

Authority: Scarborough Community Council Report 2, Clause 7,
as adopted by City of Toronto Council on February 14, 2006
Enacted by Council: March 30, 2006

CITY OF TORONTO

BY-LAW No. 209-2006

To amend former City of Scarborough Centennial Community Zoning By-law No. 12077, as amended, with respect to lands on the east side of East Avenue between Baronial Court and Broadbridge Drive.

WHEREAS authority is given to Council by Section 34 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 Centennial Community Zoning By-law is amended by deleting the current zoning and replacing it with Single Family Residential (S) zoning for the lands outlined on the attached Schedule '1', so that the amended zoning shall read as follows as shown on Schedule '1':

S-1-39A-58C-58D-80Y-154-156-157-158
S-1-39B-58C-58D-80Y-154-155-156-157-158
S-1-39A-58C-58D-80Y-154-155-156-157-158
S-1-39B-58D-80Y-154-156-157-158

2. **Schedule 'B'**, Performance Standards Chart, is amended by adding Performance Standards 39A, 39B, 58C, 58D, 80Y, 154, 155, 156, 157 and 158 as follows:

FRONT YARD

39A. Minimum building **setback** 4.5 m from the **street** line, except that a minimum building **setback** of 6 m is required from the **street** line for that part of the **main wall** containing vehicular access.

39B. Minimum building **setback** 1.5 m from the **street** line, except that a minimum building **setback** of 3.5 m is required from the **street** line for that part of the **main wall** containing vehicular access.

SIDE YARD

58C. Minimum 3 m from the side wall to the **street** line for buildings erected on corner lots.

58D. Minimum 0.6 m from the lot line on the side on which the garage is located and 1.2 m on the other side.

FLOOR AREA

80Y. Maximum building **coverage** shall not exceed 50 % of the lot area.

MISCELLANEOUS

154. Maximum building **height** of 11 m and maximum 3 **storeys**.

155. For the portion of a **dwelling** located within 14 m from the **rear lot line** the maximum **height** shall be no greater than 10 m.

156. Notwithstanding the provisions of **CLAUSE VI – PROVISIONS FOR ALL ZONES**, section 16, **Regulations for Single-Family, Street Townhouse Dwellings, and Two-Family Dwellings**, subsection 16.3 Maximum total **floor area** per **dwelling unit** shall not apply.

157. A garage (minimum inside dimensions of 3 m by 6 m) shall be erected with each **dwelling unit**.

158. Notwithstanding the definition of **street** in clause v (f), a street shall have a minimum width of 16.5 metres.

3. **Schedule “C”, EXCEPTIONS MAP**, is amended by adding Exception 35 as shown on Schedule ‘2’.

4. **Schedule “C” EXCEPTIONS LIST**, is amended by adding Exception 35 as follows:

35. On those lands identified as Exception No. 35 on the accompanying Schedule “C” map, minimum **flankage yard setback** shall be 1 m.

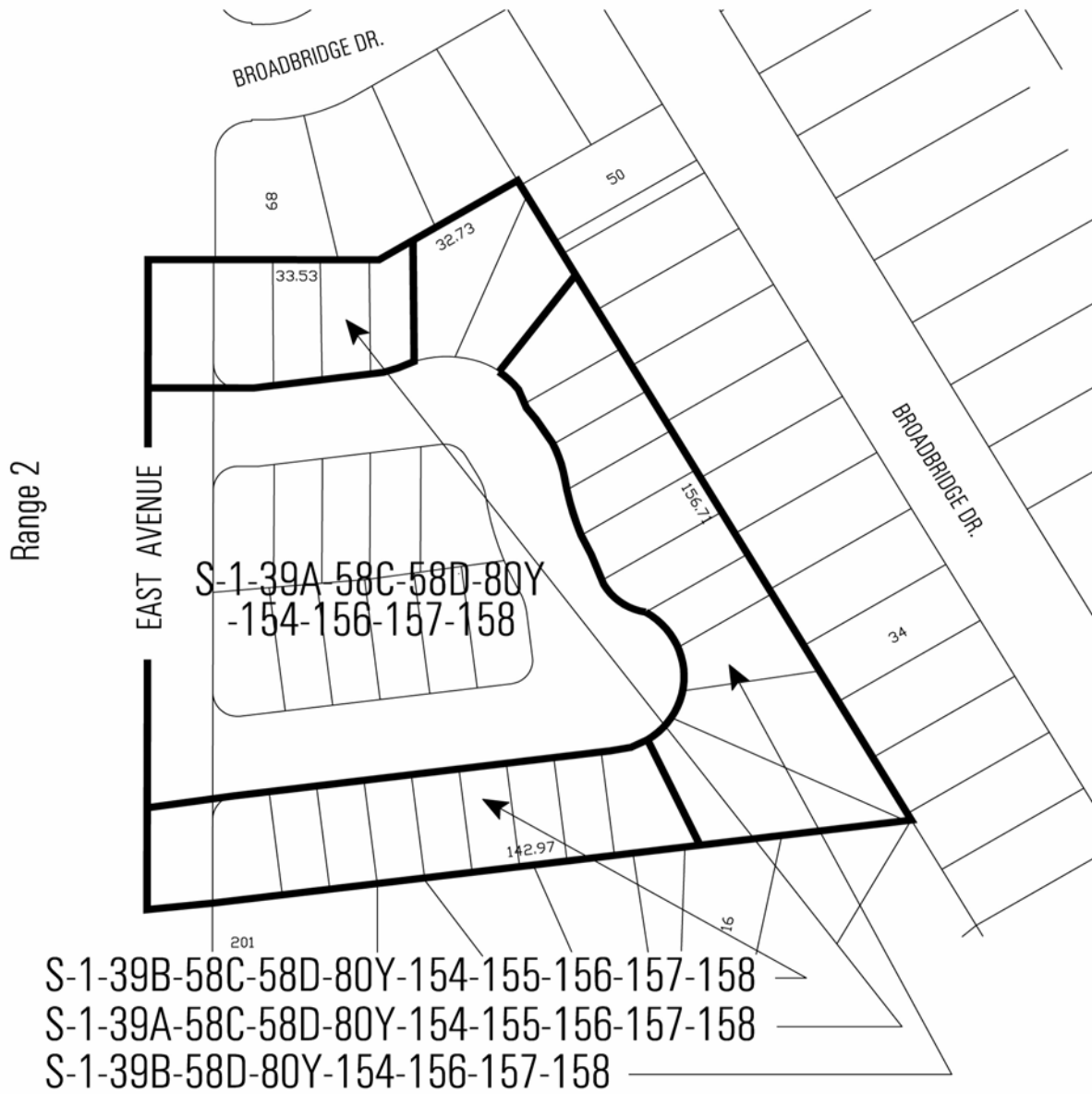
ENACTED AND PASSED this 30th day of March, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'



Zoning By-Law Amendment

East side of East Ave.
south of Broadbridge Dr.
File # 05-105326 OZ, 05-205195 SB

 Area Affected By This By-Law

Centennial Community Bylaw
Not to Scale
1/23/06


Schedule '2'



Exception No. 35



Zoning By-Law Amendment

East side of East Ave.
south of Broadbridge Dr.

File # 05-105326 OZ, 05-205195 SB

 Area Affected By This By-Law

Centennial Community Bylaw s
Not to Scale
1/19/06

