

Authority: Scarborough Community Council Item SC17.23, as adopted by City of Toronto Council on November 8 and 9, 2016

CITY OF TORONTO

BY-LAW No. 1069-2016

To amend former City of Scarborough Dorset Park Community Zoning By-law No. 9508, as amended, with respect to the lands municipally known as 37 Kecalala 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'** of the Dorset Park Community Zoning By-law No. 9508, as amended, is further amended for the lands outlined on the attached Schedule '1' by deleting the existing Place(s) of Worship (PW) zoning and replacing it with the Single-Family Residential (S) Zone together with the Performance Standards as shown on Schedule '1', so that the amended zoning shall read as follows:

S – 36 – 232 – 254 – 255 – 258

S – 36 – 233 – 254 – 256 – 258

S – 36 – 234 – 254 – 257 – 258

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

FRONT YARD

36. The front **main wall** of the building to be no closer to the **front lot line** than a distance of 39.5 m measured from the **rear lot line**.

INTENSITY OF USE

232. One Single-Family **dwelling** per parcel having a minimum frontage of 11.25 m on a public **street** and a minimum lot area of 483 m².
233. One Single-Family **dwelling** per parcel having a minimum frontage of 9 m on a public **street** and a minimum lot area of 443 m².
234. One Single-Family **dwelling** per parcel having a minimum lot frontage of 19 m on a public **street** and a minimum lot area of 843 m².

MISCELLANEOUS

255. Minimum **side yard building setback** of 0.65 m from the easterly most lot line, and minimum 2.45 m from the **street** line of Blaisdale Road.

256. Minimum **side yard** building **setback** of 0.65 m on one side and 1.25 m on the opposite side.
257. Minimum **side yard** building **setback** of 6 m from the easterly most lot line and minimum 1.25 m from the westerly most lot line.
258. Minimum **rear yard** building **setback** of 20 m.

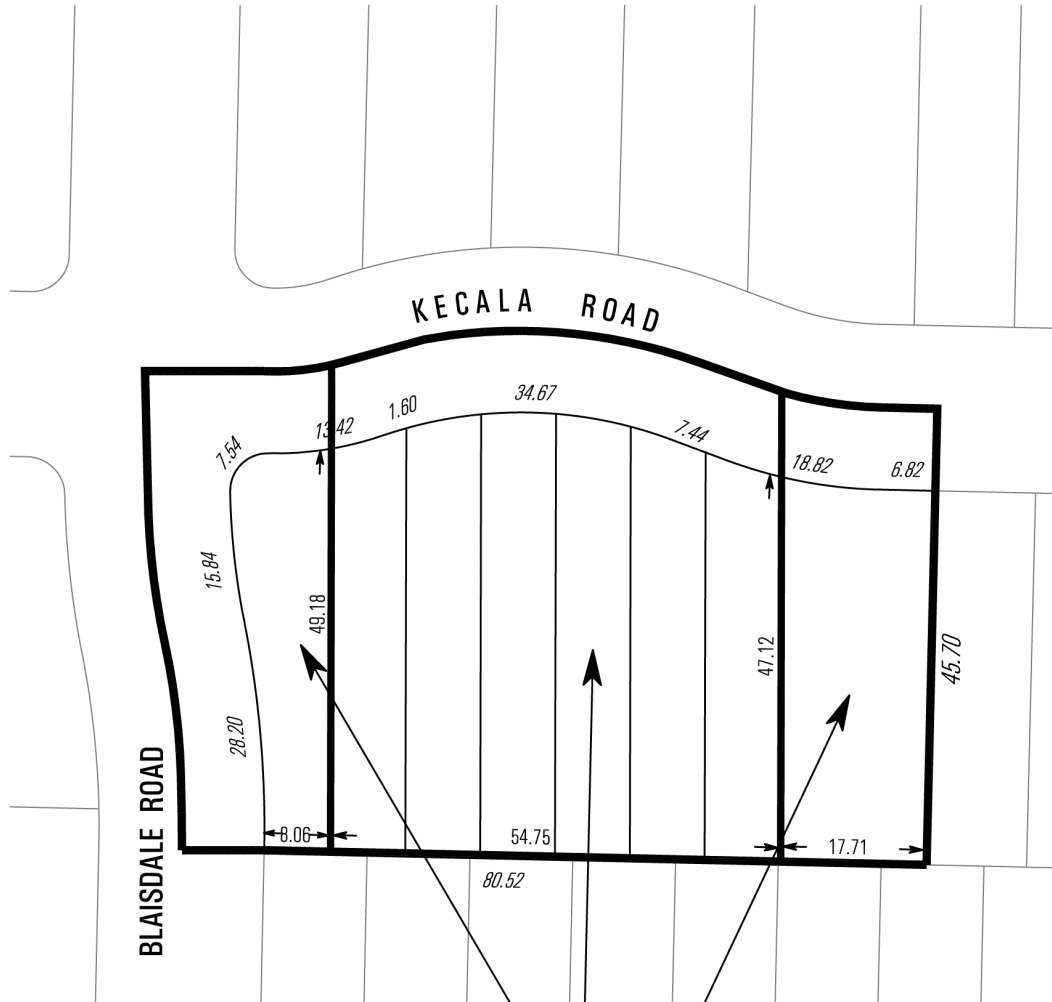
Enacted and passed on November 9, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



- S-36-232-254-255-258
- S-36-233-254-256-258
- S-36-234-254-257-258

Toronto City Planning Division
Zoning By-Law Amendment

37 Kecala Road
 File # 15 143623 ESC 37 OZ

 Area Affected By This By-Law

Dorset Park Community Bylaw
 Not to Scale
 9/12/16

