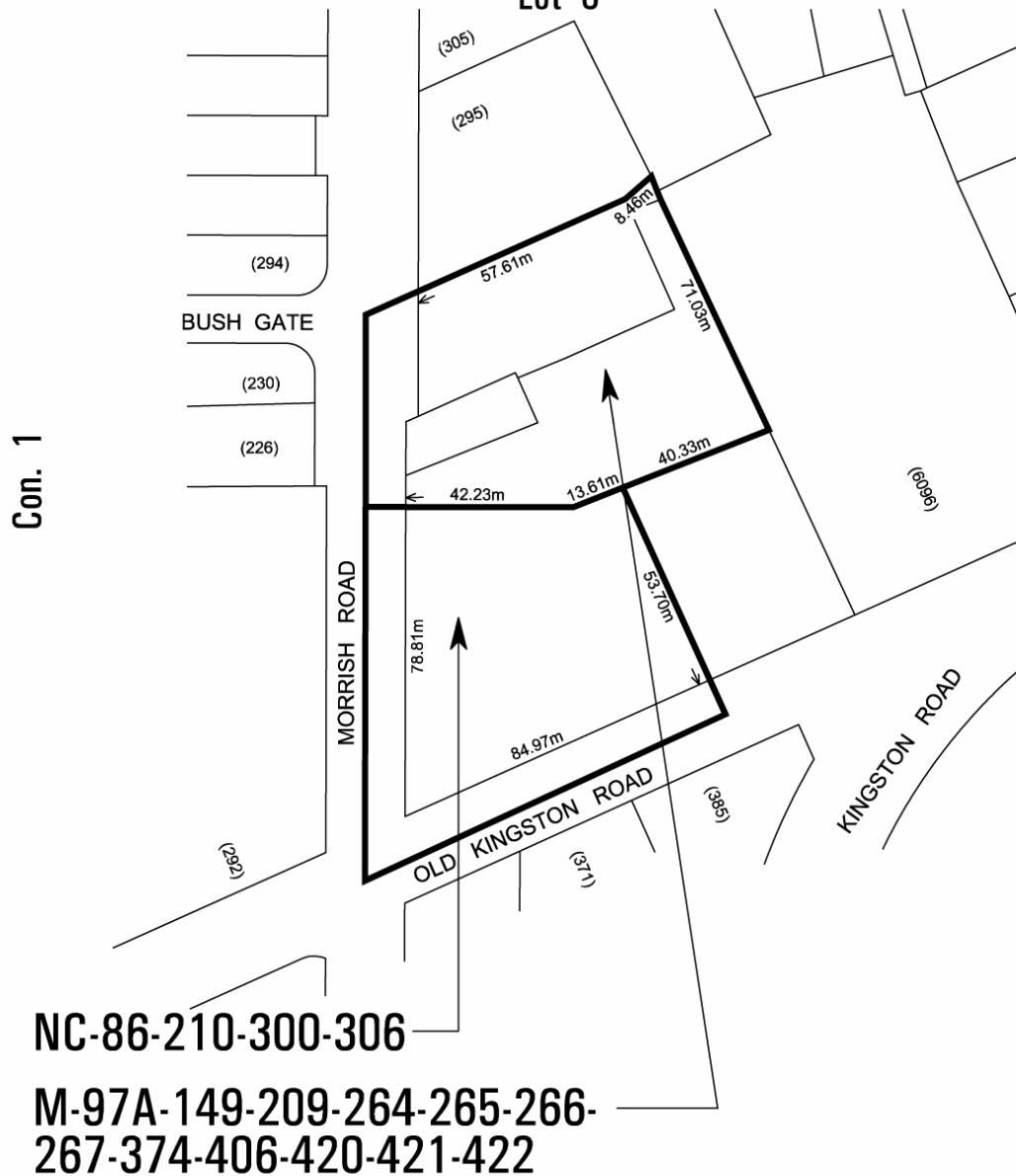
DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## Schedule "1"

Lot 6



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

**215 Morrish Road**

File # **02 035542 0Z**

 Area Affected By This By-Law

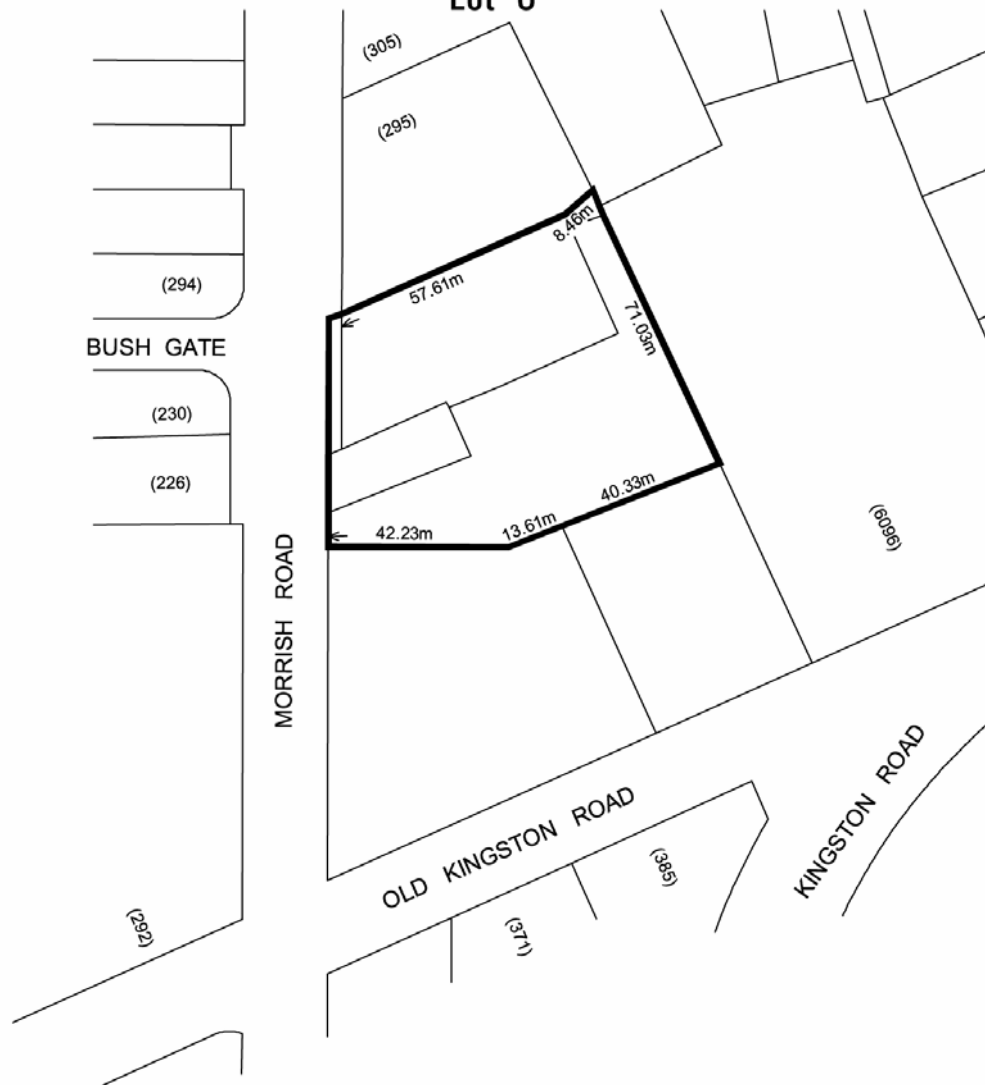
Highland Creek Community By-law  
Not to Scale  
3/10/05



## Schedule "2"

Lot 6

Con. 1



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

215 Morrish Road  
File # 02 035542 02

 Area Affected By This By-Law

Highland Creek Community By-law  
Not to Scale  
3/8/05