

CITY OF TORONTO

BY-LAW No. 735-2004(OMB)

To amend the Rouge Community Zoning By-law No. 15907, as amended, of the former City of Scarborough.

WHEREAS the Ontario Municipal Board pursuant to its Order No. 1108 issued on June 23, 2004, upon hearing the appeal of Mattamy (Rouge) Limited, under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, directed the amendment to former City of Scarborough Zoning By-law No. 15907, as amended.

1. **SCHEDULE “A”**, is amended by deleting the existing Zone Provisions and Performance Standards from the subject lands as shown outlined on the attached Schedule ‘1’ and adding thereto the following Zone Provisions and Performance Standards as shown on the attached Schedule ‘1’.

S-63-129-225-228-315A-460-467-469

SD-64-129-226-228-252-315A-460-467-469

ST-65-129-227-228-315A-460-468-469

O

P

S(H) -63-129-225-228-315A-460-467-469

SD(H)-64-129-226-228-252-315A-460-467-469

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

INTENSITY OF USE

63. One **dwelling unit** per **lot** as shown on a Registered Plan having a minimum lot frontage of 10.7 m on a **public street** and a minimum lot area of 250 m².
64. One **dwelling unit** per **lot** as shown on a Registered Plan having a minimum lot frontage of 8.7 m on a **public street** and a minimum lot area of 200 m².
65. One **dwelling unit** per **lot** as shown on a Registered Plan having a minimum lot frontage of 5.5 m on a **public street** and a minimum lot area of 130 m².

MAIN WALL SETBACKS FROM STREETS

129. Minimum building **setback** shall be 3 m from the **street lot line**, except the garage **main wall** containing the vehicular access shall be **setback** a minimum of 5.7 m

MAIN WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES

225. Minimum **side yard setback** of 1.2 m on one side and a minimum 0.6 m on the other side from **lot lines** other than **street lot lines**.
226. Minimum **side yard setback** of 1.2 m on one side from **lot lines** other than **street lines** and 0 m from the common **lot lines** coincident with the common wall shared by **dwelling units**.
227. Minimum **side yard setback** 1.5 m on one side from **lot lines** other than **street lines** and 0 m from the common **lot lines** coincident with the common wall shared by **dwelling units**.
228. Minimum 7.25 m **setback** from **rear lot line**.

MAIN WALL SETBACKS FROM LOT LINES OTHER THAN STREET LOT LINES

252. Where semi-detached dwelling units are attached by means other than a common wall, the distance between the dwelling units above grade shall not be less than 1.2.m.

MISCELLANEOUS

467. **Height** of **dwelling**s shall not exceed 12.5 m.
468. **Height** of **dwelling**s shall not exceed 14.5 m and 3 **storeys**, excluding **basements**.
469. Notwithstanding the definition of **Main Wall** in Clause II – Definitions, **Main Wall** means the exterior front, side or rear wall of a building, and includes all structural members essential to the support of a fully or partially enclosed space or roof.

The following projections to the maximum distances shown below shall not be considered part of the **main wall**:

Chimneys, pilasters and projecting columns	0.5 m
Roof Overhang	0.5 m
Balconies , porches and canopies , with or without a foundation or roof, projecting into a street yard , rear yard or flankage yard	2.5 m
Exterior Steps	2.0 m

Bay windows, whether cantilevered or not, projecting into a
street yard, rear yard or flankage yard 0.7 m

3. The existing **EXCEPTIONS 14, 31, 32, 33 and 34** are deleted from the subject lands as shown outlined on the attached Schedule '2'.

4. **SCHEDULE "C", EXCEPTIONS LIST**, is amended by adding the following **EXCEPTIONS 6 and 25** on the lands as shown outlined on the attached Schedule '2':

6. On those lands identified as Exception No. 6, on the attached Schedule '2', the following provisions shall apply:

Lands zoned "O" – Open Space shall mean lands inherently susceptible to environmental hazards, such as flooding or erosion or lands with environmental features which render the lands unsuitable for the erection of buildings or structures. Passive **recreational uses** are permitted. Buildings or structures are prohibited unless they are intended for flood or erosion control, are normally associated with watercourse protection works or bank stabilization projects, or are ancillary to passive **recreational uses**.

25. On those lands identified as Exception No. 25, on the attached Schedule '2', the following provisions shall apply:

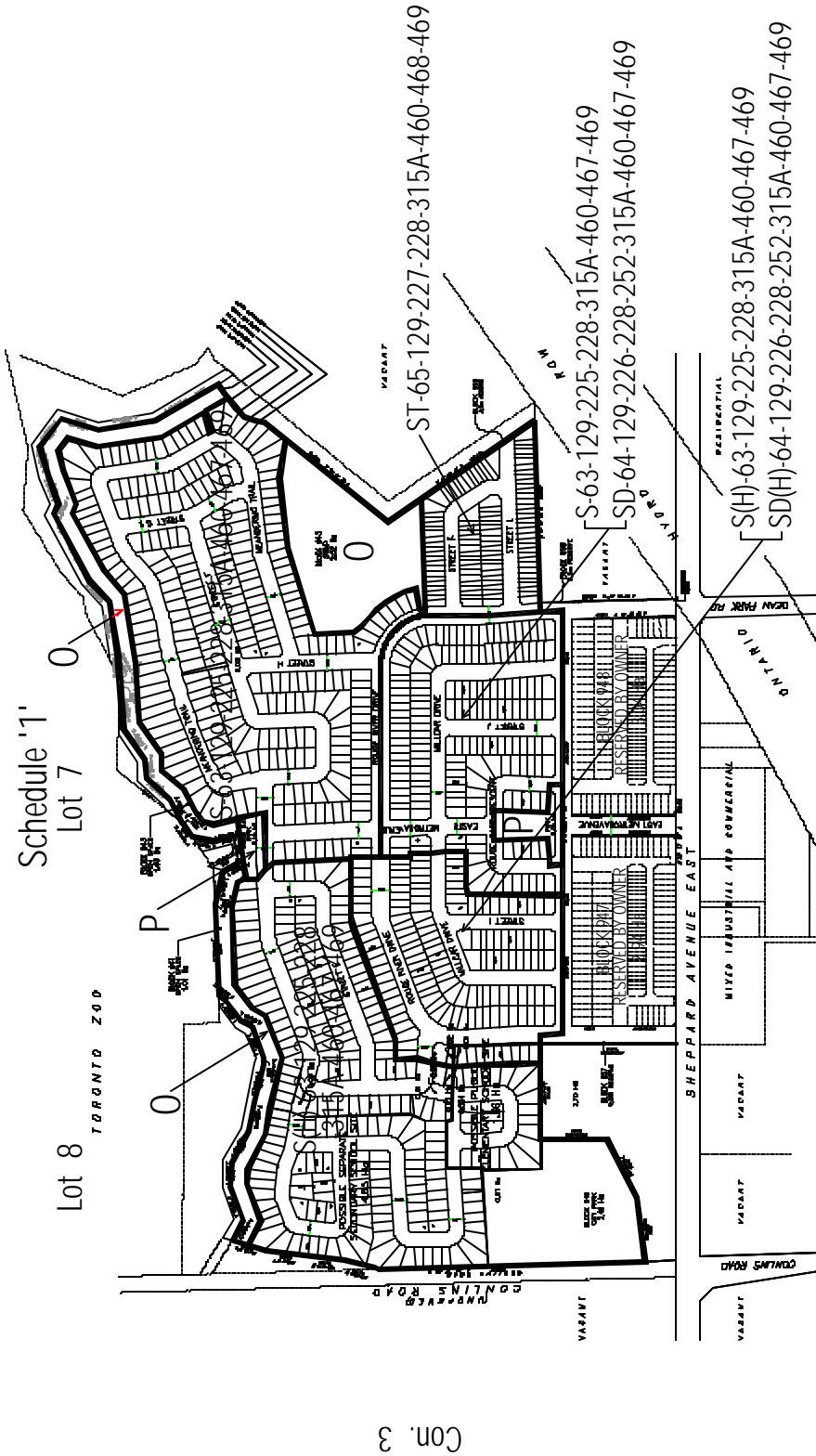
(a) Permitted Uses

- **Schools**
- **Day Nurseries**
- Park Uses

(b) **Lot** frontage shall mean the width of a **lot** between the **side lot lines** measured along a line at right angles to the centre line of the **lot** through a point therein where it is intersected by a line parallel to and at the perpendicular distance of six metres from the **front lot line**; for the purposes of this definition, the centre line of the **lot** means a line across the **lot** from the **front lot line** and equidistant from the **side lot lines** and the productions thereof at all points along its length.

5. **EXCEPTION 34** shall apply to those lands shown outlined on the attached Schedule '2'.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JUNE 23, 2004 IN BOARD FILE NO. PL991210.



Con. 3



Zoning Bylaw Amendment

8800 Sheppard Avenue East

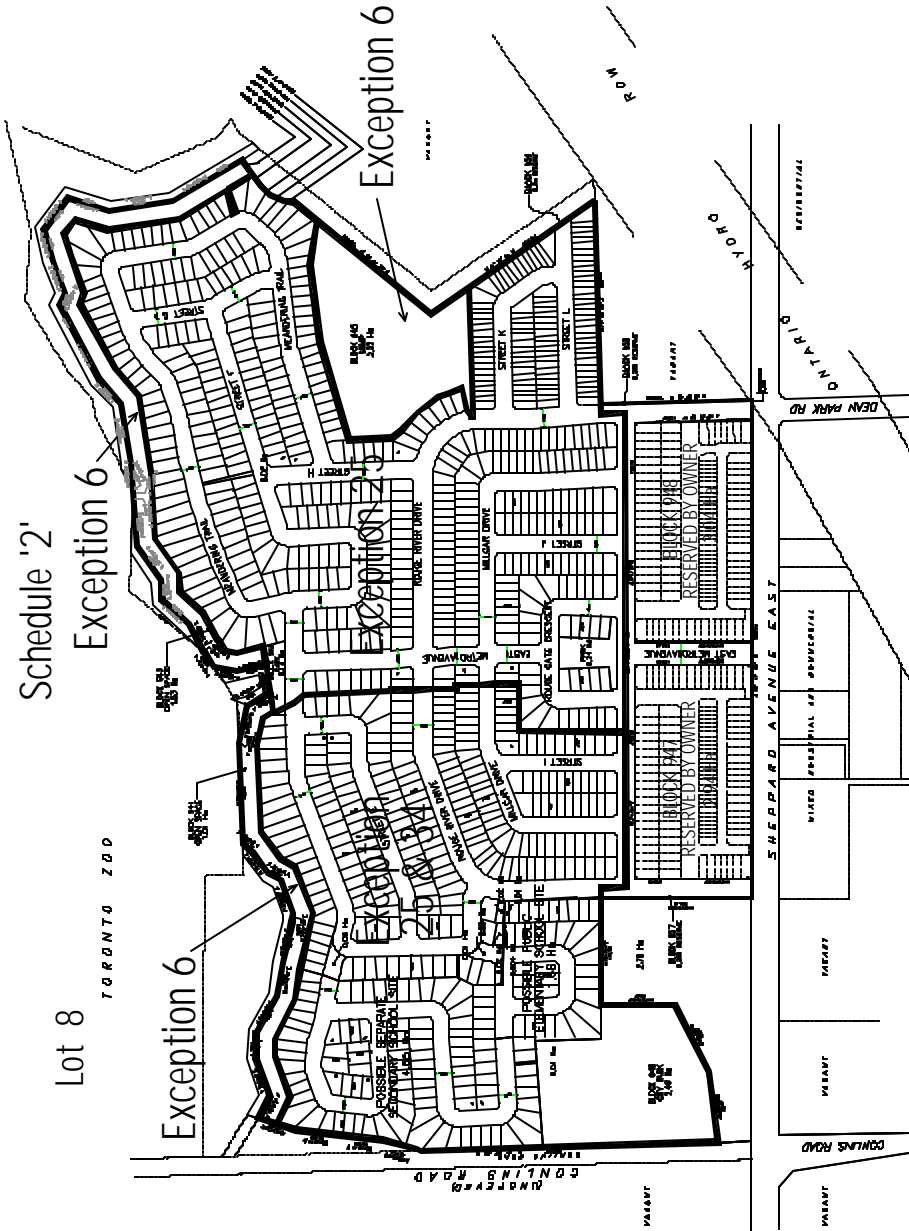
File # TF ZBL20020025, T 19990012



Area Affected By This By-Law



Not to Scale
Rough Community By-law
Extracted 4/23/03 - BP
Job No. ZBL20020025-ZBA-1



Con. 3

8800 Sheppard Avenue East
 File # TF ZBL20020025, T19990012

Urban Development Services
Zoning Bylaw Amendment

Not to Scale
 Rouge Community Bylaw
 Extracted 4/23/03 - BP
 Job No. ZBL20020024-ZBA-1

Area Affected By This By-Law

