

Authority: Scarborough Community Council Item SC10.18, as adopted by City of Toronto Council on December 9 and 10, 2015

CITY OF TORONTO

BY-LAW No. 1340-2015

To amend former City of Scarborough By-law No. 10827, Highland Creek Community Zoning By-law, as amended, with respect to the lands municipally known as 6435, 6441 and 6443 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 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 current zoning for the lands outlined in Schedule 'I' and replacing it with the following so that the amended zoning shall read as follows:

S-1-95A-138-208-268-270-281-415-431-525

T-9-95A-138-208-268-270-281-408-432-524

T-9-95A-138-208-268-270-281-415-432-525

S-1-95A-138-208-268-270-281-415-431-523

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2. **SCHEDULE 'B', PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards:

MISCELLANEOUS

281. **CLAUSE VI - PROVISIONS FOR ALL ZONES, Section 16, Regulations for Single Family and Two-Family Dwellings, Subsection 16.1 and Subsection 16.3** shall not apply.

HEIGHT

415. Maximum **height** of buildings 11 metres and 2 **storeys**, excluding **basements**.

BUILDING SETBACK FROM LOT LINES OTHER THAN STREETS

431. Minimum **rear yard** building **setback** of 6.5 metres.

432. Minimum **rear yard** building **setback** of 7.5 metres.

SETBACKS

523. Minimum north **side yard** building **setback** of 1.2 metres and south **side yard** building **setback** of 3.2 metres.

524. Minimum **side yard setback** of 1.2 metres and a minimum **flankage yard setback** of 2.0 metres.

525. Minimum **side yard** building **setback** of 1.2 metres from one side and 0.6 metres from the other side. On the side with the 1.2 metres building **setback**, the minimum separation distance between **buildings** must be 2.4 metres.

3. **SCHEDULE 'C', EXCEPTION LIST and EXCEPTION MAP** is amended by adding Exception Number 61, to the lands outlined on Schedule '2' so that it reads as follows:

61. On the lands identified as Exception Number 61 on the accompanying Schedule 'C' Map, the following provisions shall apply:

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

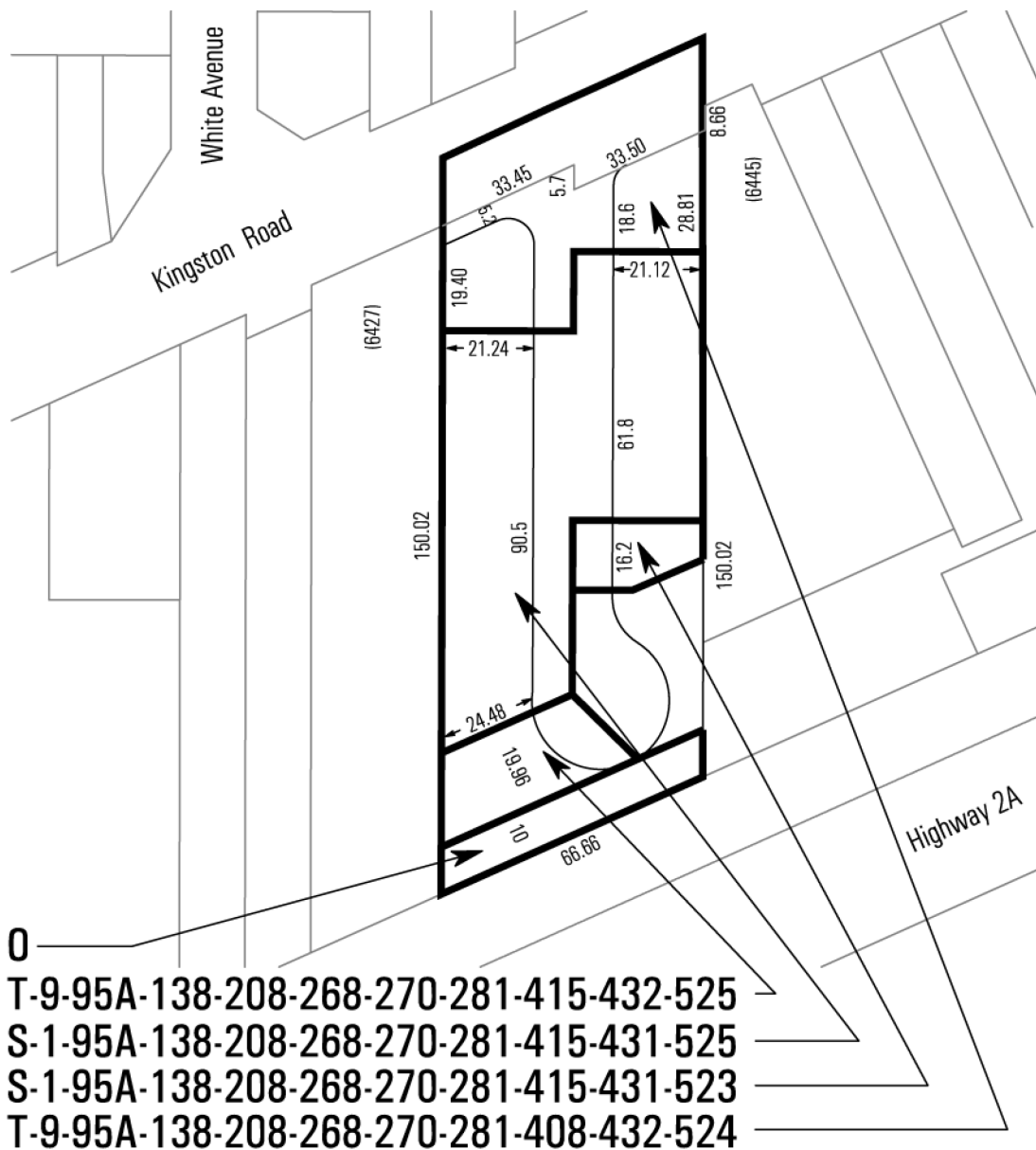
Enacted and passed on December 10, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



Zoning By-Law Amendment

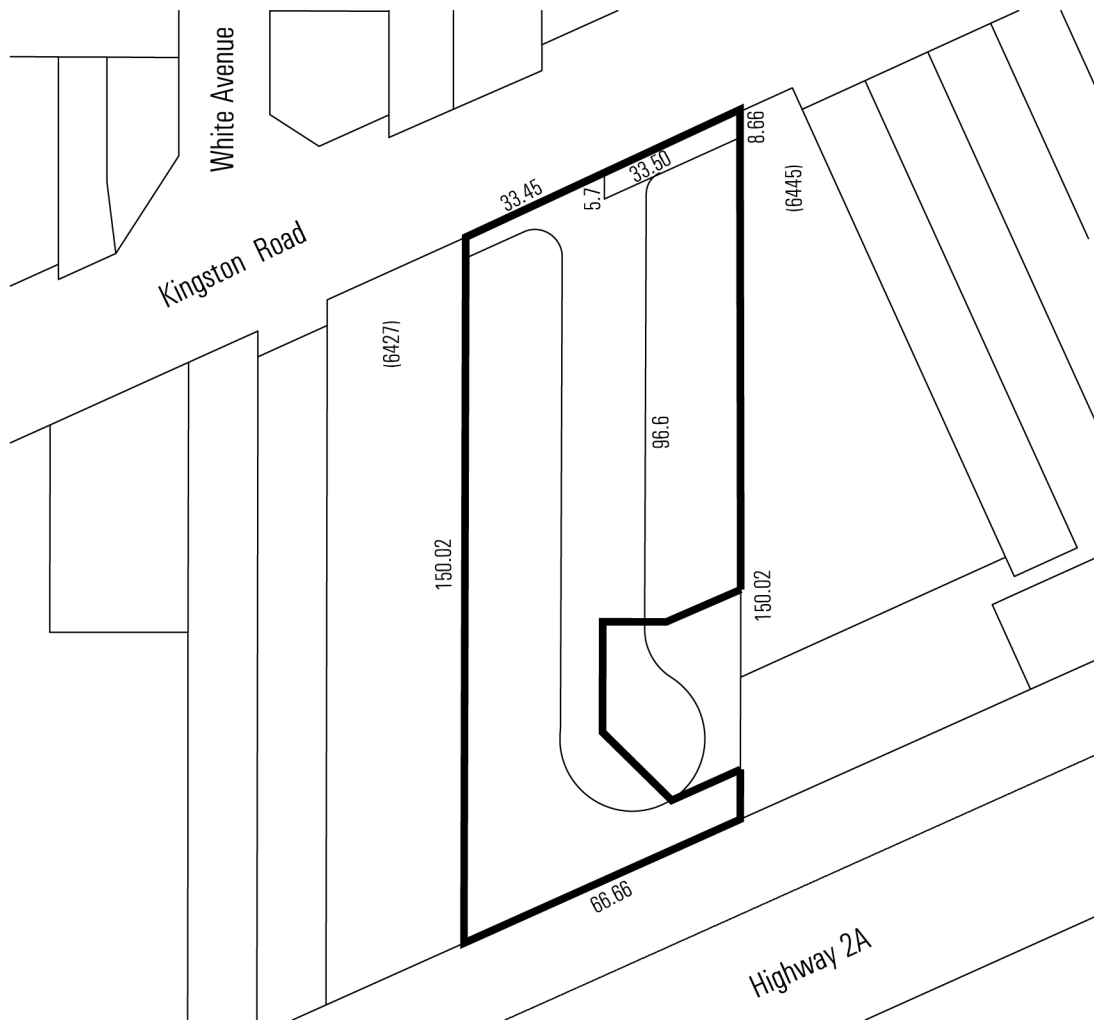
6435, 6441 and 6443 Kingston Road

File # 14 137806 ESC 44 0Z



Area Affected By This By-Law

Highland Creek Community Bylaw
Not to Scale
10/20/15

Schedule '2'**Exception No. 61****Zoning By-Law Amendment**

6435, 6441 and 6443 Kingston Road

File # 14 137806 ESC 44 0Z



Area Affected By This By-Law

Highland Creek Community Bylaw
 Not to Scale
 10/05/15

