

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. 1070-2016

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 37 Kecalala Road.

Whereas Council of the City of Toronto has the authority pursuant to 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 RD (f 9.0, a 443) (x413), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands subject to the By-law, by applying the following height and storey label to these lands: HT 9.0, ST2, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 413 so that it reads:

Exception RD 413

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) Regulation 10.5.40.70(1), "Front Yard Setback - Averaging", does not apply;
- (B) Despite Regulation 10.20.30.10(1)(A), the required minimum **lot area** for Parcel 1, as shown on Diagram 1 of By-law 1070-2016, is 483 square metres;
- (C) Despite Regulation 10.20.30.10(1)(A), the required minimum **lot area** for Parcel 8, as shown on Diagram 1 of By-law 1070-2016, is 843 square metres;

- (D) Despite Regulation 10.20.30.20(1)(A), the required minimum **lot frontage** for Parcel 1, as shown on Diagram 1 of By-law 1070-2016, is 11.25 metres;
- (E) Despite Regulation 10.20.30.20(1)(A), the required minimum **lot frontage** for Parcel 8, as shown on Diagram 1 of By-law 1070-2016, is 18.7 metres;
- (F) Despite Section 800.50(290) and Regulation 10.20.40.70(1), the required minimum **front yard setback** must be no closer to the **front lot line** than a distance of 39.5 metres measured from the **rear lot line**;
- (G) Despite Regulation 10.20.40.70(2), the required minimum **rear yard setback** is 20.0 metres;
- (H) Despite Regulation 10.20.40.70(3), the required minimum **side yard setback** is:
- (i) For Parcel 1, as shown on Diagram 1 of By-law 1070-2016, 0.65 metres from the easterly **side lot line**, and 2.45 metres from the **lot line** along Blaisdale Road;
 - (ii) For Parcel 8, as shown on Diagram 1 of By-law 1070-2016, 6.0 metres from the easterly **side lot line** and 1.25 metres from the westerly **side lot line**; and
 - (iii) For all other parcels, 0.65 metres from one **side lot line** and 1.25 metres from the opposite **side lot line**.

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

Enacted and passed on November 9, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)





