

Authority: Scarborough Community Council Report 6, Clause 16,
as adopted by City of Toronto Council on July 25, 26 and 27, 2006
Enacted by Council: July 27, 2006

CITY OF TORONTO

BY-LAW No. 667-2006

To amend former City of Scarborough Employment Districts Zoning By-law No. 24982, as amended, and the Rouge Community Zoning By-law No. 15907, as amended, with respect to the lands municipally known as 9310 Sheppard Avenue East.

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. Amendment to the Employment Districts By-law No. 24982:

The Employment Districts By-law No. 24982, as amended, shall no longer apply to the lands shown outlined on the attached Schedule '1' to this By-law.

2. Amendments to the Rouge Community By-law No. 15907:

2.1 **SCHEDULE "A"** of the Rouge Community By-law No. 15907, as amended, is hereby further amended by adding the lands shown outlined on the attached Schedule '1' to this By-law and by adding thereto the following zoning as shown on the attached Schedule '2' to this By-law:

ST-70-134-227-228-335-468-471-473

ST-70-129-136-227-228-335-468-471-473

ST-71-134-135-227-336-468-471-472-473

ST-72-134-227-337-468-471-472-473

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2.2 **SCHEDULE "B", PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards:

INTENSITY OF USE

70. One **street townhouse dwelling unit** per **lot** as shown on a Registered Plan having a minimum lot frontage of 5.5 metres and a minimum lot area of 125 m².
71. One **street townhouse dwelling unit** per **lot** as shown on a Registered Plan having a minimum lot frontage of 4.4 metres and a minimum lot area of 95 m².
72. One **street townhouse dwelling unit** per **lot** as shown on a Registered Plan having a minimum lot frontage of 6.4 metres and a minimum lot area of 70 m².

MAIN WALL SETBACKS FROM STREETS

134. Minimum 1.5 metres, except that: the portion of 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 metres
 - (ii) where a municipal sidewalk is not provided for within the adjoining public boulevard: 4.5 metres, recessed not more than 1.5 metres behind the front main wall of the building.
135. Minimum building **setback** of 3.0 m from the **street lot line** adjoining Rouge River Drive.
136. Minimum **flankage yard** shall be 1.5 m.

FLOOR AREAS, GROUND FLOOR AREAS, DWELLING UNIT COMPOSITION

335. Maximum **coverage** 60%.
336. Maximum **coverage** 85%
337. Maximum **coverage** 90%

MISCELLANEOUS

471. An attached garage (minimum inside dimensions of 3 m x 6 m) shall be erected with each **dwelling unit**.
472. A minimum 7 m² unenclosed **balcony** shall be provided on the second **storey** of each **dwelling unit**.

473. Notwithstanding the definition of **Main Wall** in Clause II – Definitions, the following projections and their supporting structural members, to the maximum distances shown below, shall not be considered part of the **main wall** and may extend into required, **street yard, rear yard, side yard and flankage yard**, including **main wall** separation distances, except as otherwise specified:

Chimneys, pilasters and projecting columns:	0.5 m
Roof overhang, cantilevered elements, canopies, eaves , porticoes:	1.0 m
Balconies and unenclosed porches projecting into a street yard, rear yard or flankage yard :	1.55 m, but shall not be within 0.3 m of the street lot line .
Balconies , decks (not exceeding 1.2m from grade) and unenclosed porches projecting into a side yard :	0.5 m
Exterior Steps:	No limit
First storey bay window, with or without foundation, bow or dormer windows projecting into a street yard, rear yard or flankage yard :	1.0 m, except 0.65m where the required setback is 1.5 m or less.
Cantilevered bay, bow or dormer windows above first storey :	0.5 m
Decks (not exceeding 1.2 m from grade) into a rear yard :	2 m
Decks (not exceeding 1.2 m from grade) into a street yard :	1.55 m, shall not be within 0.3 m of the street lot line .

- 2.3 **SCHEDULE “C”, EXCEPTIONS LIST**, is amended by adding the following **EXCEPTIONS** 42 and 43 to the lands as shown outlined on the attached Schedule ‘3’ to this By-law:

42. On the lands identified as Exception No. 42 on the accompanying Schedule “C” map, the following provisions shall apply:

Definition

Lot frontage shall mean the width of a lot between the side lot lines measured along at right angles to the centre line of the lot through a point

therein where it is intersected by a line parallel to and at the perpendicular distance of six metres from the front lot line; for the purposes of this definition, the centre line of the lot means a line across the lot from the front lot line and equidistant from the side lot lines and the productions thereof at all points along its length.

43. On the lands identified as Exception No. 43 on the accompanying Schedule "C" map, the following provisions shall apply:
- (a) For lots adjoining Rouge River Drive, the lot line abutting the 0.3 m reserve on Rouge River Drive shall be deemed to be the **street lot line**.

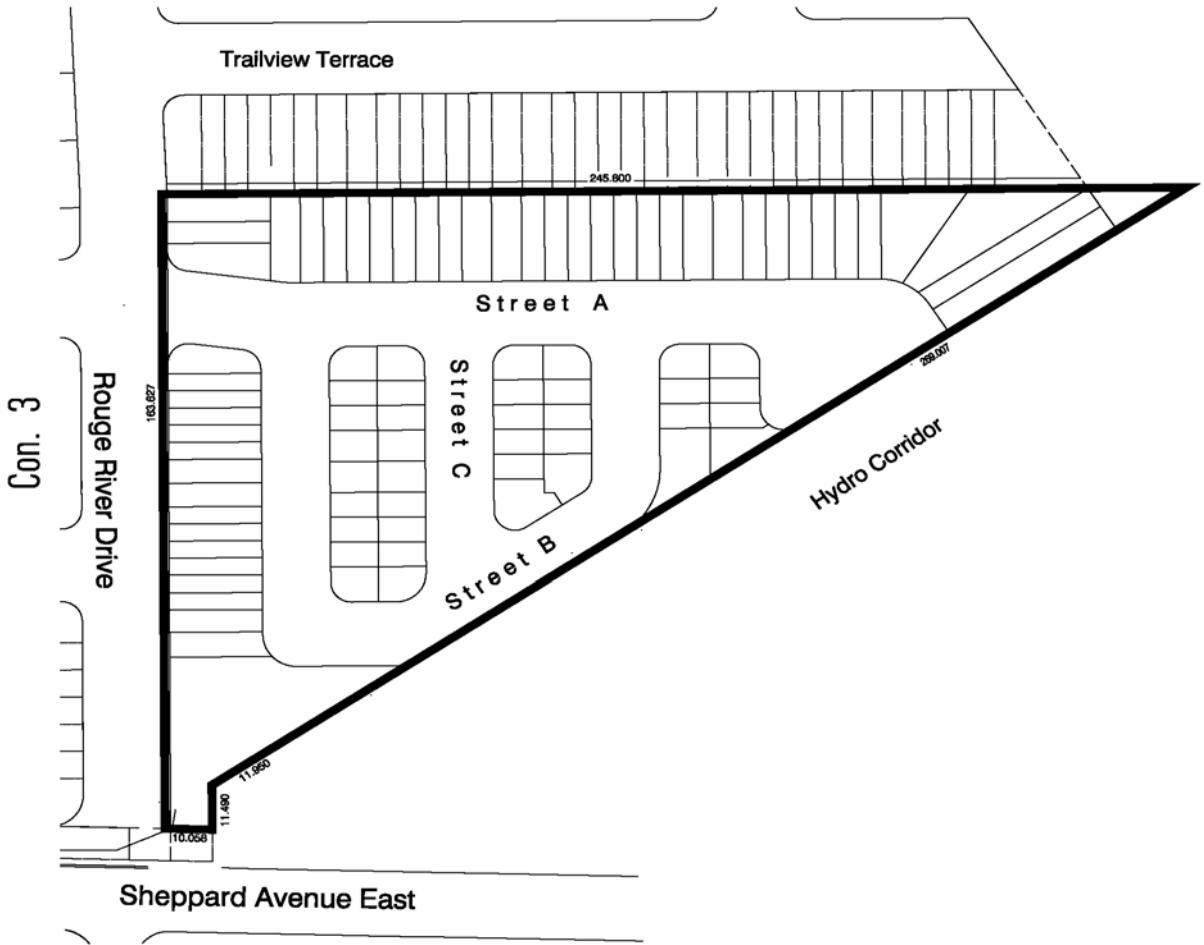
ENACTED AND PASSED this 27th day of July, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'
Lot 6



TORONTO City Planning Division
Zoning By-Law Amendment

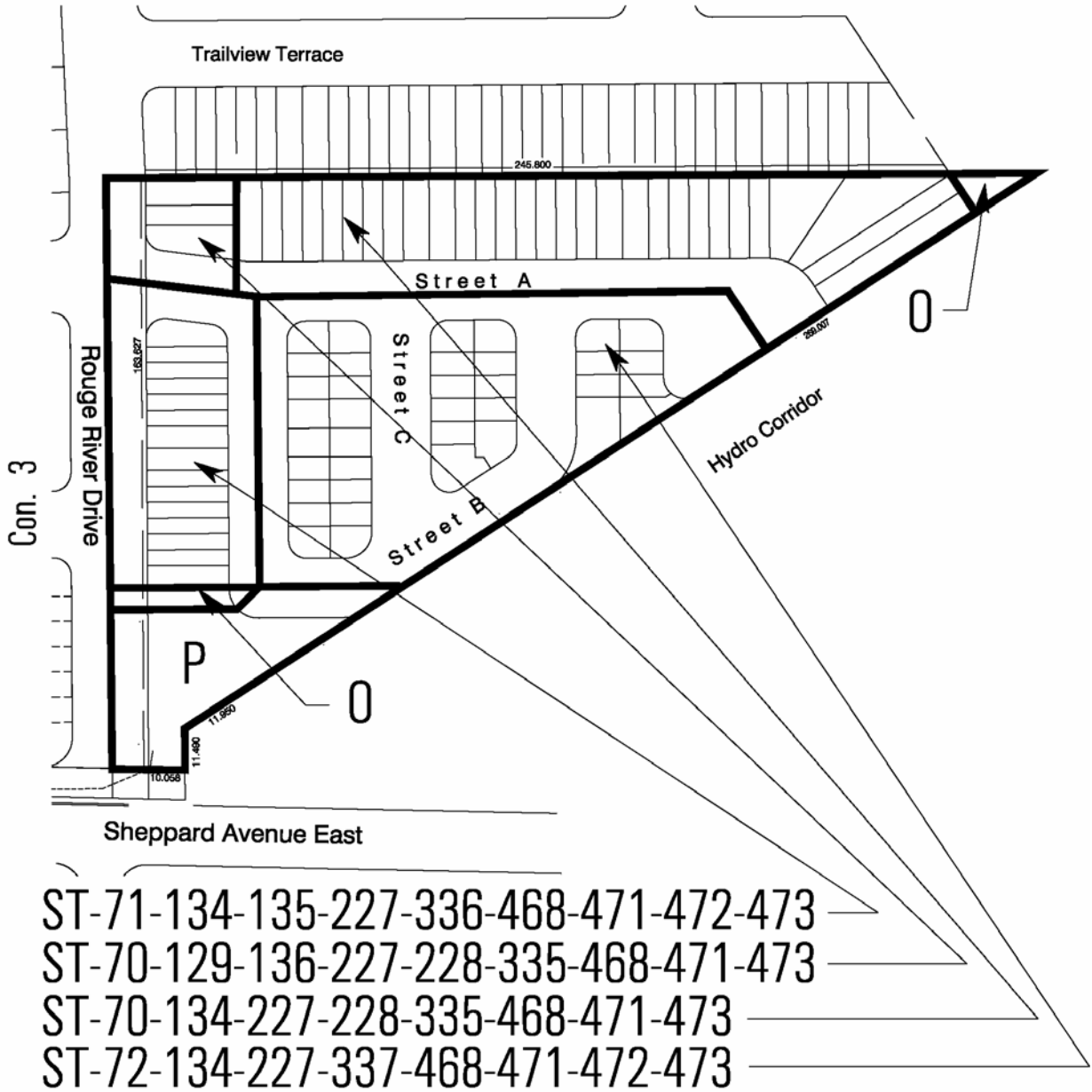
9310 Sheppard Avenue East
File # 04-203779_OZ 04-203790_SB

 Area Affected By This By-Law

Rouge Community Bylaw
Not to Scale
6/23/06


Schedule '2'

Lot 6



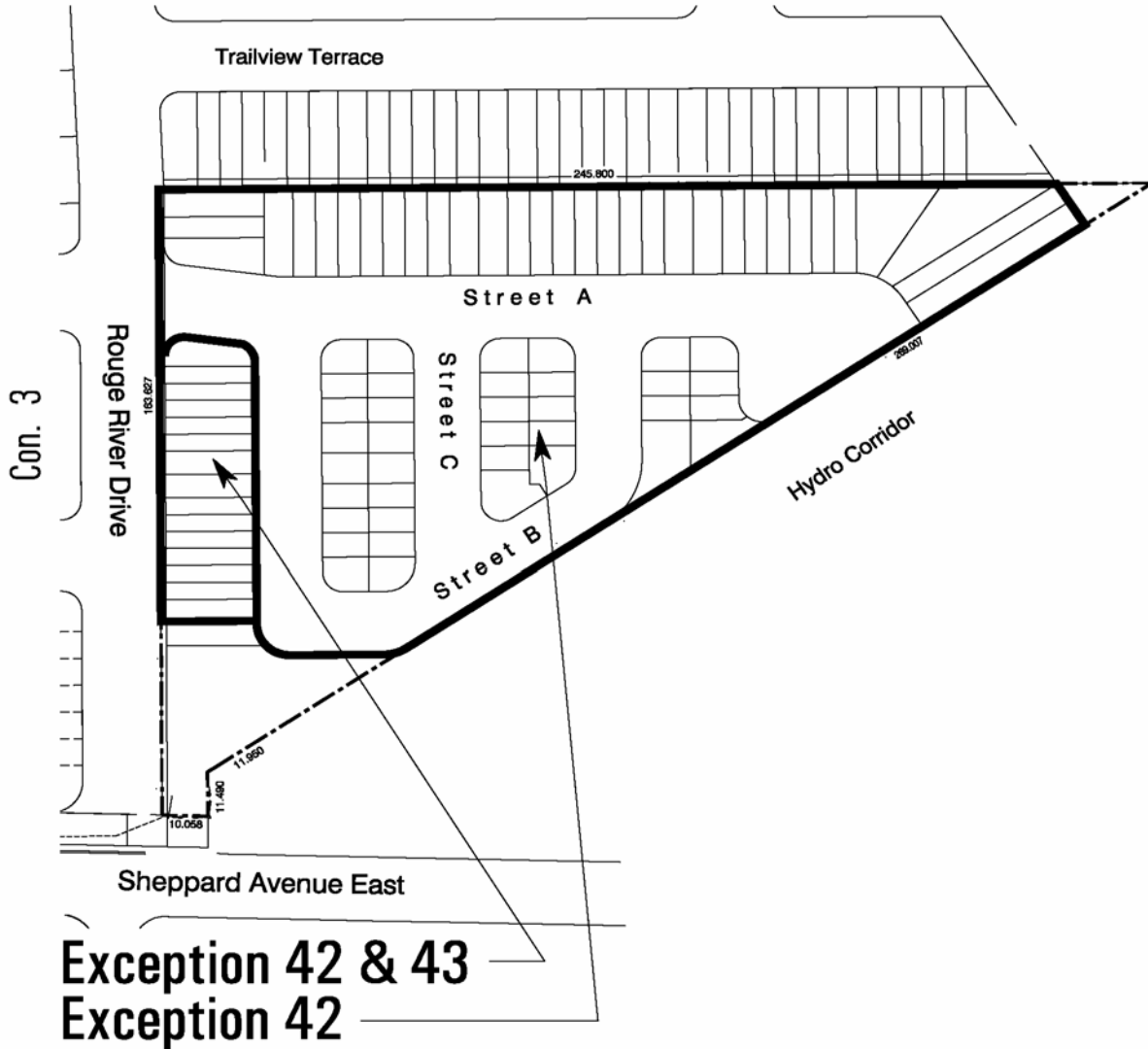
Toronto City Planning
Division
Zoning By-Law Amendment

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 Area Affected By This By-Law

Rouge Community Bylaw
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6/23/06


Schedule '3'
Lot 6



TORONTO City Planning
Division
Zoning By-Law Amendment

9310 Sheppard Avenue East
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 Area Affected By This By-Law

Rouge Community Bylaw
Not to Scale
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