

Authority: Scarborough Community Council Report No. 6, Clause No. 20,
as adopted by City of Toronto Council on July 20, 21 and 22, 2004
Enacted by Council: June 16, 2005

CITY OF TORONTO

BY-LAW No. 548-2005

**To amend former City of Scarborough Zoning By-law No. 10827, as amended, with
respect to the Highland Creek Community on lands known municipally as
6363-6405 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 has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

WHEREAS Council approved the development of these lands at its meeting held on July 20, 21 and 22, 2004 by adopting Scarborough Community Council Report 6, Clause 20, and the accompanying Bill; and

WHEREAS there was an administrative error and the text of the Zoning by-law adopted as By-law No. 653-2004 was the incorrect text and not reflective of the development of lands approved by Council and provided for in the public notice; and

WHEREAS text herein is the correct text which is reflective of the development of lands approved by Council and provided for in the public notice; and

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 existing Street Townhouse (ST) and Open Space (O) uses and Performance Standards, and replacing them with Single-Family (S), Street Townhouse (ST) and Open Space (O) uses and Performance Standards, so that the amended zoning shall read as follows on Schedule '1'.

S – 1 – 40D – 60 – 128 – 148 – 206 – 259 – 260 – 403

S – 1 – 40E – 60 – 122 – 207 – 371 – 403 or ST – 40E – 122 – 127 – 207 – 261 – 371 – 403

ST – 127 – 128 – 148 – 206 – 259 – 260 – 370 – 403

O

2. Schedule 'B', **PERFORMANCE STANDARDS CHART**, is amended by replacing Performance Standards 370, 371, 40D, 40E, 206, 207 and 259 by deleting Performance Standard 208, and adding Performance Standards 60, 127, 128, 148, 260 and 261.

INTENSITY OF USE

370. One townhouse dwelling per 5.5 metres of front lot line.
371. Notwithstanding any division of the property into more than one parcel the maximum number of dwelling units shall be 29.

FRONT YARD

- 40D. Minimum front yard building setback of 1.6 metres from the front lot line.
- 40E. Minimum front yard building setback of 4.3 metres from the street line except the portion of the main wall containing the vehicular access shall be setback a minimum of 5.7 metres.

SIDE YARD

60. Minimum side yard building setback of 1.2 metres from one side and 0.6 metres from the other side.

BUILDING SETBACKS FROM LOT LINES OTHER THAN STREET LINES

127. Minimum side yard setback of 1.5 metres for the end wall of the townhouse dwelling and 0 metres for the common lot lines coincident with the common wall shared by dwelling units, except for side yards that abut a street or private lane.
128. Minimum building setback from a private lane shall be 2 metres.

BUILDING SETBACKS FROM STREETS

148. Minimum building setback from a street line shall be 2 metres.

PARKING

206. A minimum of 2 parking spaces per dwelling unit shall be provided in an attached garage, with access to the required parking provided from a lane, such lane having a minimum width of 6 metres.
207. A minimum of 2 parking spaces shall be provided per dwelling unit, with one required parking space in an attached garage, and the second required parking space permitted on the driveway leading to the attached garage.

MISCELLANEOUS

259. Balconies having a minimum area of 15 square metres, shall be provided on each dwelling unit.

260. Maximum building **coverage** of 75%.
261. Maximum building **coverage** of 55%.
3. Schedule 'C', **EXCEPTIONS LIST**, is amended by replacing Exception No. 40 for the area shown on Schedule '2' with the following:
40. On lands identified as Exception 40, on the accompanying Schedule C map the following shall apply:
1. Notwithstanding **CLAUSE V, INTERPRETATION, Section (f)**, a Street may have a minimum width of 16.0 metres.
 2. Notwithstanding the definition of Street Townhouse Dwelling contained within **CLAUSE V, INTERPRETATION, Section (f)**, Street Townhouse Dwelling shall mean a row of three or more attached single family dwellings vertically separated.
 3. Notwithstanding any division of the property into more than one parcel the maximum number of dwelling units shall be 74.
 4. The provisions of **CLAUSE VI, PROVISIONS FOR ALL ZONES, Section 16.1, 16.2, 16.3, 16.4, Regulations for Single-Family and Two Family Dwellings** shall not apply.
 5. Notwithstanding **Section 4. Frontage on a Public Street of CLAUSE VI, PROVISIONS FOR ALL ZONES**, a detached single-family dwelling may be permitted on a lot that abuts a 0.3 metre reserve that abuts Kingston Road, and notwithstanding the definition of front lot line contained in **CLAUSE V, INTERPRETATION, Section (f)** the front lot line for such lot shall be deemed to be the line that separates the lot from the 0.3 metre reserve that abuts Kingston Road.
 6. Notwithstanding the definition of Front Lot Line contained within **CLAUSE V, INTERPRETATION, Section (f)**, the front lot line for street townhouse dwellings shall be deemed to be the street line opposite the shortest main wall of the dwelling unit.
4. By-law No. 653-2004 is repealed.

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

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Lot 4



