

Authority: Scarborough Community Council Report 1, Clause 17,
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. 153-2006

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 (Oakridge Employment District), as amended, with respect to lands municipally known as 671 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 (Oakridge) is amended by deleting the zoning applying to the lands at 671 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:

TH – 18 or 19 – 22 – 46 – 63 – 64 – 149 – 160 – 206 – 207

TH – 19 – 22 – 40 – 63 – 64 – 149 – 160 – 206 – 207

TH (H) – 19 – 22 – 40 – 63 – 64 – 149 – 160 – 206 – 207

A – 16 – 83 – 102 – 105 – 150 – 163 – 166 – 202 – 207 – 208 – 209

A – 17 – 102 – 150 – 163 – 202 – 207

O

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

16. One suite (individual **dwelling unit**) per 78 m² of **lot area**, to a maximum of 30 units.
17. One suite (individual **dwelling unit**) per 78 m² of **lot area**.
18. One **townhouse dwelling** per 4.2 m of **lot frontage** and a minimum **lot area** of 82 m² per **dwelling unit**, where also serviced by a rear **lane**.
19. One **townhouse dwelling** per 5.5 m of **lot frontage** and a minimum **lot area** of 99 m² per **dwelling unit**.

REAR YARD SETBACK

46. For the rear **main wall** of the **dwelling unit**:
- (i) Where serviced by a rear **lane**, a minimum 2.0 metres from a **lane** having a minimum width of 10.5 metres, or in the case of a **lane** having a lesser width, a minimum rear **main wall setback** for the **dwelling unit** of 2.0 metres from the **lane** plus 50% of the **lane** width less than 10.5 metres. Notwithstanding the foregoing, an attached garage incorporating full roof-top balcony amenity space for the occupants (which may include any limited roof-top mechanical equipment serving the **dwelling unit**) may have a minimum **setback** from such a **lane** of 0.5 metres. The **main wall** projections provisions of **CLAUSE V1 – PROVISIONS FOR ALL ZONES, Section 16, Permitted Encroachments into Required Yards** shall not apply to the rear wall of such attached garage extensions with the exception that roof overhangs (i.e. eaves) may project a maximum of 0.5 metres from the **main wall** of the garage facing the **lane**; or
- (ii) Where there is no rear **lane**, minimum 7.25 m.

STREET YARD SETBACK

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 2.0 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

105. Maximum **setback** of the easterly **main wall** from the **street** line of Warden Avenue: 15 metres.

HEIGHT

149. Maximum 12 m and 3 **storeys**, as measured from the average finished grade along the **main wall** of the **dwelling unit** facing any **street** line.
150. Minimum 3 **storeys** and maximum 8 **storeys** for **apartment buildings**.

PARKING

166. Visitor parking required for an individual **dwelling unit** may be provided in tandem on the driveway leading to the required resident **parking space** serving that **dwelling unit** only. Such additional visitor parking provided for a **dwelling unit** shall not be applied to meet the cumulative visitor parking requirements for other **dwelling units**.

MISCELLANEOUS

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, except shall not be within 0.3 m of street line
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 adjacent to Warden Avenue facing 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. 9:
9. On those lands identified as Exception No. 9 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**, for a minimum of 140 units, towards provision of a community centre to serve the Warden Woods Community.

(2) Arrangements satisfactory to the Manager of Heritage Preservation Services for the commemoration of the former Bell/Donland's/Becker's Dairy.

(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 (1)(a) 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. 10:

10. On those lands identified as Exception No. 10 on the accompanying Schedule "C" map (Schedule '2'), the following provisions shall apply:

(a) Permitted uses within Area (a) prior to the removal of the Holding Provision (H) from the zoning for the lands shall be restricted to a parking lot as the sole use providing visitor parking required for **dwelling units** in an **apartment building** within Area (b).

(b) The Holding Provision (H) shall be removed in whole or in part by amending By-law to enable residential development to proceed 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 Chief Planner and Executive Director, that sufficient parking will be available to satisfy visitor parking requirements for existing and any future development within Area (b).

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. 13:

13. On those lands identified as Exception No. 13 on the accompanying Schedule "C" map (Schedule '2'), the following provisions shall apply:

(a) A maximum of two (2) **single-detached dwellings** are also permitted, subject to the following Performance Standards:

5 – 22 – 41 – 61 – 64 – 149 – 160 – 206 – 207

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

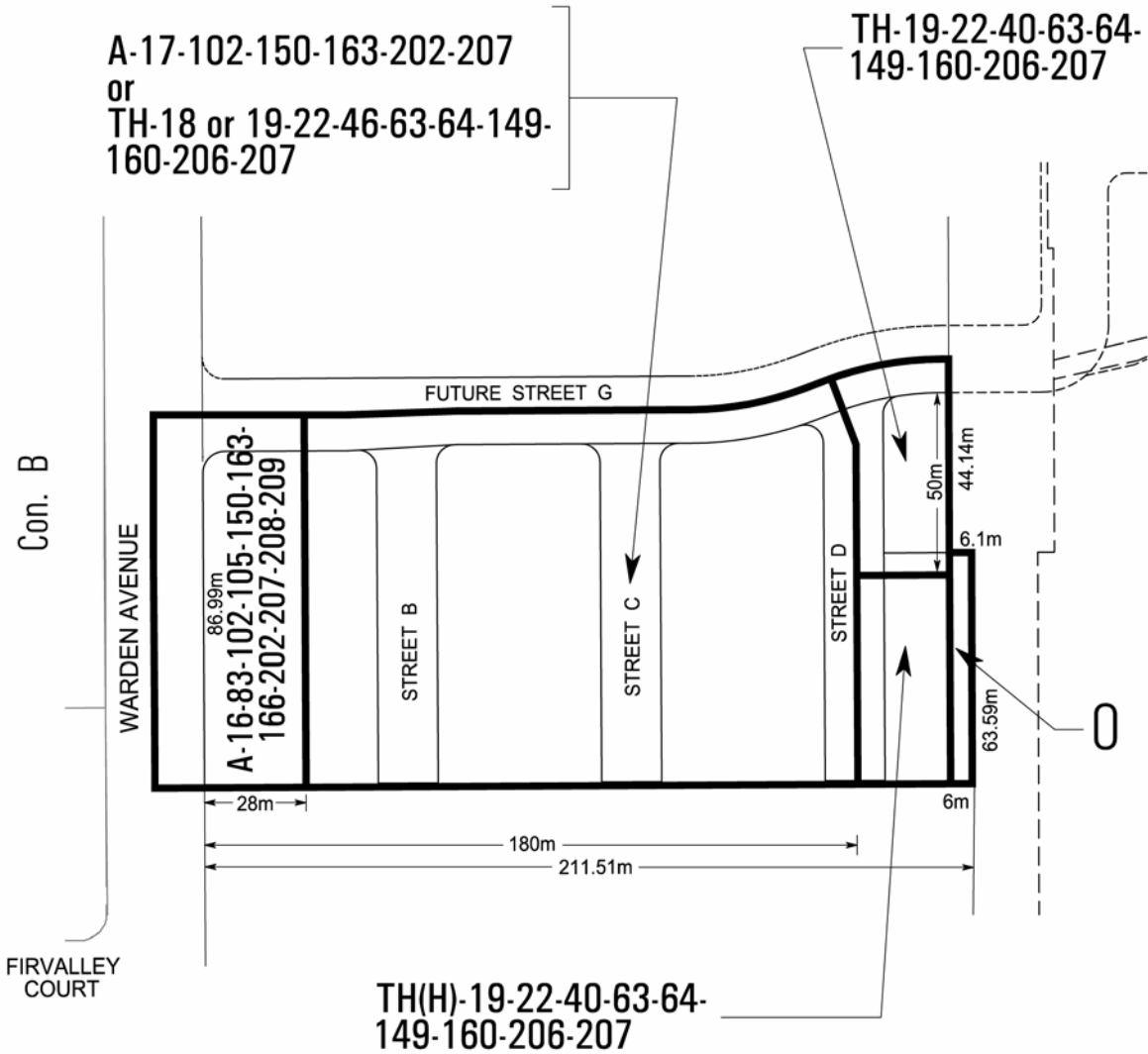
DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 32

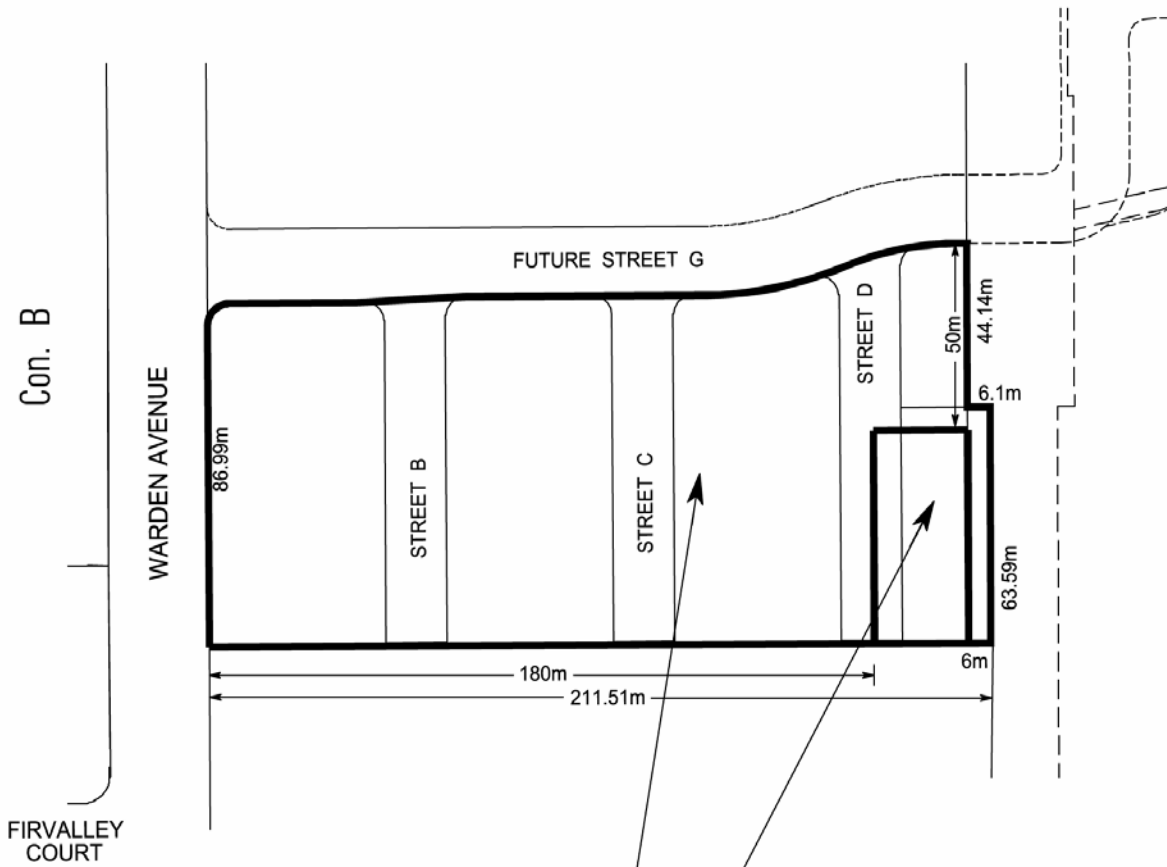


 Area Affected By This By-Law



Schedule '2'

Lot 32



Exception 9, 10(b) and 13
 Exception 9 and 10(a)



Zoning By-Law Amendment

671 Warden Avenue

File # 04-196831 OZ and 05-192790 SB

 Area Affected By This By-Law

Golden Mile Employment District By-law
 Not to Scale
 01/23/06

