

Authority: Local Planning Appeal Tribunal Decision  
issued on July 4, 2019 and Ontario Land Tribunal Order  
issued on September 15, 2021 for Tribunal Case PL171480

## CITY OF TORONTO

### BY-LAW 755-2021(OLT)

**To amend former City of Scarborough Highland Creek Community Zoning By-law 10827, as amended, with respect to the lands municipally known in the year 2019 as 6480-6484 Kingston Road.**

Whereas the Local Planning Appeal Tribunal continued as the Ontario Land Tribunal, pursuant to a decision issued on July 4, 2019, and an order issued on September 15, 2021, following an appeal pursuant to section 34(11) of the Planning Act, R.S.O. 1990, c. P.13, as amended, determined to amend the the Zoning By-law 10827, as amended, with respect to the lands municipally known in the year 2019, as 6480-6484 Kingston Road;

Therefore Zoning By-law 10827, as amended, is further amended by the Ontario Land Tribunal (OLT) as follows:

1. **SCHEDULE 'A'** of the Highland Creek Community Zoning By-law 10827, is amended by deleting the current zoning on the lands outlined on the attached Schedule '1'; and replacing it with amended zoning that reads as follows:

S-56-138-270-285-383-416

S-60-138-270-285-380-416

S-60-138-270-285-381-382-416

S-138-270-285-381-416-526-527

ST-60C-138-270-282-283-285-416-578

ST-60C-108-138-270-282-284-285-416-578

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

#### **MISCELLANEOUS**

282. A lot containing a **street townhouse dwelling unit** shall have a minimum lot area of 150 square metres and minimum lot frontage of 6 metres.
283. The maximum **coverage** for a **street townhouse dwelling unit** and an **accessory building** on a lot shall be 56 percent.
284. The maximum **coverage** for a **street townhouse dwelling unit** and any **accessory**

**buildings** shall be 50 percent of the lot.

285. For **street townhouse dwellings** and **single family dwellings**: stairs may encroach 1.2 metres into a required **front yard** abutting a **street** and balconies, platforms and stairs may encroach 1.5 metres into a required **rear yard**.

### **INTENSITY OF USE**

380. A **single-family dwelling** per parcel of land with a minimum lot frontage of 6.0 metres, and a minimum lot area of 210 square metres.
381. A **single-family dwelling** per parcel of land with a minimum lot frontage of 9.0 metres and a minimum lot area of 179 square metres.
382. Lot Frontage shall be measured at the horizontal distance between the **side lot lines** of a lot, or the projection of the **side lot lines**, measured along a straight line drawn perpendicular to the lot centreline at the required minimum **setback** to the garage **main wall**.
383. A **single-family dwelling** per parcel of land with a minimum lot frontage of 8.4 metres, and a minimum lot area of 210 square metres.

### **HEIGHT**

416. The height of any building, as measured from the **established grade** to the highest point of a building shall not exceed a maximum of 9 metres and 3 **storeys**.

### **SETBACKS**

526. Notwithstanding Performance Standard No. 60, any portion of a **building** as measured 10 metres from the **rear lot line** must be setback 2.5 metres from the north **lot line**.

### **MISCELLANEOUS**

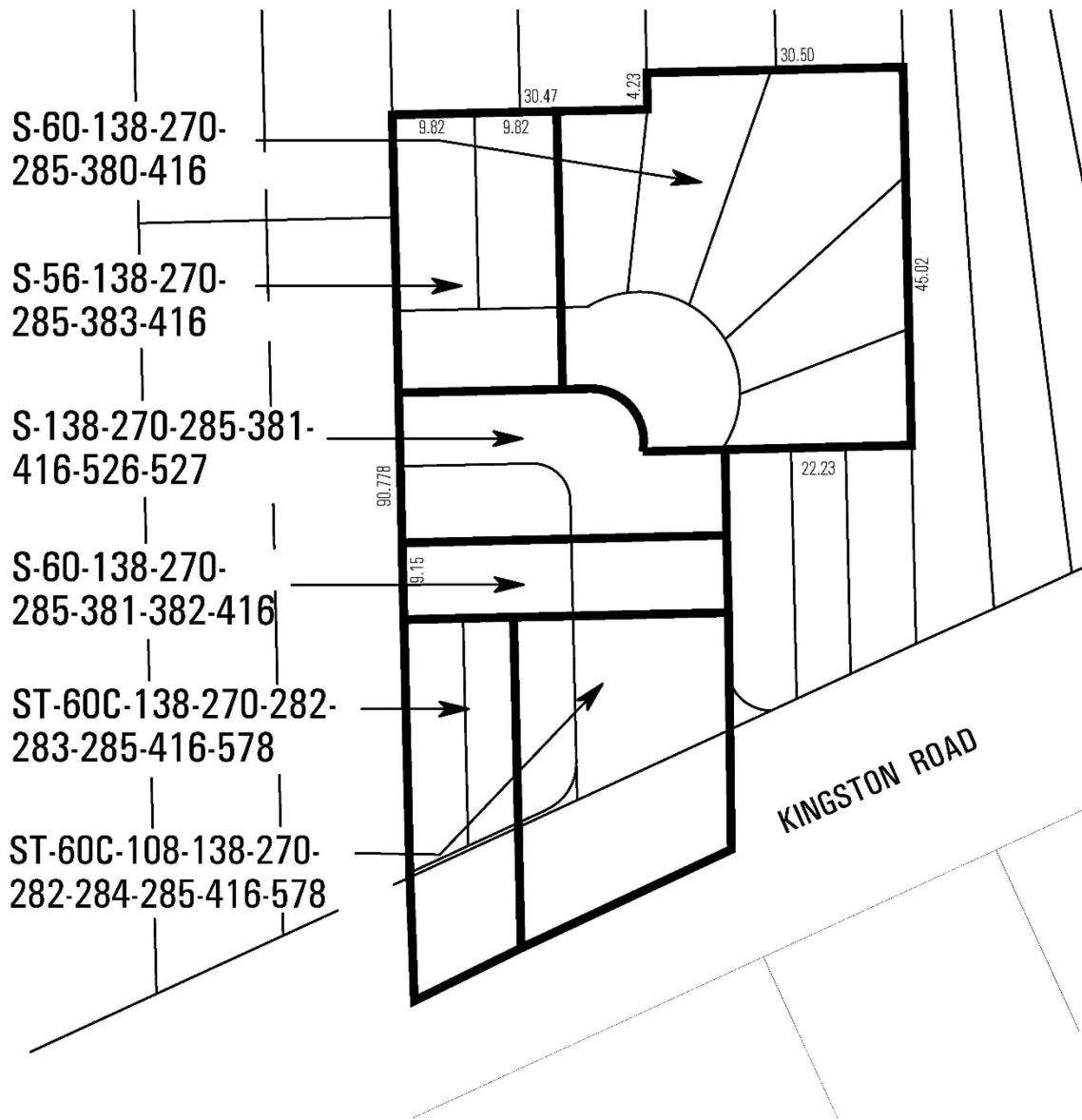
578. A minimum of 30 percent of the **front yard** shall be maintained as **landscaping** per lot containing a **street townhouse dwelling** unit.
3. **SCHEDULE 'C', EXCEPTION LIST**, is amended by adding Exception Number 62 and 64 so that it reads as follows:
62. On the lands identified as Exception Number 62 on the accompanying Schedule 'C' Map, the following provision shall apply;
- (a) Notwithstanding **CLAUSE VI GENERAL PROVISIONS FOR ALL ZONES, Section 7. Swimming Pools** and **Clause VII GENERAL PARKING REGULATIONS FOR ALL ZONES, Section 2.1.4 Garages, Carports and other Accessory Buildings**, In-ground

**swimming pools**, accessory structures and **accessory buildings** partially or fully below grade in any yard shall not be permitted.

64. On the lands identified as Exception Number 64 on the accompanying Schedule 'C' Map, the following provision shall apply
- (a) For the purposes of calculating height the minimum **front yard setback** shall be the required setback to the **main wall** containing the entrance to the required parking space.
4. **SCHEDULE 'C', EXCEPTION MAP** is amended by adding Exception Number 61, 62, and 64 to the lands outlined on Schedule '2'.

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### Schedule '1'



**Toronto**  
 Zoning By-law Amendment

6480-6484 Kingston Road

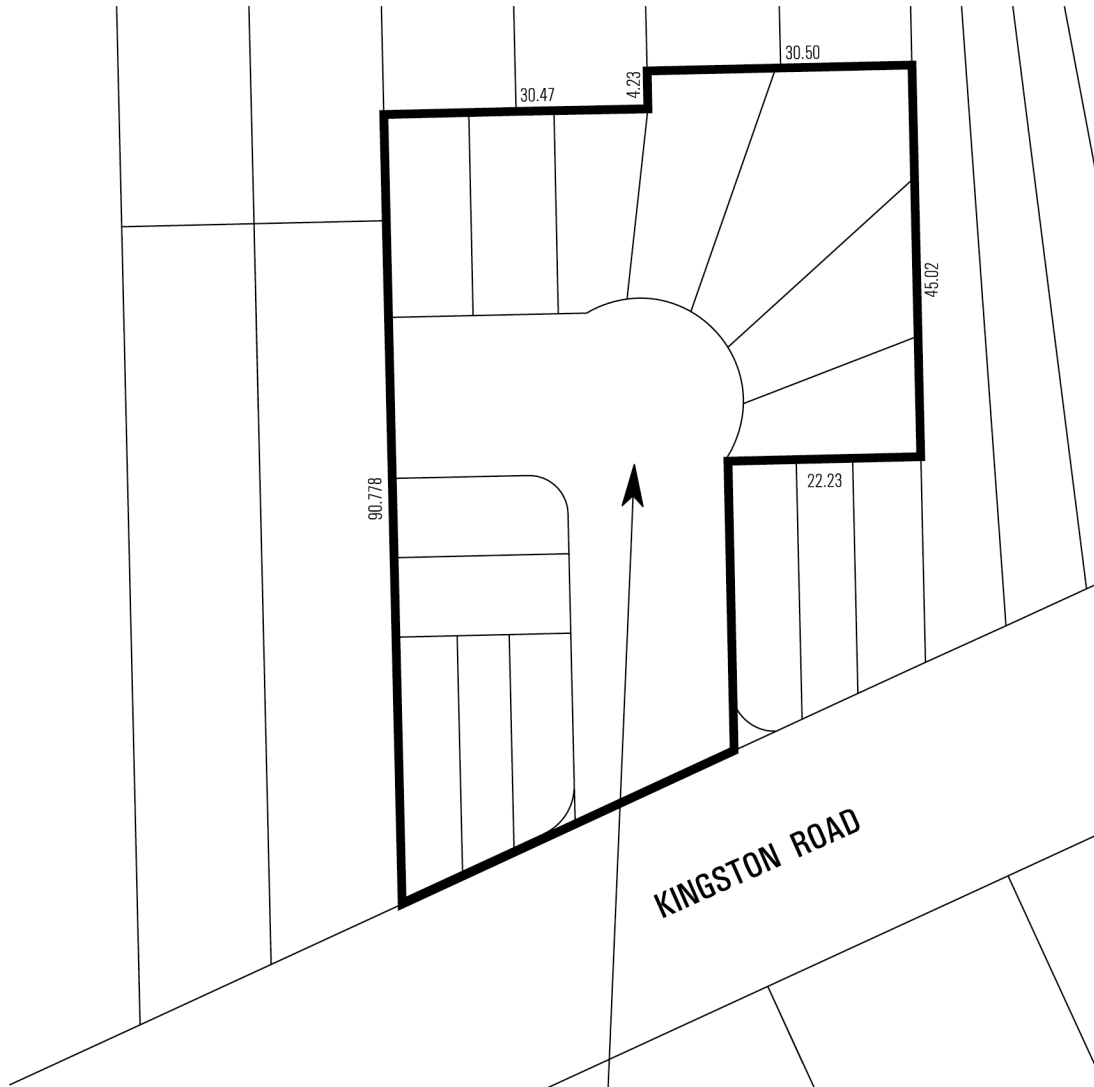
File # 15 271011 ESC 44 OZ

 Area Affected By This By-law

Highland Creek Community By-law  
 Not to Scale  
 03/10/20



### Schedule '2'



Exception 61, 62 and 64

**TORONTO**  
Zoning By-law Amendment

6480-6484 Kingston Road

File # 15 271011 ESC 44 OZ

 Area Affected By This By-law

Highland Creek Community By-law  
Not to Scale  
03/10/20

