

Authority: Scarborough Community Council Report 1, Clause 16, 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. 347-2006

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 651 Warden Avenue.

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 651 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 – 14 – 22 – 41 – 63 – 64 – 148 – 149 – 160 – 206 – 207

TH – 15 – 22 – 41 – 63 – 64 – 148 – 149 – 160 – 206 – 207

A – 64 – 83 – 103 – 145 – 163 – 202 – 206 – 207 – 208 – 209 – 210

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

14. One **semi-detached dwelling** per **lot** having a minimum **lot frontage** of 17.4 m and a minimum **lot area** of 430 m².
15. One **townhouse dwelling** per 6.0 m of **lot frontage** and a minimum **lot area** of 150 m² per **dwelling unit**.

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

103. Minimum 10.5 m from the easterly lot line of a parcel abutting the **street** line of Warden Avenue.

HEIGHT

145. Minimum 3 **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.
148. Maximum **basement height**: 1.8 m.
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.

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 (excluding garages doors) 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 adjacent to any residential use in the first **storey** shall only be used for **landscaping**, which includes permitted projections and may include driveways but does not include patios.
210. Maximum 72 **dwelling 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. 8:
8. On those lands identified as Exception No. 8 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 \$1,300.00 per **dwelling unit** 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 Centennial College – Warden Woods Campus.

- (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 8(a)(i) herein and which shall be registered on title to the lands to which this By-law applies.

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

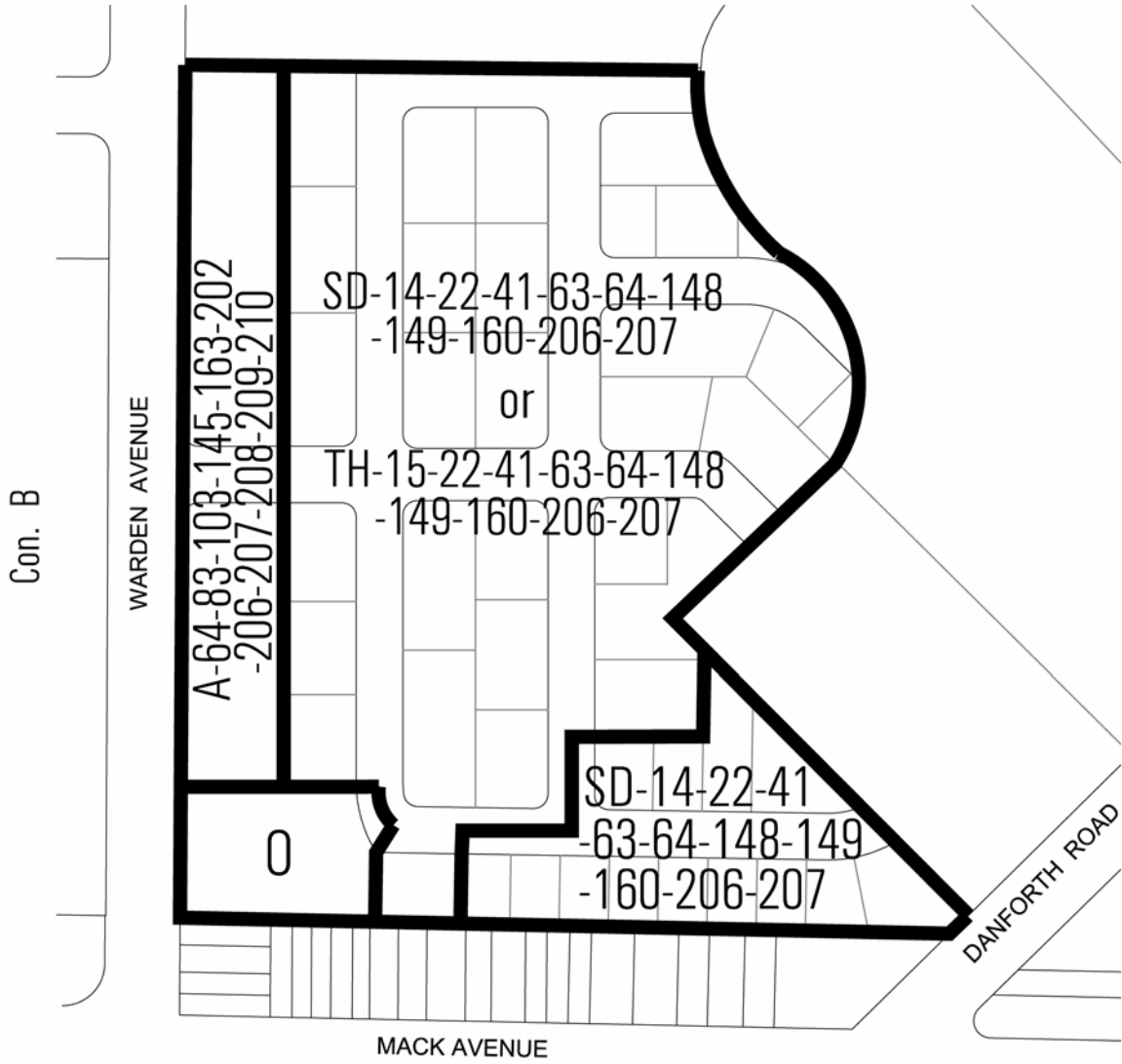
DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 32



Zoning By-Law Amendment

651 Warden Avenue

File # 04-204283 OZ



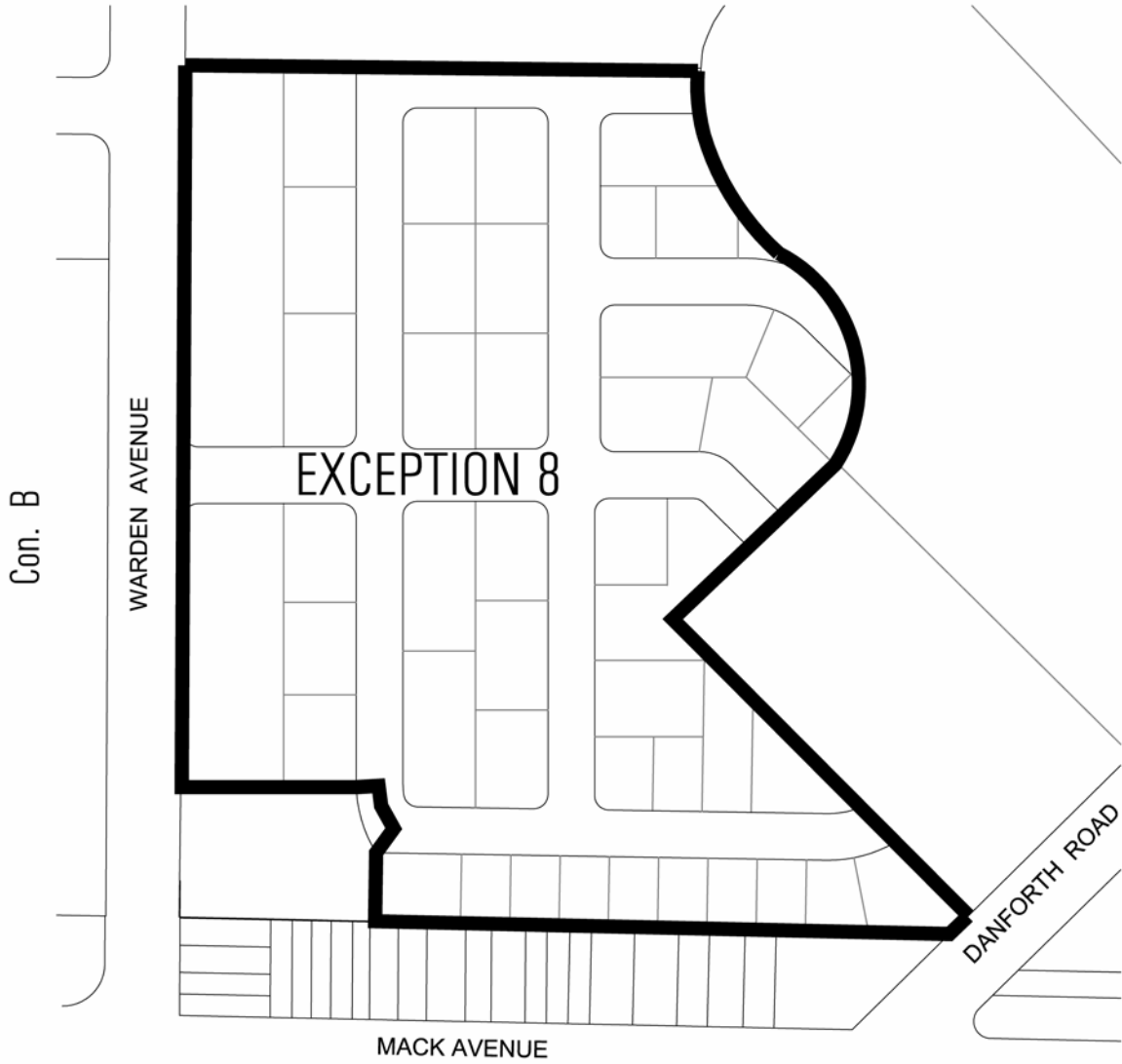
Area Affected By This By-Law

Oakridge Employment District Bylaw
 Not to Scale
 1/3/06



Schedule '2'

Lot 32



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

651 Warden Avenue
File # 04-204283 OZ

 Area Affected By This By-Law

Oakridge Employment District Bylaw
Not to Scale
1/3/06
