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 '1' 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
   O

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

   **MISCELLANEOUS**


   **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)
City of Toronto By-law No. 1340-2015

Schedule '1'

6435, 6441 and 6443 Kingston Road

File # 14137806 ESC 44 OZ

Area Affected By This By-Law
Exception No. 61

6435, 6441 and 6443 Kingston Road

Area Affected By This By-Law