

Authority: Scarborough Community Council Item SC14.1, as adopted by City of Toronto Council on May 28, 2020 and MM41.13, by Councillor Jennifer McKelvie, seconded by Councillor Paul Ainslie, as adopted by City of Toronto Council on March 9, 2022

CITY OF TORONTO

BY-LAW 191-2022

To amend former City of Scarborough Highland Creek Zoning By-law 10827, as amended, with respect to the lands municipally known in the year 2019 as 6175 and 6183 Kingston Road, 1, 2, 4, 5, 7, 10 and 11 Franklin Avenue.

Whereas Council of the City of Toronto has the authority to 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. Amendments to the former City of Scarborough Highland Creek Community Zoning By-law 10827, as amended:

1.1 CLAUSE V - INTERPRETATION, is amended by adding the following definitions to Subsection (f) Definitions:

Lot Frontage

Means the horizontal distance between the **side lot lines** of a lot or parcel, or the projection of the **side lot lines**, measured along a straight line drawn perpendicular to the **lot centreline** at the required minimum front yard **setback**.

Lot Centreline

Means a straight line joining the midpoint of the front lot line and the midpoint of the rear lot line.

First Floor

Means the first storey above established grade.

2. **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-99C-159-208-270-383-385-415-586-593-594-595-600 T-99C-159-208-268-270-386-403-586-587-588-589-590-591-592-594-595-597-601 T-99C-159-208-268-270-384-415-

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

INTENSITY OF USE

382. Maximum of 16 **street townhouse dwelling unit**.
383. The minimum lot frontages and minimum lot areas for Lots 37-44, as identified on

Schedule '1', are as follows

Lot/Parcel Number	Minimum Lot Area	Minimum Lot Frontage
Lots/Parcels 37	240 square metres	10.0 metres
Lots/Parcels 44, 39, 38	300 square metres	9.0 metres
Lots/Parcels 40, 43	350 square metres	9.0 metres
Lots/Parcel 41, 42	400 square metres	9.0 metres

384. Maximum of 2 semi-detached houses and 4 **dwelling units**.
385. Maximum of 8 **single family dwelling** units.
386. Maximum of 8 semi-detached houses and 16 **dwelling units**.

MISCELLANEOUS

- 99C. An attached garage containing a required **parking space** shall be erected with each **dwelling unit**.
285. Maximum **coverage** for each lot or parcel is 60 percent.
286. Maximum **coverage** for each lot or parcel is 50 percent.
579. For the purpose of establishing internal **lot** orientation, the **front lot line** shall be the lot line which divides the lot from Kingston Road or a private road.
580. For the purposes of calculating **height** and mean grade the minimum **front yard setback** shall be the required minimum building **setback** from Kingston Road to the **main wall** for lots/parcel 1-8.
581. For the purposes of calculating **height** and mean grade the minimum front yard setback shall be the required minimum building **setback** from the private road to the **main wall** for lots/parcel 19-26.

582. Minimum lot area for each lot containing a **street townhouse dwelling unit** shall be 130 square metres.
583. Minimum lot frontage for each lot containing a **street townhouse dwelling unit** on Lots/Parcel 1-8 shall be 4.8 metres.
584. Minimum lot frontage for a **street townhouse dwelling unit** on Lots/Parcels 19-26 shall be 6.0 metres.
585. Minimum of 40 percent of the **front yard** shall be maintained as **landscaping** for each lot containing a **street townhouse dwelling unit** on Lots/Parcels 19-26.
586. The provisions of **CLAUSE VI, PROVISIONS FOR ALL ZONES, Section 16.1, 16.2, 16.3, and 16.4, Regulations for Single-Family and Two-Family Dwellings** shall not apply.
587. Notwithstanding the provisions of **CLAUSE VI - PROVISIONS FOR ALL ZONES, Section 4, Frontage on a Public Street**, a person shall erect a building or structure and may use any building, structure, lot or parcel in the defined area, if the lot or parcel is to be so used or upon which the building is situated, erected or proposed to be erected, so long as it fronts onto a Kingston Road, Franklin Avenue or a private road.
588. For the purpose of establishing internal lot orientation, the **front lot line** shall be the shortest **lot line** which divides the **lot** from Franklin Avenue.
589. Minimum lot area for each lot containing a **dwelling unit** in a semi-detached building shall be 150 square metres.
590. Minimum lot frontage for each **dwelling unit** on a lot or parcel shall be as follows;
- | | | |
|-----|--------------------|------------|
| (a) | Lots/Parcels 9-17 | 6 metres |
| (b) | Lots/Parcels 18 | 4.5 metres |
| (c) | Lots/Parcels 27-32 | 6 metres |
| (d) | Lots/Parcels 33-36 | 7 metres |
591. Maximum permitted area of a platform, deck or similar structure, accessed from the second storey shall be 8 square metres.
592. A platform, deck, balcony or similar structure in a **rear yard** shall not project beyond the rear **main wall** of the first floor.
593. Maximum building **coverage** shall be 46 percent.

594. The provisions of **CLAUSE VII - GENERAL PARKING REGULATIONS FOR ALL ZONES, Section 1.3.1(B)** shall not apply.
595. The minimum dimensions of a **parking space**, accessed by a one-way or two-way drive aisle having a width of less than 6.0 metres measured at the entrance to the **parking space**, shall be
- length 5.6 metres
 - height 2.0 metres
 - width 3.2 metres
596. Notwithstanding the provisions of **CLAUSE VIII - ZONE PROVISIONS, Section 16(c) Street Townhouse Residential Zone, Supplementary Regulations, Street townhouse dwellings** shall be permitted within 20 metres of the Old Kingston Road and Highway 2A **street** lines.
597. Minimum of 40 percent of the **front yard** shall be maintained as **landscaping** for each lot containing a semi-detached **dwelling unit**.
598. The height of a building for units 1 to 8, is measured from the Canadian Geodetic Datum elevation of 118.31 metres.
599. The height of a building for units 19 to 26, is measured from the Canadian Geodetic Datum elevation of 116.75 metres.
600. Despite regulation 10.5.40.10(1), the height of a **building**, is measured from the Canadian Geodetic Datum elevation of 117.00 metres.
601. Despite regulation 10.5.40.10 (1), the height of a building for units 9 to 18 and 27 to 32, is measured from the Canadian Geodetic Datum elevation of 117.54.
602. Despite regulation 10.5.40.10(1), the height of a building for units 33 to 36, is measured from the Canadian Geodetic Datum elevation of 116.86 metres.

SETBACKS

159. Minimum building **setbacks** shall comply with those shown on Schedule 2, Schedule 3 and Schedule 4 of By-law 191-2022.
160. In a **rear yard**, a platform with a floor higher than the first storey of the building above mean grade may encroach into the required **rear yard setback** 1.5 metres, if it is no closer to a **side lot line** than the required **side yard setback** plus 1.8 metres for lot/parcel 26.

3. **SCHEDULE "C" EXCEPTION LIST**, is amended by adding Exception 63 to the so that it reads as follows:

63. On those lands identified as Exception 63 on the accompanying Schedule 5 map the following provisions shall apply:

Notwithstanding the definition of **Street Townhouse Dwelling** contained within **CLAUSE V, INTERPRETATION, Section (f), Street Townhouse Dwelling** shall be permitted to have frontage on a private road.

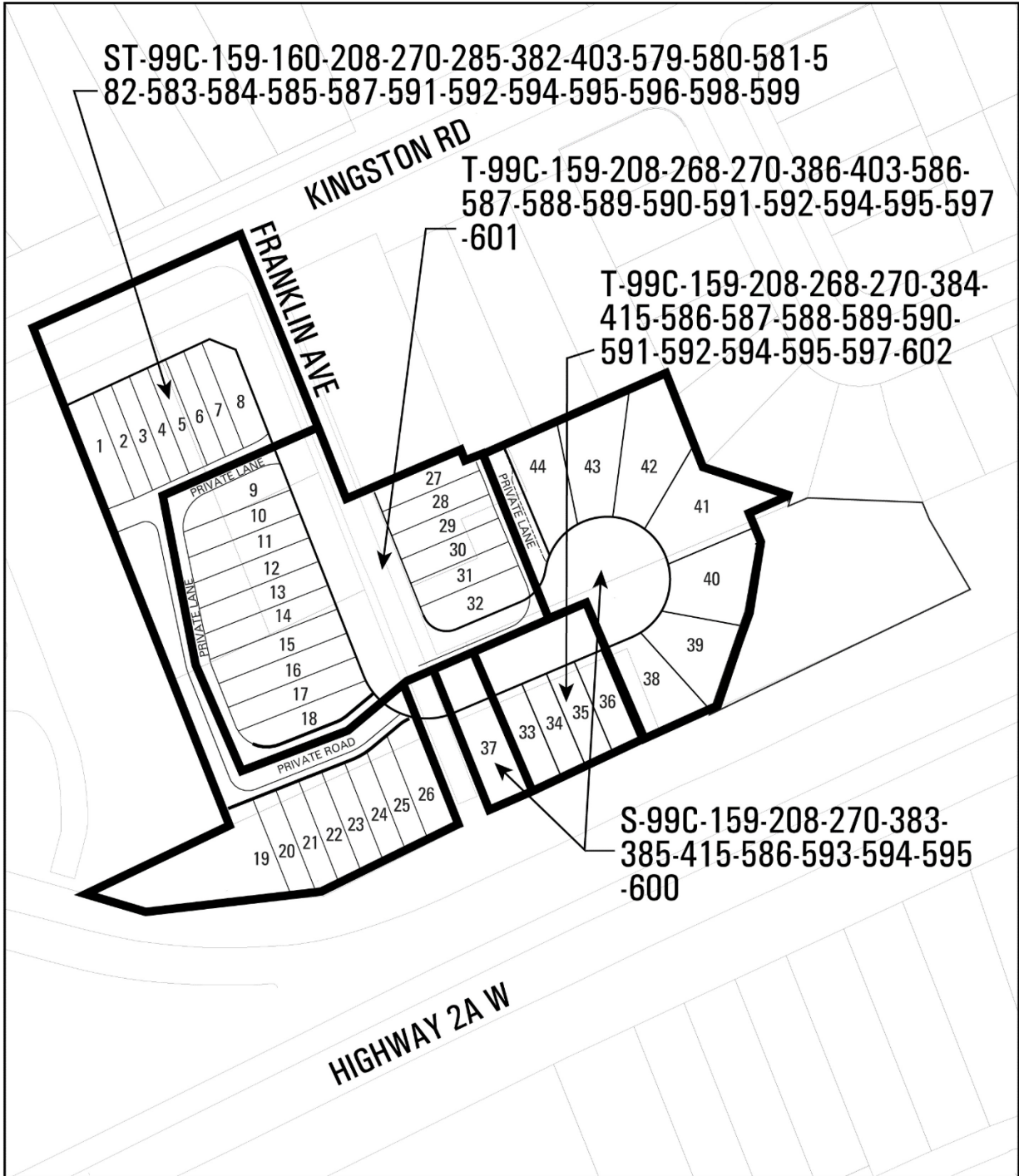
SCHEDULE "C" EXCEPTION MAP is amended by deleting Exception Number 11 and adding Exception Number 47 and 63 to the property shown outlined on Schedule 4.

Enacted and passed on March 9, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

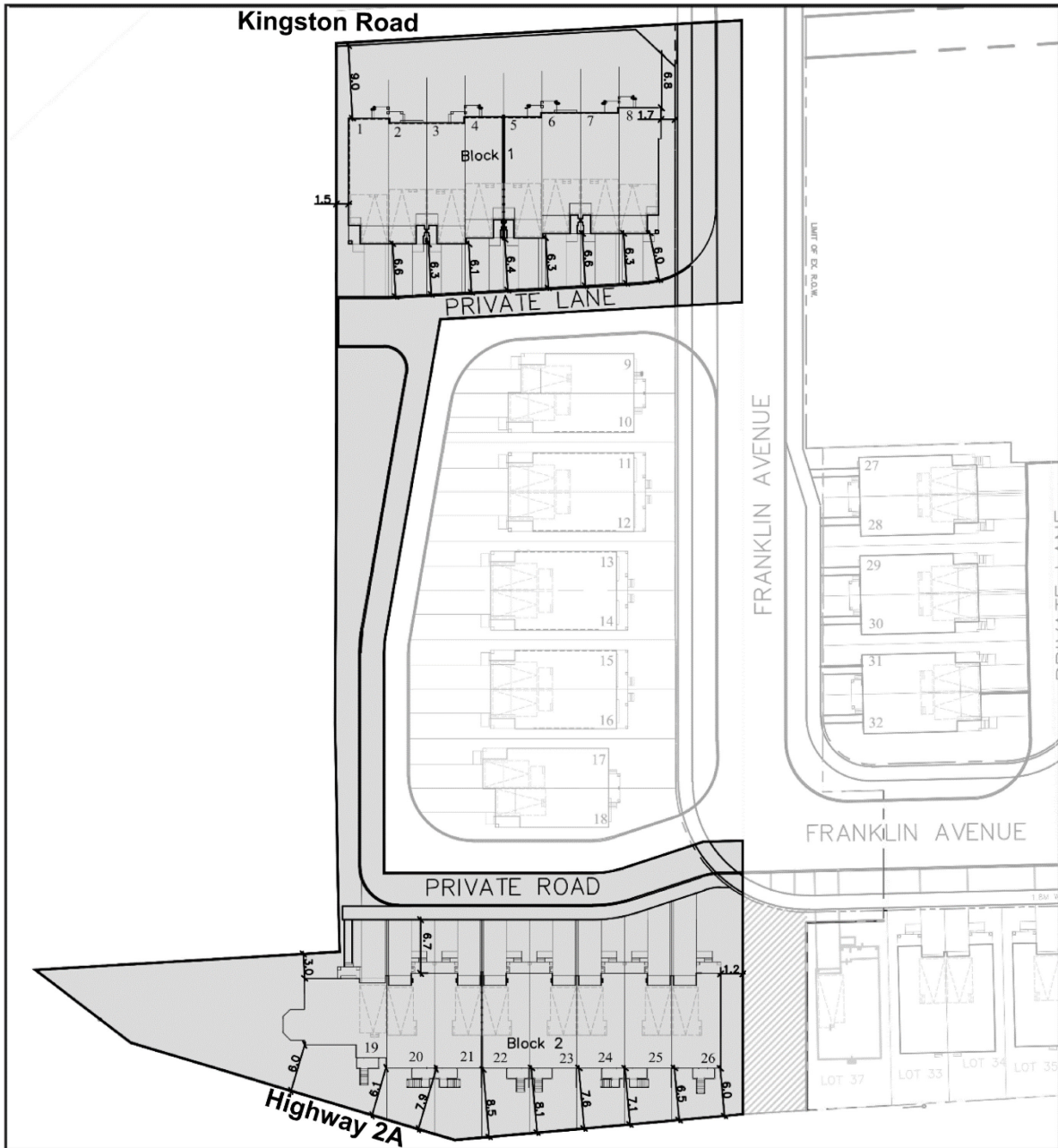


TORONTO
Schedule 1

**6175, 6183 Kingston Road and
 1,2,4,5,7,10,11 Franklin Avenue**

File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB





TORONTO
Schedule 2

6175, 6183 Kingston Road and
1,2,4,5,7,10,11 Franklin Avenue

File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB

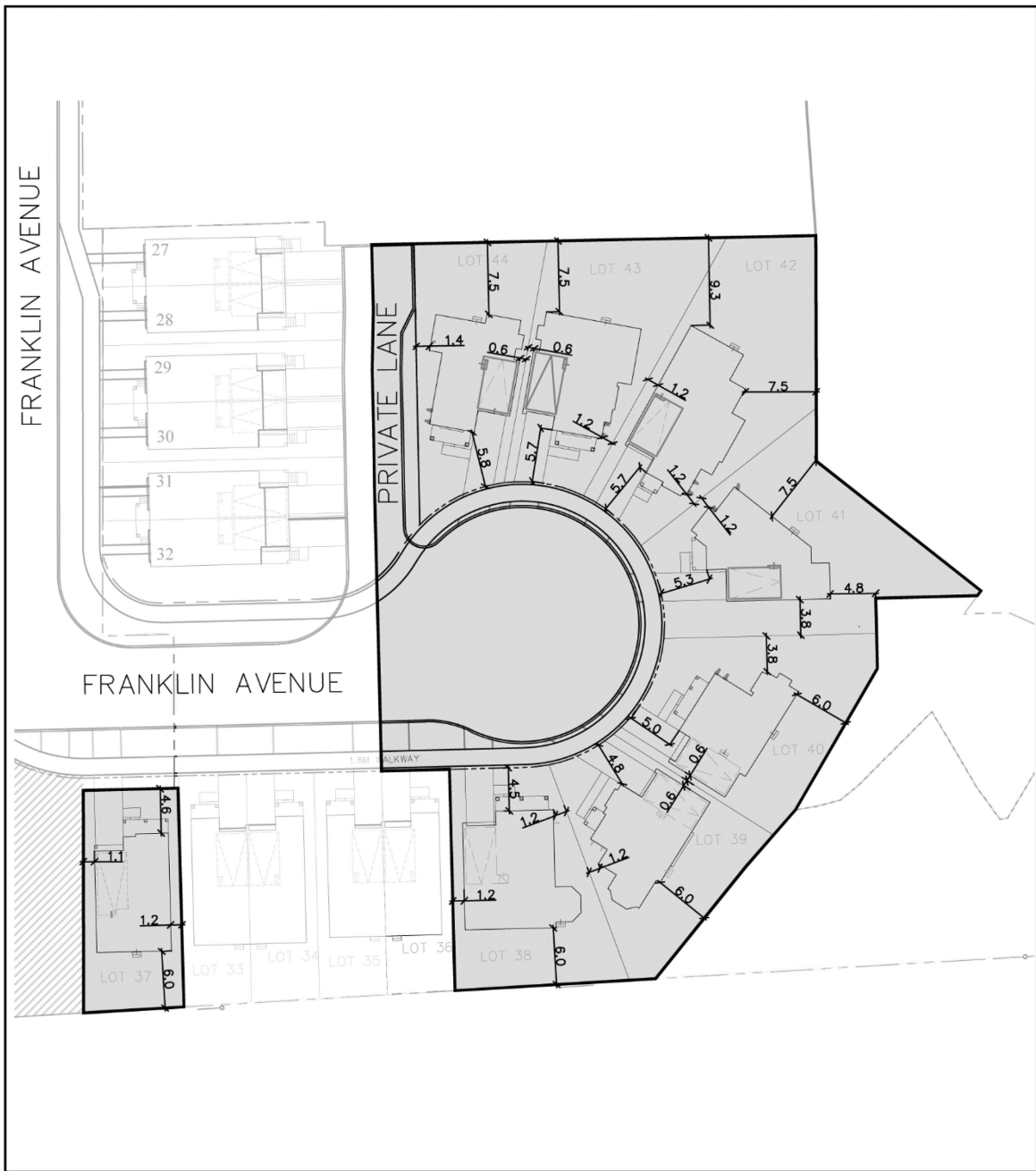




 **TORONTO**
Schedule 3

6175, 6183 Kingston Road
1,2,4,5,7,10,11 Franklin Avenue

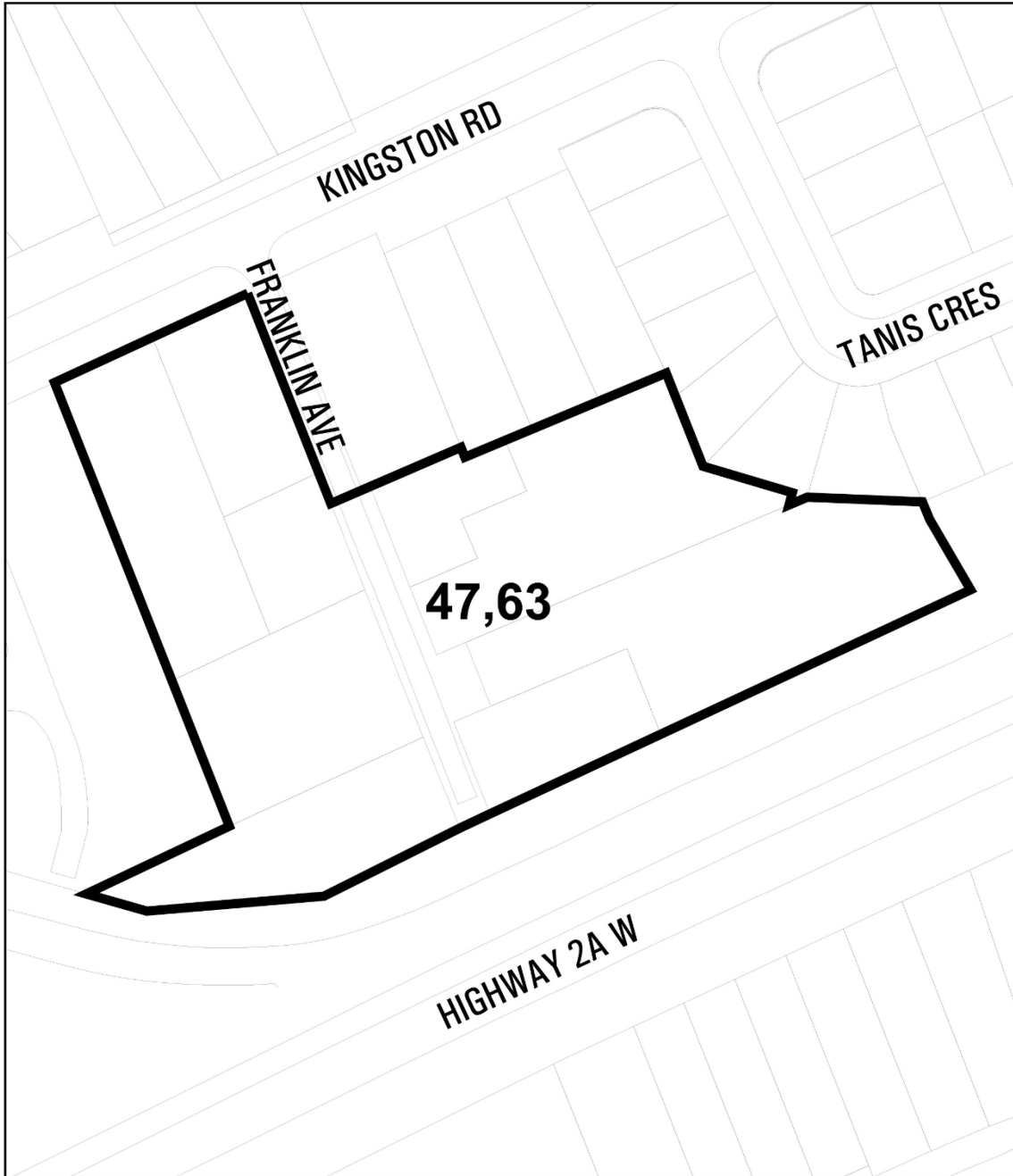
File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB



 **TORONTO**
Schedule 4


6175, 6183 Kingston Road
1,2,4,5,7,10,11 Franklin Avenue

File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB



 **TORONTO**
Schedule 5

6175, 6183 Kingston Road and
1,2,4,5,7,10,11 Franklin Avenue
File # 14 137827 ESC 44 OZ, 14 137838 ESC 44 SB


Highland Creek Community Bylaw
Not to Scale
03/01/2022