

CITY OF TORONTO

BY-LAW No. 565-2004(OMB)

To amend Scarborough Zoning By-law No. 10048, as amended, with respect to the Eglinton Community, former City of Scarborough area.

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

WHEREAS there has been adequate information to the public and at least one public meeting held in accordance with the *Planning Act*;

THEREFORE, the Ontario Municipal Board enacts as follows:

1. Schedule "A" is amended by deleting the current zoning and substituting the following zoning as shown on Schedule "1":

S – 20B – 125 – 402 – 403 – 409 – 424

T – 20J – 44 – 410 – 415 – 420 – 421

T – 20J – 44 – 410 – 411 – 420 – 421

M – 100 – 201 – 412 – 413 – 414 – 422 – 423

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

INTENSITY OF USE

20B. One **single-family dwelling** per parcel of land with a minimum of 11.5 m frontage on a public **street** and a minimum lot area of 280 m².

20J. Maximum two **dwelling units** per parcel of land with a minimum of 12.5 m frontage on a public **street** and a minimum lot area of 280 m².

or

Maximum one **dwelling unit** per parcel of land with a minimum of 6.2 m frontage on a public **street** and minimum lot area of 140 m².

201. Maximum one **dwelling unit** per parcel of land with a minimum of 5.2 m frontage on a public **street** and minimum lot area of 120 m².

BUILDING SETBACKS

409. Minimum **rear yard** setback 5.4 m.

- 410. Minimum 4.3 m setback from the streetline of Falmouth Avenue and a minimum 4 m setback from the streetline of Danforth Road, except that the garage main wall containing vehicular access shall be set back a minimum of 6 m from the streetline.
- 411. Minimum **rear yard** setback 3 m.
- 412. Minimum 4 m setback from the streetline except that the garage main wall containing the vehicular access shall be set back a minimum 6.3 m.
- 413. Minimum **side yard** setback of end walls is 1.4 m.
- 414. Minimum **rear yard** setback of 6.5 m.
- 415. Minimum **rear yard** setback of 7 m.

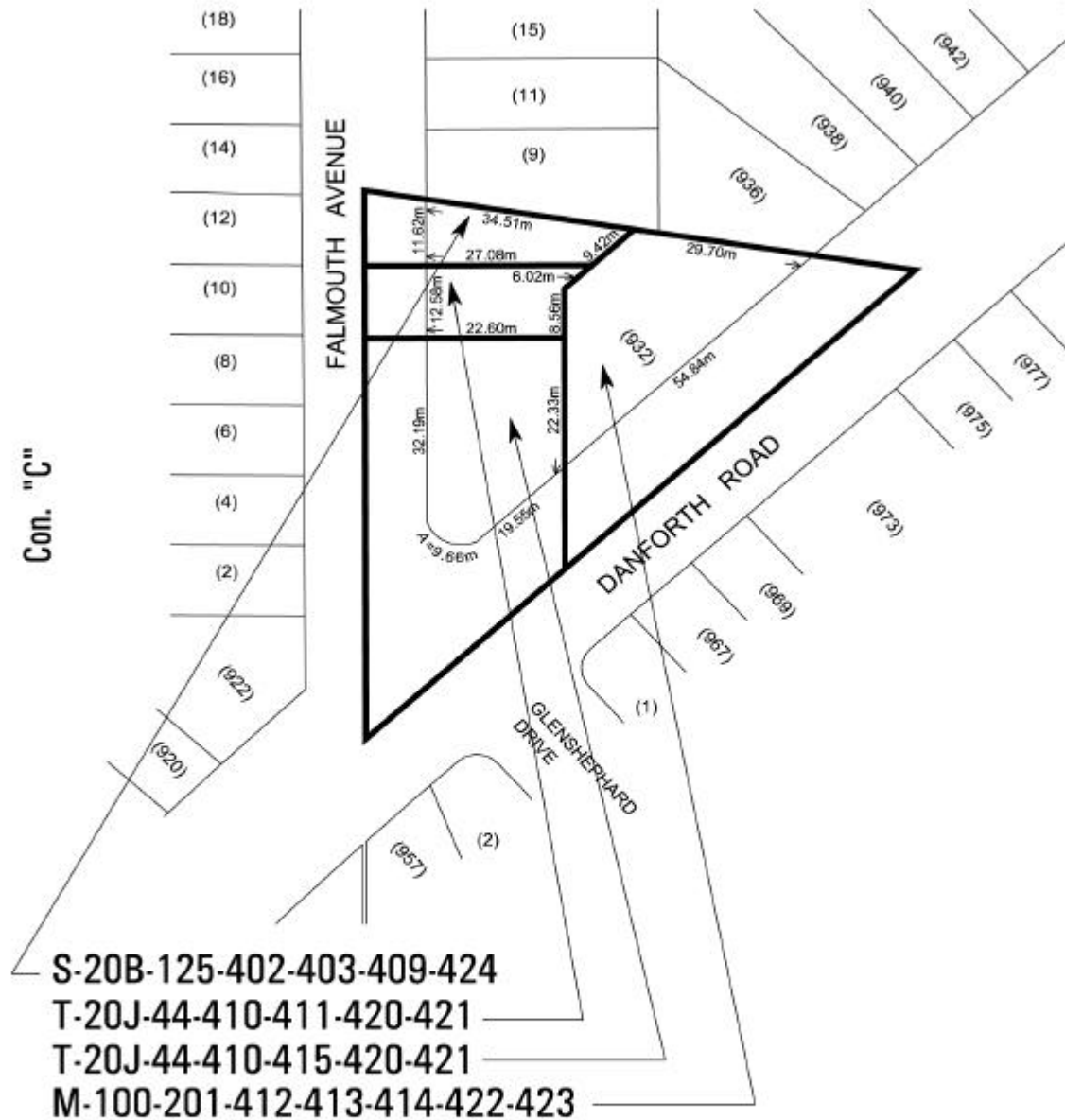
MISCELLANEOUS

- 420. Maximum 3 **storeys** and maximum **height** 10.1 m. The maximum height measured from the average grade at the front main wall of the dwelling to the top of the roof, excluding chimneys, skylights, vents and antennae, is 9.5 m.
- 421. Maximum 45% lot **coverage**.
- 422. The provision of Clause VI, Section 5 shall not apply.
- 423. Maximum 3 **storeys** and maximum **height** 10.5 m.
- 424. The maximum height measured from the average grade at the front main wall of the dwelling to the top of the roof, excluding chimneys, skylights, vents and antennae, is 8.15 m.

PURSUANT TO THE ONTARIO MUNICIPAL BOARD DECISION NO. 0904 ISSUED ON JULY 7, 2003, AS AMENDED BY DECISION NO. 0722 ISSUED ON APRIL 7, 2004, IN BOARD CASE NO. PL020176.

Schedule '1'

Lot 25



TORONTO Urban Development Services
Zoning By-Law Amendment

932 Danforth Road
 File # TF CMB 2001 0007

 Area Affected By This By-Law


 Not to Scale
 Eglinton Community By-law
 Extracted 27/3/03 - KP
 Job No. CMB20010007_BL1