

Authority: Scarborough Community Council Report 1, Clause 14,
as adopted by City of Toronto Council on January 31, February 1 and 2, 2006
Enacted by Council: February 2, 2006

CITY OF TORONTO

BY-LAW No. 152-2006

To amend former City of Scarborough Zoning By-law No. 950-2005, the Warden Woods Community Zoning By-law, as amended and the Scarborough Employment Districts Zoning By-law No. 24982 (Golden Mile Employment District), as amended, with respect to lands municipally known as 725 Warden Avenue.

WHEREAS authority is given to Council by Sections 34, 36 and 37 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 HEREBY ENACTS as follows:

1. Schedule “A” of the Employment Districts Zoning By-law No. 24982 (Golden Mile) is amended by deleting the zoning applying to the lands at 725 Warden Avenue shown outlined on Schedule “1”.
2. Schedule “A” of the Warden Woods Community Zoning By-law No. 950-2005 is further amended by substituting new zoning on the subject lands as shown on Schedule “1” attached hereto and forming part of this By-law, together with the following letters and numerals:

SD – 12 – 41 – 63 – 81 – 125 – 147 – 148 – 160 – 206 – 207

SD (H) – 12 – 41 – 63 – 81 – 125 – 147 – 148 – 160 – 206 – 207

TH – 10 – 41 – 63 – 81 – 125 – 147 – 148 – 160 – 206 – 207

TH (H) – 10 – 41 – 63 – 81 – 125 – 147 – 148 – 160 – 206 – 207

TH – 13 – 41 – 63 – 81 – 125 – 147 – 148 – 160 – 206 – 207

TH (H) – 13 – 41 – 63 – 81 – 125 – 147 – 148 – 160 – 206 – 207

TH – 13 – 40 – 63 – 81 – 125 – 147 – 148 – 160 – 206 – 207

TH (H) – 13 – 40 – 63 – 81 – 125 – 147 – 148 – 160 – 206 – 207

TH – 11 – 63 – 81 – 104 – 124 – 147 – 148 – 160 – 206 – 207

TH – 82 – 125 – 147 – 148 – 202 – 204 – 206 – 207

CR – 83 – 126 – 145 – 146 – 148 – 165 – 202 – 203 – 205 – 206 – 207 – 208 – 209

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3. **Clause V – INTERPRETATION, (f) – Definitions** is amended by adding the following definitions:

Lot Frontage

shall mean the horizontal distance between **side lot lines** or the projection of the **side lot lines**, measured along a straight line drawn perpendicular to a line joining the midpoints of the **front** and **rear lot lines** at a point equivalent to the minimum front **setback** applying to the **lot**.

4. Schedule “B”, **Performance Standards Chart**, is amended by adding the following Performance Standards:

INTENSITY OF USE

10. One **townhouse dwelling unit** per parcel having a minimum **lot frontage** of 4.7 m and a minimum **lot area** of 100 m² per **dwelling unit**.
11. One **townhouse dwelling unit** per parcel having a minimum **lot frontage** of 6.4 m and a minimum **lot area** of 70 m² per **dwelling unit**.
12. One **semi-detached dwelling unit** (comprising part of a **semi-detached dwelling**) per parcel having a minimum **lot frontage** of 7 m and a minimum **lot area** of 155 m² per **dwelling unit**.
13. One **townhouse dwelling unit** per parcel having a minimum **lot frontage** of 6.0 m and a minimum **lot area** of 114 m² per **dwelling unit**.

STREET YARD SETBACK

81. Minimum 1.5 m, except that:
- (i) the **main wall** containing the vehicular access to a garage shall be **setback** a minimum as follows:
 - (a) Where a municipal sidewalk is provided for within the adjoining public boulevard: 3.0 m.
 - (b) Where a municipal sidewalk is not provided for within the adjoining public boulevard: 4.5 m, recessed not more than 1.5 m behind the front **main wall** of the **building**.
82. Minimum 2.5 m, except that the **main wall** containing the vehicular access to a garage shall be **setback** a minimum as follows:
- (i) Where a municipal sidewalk is provided for within the adjoining public boulevard: 3.0 m.
 - (ii) Where a municipal sidewalk is not provided for within the adjoining public boulevard: 4.5 m, recessed not more than 1.5 m behind the front **main wall** of the **building**.
83. Minimum 3 m and a maximum of 5 m from the **street** line of Warden Avenue, except that the **main wall** behind an exterior balcony may be **setback** a maximum of 7 m from the **street** line. The required minimum and maximum **setbacks** shall be measured to the **street** line of Warden Avenue only, notwithstanding the establishment of any 0.3 m reserve adjacent to the **street**. For all other **street yards**,

minimum 2 m except that the **main wall** containing the vehicular access to a garage shall be **setback** a minimum of 3.0 m.

BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES

104. Minimum 0.5 m from a block containing a walkway, including all **building** projections except that chimneys, roof overhangs and eaves only may project a maximum of 0.4 m into this required **setback**.

COVERAGE

124. Maximum **building coverage** of 95 % of the **lot area**.

125. Maximum **building coverage** of 65 % of the **lot area**.

126. Maximum **building coverage** of 60 % of the **lot area**.

HEIGHT

145. Minimum 4 **storeys** and maximum 8 **storeys** for **apartment buildings**. Maximum 13 m and 3 **storeys** for **townhouse dwellings**, as measured from the average finished grade along the **main wall** of the **dwelling unit** facing any **street** line.

146. The first **storey** of an **apartment building** that is directly accessible from the exterior facing Warden Avenue shall have a minimum floor-to-ceiling height of 3.2 m, except that the first **storey** of an **apartment building** located within 285 m from the centreline of the original road allowance of St. Clair Avenue East shall have a minimum floor-to-ceiling height of 3.6 m.

147. Maximum 13 m and 3 **storeys**, as measured from the average finished grade along the **main wall** of the **dwelling unit** facing any **street** line.

148. Maximum **basement height**: 1.8 m.

PARKING

165. Minimum 1.2 spaces per **dwelling unit**, provided at a minimum rate of:

(a) Resident – 1.0 spaces per unit

(b) Visitor – 0.2 spaces per unit

MISCELLANEOUS

203. Parking structures constructed above or below **established grade** shall be **setback** a minimum of 1.5 m from any **lot** line.

204. Maximum 32 **dwelling units**.

205. Maximum 340 **dwelling units**.
206. Notwithstanding **Clause VI – PROVISIONS FOR ALL ZONES, 16 – Permitted Encroachments into Required Yards**, the following projections and their supporting structural members, to the maximum distances shown below and in no case closer than 0.3 m to a street line, shall not be considered part of the **main wall** and may extend into required **front, rear** or **side yards**, including required **main wall** separation distances, except as otherwise specified:

Chimneys, pilasters and projecting columns:	0.5 m
Roof overhang, cantilevered elements, Canopies, eaves, porticoes:	1 m (rear and side yards) and 0.5 m (front yard)
Balconies, decks and unenclosed porches projecting into a front yard, rear yard or a side yard abutting a street :	1.55 m
First storey enclosed apartment building entry vestibule within the street yard adjacent to Warden Avenue:	2.4 m
Balconies, decks and unenclosed porches projecting into an interior side yard :	0.3 m
Exterior steps:	No Limit
First storey cantilevered bay, bow or dormer windows projecting into a front yard, rear yard or a side yard abutting a street :	1 m, except 0.65 m where the required building setback is 1.5 m or less
Cantilevered bay, bow or dormer windows above first storey :	0.5 m
Decks into a rear yard:	2 m

207. A minimum 1.5 m strip of land abutting the **street** line shall only be used for **landscaping**, which includes permitted projections and may include driveways but does not include patios.
208. The threshold of **building** entrances facing Warden Avenue shall not be lower than the finished grade of the pedestrian walkway at the **street** line leading to the entrance.
209. The **street** yard of Warden Avenue adjacent to any residential use in the first **storey** shall only be used for **landscaping**, which includes permitted projections but does not include patios.
5. Schedule “C” of the Warden Woods Community Zoning By-law No. 950-2005, **EXCEPTIONS LIST**, is further amended by adding the following Exception No. 3:
3. On those lands identified as Exception No. 3 on the accompanying Schedule “C” map (Schedule “2”), the following provisions shall apply:
- (a) Matters to be provided pursuant to Section 37 of the *Planning Act*:
- (i) The owner of the lands at its expense and in accordance with, and subject to, the agreements referred to in Section (ii) herein shall provide the following facilities, services and matters as follows:
- (1) Financial contribution to the City of Toronto in the amount of \$1,300.00 per **dwelling unit** to be used as a contribution towards a community centre to serve the Warden Woods Community.
- (2) Design and construction of a new **public street** over the City of Toronto lands to the south of the site connecting from Warden Avenue to the new park.
- (3) Design and construction of a new public pedestrian walkway from the development to General Brock Public School, or submission of a suitable financial contribution to the City of Toronto in-lieu thereof to the satisfaction of the Chief Planner and Executive Director.
- (ii) The owner of the lands shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters referred to in Section (i) herein and which shall be registered on title to the lands to which this By-law applies.

6. Schedule “C” of the Warden Woods Community Zoning By-law No. 950-2005, **EXCEPTIONS LIST**, is further amended by adding the following Exception No. 4:
4. On those lands identified as Exception No. 4 on the accompanying Schedule “C” map (Schedule “2”), the following provisions shall apply:
- (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for the lands shall be restricted to public **streets** and **Open Space** uses.
 - (b) The Holding Provision (H) used in conjunction with the **Semi-Detached Residential (SD) Zone** and/or the **Townhouse Residential (TH) Zone** shall be removed in whole or in part by amending By-law when Council, in accordance with the Warden Woods Community Secondary Plan and having regard to established Urban Design Guidelines, is satisfied as to:
 - (i) The owner demonstrating to the satisfaction of the Toronto Transit Commission that the development of the affected lands will not adversely impact the Commission’s existing and planned facilities and operations in the vicinity.
 - (ii) The owner demonstrating to the satisfaction of the Canadian National Railway Company (CN Rail) that the development of the affected lands will not adversely impact CN Rail’s existing or planned facilities and operations in the vicinity.
 - (iii) The owner demonstrating to the satisfaction of the Executive Director, Transportation Services that the necessary road improvements will be implemented.
7. Schedule “C” of the Warden Woods Community Zoning By-law No. 950-2005, **EXCEPTIONS LIST**, is further amended by adding the following Exception No. 5:
5. On those lands identified as Exception No. 5 on the accompanying Schedule “C” map (Schedule “2”), the following provisions shall apply:
- (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for the lands shall be restricted to public **streets** and **Open Space** uses.

- (b) The Holding Provision (H) used in conjunction with the **Semi-Detached Residential (SD) Zone** and/or the **Townhouse Residential (TH) Zone** shall be removed in whole or in part by amending By-law when Council, in accordance with the Warden Woods Community Secondary Plan and having regard to established Urban Design Guidelines, is satisfied as to:
- (i) The owner demonstrating to the satisfaction of the Toronto Transit Commission that the development of the affected lands will not adversely impact the Commission's existing and planned facilities and operations in the vicinity.
- (ii) The owner demonstrating to the satisfaction of the Executive Director, Transportation Services that the necessary road improvements will be implemented.
8. Schedule "C" of the Warden Woods Community Zoning By-law No. 950-2005, **EXCEPTIONS LIST**, is further amended by adding the following Exception No. 6:
6. On those lands identified as Exception No. 6, Areas (a) and (b) on the accompanying Schedule "C" map (Schedule "2"), the following provisions shall apply:
- (a) Where not provided for on-site, parking required to serve Area (a) shall be permitted and provided only within Area (b).
- (b) In addition to minimum parking requirements applying to development within Area (b), an additional parking space shall be provided and maintained within Area (b) for exclusive individual use by each **dwelling unit** permitted within Area (a) for which an on-site parking space has not otherwise already been provided within Area (a).
9. Schedule "C" of the Warden Woods Community Zoning By-law No. 950-2005, **EXCEPTIONS LIST**, is further amended by adding the following Exception No. 7:
7. On those lands identified as Exception No. 7 on the accompanying Schedule "C" map (Schedule "2"), the following provisions shall apply:
- (a) A maximum 82 **townhouse dwellings** are also permitted.

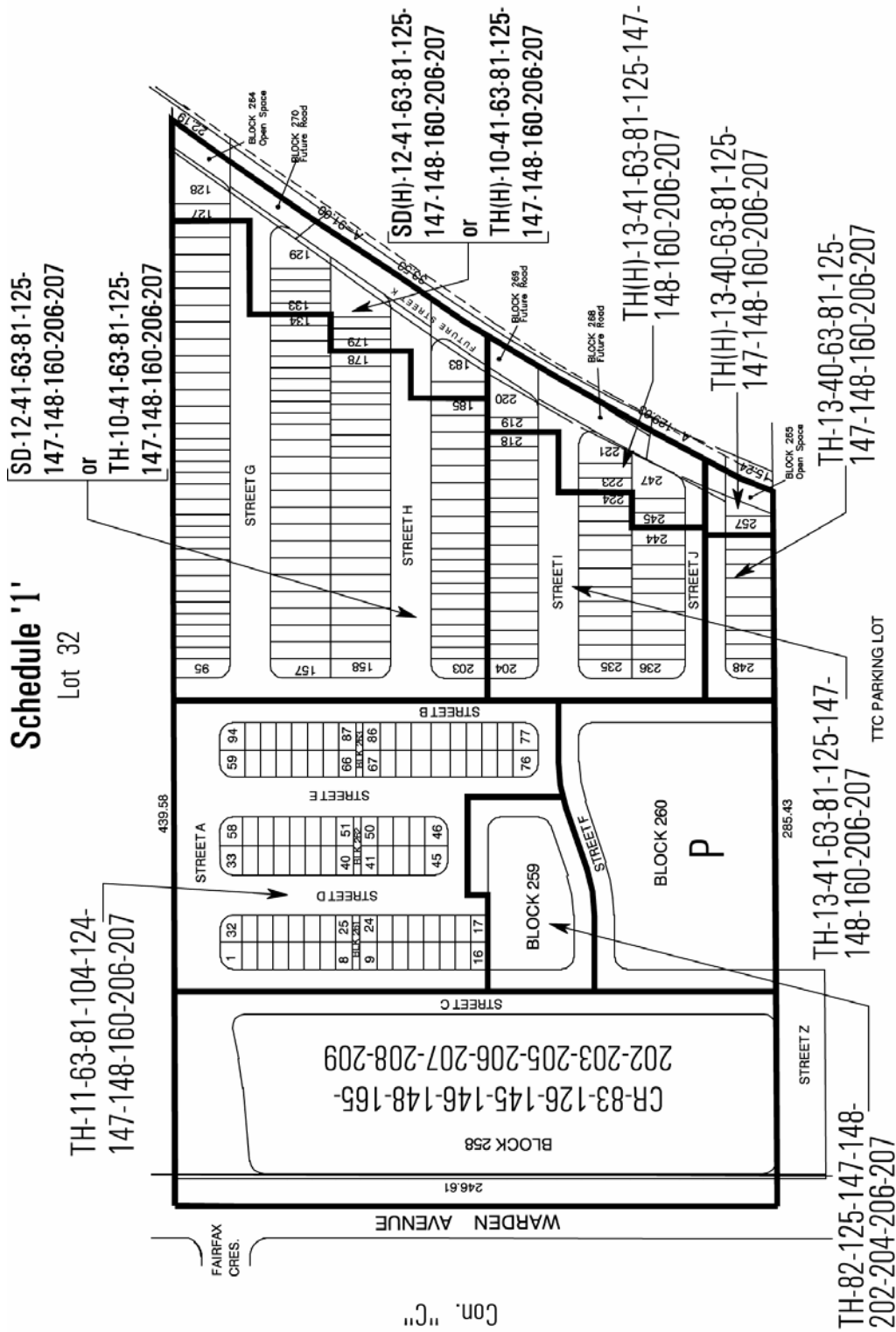
ENACTED AND PASSED this 2nd day of February, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"



Schedule '1'

Lot 32

SD-12-41-63-81-125-147-148-160-206-207

TH-10-41-63-81-125-147-148-160-206-207

TH-11-63-81-104-124-147-148-160-206-207

TH-13-41-63-81-125-147-148-160-206-207

TH-82-125-147-148-202-204-206-207



Toronto City Planning Division

Zoning By-Law Amendment

725 Warden Avenue

File # 04-175530 OZ and 04-175559 SB

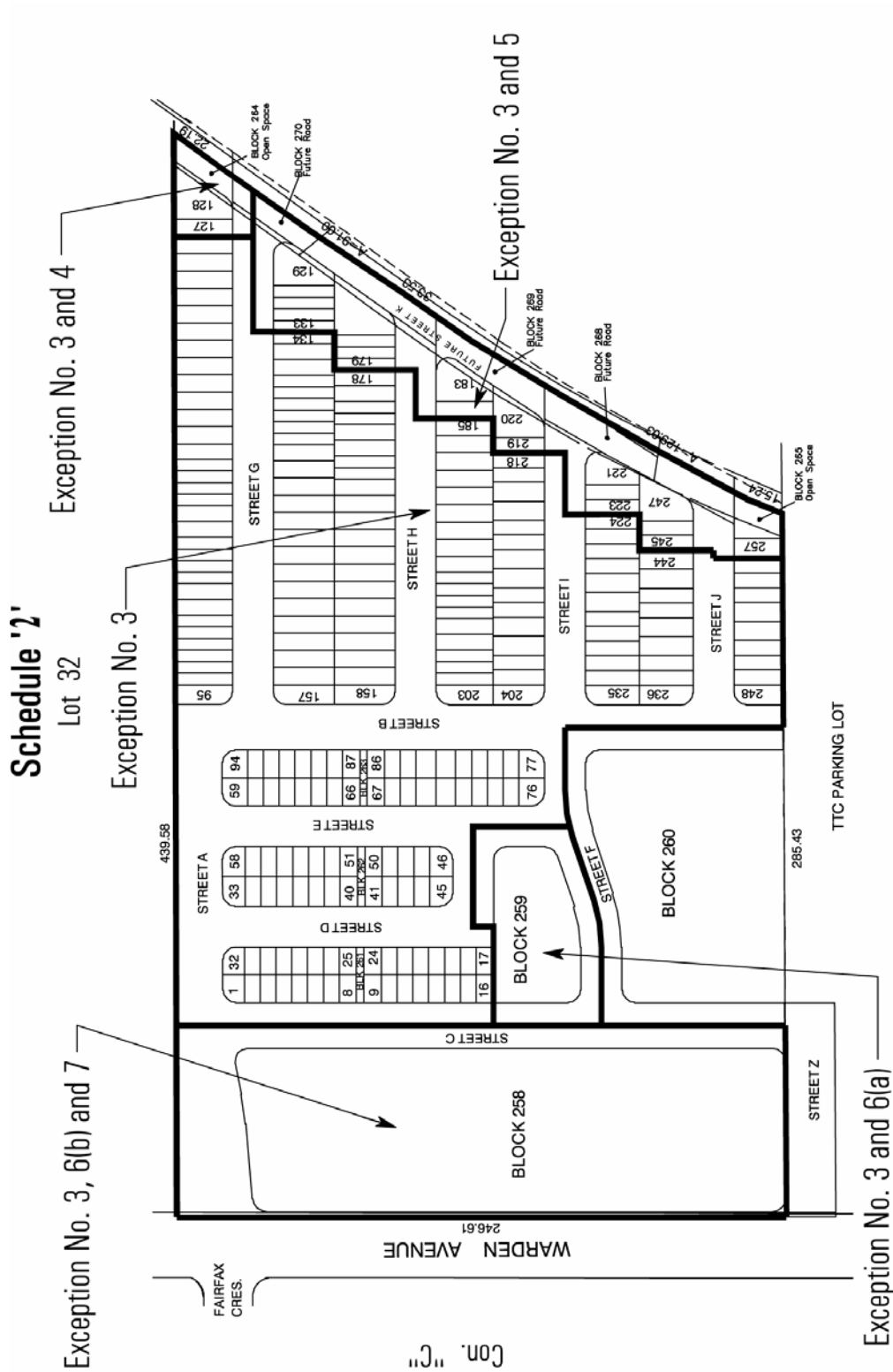


Area Affected By This By-Law

Golden Mile Employment District By-law
Not to Scale
1/20/06



SCHEDULE "C"



TORONTO City Planning Division
Zoning By-Law Amendment
 725 Warden Avenue
 File # 04-175530 OZ and 04-175559 SB

Golden Mile Employment District By-law
 Not to Scale
 1/20/06

Area Affected By This By-Law