

Authority: Scarborough Community Council Report 7, Clause 29,
as adopted by City of Toronto Council on September 25, 26 and 27, 2006
Enacted by Council: September 27, 2006

CITY OF TORONTO

BY-LAW No. 845-2006

To amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Oakridge), as amended and the City of Toronto Zoning By-law No. 950-2005 (Warden Woods Community Zoning By-law), as amended with respect to lands municipally known as 673 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 Employment District) is amended by deleting the zoning applying to the lands at 673 Warden Avenue shown outlined on Schedule '1'.
2. Schedule "A" of the Warden Woods Community Zoning By-law No. 950-2005 is amended by substituting new zoning on the subject lands as shown on Schedule '1' attached hereto and forming part of the By-law, together with the following letters and numerals:

CR – 21 – 47 – 65 – 85 – 127 – 153 – 170 – 214 – 215

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3. Schedule "B", **PERFORMANCE STANDARDS CHART** of the Warden Woods Community Zoning By-law No. 950-2005 is amended by adding the following Performance Standards:

REAR YARD SETBACK

47. Minimum 1.5 metres.

SIDE YARD SETBACK

65. Minimum 15.0 metres.

STREET YARD SETBACK

85. Minimum 3.0 metres abutting a street and a maximum 4.0 metres abutting Warden Avenue.

COVERAGE

127. Maximum **building coverage** of 18% of the **lot area**.

HEIGHT

153. Maximum 2 **storeys**.

PARKING

170. Parking for **Financial Institutions** shall be provided at a minimum rate of:
3 spaces per 100m² of **gross floor area**.

MISCELLANEOUS

214. The **main wall** of the **building** along the **street yard** abutting Warden Avenue shall have a minimum length of 32.0 metres.

215. **Gross floor area** of all buildings shall not exceed 1000m².

4. **Schedule “C”, EXCEPTIONS LIST** of the Warden Woods Community Zoning By-law No. 950-2005 is amended by adding the following Exception Numbers:

PROHIBITED USES

13. Prohibited Uses

- **Private Home Day Care**
- **Places of Entertainment**
- **Places of Worship**
- **Apartment Buildings**
- **Recreational Uses**
- **Medical Centres**
- **Nursing Homes and Senior Citizens Homes**

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

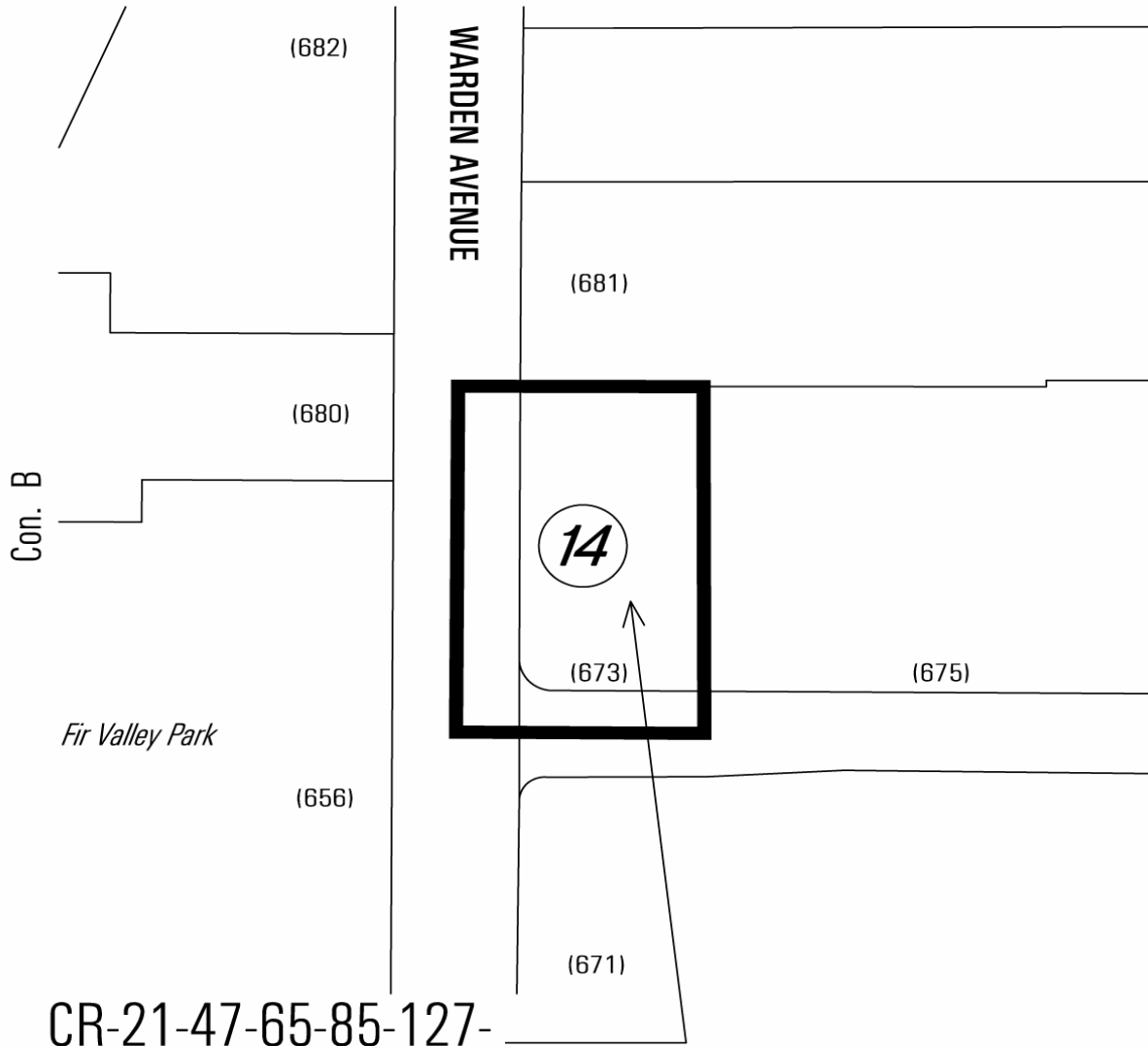
DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 32



CR-21-47-65-85-127-
153-170-214-215



Zoning By-Law Amendment

673 Warden Avenue

File # 06-136585 OZ



Area Affected By This By-Law

Oakridge Emp. Bylaw
Not to Scale
09/18/06