

Scarborough District – Garages, Carports and Accessory Buildings – Zoning By-law Amendments

Date:	April 16, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Wards 35 - 44
Reference Number:	File No. 06 129697 EPS 00 TM

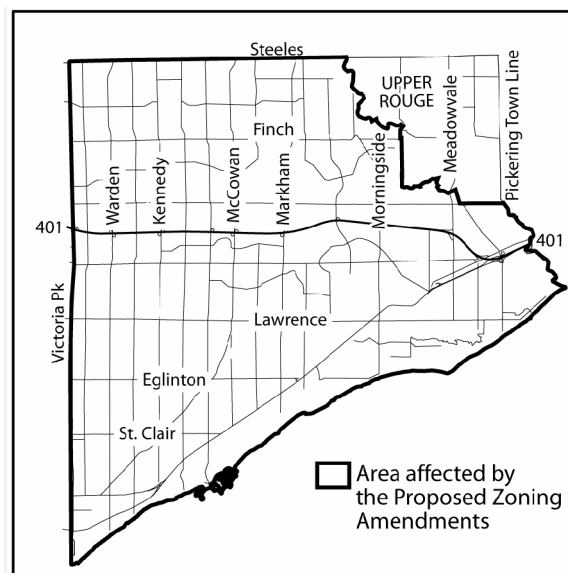
SUMMARY

Scarborough Community Council, at its meeting in May of 2006, requested the Director of Community Planning, Scarborough District, to bring forward amendments to the Clairlea Community Zoning By-law to limit garages, carports and accessory buildings to a reasonable size, subordinate to the main dwelling, and to include amendments in any other areas susceptible to similar building patterns. As a result of this Community Council direction, City Planning staff undertook a review of the garages, carports and accessory buildings provisions of all community and employment districts zoning by-laws in Scarborough. This report brings forward amendments to all of these zoning by-laws, except for the Upper Rouge – Hillside Community, to limit garages, carports and accessory buildings in single family (S), two family (T), and/or semi-detached (SD) residential zones, to a reasonable size subordinate to the main dwelling.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the community and employment districts zoning by-laws for the former City of Scarborough substantially in accordance with the draft Zoning



By-law amendments, attached as Attachments 1 to 34.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 1988 the City of Scarborough Planning Department undertook a review of the Cliffcrest Community Zoning By-law, which led to the establishment of a maximum size and height of garages, carports and accessory buildings that can be erected on lands zoned for single family or two family residential uses. The zoning by-law enacted by Scarborough Council in 1988 introduced the following provisions:

- the maximum dimensions of a garage, carport or free standing accessory building shall be 7.6 metres by 7.6 metres (approximately 25 feet by 25 feet) and in no case shall the combined gross floor areas of all garages, carports and free standing accessory buildings on a lot or parcel exceed 75 square metres (approximately 800 square feet);
- the maximum height of all garages, carports and accessory buildings not attached to the dwelling unit shall be 5 metres (approximately 17 feet) measured from the average finished grade at the perimeter of the building to the highest point of the roof. The existing height restriction in the zoning by-law remained in effect for garages, carports and accessory buildings attached to the dwelling unit (shall not exceed a height of 3.7 metres measured from the floor of the said structure to the eaves); and
- the gross floor area of all garages, carports or accessory buildings shall not exceed the ground floor area of all such structures (in other words, only one storey is permitted).

These additional provisions were introduced to address concerns that excessively large garages and accessory buildings had been erected on residential properties in the Cliffcrest Community.

ISSUE BACKGROUND

An excessively large garage / accessory building was constructed on a residential property in the Clairlea Community. Area residents expressed their concerns to the former Ward 35 - Scarborough Southwest Councillor. The ground floor area of the garage was approximately 67 square metres (approximately 720 square feet) and the ground floor area of the dwelling unit was approximately 63 square metres (approximately 675 square feet). Area residents were concerned that this garage is out of

scale with the residential use of the property. They were also concerned that the sheer size of the garage will result in an unwelcome visual intrusion into their neighbourhood.

Scarborough Community Council, at its meeting in May of 2006, requested the Director of Community Planning, Scarborough District, to bring forward amendments to the Clairlea Community Zoning By-law to limit garages and accessory buildings to a reasonable size, subordinate to the main dwelling, and to also include amendments for any other areas susceptible to similar building patterns. This report reviews all of Scarborough's zoning by-laws and proposes zoning by-law amendments to limit garages, carports and accessory buildings in size and in height in all of the communities and districts in Scarborough, except for the Upper Rouge – Hillside Community. These zoning amendments are based on a previous large garage and accessory building review and comprehensive zoning by-law amendment implemented in the Cliffcrest Community in 1988.

Community Consultation

The impetus for this zoning review came from the Clairlea Community. No additional community consultation has been undertaken. Public notice of the proposed zoning by-law amendments was published in the Toronto Star on April 11, 2007.

Agency Circulation

Toronto Building and the Zoning By-law Team participated in this review and are in support of the revised garage, carport and accessory structure recommendations contained in this report.

COMMENTS

Existing Zoning

The existing Clairlea Zoning By-law No. 8978, and many of the other Scarborough community zoning by-laws currently include regulations in regards to garages, carports and accessory buildings. While there is some variation in form and content, these regulations are generally consistent with the following:

“Garages, Carports and Accessory Buildings

- Shall not be used for human habitation;
- Shall not exceed a height of 3.6 metres measured from the floor of the said structures to the eaves. This height restriction shall not apply to basement garages;
- May, except as otherwise provided in Schedules “A” and “B” of the By-law, be erected in a side yard provided that any structure so erected be distant not less than 1.2 metres from any side lot line;

- May be erected in rear yard provided that:
 - If the structure is partly within the side yard, it shall be subject to the above provisions;
 - If the structure so erected is wholly within the rear yard, it shall be distant not less than 1.8 metres from a dwelling, and shall be distant not less than 450 millimetres from the nearest lot line;
 - Notwithstanding anything contained in this By-law, common semi-detached garages may be centred on the side lot line.”

It should be noted that the existing garage, carport and accessory building height limit varies across the City by-laws. In most cases it is either 3.6 metres or 3.7 metres. In some communities/districts it is 4.0 metres in height and in others there is no specific garage, carport and/or accessory building height limit.

Aside from the Cliffcrest Community Zoning By-law, the zoning by-laws do not directly restrict the size of garages, carports and accessory buildings that can be erected. Indirectly, they achieve this result by limiting the total area of the lot that may be covered by buildings. The Clairlea Zoning By-law states “the maximum coverage for all buildings and structures shall be 33% of the area of the lot or parcel.” This overall maximum coverage varies between Scarborough’s communities and districts. Some communities/districts have a 40% or 50% coverage limitation and some do not have a maximum coverage for all buildings and structures limitation. Individual sites, however, may have site-specific coverage or gross floor area limitations which over-ride this general coverage limit and may be higher or lower depending on the property.

The Clairlea Zoning By-law does not have an “Accessory Building” definition. One commonly used in other Scarborough zoning by-laws is “accessory building shall mean a subordinate building or portion of the main building the use of which is incidental to that of the main or principal building.” This definition appears in most, but not all of the community/district zoning by-laws in Scarborough.

Size of Accessory Structures

Traditionally, garages, carports and accessory buildings are subordinate buildings since their size and importance is less than that of the dwelling unit, the principal building. The primary use of garages, carports and accessory buildings is for storage purposes (vehicles and other house/garden equipment and supplies). Scarborough’s zoning by-laws prohibit their use as living quarters.

The additional zoning regulations introduced in the Cliffcrest Community Zoning By-law as a result of the 1988 large garage and accessory building review provide for a double car garage with maximum dimensions of 7.6 metres by 7.6 metres (approximately 25 feet by approximately 25 feet) or 58 square metres (approximately 625 square feet). For

additional storage use, additional accessory buildings would also be permitted, up to an aggregate total of 75 square metres (approximately 800 square feet) of gross floor area. In Cliffcrest, this has generally allowed for garage and accessory buildings sufficient in size to accommodate the storage of two cars, storage of tools, lawn/garden, recreational equipment and other incidental uses, without impacting on the use, privacy and enjoyment of the adjacent residential properties. Where larger garages and accessory buildings have been proposed, they have been considered on their merits by the Committee of Adjustment, allowing affected neighbours the opportunity to express any concerns they may have. It is proposed that the Cliffcrest Community zoning limits be extended to the rest of the Scarborough zoning by-laws, excluding the Upper Rouge – Hillside Community By-law.

Scarborough Community Council directed that “garages and accessory buildings be limited to a reasonable size, subordinate to the main dwelling.” The Cliffcrest zoning regulations do not specifically regulate the size of garages in relation to the size of the main dwelling on the property. Accordingly, Planning staff is proposing that the following clause be introduced to regulate the size of garages, carports and accessory buildings: in no case shall the ground floor area of any accessory building be larger than the ground floor area of the principal building on the lot or parcel. This limitation is proposed for all of Scarborough’s communities and districts, including Cliffcrest, but excluding Upper Rouge – Hillside.

Height of Accessory Structures

As stated previously, existing garage, carport and accessory building height limitations vary across the Scarborough zoning by-laws. In most cases the height limit is either 3.6 metres or 3.7 metres measured from the floor to the eaves. In some communities/districts it is a maximum of 4.0 metres in height and in others there is no specific garage, carport or accessory building height restriction. This restriction currently applies to all accessory structures, whether they are detached or attached to the dwelling unit. The proposed new height regulations outlined below will supersede the existing regulations only for detached garages, thereby leaving in place the original height restrictions applying only to attached garages. However, for zoning by-laws which do not have an existing height limitation clause, it is proposed to add the following zoning provision: garages, carports and other accessory buildings shall not exceed a height of 3.7 metres measured from the floor of the said structures to the eaves. This height restriction shall not apply to basement garages. This zoning provision would have the effect of restricting attached garages to a height of 3.7 metres, measured from the floor to the eaves. It would also allow the garage roof to extend above the eaves and be integrated with the roofline of the attached dwelling.

The additional zoning by-law provisions introduced in the Cliffcrest Community Zoning By-law as a result of the 1988 large garage and accessory building review provided for detached garages, carports and accessory buildings with a height restriction of 5 metres (approximately 16 feet) measured from the average finished grade at the perimeter of the building to the highest point of the roof. Based on the existing Cliffcrest Community

zoning by-law standard and the fact that there were only 2 Committee of Adjustment applications relating to height in the Cliffcrest Community since 1988, it appears that the 5 metre (approximately 16 feet) height limitation has generally allowed for detached garages and accessory buildings to be constructed that are adequate in height to accommodate the property owner's needs and to not adversely impact on adjacent residential properties in terms of shadowing or visual intrusion. Planning staff propose to carry over the Cliffcrest Community zoning by-law provisions to the rest of the Scarborough zoning by-laws, excluding the Upper Rouge – Hillside Community By-law.

Garages and accessory buildings which are two storeys in height would increase shade and impact upon the privacy of adjacent neighbours. To prohibit a second level or storey being erected within a detached garage or free standing accessory building, staff propose to utilize a provision from the Cliffcrest Zoning By-law, which specifies that “the gross floor area of all garages, carports, or accessory buildings shall not exceed the ground floor area of all such structures.” This will have the effect of precluding the construction of garages or accessory buildings with more than one storey.

Proposed Zoning

The majority of the proposed zoning provisions are copied from the 1988 Cliffcrest zoning by-law amendment. It appears that the introduction of these provisions into the zoning by-law have kept large garages, carports and accessory buildings to a reasonable size. It has also provided the Committee of Adjustment the opportunity to review the larger proposals on a site specific basis, allow the opportunity for community input and make decisions on good land use planning principles. The proposed regulations would apply to all of the residential community zoning by-laws, except for the Upper Rouge – Hillside Community, of the former City of Scarborough (including some minor adjustments to the Cliffcrest Community By-law), plus the Employment Districts Zoning By-law, as it pertains to some low density residential properties found within Scarborough's employment districts.

The following provisions to limit the maximum size and height of garages, carports and accessory buildings that can be erected on lands zoned for single family (S), two family (T) and semi-detached (SD) residential uses are proposed:

- the maximum dimensions of a garage, carport or free standing accessory building shall be 7.6 metres by 7.6 metres (approximately 25 feet by 25 feet) and in no case shall the combined gross floor areas of all garages, carports and free standing accessory buildings on a lot or parcel exceed 75 square metres (approximately 800 square feet);
- the maximum height of all garages, carports and accessory buildings not attached to the dwelling unit shall be 5 metres (approximately 16 feet) measured from the average finished grade at the perimeter of the building to the highest point of the roof. The existing height restriction in the zoning by-law will remain in effect for garages, carports and accessory buildings attached to the dwelling unit;

- the gross floor area of all garages, carports or accessory buildings shall not exceed the ground floor area of all such structures; and
- in no case shall the ground floor area of any accessory building be larger than the ground floor area of the principal building on the lot or parcel.

In addition, some of the community zoning by-laws in Scarborough currently do not have an accessory building definition. Where necessary, the following accessory building definition is proposed:

- accessory building – shall mean a subordinate building or portion of the main building the use of which is incidental to that of the main or principal building.

Some of the existing zoning by-laws do not have a height restriction for garages, carports and accessory buildings. The introduction of the detached garage height limitation clause of 5 metres (approximately 16 feet) will not address the situation as it pertains to garages, carports or accessory buildings which are attached to the main dwelling. In these situations, the following zoning provision will be introduced, which will have the effect of restricting attached garages to a height of 3.7 metres:

- garages, carports and other accessory buildings shall not exceed a height of 3.7 metres measured from the floor of the said structures to the eaves. This height restriction shall not apply to basement garages.

The Upper Rouge – Hillside Community has been excluded because it is primarily a rural area and does not have any single family or semi-detached zoning. The Upper Rouge – Hillside Community Zoning By-law was approved by the Ontario Municipal Board in 2001. It is designed to limit additional construction in keeping with the preservation policies of the City's Official Plan. No zoning by-law amendments with respect to residential garages, carports and/or accessory buildings are proposed.

The regulations to be introduced into Scarborough's zoning by-laws by this report will be taken into consideration by the Zoning By-law Team, which is developing a comprehensive new Zoning By-law for the City of Toronto.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

- Attachment 1: Agincourt Community Zoning By-law Amendment
- Attachment 2: Agincourt North Community Zoning By-law Amendment
- Attachment 3: Bendale Community Zoning By-law Amendment
- Attachment 4: Birchcliff Community Zoning By-law Amendment
- Attachment 5: Birchmount Park Community Zoning By-law Amendment
- Attachment 6: Centennial Community Zoning By-law Amendment
- Attachment 7: Clairlea Community Zoning By-law Amendment
- Attachment 8: Cliffcrest Community Zoning By-law Amendment
- Attachment 9: Cliffside Community Zoning By-law Amendment
- Attachment 10: Dorset Park Community Zoning By-law Amendment
- Attachment 11: Eglinton Community Zoning By-law Amendment
- Attachment 12: Guildwood Community Zoning By-law Amendment
- Attachment 13: Highland Creek Community Zoning By-law Amendment
- Attachment 14: Ionview Community Zoning By-law Amendment
- Attachment 15: Kennedy Park Community Zoning By-law Amendment
- Attachment 16: L'Amoreaux Community Zoning By-law Amendment
- Attachment 17: Malvern Community Zoning By-law Amendment
- Attachment 18: Malvern West Community Zoning By-law Amendment
- Attachment 19: Maryvale Community Zoning By-law Amendment
- Attachment 20: Midland/St. Clair Community Zoning By-law Amendment
- Attachment 21: Milliken Community Zoning By-law Amendment
- Attachment 22: Morningside Community Zoning By-law Amendment
- Attachment 23: Morningside Heights Community Zoning By-law Amendment
- Attachment 24: Oakridge Community Zoning By-law Amendment
- Attachment 25: Rouge Community Zoning By-law Amendment

- Attachment 26: Scarborough Employment Districts Zoning By-law No. 24982 Amendment
- Attachment 27: Scarborough Village Community Zoning By-law Amendment
- Attachment 28: Steeles Community Zoning By-law Amendment
- Attachment 29: Sullivan Community Zoning By-law Amendment
- Attachment 30: Tam O'Shanter Community Zoning By-law Amendment
- Attachment 31: Warden Woods Community Zoning By-law Amendment
- Attachment 32: West Hill Community Zoning By-law Amendment
- Attachment 33: Wexford Community Zoning By-law Amendment
- Attachment 34: Woburn Community Zoning By-law Amendment

Attachment 1: Agincourt Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 10076, as amended, with respect to the lands municipally known as the Agincourt Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Agincourt Community By-law No. 10076 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (f) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 2: Agincourt North Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 12797, as amended, with respect to the lands municipally known as the Agincourt North Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Agincourt North Community By-law No. 12797 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and other Accessory Buildings:

- (f) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 3: Bendale Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 9350, as amended, with respect to the lands municipally known as the Bendale Community

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. **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Bendale Community By-law No. 9350 for the City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (e) In “S” and “T” zones:
- (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 4: Birchcliff Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 8786, as amended, with respect to the lands municipally known as the Birchcliff Community

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. **CLAUSE V – INTERPRETATION** of the Birchcliff Community By-law No. 8786 for the former City of Scarborough, as amended, is further amended by adding the following new definition to Section (f) **Definitions**:

Accessory Building

shall mean a subordinate building or portion of the main building the use of which is incidental to that of the main or principal building.

2. **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Birchcliff Community By-law No. 8786 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 **Garages, Carports and Accessory Buildings**:

(f) In “S” and “T” zones:

- (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
- (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
- (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
- (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the ground floor area of all such structures.

- (v) In no case shall the ground floor area of any **accessory building** be larger than the ground floor area of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Attachment 5: Birchmount Park Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 9174, as amended, with respect to the lands municipally known as the Birchmount Park Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Birchmount Park Community By-law No. 9174 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (e) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 6: Centennial Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 12077, as amended, with respect to the lands municipally known as the Centennial Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Centennial Community By-law No. 12077 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and other Accessory Buildings:

- (f) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 7: Clairlea Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 8978, as amended, with respect to the lands municipally known as the Clairlea Community

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. **CLAUSE V – INTERPRETATION** of the Clairlea Community By-law No. 8978 for the former City of Scarborough, as amended, is further amended by adding the following new definition to Section (f) **Definitions**:

Accessory Building

shall mean a subordinate building or portion of the main building the use of which is incidental to that of the main or principal building.

2. **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Clairlea Community By-law No. 8978 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 **Garages, Carports and Accessory Buildings**:

- (e) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the dwelling unit shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the ground floor area of all such structures.

- (v) In no case shall the ground floor area of any **accessory building** be larger than the ground floor area of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Attachment 8: Cliffcrest Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 9396, as amended, with respect to the lands municipally known as the Cliffcrest Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Cliffcrest Community By-law No. 9396 for the former City of Scarborough, as amended, is further amended by adding the following new Performance Standard to Section 2.1.4 (e) Garages, Carports and Accessory Buildings:

- (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Attachment 9: Cliffside Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 9364, as amended, with respect to the lands municipally known as the Cliffside Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Cliffside Community By-law No. 9364 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (e) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any accessory building be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 10: Dorset Park Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 9508, as amended, with respect to the lands municipally known as the Dorset Park Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Dorset Park Community By-law No. 9508 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (f) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 11: Eglinton Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 10048, as amended, with respect to the lands municipally known as the Eglinton Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Eglinton Community By-law No. 10048 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (f) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 12: Guildwood Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 9676, as amended, with respect to the lands municipally known as the Guildwood Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Guildwood Community By-law No. 9676 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (e) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 13: Highland Creek Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 10827, as amended, with respect to the lands municipally known as the Highland Creek Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Highland Creek Community By-law No. 10827 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and other Accessory Buildings:

- (f) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 14: Ionview Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 9089, as amended, with respect to the lands municipally known as the Ionview Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Ionview Community By-law No. 9089 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (e) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 15: Kennedy Park Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 9276, as amended, with respect to the lands municipally known as the Kennedy Park Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Kennedy Park Community By-law No. 9276 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and other Accessory Buildings:

- (e) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 16: L'Amoreaux Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 12466, as amended, with respect to the lands municipally known as the L'Amoreaux Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the L'Amoreaux Community By-law No. 12466 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and other Accessory Buildings:

- (f) In "S" and "T" zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 17: Malvern Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 14402, as amended, with respect to the lands municipally known as the Malvern Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Malvern Community By-law No. 14402 for the former City of Scarborough, as amended, is further amended by adding the following new Sections to Section 2.1.4 Garages, Carports and other Accessory Buildings (i):

- (f) Shall not exceed a **height** of 3.7 m measured from the floor of the said structures to the **eaves**. This **height** restriction shall not apply to **basement** garages.
- (g) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a **lot** or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4 (i) (f), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the **lot** or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 18: Malvern West Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 12181, as amended, with respect to the lands municipally known as the Malvern West Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Malvern West Community By-law No. 12181 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (f) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 19: Maryvale Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 9366, as amended, with respect to the lands municipally known as the Maryvale Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Maryvale Community By-law No. 9366 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (e) In “S” and “T” zones:
- (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 20: Midland / St. Clair Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 842-2004, as amended, with respect to the lands municipally known as the Midland / St. Clair Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Midland / St. Clair Community By-law No. 842-2004 for the former City of Scarborough, as amended, is further amended by deleting Sub-Clauses (i) and (ii) from Section 2.1.4 (e) Garages, Carports and Accessory Buildings and substituting the following:

- (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
- (ii) The combined **gross floor area** of all garages, carports and free-standing **accessory buildings** on a **lot** or parcel shall not exceed 75 m².
- (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
- (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
- (v) In no case shall the **ground floor area** of any accessory building be larger than the **ground floor area** of the principal building on the **lot** or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Attachment 21: Milliken Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 17677, as amended, with respect to the lands municipally known as the Milliken Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Milliken Community By-law No. 17677 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and other Accessory Buildings for all Zones:

- (f) In “S” and “SD” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor area** of all garages, carports and free-standing **accessory buildings** on a **lot** or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the **lot** or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 22: Morningside Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 11883, as amended, with respect to the lands municipally known as the Morningside Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Morningside Community By-law No. 11883 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and other Accessory Buildings:

- (f) In “S” and “T” zones:
- (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 23: Morningside Heights Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend the Morningside Heights Community Zoning By-law

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. CLAUSE VI – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Morningside Heights Community Zoning By-law for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and other Accessory Buildings:

- (g) In “S” and “SD” zones:
- (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a **lot** or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such **structures**.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the **lot** or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Attachment 24: Oakridge Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 9812, as amended, with respect to the lands municipally known as the Oakridge Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Oakridge Community By-law No. 9812 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (e) In “S” and “T” zones:
- (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 25: Rouge Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 15907, as amended, with respect to the lands municipally known as the Rouge Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Rouge Community By-law No. 15907 for the former City of Scarborough, as amended, is further amended by adding the following new Sections to Section 2.1.4 Garages, Carports and Accessory Buildings (i):

- (f) Shall not exceed a height of 3.7 m measured from the floor of the said structures to the eaves. This height restriction shall not apply to basement garages.
- (g) In “S” and “SD” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a **lot** or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4 (i) (f), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the **lot** or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

**Attachment 26: Scarborough Employment Districts Zoning By-law No. 24982
Amendment**

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Employment Districts Zoning By-law No. 24982

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. CLAUSE V – GENERAL PROVISIONS of the Scarborough Employment Districts Zoning By-law No. 24982 for the former City of Scarborough, as amended, is further amended by deleting Sub-section 7.6.3 of Section 7.6 Garages, Carports and Accessory Buildings and replacing it with the following:

7.6.3 Applies to all districts except the *MILLIKEN* and *BIRCHMOUNT PARK EMPLOYMENT DISTRICTS*:

Garages, carports and **accessory buildings** shall not exceed a **height** of 3.7 m measured from the floor of the said **structures** to the **eaves**, except that in the OAKRIDGE EMPLOYMENT DISTRICT, garages, carports and **accessory buildings** shall not exceed a **height** of 4 m measured from the floor of the said **structure** to the **eaves**. These **height** restrictions shall not apply to **basement** garages.

2. CLAUSE V – GENERAL PROVISIONS of the Scarborough Employment Districts Zoning By-law No. 24982 for the former City of Scarborough, as amended, is further amended by adding the following new Sub-section to Section 7.6 Garages, Carports and Accessory Buildings:

7.6.7 In “S” zones:

7.6.7.1 The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.

7.6.7.2 The combined **gross floor area** of all garages, carports and free-standing **accessory buildings** on a **lot** or parcel shall not exceed 75 m².

7.6.7.3 Notwithstanding Clauses 7.6.2 and 7.6.3, the maximum **height** of all garages, carports and **accessory buildings** not attached to

the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.

7.6.7.4 The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such **structures**.

7.6.7.5 In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the **lot** or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Attachment 27: Scarborough Village Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 10010, as amended, with respect to the lands municipally known as the Scarborough Village Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Scarborough Village Community By-law No. 10010 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (f) In “S” and “T” zones:
- (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 28: Steeles Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 16762, as amended, with respect to the lands municipally known as the Steeles Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Steeles Community By-law No. 16762 for the former City of Scarborough, as amended, is further amended by adding the following new Sections to Section 2.1.4 Garages, Carports and other Accessory Buildings for all Zones (i):

- (f) Shall not exceed a **height** of 3.7 m measured from the floor of the said structures to the **eaves**. This **height** restriction shall not apply to **basement** garages.
- (g) In “S” and “SD” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a **lot** or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4 (i) (f), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the **lot** or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Attachment 29: Sullivan Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 10717, as amended, with respect to the lands municipally known as the Sullivan Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Sullivan Community By-law No. 10717 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (f) In “S” and “T” zones:
- (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 30: Tam O'Shanter Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 12360, as amended, with respect to the lands municipally known as the Tam O'Shanter Community

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. **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** of the Tam O'Shanter Community By-law No. 12360 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and other Accessory Buildings:

- (f) In "S" and "T" zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 31: Warden Woods Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 950-2005, as amended, with respect to the lands municipally known as the Warden Woods Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of Warden Woods Community By-law No. 950-2005 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (e) In “S” and “SD” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor area** of all garages, carports and free-standing **accessory buildings** on a **lot** or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the ground floor area of all such structures.
 - (v) In no case shall the ground floor area of any **accessory building** be larger than the ground floor area of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 32: West Hill Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 10327, as amended, with respect to the lands municipally known as the West Hill Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the West Hill Community By-law No. 10327 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (f) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 33: Wexford Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 9511, as amended, with respect to the lands municipally known as the Wexford Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Wexford Community By-law No. 9511 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (e) In “S” and “T” zones:
- (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Attachment 34: Woburn Community Zoning By-law Amendment

Authority: Scarborough Community Council Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend Scarborough Zoning By-law No. 9510, as amended, with respect to the lands municipally known as the Woburn Community

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Woburn Community By-law No. 9510 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and Accessory Buildings:

- (e) In “S” and “T” zones:
 - (i) The maximum dimensions of a garage, carport or free-standing **accessory building** shall be 7.6 m by 7.6 m.
 - (ii) The combined **gross floor areas** of all garages, carports and free-standing **accessory buildings** on a lot or parcel shall not exceed 75 m².
 - (iii) Notwithstanding Clause 2.1.4(b), the maximum **height** of all garages, carports and **accessory buildings** not attached to the **dwelling unit** shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.
 - (iv) The **gross floor area** of all garages, carports or **accessory buildings** shall not exceed the **ground floor area** of all such structures.
 - (v) In no case shall the **ground floor area** of any **accessory building** be larger than the **ground floor area** of the principal building on the lot or parcel.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

DAVID R. MILLER,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk