

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%.
5. 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)



Southwest of Alton Towers Circle & Goldhawk Trail

File # 10 186614 ESC 41 0Z

