

CITY OF TORONTO

BY-LAW No. 192-2002(OMB)

To amend the L'Amoreaux Community Zoning By-law No. 12466 and the Sullivan Community Zoning By-law No. 10717 of the former City of Scarborough.

WHEREAS Graywood Investments Limited appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to the L'Amoreaux Community By-law No. 12466 and the Sullivan Community By-law No. 10717 of the former City of Scarborough to rezone lands respecting Part of Lots 33 and 34, Concessions 2, 3 and 4, from Agricultural (AG) to Residential, Neighbourhood Commercial, Park, Open Space, and Ontario Hydro Corridor; and from Open Space to Residential, Commercial and Open Space to permit three residential plans of subdivision; and

WHEREAS the Ontario Municipal Board held a hearing and allowed the appeal by Graywood Investments Limited in part and, in doing so, amended the L'Amoreaux Community By-law No. 12466 and the Sullivan Community By-law No. 10717 of the former City of Scarborough;

NOW THEREFORE pursuant to the Order of the Ontario Municipal Board issued December 3, 1999, being Order No. 2205, as amended by the Order of the Ontario Municipal Board issued March 14, 2001, being Order No. 0411, the Ontario Municipal Board enacts as follows:

1. Schedule "A" of By-law No. 12466, the L'Amoreaux Community Zoning By-law, is amended by deleting the current zoning and substituting the following zoning as shown on Schedules '1' to '5' inclusive attached to this By-law.

S - 1 - 39A - 40K - 54 - 59E - 274 - 303

S - 1 - 39B - 54 - 60C - 274 - 277 - 278

S - 1 - 12A - 39A - 54 - 59E - 60A - 274

S - 1 - 39A - 59F - 303

S - 1 - 39A - 59G - 303

S - 1 - 39A - 59H - 303

S - 1 - 39A - 54 - 59E - 274 - 303

T - 6 - 12A - 39A - 40K - 45 - 54 - 275 - 276

T - 6 - 12A - 39A - 40K - 54 - 59E - 60A - 275 - 276

O

P

NC - 225 - 311

71

56

2. Schedule "B" of said By-law No. 12466, **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

FRONT YARD

- 39A. Minimum building setback 5.7 m from the street line to the garage main wall containing the vehicular access. Minimum building setback 6 m from the street line for the remainder of the **dwelling**.

- 39B. Minimum building setback 5.7 m from the street line to the garage main wall containing the vehicular access. Minimum building setback, including balconies, unenclosed porches and canopies, of 3 m from the street line for the remainder of the **dwelling** on any lot or parcel having a **lot depth** less than 30.5 m; otherwise minimum 6 m for the remainder of the **dwelling**.

BUILDING SETBACKS FROM STREETS

- 40K. Notwithstanding the definition of a **corner lot**, for the purposes of this By-law, any lot shown “hatched” on Schedule “A” shall be deemed to be a **corner lot**.

SIDE YARD

59E. Minimum Setbacks for Buildings Erected on Corner Lots

Minimum 3 m from the side wall, including balconies, unenclosed porches and canopies, to the street line for buildings erected on corner lots on Pinemeadow Boulevard and Collingsbrook Boulevard; otherwise, minimum 4.5 m from side wall to the street line for **dwelling**s erected on corner lots. Minimum building setback 5.7 m from the street line to the main wall containing the vehicular access.

- 59F. Minimum 0.3 m on one side, provided said structure is at least 0.6 m from the structure or **dwelling** on the adjoining lot, and minimum 5 m on the other side, provided said structure is at least 6 m from the structure or **dwelling** on the adjoining lot.
- 59G. Minimum 0.3 m on one side, provided said structure is at least 0.6 m from the structure or **dwelling** on the adjoining lot, and minimum 1 m on the other side, provided said structure is at least 6 m from the structure or **dwelling** on the adjoining lot.
- 59H. Minimum 1.2 m. Attached garages may be erected not less than 0.3 m from the side lot line, provided said structure is at least 0.6 m from the structure or **dwelling** on the adjoining lot.

REAR YARD

- 60C. Minimum 6 m, except minimum 7.5 m for a **dwelling** situated on any lot or parcel having a **lot depth** greater than 30.5 m.

MISCELLANEOUS

274. Attached garages may be erected not less than 300 mm from the side lot line, provided said structure is at least 1.5 m from the structure or **dwelling** on the adjoining lot.

275. Attached garages may be erected not less than 300 mm from the side lot line, provided said structure is at least 1.5 m from the structure or **dwelling** on the adjoining lot, and provided there is an unobstructed doorway leading from the garage to the rear yard.
276. Garage serving a **dwelling unit** in a **two-family dwelling** limited to single car garage only.
277. Maximum 18 m **dwelling unit** building length between front and rear **main walls** when lot depth exceeds 30.5 m.
278. Maximum building coverage of 45% of the area of any lot or parcel having a **lot depth** less than 30.5 m; otherwise, maximum 40% building coverage.
311. Maximum **gross floor area** of 33% of the lot area. Minimum lot size of 0.3 ha.
3. Schedule “C”, **EXCEPTIONS LIST**, is amended as follows:
- (a) By adding Exception Number 56 as follows:
56. On those lands identified as Exception 56 on the accompanying map, the following provisions shall apply, providing that all other provisions of this By-law, as amended, not inconsistent with this Exception, shall continue to apply:
- (a) Where any lands to which this Exception applies are conveyed to and consolidated with any of Lots 328 to 346 inclusive, Registered Plan M-1390 on Glen Springs Drive, the existing zoning shall not apply on the conveyed lands, and the zoning applying to the adjoining lot on Glen Springs Drive shall apply.
- (b) By adding Exception Number 71 as follows:
71. On those lands identified as Exception 71 on the accompanying map, the following provisions shall apply, providing that all other provisions of this By-law, as amended, not inconsistent with this Exception, shall continue to apply:
- (a) The following additional uses shall be permitted:
- Place of Worship

(b) Notwithstanding the uses permitted in Clause VIII, Section 5, the following uses shall be prohibited:

- Automobile Service Stations
- Auto Sales and Service
- Restaurants

4. Schedule “A” of By-law No. 10717, the Sullivan Community Zoning By-law, is amended by deleting the current zoning and substituting the following zoning as shown on Schedules ‘6’ to ‘11’ inclusive attached to this By-law.

S - 1 - 34 - 60 - 60B - 122
 S - 1 - 34 - 40D - 60 - 60B - 122
 S - 1 - 35 - 60 - 88 - 123
 T - 20I - 34 - 40D - 60A - 60B - 121 - 123
 T - 20I - 35 - 60A - 88 - 121 - 123
 T - 20I - 34 - 60D - 121 - 123
 T - 20I - 34 - 60C - 121 - 123
 T - 20I - 34 - 60A - 121 - 123
 O
 P
 NC - 36 - 124 (31)

5. Schedule “B” of said By-law No. 10717, **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

INTENSITY OF USE

20I. Maximum two **dwelling units** per lot as shown on the Registered Plan.

FRONT YARD

34. Minimum building setback 5.7 m from the street line to the garage main wall containing the vehicular access. Minimum building setback 6 m from the street line for the remainder of the **dwelling**.

35. Minimum building setback 5.7 m from the street line to the garage main wall containing the vehicular access. Minimum building setback, including balconies, unenclosed porches and canopies, of 3 m from the street line for the remainder of the **dwelling**.

36. Minimum building setback 3 m from the street line.

BUILDING SETBACK FROM STREETS

40D. Notwithstanding the definition of a **corner lot**, for the purposes of this By-law, any lot shown “hatched” on Schedule “A” shall be deemed to be a **corner lot**.

SIDE YARD

60. Minimum 1.2 m. Attached garages may be erected not less than 300 mm from the side lot line, provided said structure is at least 1.5 m from the structure or **dwelling** on the adjoining lot.
- 60A. Minimum 1.2 m. Attached garages may be erected not less than 300 mm from the side lot line, provided said structure is at least 1.5 m from the structure or **dwelling** on the adjoining lot, and provided there is an unobstructed doorway leading from the garage to the rear yard.
- 60B. Minimum Setbacks for Buildings Erected on Corner Lots
- Minimum 3 m from the side wall, including balconies, unenclosed porches and canopies, to the street line for buildings erected on corner lots on Huntingwood Drive, Vradenberg Drive and Lowcrest Boulevard; otherwise, minimum 4.5 m. Minimum building setback 5.7 m from the street line to the main wall containing the vehicular access.
- 60C. Minimum 0.3 m on one side, provided said structure is at least 0.6 m from the structure or **dwelling** on the adjoining lot, and minimum 3 m on the other side, provided said structure is at least 6 m from the structure or **dwelling** on the adjoining lot.
- 60D. Minimum 1.2 m. On one side, an attached garage may be erected not less than 0.3 m from the side lot line, provided said structure is at least 0.6 m from an attached garage on the adjoining lot, and provided there is an unobstructed doorway leading from the garage to the rear yard. On the other side, an attached garage may be erected not less than 0.3 m from the side lot line, provided said structure is at least 1.5 m from the structure or **dwelling** on the adjoining lot, and provided there is an unobstructed doorway leading from the garage to the rear yard.

MISCELLANEOUS

121. Garage serving a **dwelling unit** in a **two-family dwelling** limited to single car garage only.
122. Maximum building coverage 40% of the lot area.
123. Maximum building coverage 45% of the lot area.
124. Maximum **gross floor area** of 33% of the lot area. Minimum lot size of 0.3 ha.

6. Schedule "C", **EXCEPTIONS LIST**, is amended as follows:

(a) By adding Exception Number 31 as follows:

31. On those lands identified as Exception 31 on the accompanying map, the following provisions shall apply, providing that all other provisions of this By-law, as amended, not inconsistent with this Exception, shall continue to apply:

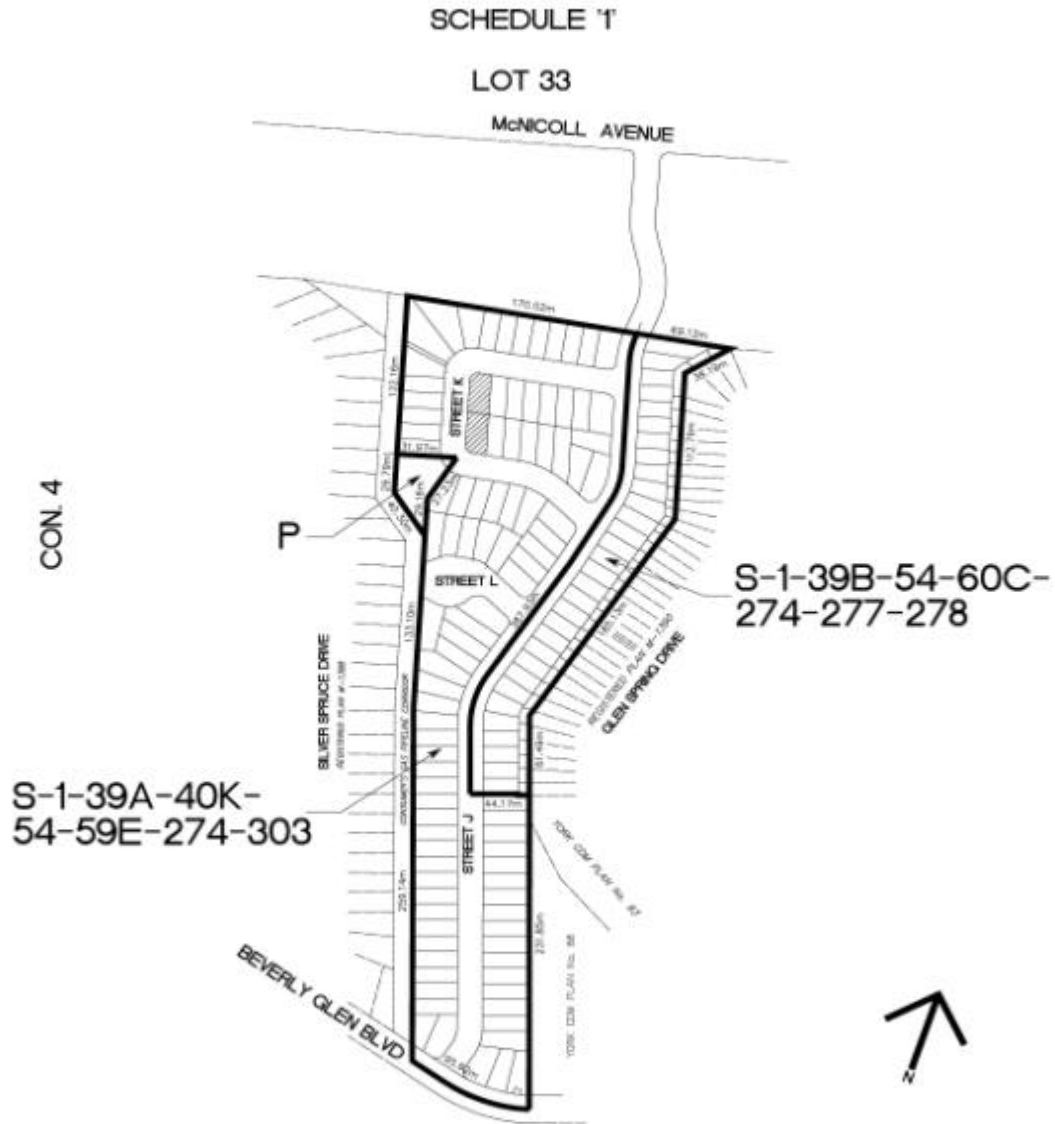
(a) The following additional use shall be permitted:

- Place of Worship

(b) Notwithstanding the uses permitted in Clause VIII, Section 5, the following uses shall be prohibited:

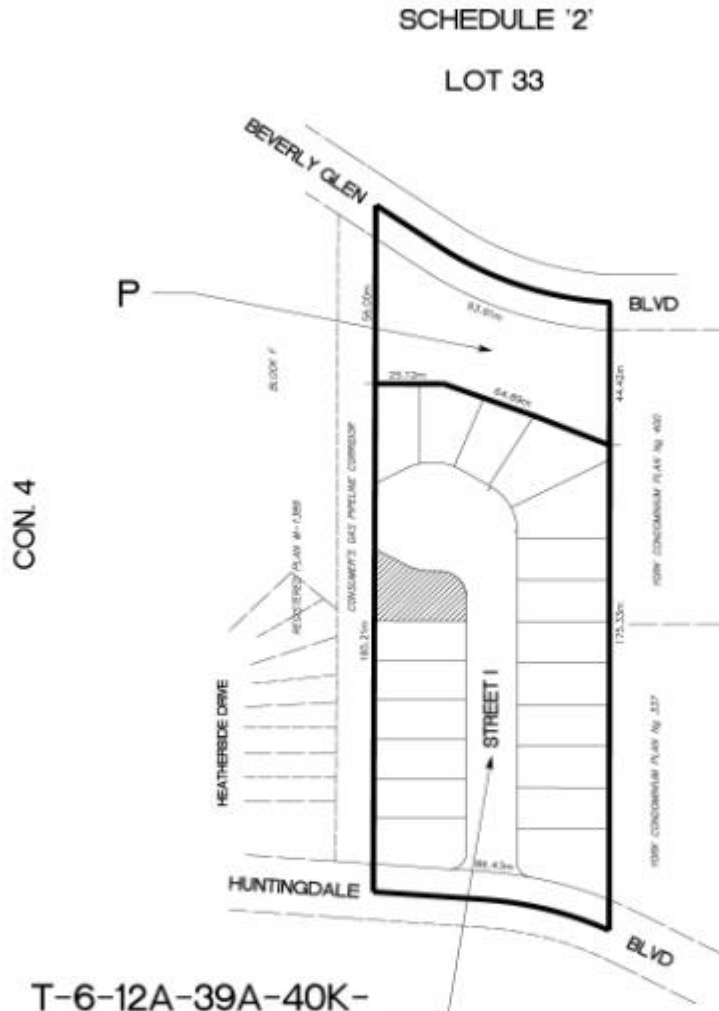
- Automobile Service Stations
- Auto Sales and Service
- Restaurants

PURSUANT TO THE ONTARIO MUNICIPAL BOARD ORDER NO. 2205, ISSUED DECEMBER 3, 1999, AS AMENDED BY THE ONTARIO MUNICIPAL BOARD ORDER NO. 0411, ISSUED MARCH 14, 2001.



- STANDARD No. 40K SHALL ONLY APPLY ON LANDS SHOWN HATCHED
- AREA AFFECTED BY THIS BY-LAW

ACAD FILE: Z98001-3
 DISK: 2-2
 DATE: NOV. 23, 1999



T-6-12A-39A-40K-
45-54-275-276



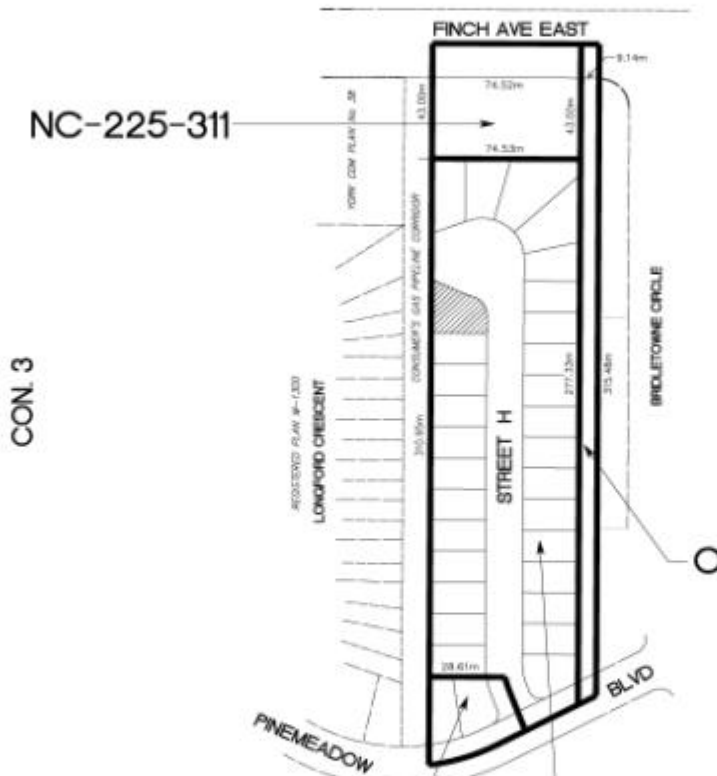
 STANDARD No. 40K SHALL ONLY APPLY ON LANDS SHOWN HATCHED

 AREA AFFECTED BY THIS BY-LAW

ACAD FILE: 298001-4
DISK: 2-2
DATE: NOV. 23, 1999

SCHEDULE '3'

LOT 33



NC-225-311

CON. 3

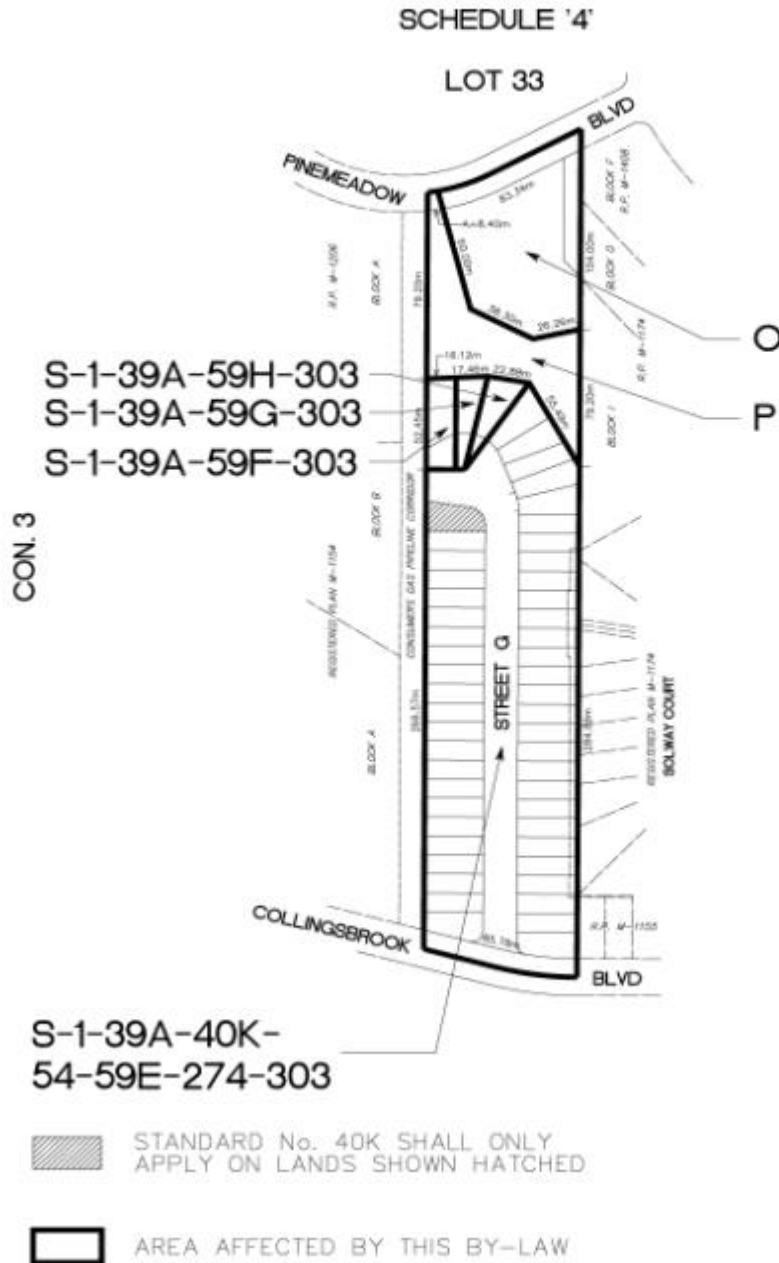
S-1-12A-39A-54-
59E-60A-274
T-6-12A-39A-40K-
54-59E-60A-275-276

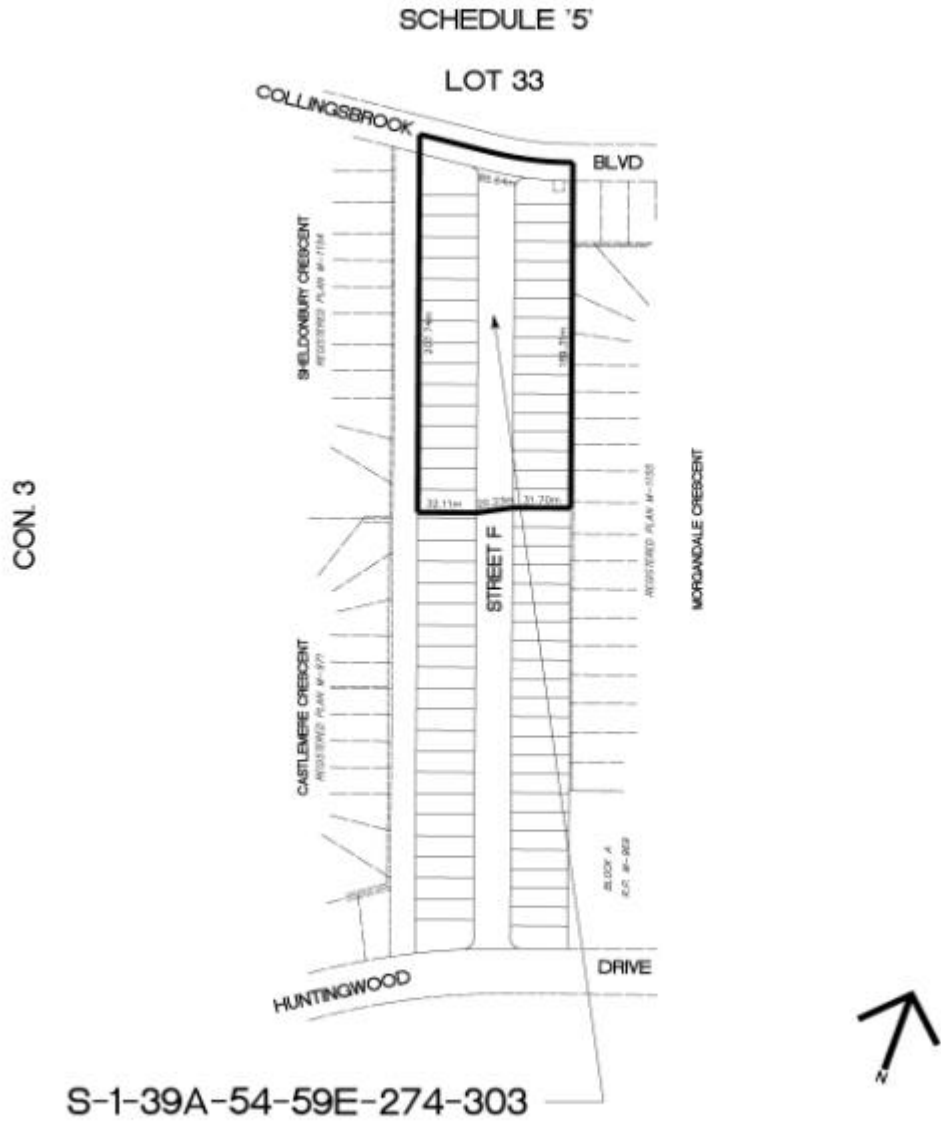
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 AREA AFFECTED BY THIS BY-LAW



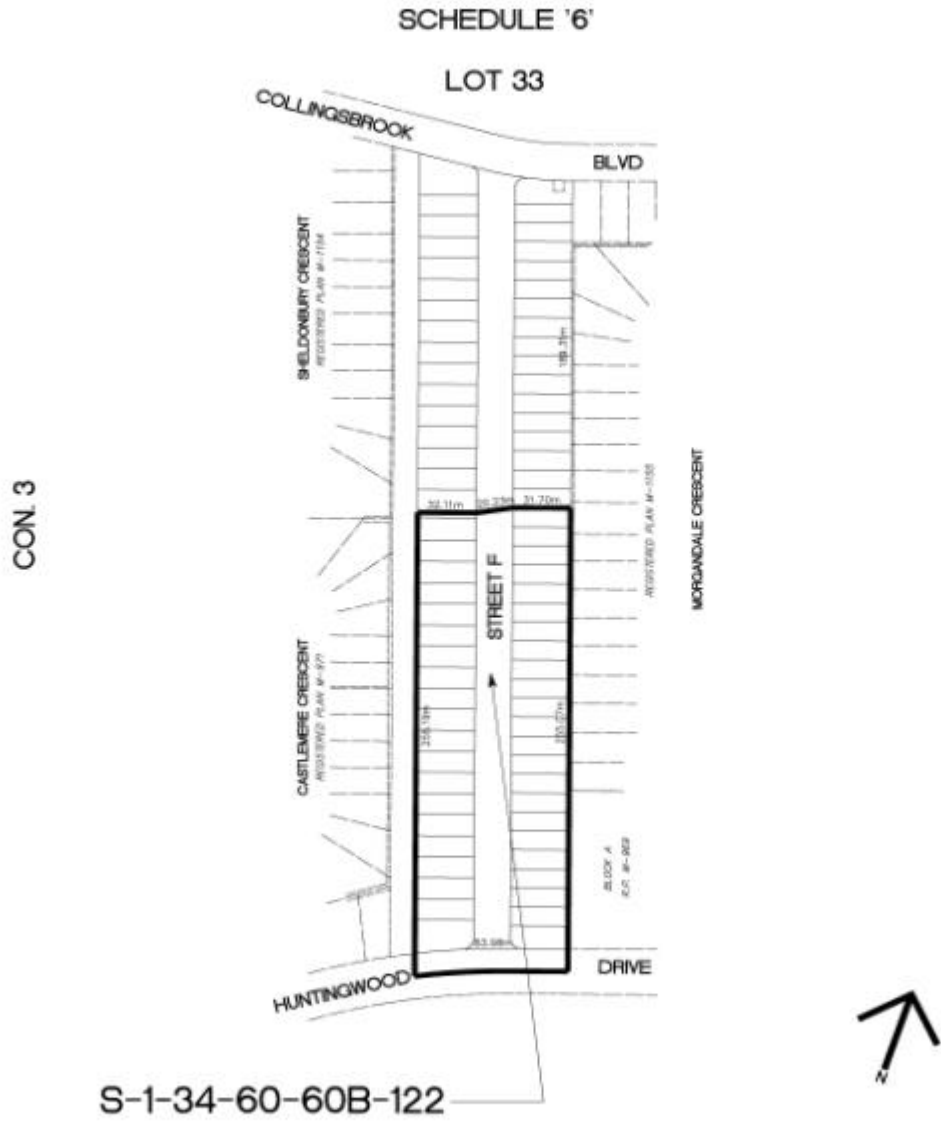
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DISK: Z-2
DATE: NOV. 23, 1999





AREA AFFECTED BY THIS BY-LAW

ACAD FILE: 298001-12
 3556 2-2
 DATE: NOV. 23, 1999



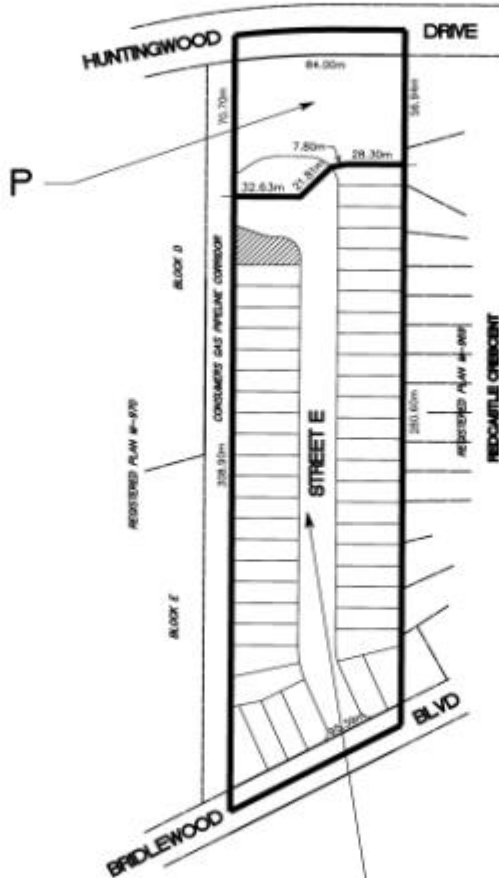
 AREA AFFECTED BY THIS BY-LAW

ACAD FILE: 298501-13
3/56: 2-2
DATE: NOV. 23, 1999

SCHEDULE '7'

LOT 33

CON. 3



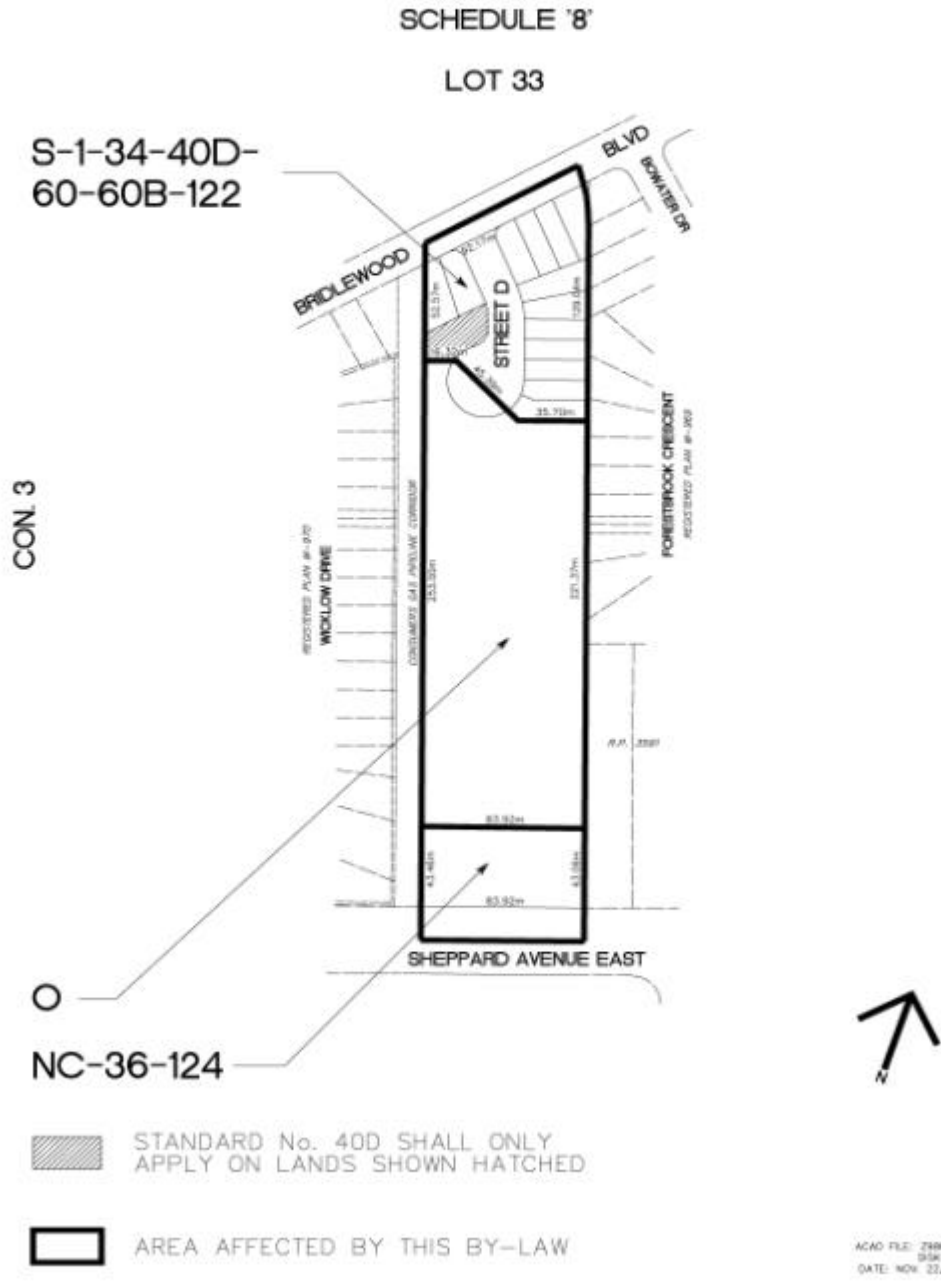
S-1-34-40D-60-60B-122



 STANDARD No. 40D SHALL ONLY APPLY ON LANDS SHOWN HATCHED

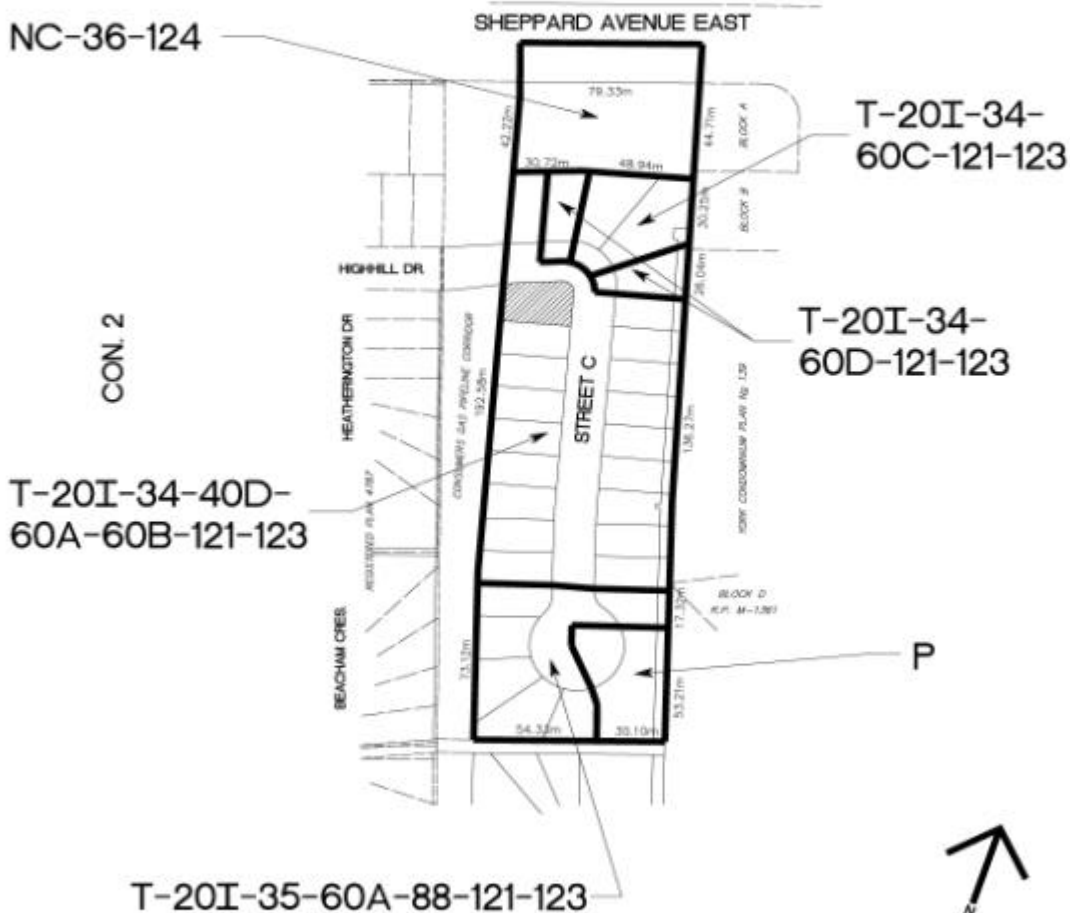
 AREA AFFECTED BY THIS BY-LAW

ACAD FILE: 298001-7
 DRAW: 2-8
 DATE: NOV. 22, 1999



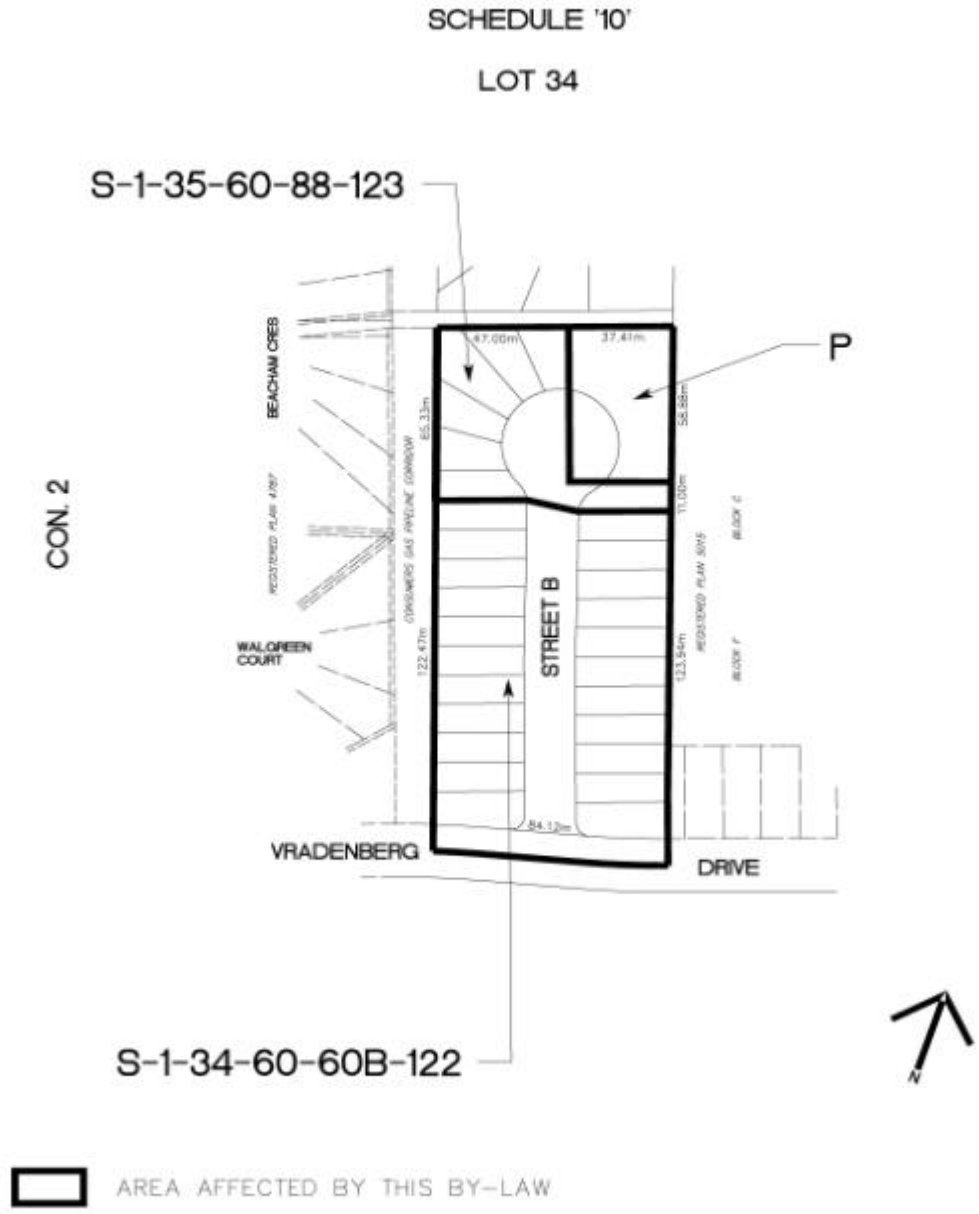
SCHEDULE '9'

LOT 34

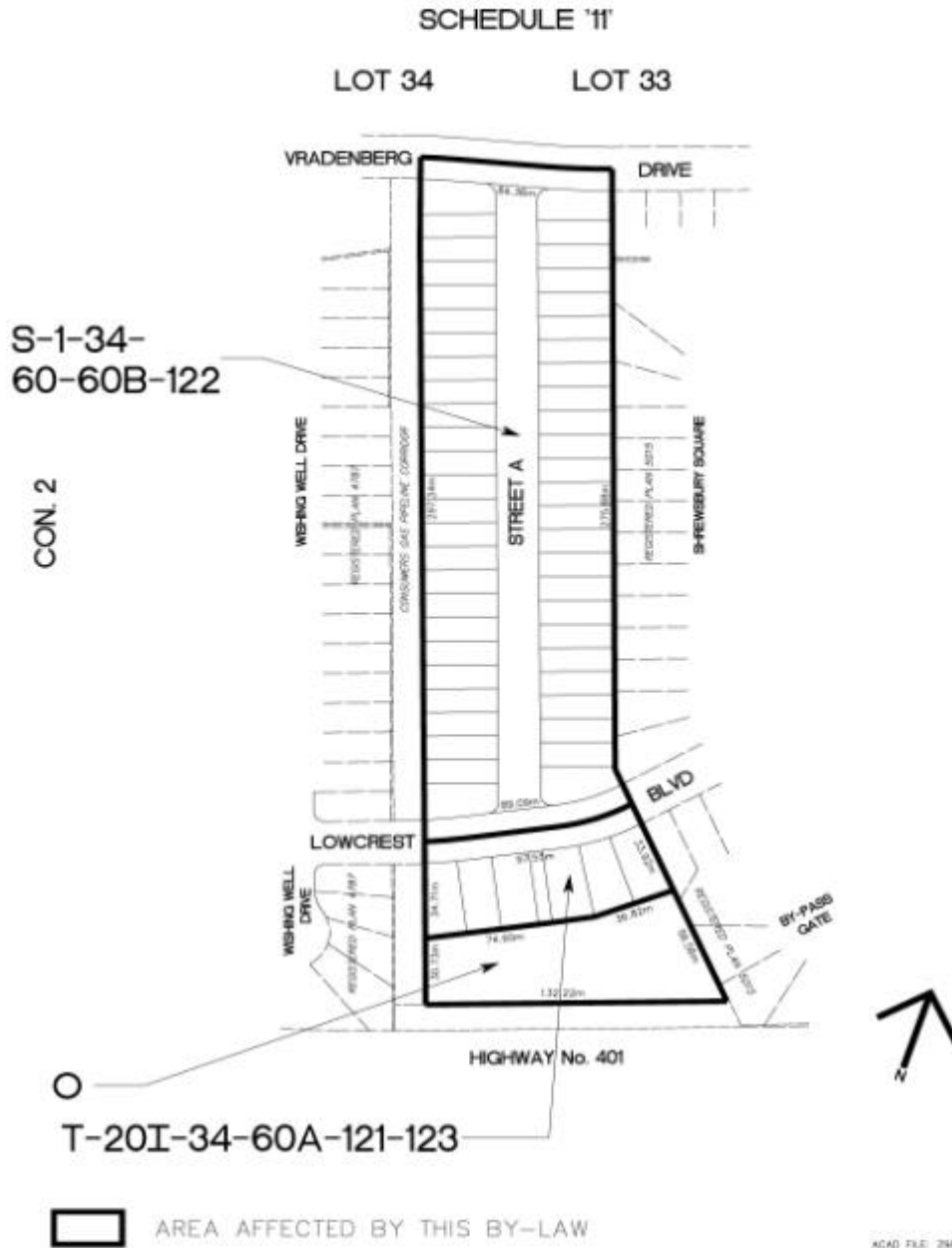


STANDARD No. 40D SHALL ONLY APPLY ON LANDS SHOWN HATCHED

AREA AFFECTED BY THIS BY-LAW



ACAD FILE: 298001-10
SHEET: 2-2
DATE: NOV. 22, 1999



CON. 4



EXCEPTION No. 56



ACAD FILE: Z98001-3
DISK: 2-2
DATE: NOV. 23, 1999

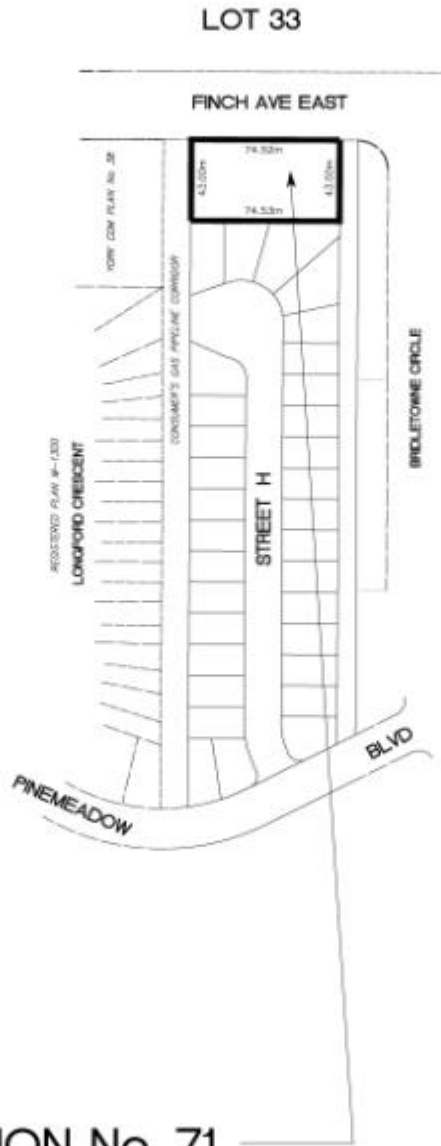
CON. 2

EXCEPTION No. 31



ACAD FILE: Z98001-8
DISK: 2-2
DATE: NOV. 23, 1999

CON. 3



EXCEPTION No. 71



ACAD FILE: Z98001-5
DISK: 2-2
DATE: NOV. 23, 1999