

Authority: Scarborough Community Council Item SC4.21, as adopted by City of Toronto Council on March 31, April 1 and 2, 2015

CITY OF TORONTO

BY-LAW No. 386-2015

To amend former City of Scarborough Morningside Community Zoning By-law No. 11883, as amended, with respect to the lands municipally known in the year 2014 as 85 Keeler Boulevard.

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 enacts:

1. **SCHEDULE "A"** is amended by deleting the existing School (SC) zoning and replacing it with a Single-Family Residential (S) Zone and a Two-Family Residential (T) Zone, so that the amended zoning shown on the attached Schedule 'I' reads as follows:

S - 32 - 98 - 125 - 154 - 182 - 190 - 192 - 193 - 234 - 235

S - 32 - 98 - 125 - 155 - 182 - 190 - 192 - 193 - 234 - 236

S - 32 - 98 - 125 - 155 - 182 - 190 - 192 - 193 - 238

S - 32 - 98 - 125 - 152 - 182 - 190 - 192 - 193 - 234

S - 32 - 98 - 125 - 155 - 182 - 190 - 193 - 196 - 234

S - 32 - 98 - 125 - 153 - 182 - 190 - 192 - 193 - 234

S - 32 - 98 - 125 - 153 - 182 - 190 - 192 - 193 - 238

S - 32 - 97 - 98 - 125 - 182 - 190 - 193 - 195 - 234

T - 32 - 97 - 98 - 126 - 182 - 190 - 191 - 194 - 237

T - 32 - 98 - 126 - 154 - 182 - 190 - 191 - 194 - 235 - 237

2. **SCHEDULE "B" - PERFORMANCE STANDARD CHART** is amended by adding Performance Standard Nos. 152, 153, 154, 155, 190, 191, 192, 193, 194, 195, 196, 234, 235, 236, 237 and 238 as follows:

REAR YARD

152. Minimum 8.0 metre **rear yard** building setback.

- 153. Minimum 8.5 metre **rear yard** building setback.
- 154. Minimum 7.0 metre **rear yard** building setback.
- 155. Minimum 10.0 metre **rear yard** building setback.

MISCELLANEOUS

- 190. No person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
- 191. Maximum lot **coverage** 48% of the lot area.
- 192. Maximum lot **coverage** 47% of the lot area.
- 193. Maximum floor area 320 square metres.
- 194. Maximum floor area 210 square metres.
- 195. Maximum lot **coverage** 30% of the lot area.
- 196. Maximum lot **coverage** 25% of the lot area.

SIDE YARD

- 234. Minimum **side yard setback** of 1.2 metres on one side and 0.6 metres on the other side except **flankage yards**. On the side with the 1.2 metre **setback**, the minimum separation distance between buildings shall be 2.4 metres.
- 235. Minimum **flankage yard** 2.5 metres and minimum interior **side yard** 1.2 metres.
- 236. Minimum **flankage yard** 3.7 metres.
- 237. Minimum **side yard setback** 1.2 metres for non-shared end walls.
- 238. Minimum **side yard setback** of 1.2 metres on one side and 0.6 metres on the other side except **flankage yards**.

3. **SCHEDULE "C"** map and list is amended by adding Exception Number 32 to the lands outlined on Schedule '2' as follows:

32. On the lands identified on the accompanying Schedule "C" map, the following provisions shall apply:

Notwithstanding the definition of **street** in **CLAUSE V - INTERPRETATION (f) Definitions**, a **street** shall have a minimum width of 18.5 metres.

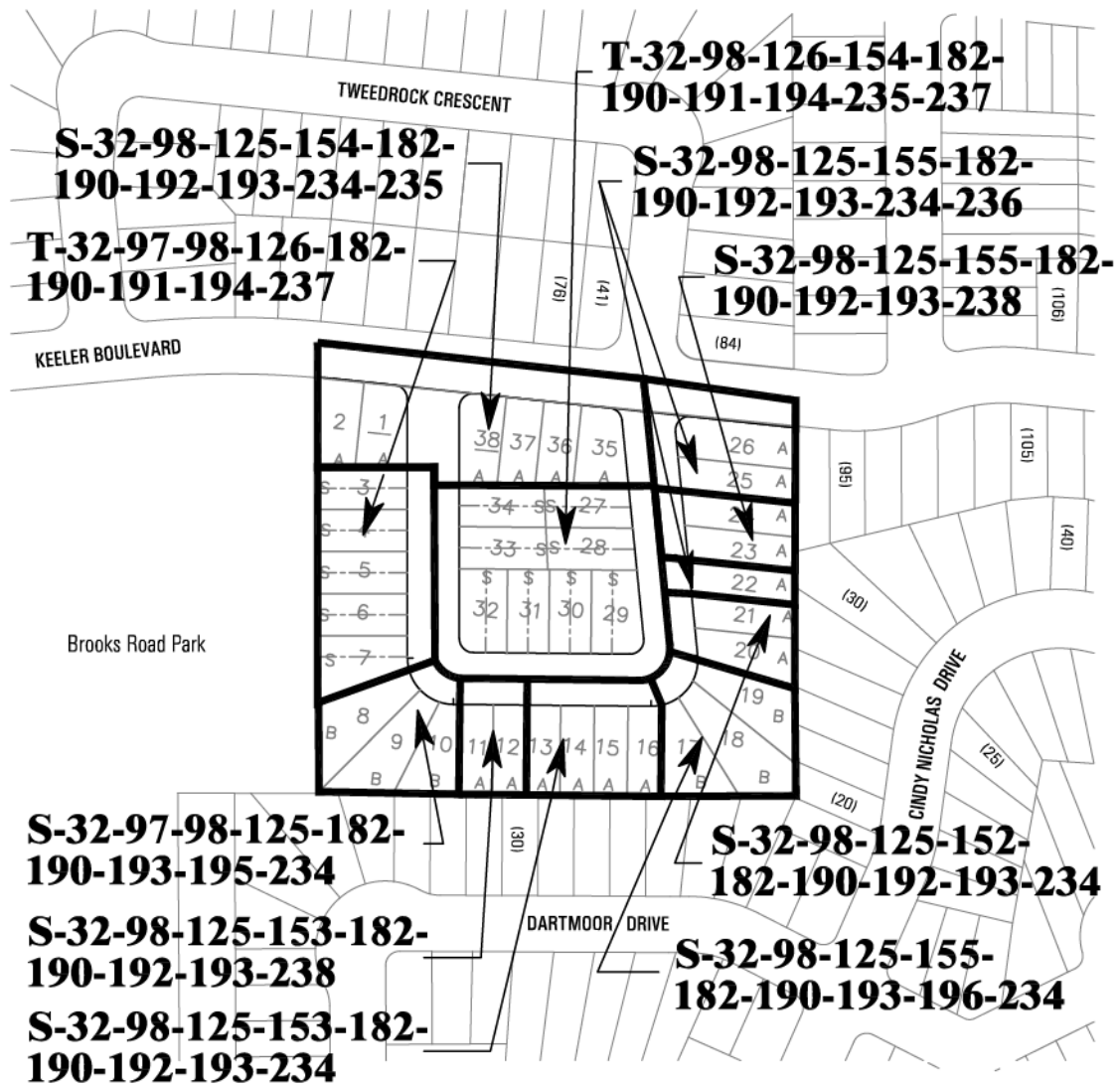
Enacted and passed on April 2, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



Zoning By-Law Amendment

File # 13 239585 ESC 43 OZ, 13 239568 ESC 43 SB

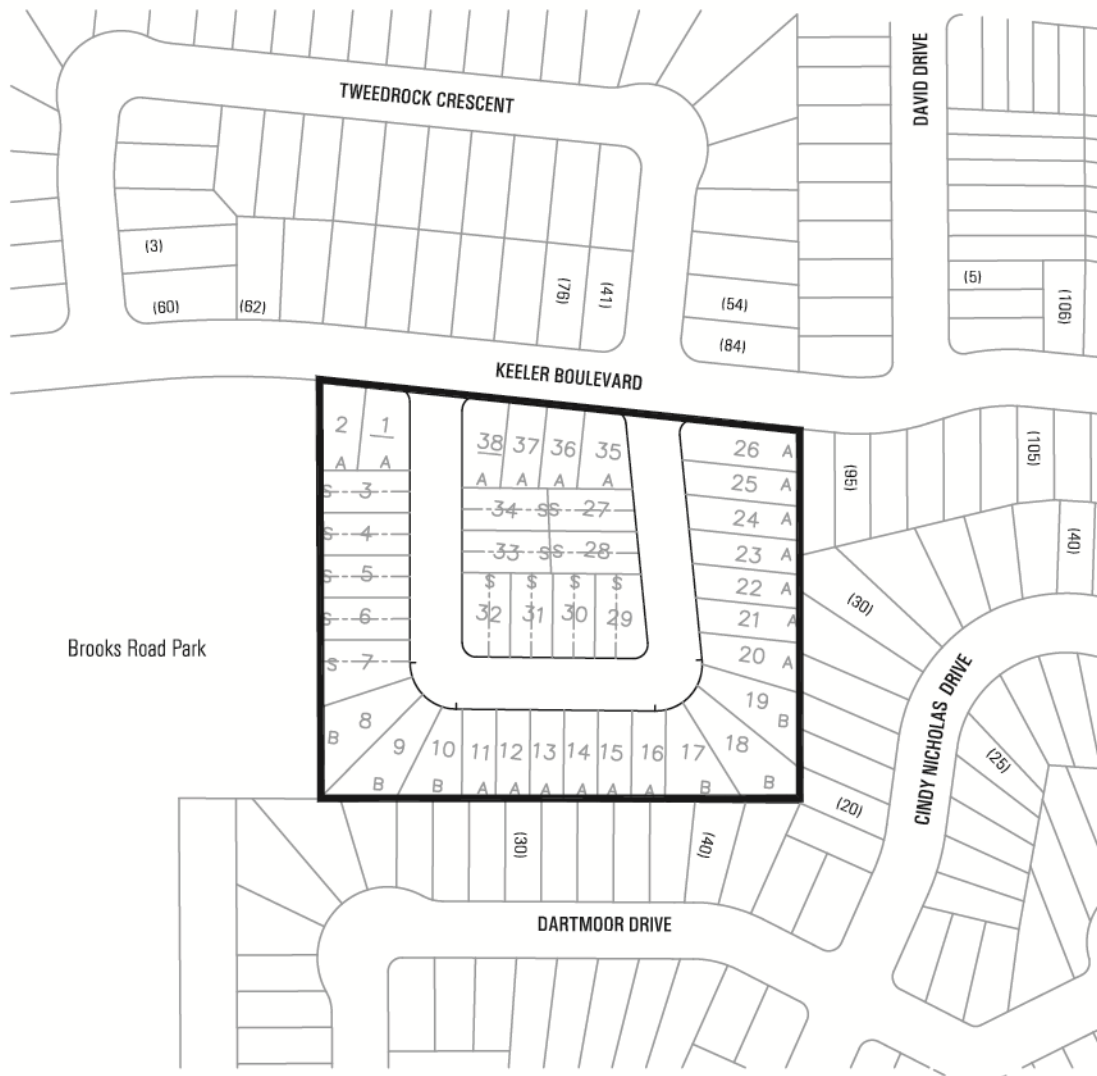
85 Keeler Boulevard



Area Affected By This By-Law

Morningside Community Bylaw
Not to Scale
03/25/15

Schedule '2'



Exception No.32



Zoning By-Law Amendment

85 Keeler Boulevard
File # 13 239585 ESC 43 OZ, 13 239568 ESC 43 SB

Area Affected By This By-Law

Morningside Community Bylaw
Not to Scale
01/23/15