Authority: Scarborough Community Council Item 4.26,

as adopted by City of Toronto Council on March 8 and 9, 2011

Enacted by Council: March 9, 2011

CITY OF TORONTO

BY-LAW No. 380-2011

To amend City of Toronto Zoning By-law No. 1156-2010, as amended, with respect to the lands located southwest of Alton Towers Circle and Goldhawk Trail.

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:

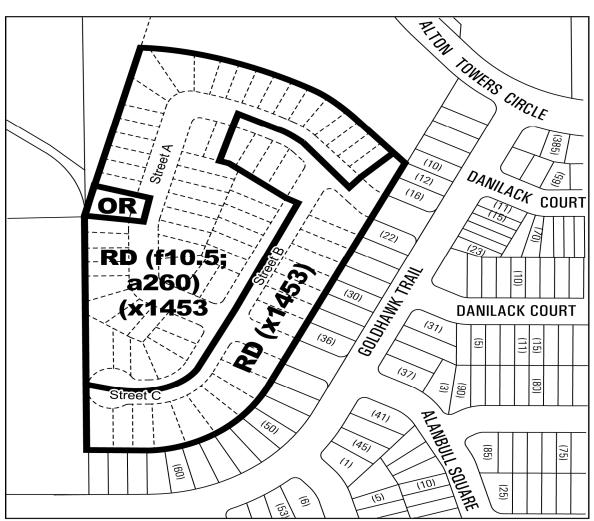
- 1. The lands subject to this by-law are outlined by heavy black line on Diagram 1 attached.
- **2.** Zoning By-law No. 1156-2010, as amended, is amended by adding to the Zoning By-law Map the zone and zone labels shown on Diagram 1 attached.
- 3. Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to the By-law to the Height Overlay Map, and applying the following numerical values to these lands: HT 10, ST 2.
- **4.** Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map, and applying the following numerical value to these lands: 50%.
- Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to this By-law to the Policy Area Overlay Map and the Conservation Overlay Map.
- **6.** Zoning By-law No. 1156-2010, as amended, is further amended by adding Exception RD 1453 to Article 900.3.10 so that it reads:
 - (A) The minimum **building setback** from a **side lot line:**
 - (i) 3.0 metres if the **side lot line** abuts a street; and
 - (ii) 1.0 metres on one side only, except on corner **lots.**
 - (B) The minimum **building setback** from a **rear lot line** is 7.0 metres;
 - (C) The minimum **building setback** from a **front lot line** that abuts a **street** is 3.0 metres;

- (D) If a **main wall** also contains a **vehicle** entrance to a **parking space** in the building, the portion of the **main wall** containing the **vehicle** entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**;
- (E) The required **parking space** must be located in a **building**;
- (F) The maximum floor space index and gross floor area for a lot containing a dwelling unit in a Detached House, Semi-detached House, Duplex or Townhouse is:
 - (i) 0.6 to a maximum **gross floor area** of 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) 0.5 to a maximum **gross floor area** of 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 if the **lot area** is more than 697 square metres.

ENACTED AND PASSED this 9th day of March, A.D. 2011.

FRANCES NUNZIATA, Speaker ULLI S. WATKISS City Clerk

(Corporate Seal)



TORONTO City Planning Division Southwest of Alton Towers Circle & Goldhawk Trail Diagram 1

File # 10 186614 ESC 41 0Z

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City of Toronto By-Law 1156-2010 Not to Scale 02/14/2011