

Authority: Scarborough Community Council Item 33.22,
as adopted by City of Toronto Council on July 8, 9, 10 and 11, 2014

CITY OF TORONTO

BY-LAW No. 1020-2014

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as 67 Kirkdene Drive.

Whereas authority is given to Council of the City of Toronto 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 enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to **RS (x327)** as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Exception 900.4.10 (x327) so that it reads:

Exception RS 327

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The regulations of this By-law will apply collectively to the lot notwithstanding the division of the lot into two lots;
- (B) None of the regulations of Article **10.40.30.20, 10.40.40.70 (1) (3)**, prevent the erection or use of a **building, structure**, addition or enlargement if it complies with (C) below;
- (C) Despite the uses listed in Article 10.40.20.40, the only use permitted is a **dwelling unit** if it is in a **Semi-detached House**;
- (D) Maximum **height** is 10 metres;

- (E) On Block A as identified on Diagram 1 of By-law 1020-2014, the following standards will apply:
- (i) Maximum two **dwelling units** per lot on the Registered Plan with a minimum lot area of 322 square metres per **dwelling unit**;
 - (ii) Minimum **front yard setback** is 3.0 metres;
 - (iii) Minimum **side yard setback** of 1.2 metres; and
 - (iv) Maximum 40% coverage;
- (F) On Block B as identified on Diagram 1 of By-law 1020-2014, the following standards will apply:
- (i) Maximum two **dwelling units** per lot on the Registered Plan with a minimum lot area of 249 square metres per **dwelling unit**;
 - (ii) Minimum **front yard setback** is 5.0 metres;
 - (iii) Minimum **side yard setback** of 0.6 metres; and
 - (iv) Maximum 40% coverage;
- (G) On Block C as identified on Diagram 1 of By-law 1020-2014, the following standards will apply:
- (i) Maximum two **dwelling units** per lot on a Registered Plan with a minimum lot area of 198 square metres per **dwelling unit**;
 - (ii) Minimum **front yard setback** is 3.0 metres;
 - (iii) Minimum **side yard setback** of 1.0 metre; and
 - (iv) Maximum 45% coverage.

Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on August 28, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



 **TORONTO** City Planning
Diagram 1

67 Kirkdene Drive

File # 13 196243 ESC 44 OZ & 13 196239 ESC 44 SB

Approved by: J. Sinclair


City of Toronto By-Law 569-2013
Not to Scale
5/30/2014



 **TORONTO** City Planning
Diagram 2

67 Kirkdene Drive

File # 13 196243 ESC 44 OZ & 13 196239 ESC 44 SB

Approved by: J. Sinclair


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