

CITY OF TORONTO

BY-LAW No. 111-2001(OMB)

To amend the Maryvale Community Zoning By-law No. 9366.

WHEREAS authority is given to the Ontario Municipal Board by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS the Ontario Municipal Board by Order No. 0660, dated May 1, 2000 has amended the Maryvale Community Zoning By-law No. 9366 of the former of the City of Scarborough and enacts as follows:

1. **Clause V - Interpretation** is amended by adding the following definition:

Street Townhouse Dwelling

means a row of three or more attached **dwelling units** vertically separated and each unit having separate frontage on a public **street**.

2. **Clause IV - ZONES** is amended by adding the following zone and letters:

Street Townhouse Residential ST

3. **Clause VIII - ZONE PROVISIONS** is amended by adding the following zone:

16. **Street Townhouse Residential (ST) Zone**

(a) Permitted Uses

- **Street Townhouse Dwellings**
- **Two-Family Dwellings**
- **Single Family Dwellings**
- **Group Homes**
- **Correctional Group Homes**

(b) Ancillary Uses Permitted

- **Private Home Daycare**

4. **Schedule “A”** of the Maryvale Community Zoning By-law is amended by deleting the current zoning, and substituting the following zoning as shown on the attached Schedule “1” and “1A”:

S - 17 - 40B - 54 - 60 - 104

T - 17 - 18 - 40B - 54 - 55 - 60A - 105

ST - 17 - 19 - 20 - 40B - 40C - 54 - 55 - 56 - 60 - 101 - 102 - 103 - 104

P

5. **Schedule “B”, PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

INTENSITY OF USE

17. One **single family dwelling** unit per parcel of land with a minimum frontage of 12 m on a public street, and a minimum lot area of 265 m²
18. One **two family dwelling** per parcel of land having a minimum frontage of 15 m on a public street, and a minimum lot area of 540 m².
19. One **two family dwelling** per parcel of land having a minimum frontage of 17 m on a public street and a minimum lot area of 360 m².
20. One **street townhouse dwelling** unit per parcel of land having a minimum width of 7.5 m, measured 11.0 m from the street line and a minimum lot area of 160 m².

BUILDING SETBACKS FROM STREETS

- 40B. Minimum building **setback** 3 m from the street line, including all projections except a roof overhang projecting a maximum of 0.5 m; except that portion of the front main wall containing access to the garage, excluding bay window projections above the garage to a maximum of 1.55 m, shall be set back to achieve a minimum driveway length, measured perpendicular from the garage door to the street line, of 6.0 m.
- 40C. Minimum building **setback** 8 m from the Warden Avenue street line and for lots adjacent to Lot 31, Registered Plan 5090, 6.0 m from the Crocus Drive street line.

SIDE YARD

54. Minimum detached **single family dwelling** side yard building **setback** of 0.6 m on one side and 1.2 m on the other side.

55. Minimum **two-family dwelling** side yard building **setback** of 1.2 m.
56. Minimum **street townhouse dwelling** end unit side yard building **setback** of 1.5 m.

BUILDING SETBACKS FROM LOT LINES OTHER THAN STREETS

- 60A. Minimum rear yard building setback of 10.0 m.

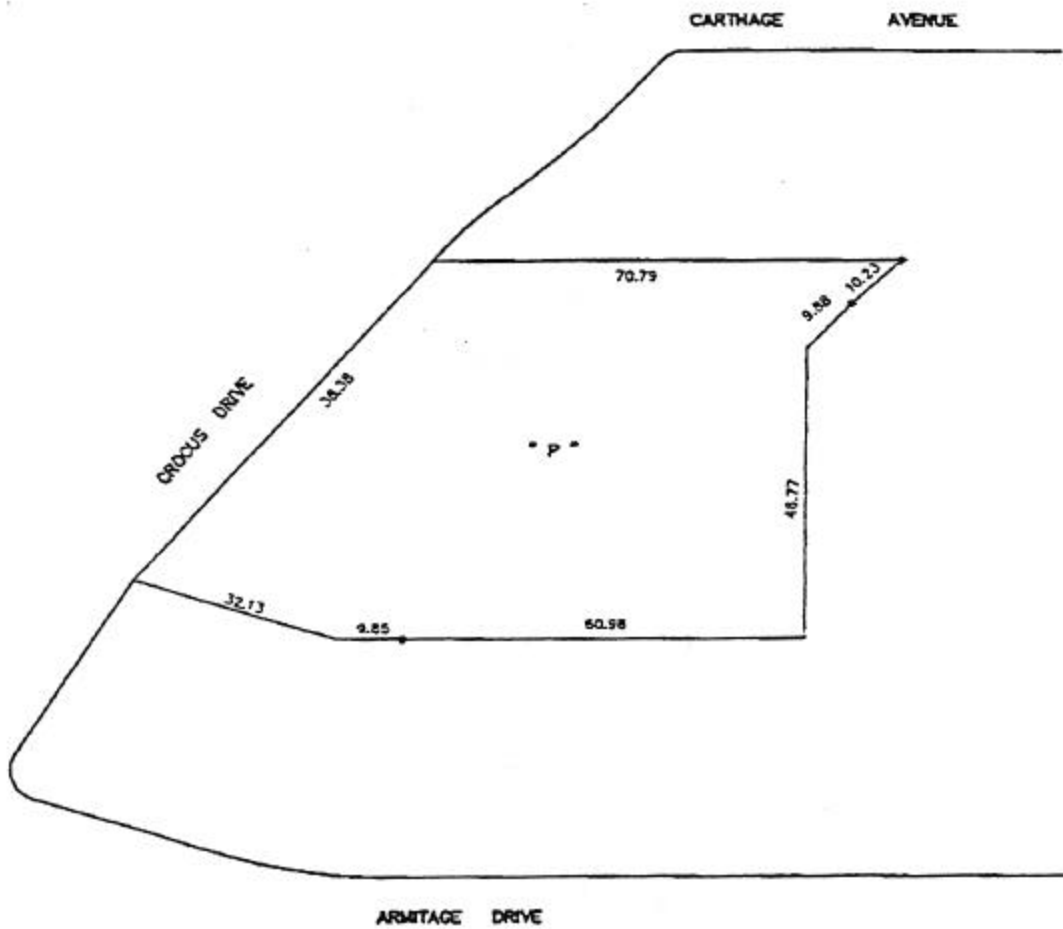
MISCELLANEOUS

101. Maximum dwelling **height** for **street townhouse dwelling**- 9.0 m
102. A townhouse block shall consist of a minimum of three and a maximum of five **street townhouse dwelling** units.
103. Maximum building **coverage** for **street townhouse dwelling** units of 55% of the area of the lot or parcel.
104. Maximum building **coverage** for detached **single-family dwelling** units and **two-family dwelling** units of 45% of the area of the lot or parcel.
105. Maximum building **coverage** for detached **single-family dwelling** units and **two-family dwelling** units of 40% of the area of the lot or parcel.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON MAY 1, 2000 IN BOARD FILE NO. PL980872.

SCHEDULE "1A"

SCHEDULE "1A"
CITY OF TORONTO
BY-LAW _____



NOTE: THE MINIMUM DIMENSIONS OF THE LANDS ZONED "P" ON SCHEDULE "1" OF THIS BY-LAW SHALL BE AS OUTLINED ON THIS SCHEDULE "1A".