

Authority: Scarborough Community Council Report 1, Clause 15, as adopted by City of Toronto Council on January 31, February 1 and 2, 2006, and Notice of Motion J(38), moved by Councillor Altobello, seconded by Councillor De Baeremaeker, as adopted by City of Toronto Council on April 25, 26 and 27, 2006  
Enacted by Council: April 27, 2006

## CITY OF TORONTO

### BY-LAW No. 339-2006

**To amend 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 300 Danforth Road.**

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 Employment Districts Zoning By-law No. 24982 (Oakridge) is amended by deleting the zoning applying to the lands at 300 Danforth Road 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 – 19B – 22 – 41 – 63 – 64 – 140 – 160 – 207

TH – 19C – 22 – 41 – 63 – 64 – 141 – 160 – 207

A – 19D – 84 – 102 – 152 – 162 – 169 – 207

CR – 19E – 102 – 151 – 167 – 168 – 202 – 207 – 211 – 212 – 213

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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**

- 19B. One **semi-detached dwelling** per lot having a minimum **lot frontage** of 15 m and a minimum **lot area** of 470 m<sup>2</sup>.
- 19C. One **townhouse dwelling** per 6.0 m of **lot frontage** and a minimum **lot area** of 155 m<sup>2</sup> per **dwelling unit**.
- 19D. One suite (individual **dwelling unit**) per 60 m<sup>2</sup> of **lot area**.
- 19E. Maximum 3 200 m<sup>2</sup> **gross floor area** of non-residential uses.

**STREET YARD SETBACK**

84. Minimum 1.5 metres.

**HEIGHT**

151. Maximum 8 **storeys**.
152. Maximum 15.0 metres.

**PARKING**

167. Minimum 0.5 parking spaces per senior citizen’s apartment unit.
168. Minimum 3.0 parking spaces per 100 m<sup>2</sup> for the first 150 m<sup>2</sup> of restaurant **gross floor area**. Parking for restaurant **gross floor area** in excess of 150 m<sup>2</sup> shall be in accordance with **Clause VII – GENERAL PARKING REGULATIONS FOR ALL ZONES**.
169. Minimum 1.4 spaces per **dwelling unit**, provided at a minimum rate of:
- (a) Resident – 1.2 spaces per unit
  - (b) Visitor – 0.2 spaces per unit

**MISCELLANEOUS**

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.

211. The threshold of **building** entrances facing Danforth Road shall not be lower than the finished grade of the pedestrian walkway at the **street** line leading to the entrance.
212. The **street** yard of Danforth Road adjacent to any residential use in the first **storey** shall only be used for **landscaping**, which includes permitted projections but does not include patios.
213. Maximum 128 Senior Citizen apartment units.
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. 11:
11. On those lands identified as Exception No. 11 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 those facilities, services and matters as follows:
- (1) Financial contribution to the City of Toronto in the amount of \$1,000 per Senior Citizen’s apartment unit and \$1,300 per unit for other **dwelling units** and prepayment of the indoor Parks and Recreation component of Development Charges, to be applied 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 Lily Cup factory on this site.
- (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 11(a)(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. 12:

12. On those lands identified as Exception No. 12 on the accompanying Schedule “C” map (Schedule ‘2’), the following provisions shall apply:

(a) Within the **Commercial/Residential (CR)** zone, the only residential use permitted shall be Senior Citizen’s apartment units.

ENACTED AND PASSED this 27th day of April, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

### Schedule '1'

Lot 32

SD-19B-22-41-63-  
64-140-160-207

A-19D-84-102-152-  
162-169-207

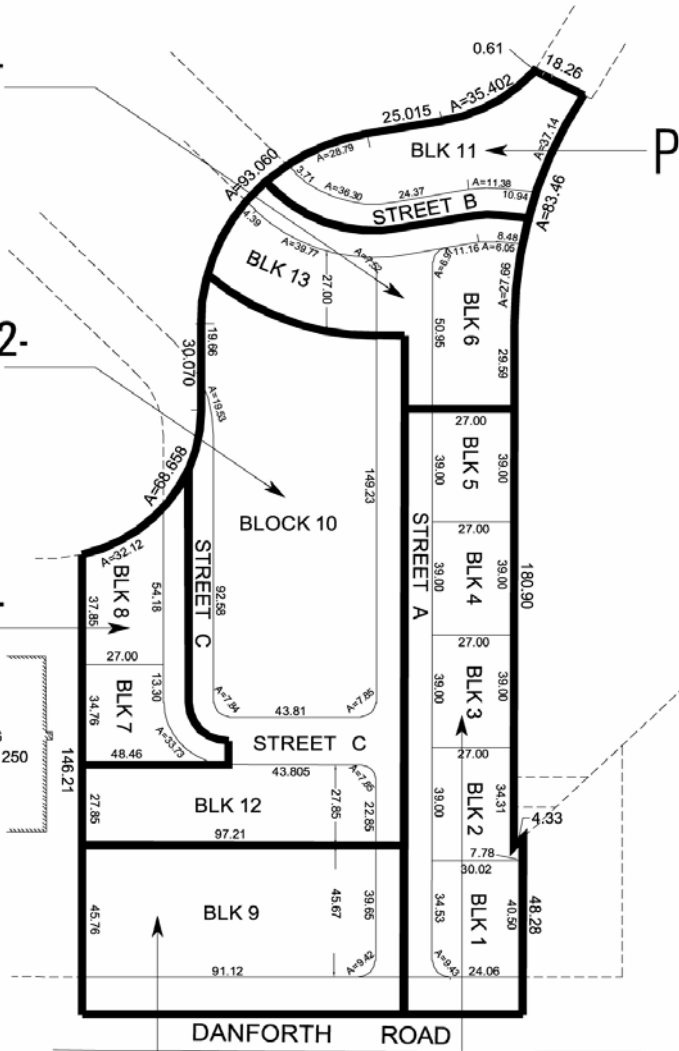
Con. B

TH-19C-22-41-63-  
64-141-160-207

EXISTING  
BUILDING No. 250

CR-19E-102-151-167-  
168-202-207-211-212-213

TH-19C-22-41-63-  
64-141-160-207



**Toronto** City Planning  
Division  
**Zoning By-Law Amendment**

300 Danforth Road  
File # 05-110455 OZ and 05-188717 SB

 Area Affected By This By-Law

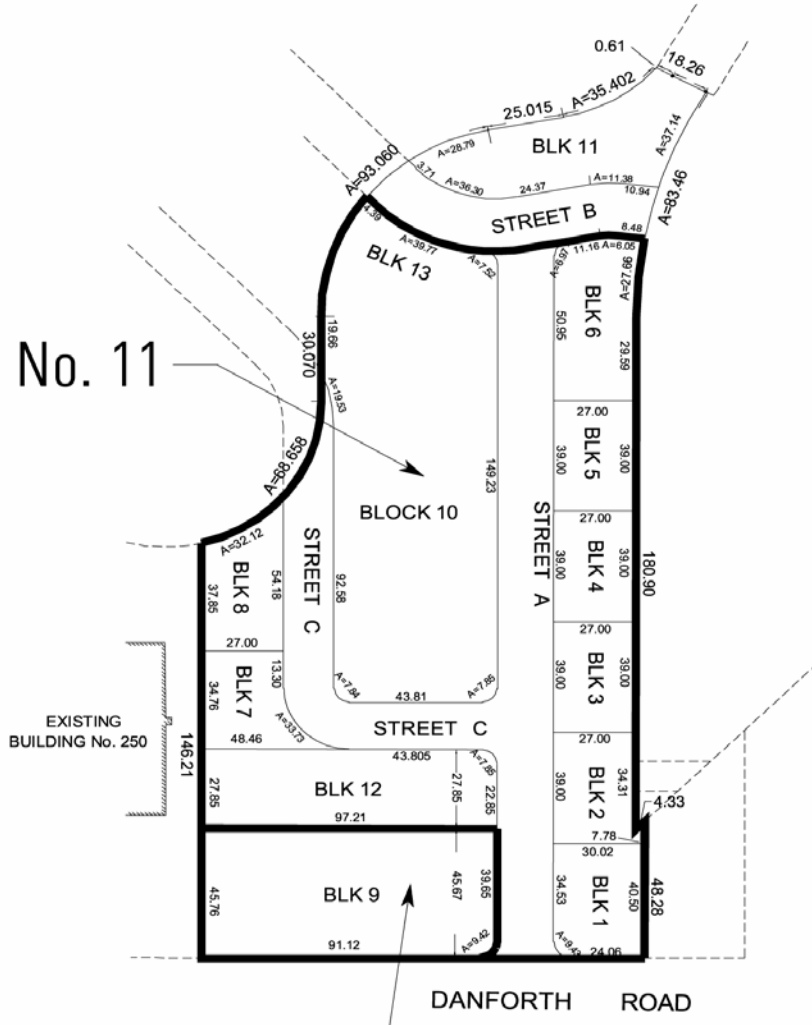
Oakridge Employment District By-law  
Not to Scale  
01/05/06  


### Schedule '2'

Lot 32

Exception No. 11

Con. B



Exception No. 11 and 12



## Zoning By-Law Amendment

300 Danforth Road

File # 05-110455 OZ and 05-188717 SB

 Area Affected By This By-Law

Oakridge Employment District By-law  
Not to Scale  
01/04/06

