



**STAFF REPORT
ACTION REQUIRED**

**Various Properties – City-initiated Technical
Amendments to Various Community Zoning By-laws –
Final Report**

Date:	November 7, 2007
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest Ward 36 – Scarborough Southwest Ward 38 – Scarborough Centre Ward 41 – Scarborough-Rouge River Ward 42 – Scarborough-Rouge River Ward 44 – Scarborough East
Reference Number:	06 120986 EPS 00 TM

SUMMARY

This City-initiated amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report reviews and recommends approval of amendments to various community zoning by-laws to clarify and better implement the approved intentions of Council and to rectify minor technical errors in the by-laws.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the zoning by-laws for the affected communities substantially in accordance with the draft zoning by-law amendment attached as Attachment 1; and
2. City Council authorize the City Solicitor to make stylistic and technical changes to the draft zoning by-law amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The City undertakes a continuous program to identify and correct errors in the drafting of zoning by-law amendments. Such technical amendments are typically required as a result of incorrect numbering of various clauses or standards within the by-law. These amendments are required to clarify and better implement the intentions of Council. These technical amendments will neither diminish nor increase development rights.

This report corrects 17 drafting errors in various community by-laws.

Community Consultation

As the amendments proposed do not materially alter the development rights for the affected lands, and as the amendments rectify minor technical errors made in implementing Council's direction, no additional community consultation was undertaken.

Agency Circulation

Through the processing of permit applications, Toronto Building identified a variety of amendments needed to various community by-laws. The attached draft zoning by-law was reviewed by Toronto Building.

COMMENTS

It is important to identify and correct technical errors for several reasons. First, the City of Toronto is responsible to the residents of the City to maintain correct documentation to guide development. Second, these technical errors may cause hardship for certain land owners. Finally, the City is moving towards a consolidation of zoning across the City and correction of these technical errors will facilitate that effort.

Notice of these amendments was published in the Toronto Star on Wednesday, November 7, 2007, in accordance with the Planning Act. Planning staff have also advised the affected Ward Councillors of the proposed corrective changes.

The specific corrections proposed in Attachment 1 are as follows:

1. 651 Warden Avenue - Warden Woods Community - Ward 35

This property was rezoned in April 2006 (By-law 347-2006) to amend the permitted land use and development standards for this site. The by-law created Performance Standard Nos. 145, 208, and 209 to address height, building entrance provisions, and street yard provisions. Performance Standard Nos. 145, 208, and 209 already existed in the by-law applying similar provisions to a different property. The proposed by-law correction will

create Performance Standard Nos. 154, 216, and 217 to apply the same zoning provisions as originally intended under By-law 347-2006.

2. 673 Warden Avenue - Warden Woods Community - Ward 35

This property was rezoned in September 2006 (By-law 845-2006) to amend the permitted land use and development standards for this site. The by-law created Exception No. 13 to address prohibited uses. Exception No. 13 already existed in the by-law applying a different exception provision to a different property. The proposed by-law correction will create Exception No. 14 to apply the same zoning provisions as originally intended under By-law 845-2006.

3. 725 Warden Avenue - Warden Woods Community - Ward 35

This property was rezoned in February 2006 (By-law 152-2006) to amend the permitted land use and development standards for this site. The by-law created Exception No. 3 to address Section 37 provisions. Exception No. 3(a)(ii) incorrectly refers to Section (i) of Exception No. 3. The proposed by-law correction will correct the content of Exception No. 3(a)(ii) to correctly refer to 3(a)(i) as originally intended under By-law 152-2006.

4. Warden Woods Community - Ward 35

The lands east of Warden Avenue north and south of St. Clair Avenue, known as the Warden Woods Community was rezoned in October 2005 (By-law 950-2005) to amend the permitted land use and development standards for this area. Within the TABLE OF CONTENTS of this by-law CLAUSE V – INTERPRETATION incorrectly refers to (g) Definitions within CLAUSE V – INTERPRETATION. The proposed by-law correction will correct the content of the TABLE OF CONTENTS to correctly refer to (f) Definitions as originally intended under By-law 950-2005.

5. Midland/St. Clair Community - Ward 36

The lands east of Midland Avenue to Brimley Road, north of St. Clair Avenue East, south of the CN railway, known as the Midland/St. Clair Community was rezoned in May 2007 (552-2007) to amend Section 2.1.4(e) Garages, Carports and Accessory Buildings to limit the size and height of garages, carports and accessory buildings. The amended Section 2.1.4(e)(ii) limits the combined total floor area of all garages, carports and other accessory building on a lot or parcel. The proposed by-law correction will correct the content of Section 2.1.4(e)(ii) to allow the total floor area of all garages, carports and other accessory buildings for a townhouse dwelling unit to be a maximum of 75m² as originally intended under By-law 552-2007.

6. 1757 Kingston Road - Birchcliff Community - Ward 36

This property was rezoned in July 2004 (By-law 648-2004) to amend the permitted land use and development standards for this site. The by-law created Performance Standards

to regulate the proposed development on the site. The newly created Performance Standards did not have numbers allocated to each standard, which could be added to SCHEDULE “B”, PERFORMANCE STANDARD CHART. The proposed by-law correction will create Performance Standard Nos. 231, 232, and 250 to apply the standards as originally intended under By-law 648-2004.

7. 1206-1210 Kingston Road - Birchcliff Community - Ward 36

This property was rezoned in February 2006 (By-law 194-2006) to amend the permitted land use and development standards for this site. One of the newly created Performance Standards did not have a number allocated to the standard, which could be added to SCHEDULE “B”, PERFORMANCE STANDARD CHART. The proposed by-law correction will create Performance Standard No. 201 to apply to the PARKING standard as originally intended under By-law 194-2006.

8. 3354 Kingston Road - Scarborough Village Community - Ward 36

This property was rezoned in September 2006 (By-law 861-2006) to amend the permitted land use and development standards for this site. Performance Standard Nos. 86 and 180 both address a rear yard setback requirement. The proposed by-law correction will delete Performance Standard No. 86 as the required rear yard setback is regulated with Performance Standard No. 180 as originally intended under By-law 861-2006.

9. East corner of Sandhurst Circle and White Heather Boulevard - Agincourt North Community - Ward 41

The lands at the east corner of Sandhurst Circle and White Heather Boulevard was rezoned in September 2005 (761-2005) to amend the permitted land use and development standards for these lands. The by-law created Performance Standard No. 20R to establish a “Maximum two dwelling units per lot on a Registered Plan having a minimum area of 435m² and a minimum lot frontage of 15m measured 4.5m from the front lot line”. This wording has raised interpretation issues. The proposed by-law correction will clarify Performance Standard No. 20R by changing the performance standard to read “Maximum two-family dwelling per lot on a Registered Plan having a minimum area of 435m² and a minimum lot frontage of 15m measured 4.5m from the front lot line”.

The by-law also created Performance Standard No. 60E to establish “on a corner lot, the minimum setback of this side wall of dwellings and garages shall be 2.5m from the street line”. The proposed by-law correction will clarify Performance Standard No. 60E by changing the word “this” to “the” as originally intended under By-law 761-2005.

In addition, the zoning category reads “ST” on Schedule ‘A’ which has raised interpretation issues. The proposed by-law correction will change “ST” to read “S and T” as originally intended under By-law 761-2005.

10. 20 Rozell Road - Centennial Community - Ward 44

This property was rezoned in February 2006 (By-law 25-2006) to amend the permitted land use and development standards for this site. The by-law created Performance Standard No. 230 to establish minimum frontage and minimum lot area standards. Performance Standard Nos. 230 already existed in the by-law applying different minimum frontage and lot area standards to different properties. The proposed by-law correction will create Performance Standard No. 233 to apply the same minimum frontage and minimum lot area requirements as originally intended under By-law 25-2006.

11. 126 Bellamy Road North - Eglinton Community - Ward 38

This property was rezoned pursuant to Order/Decision No. 0618 of the Ontario Municipal Board issued in March 2006 [By-law 316-2007(OMB)] to amend the permitted land use and development standards for this site. The by-law created Performance Standard No. 334 to address intensity of use. Performance Standard No. 334 already existed in the by-law applying lot coverage standards to a different property. The proposed by-law correction will create Performance Standard No. 336 to apply the same zoning provisions as originally intended under By-law 316-2007(OMB).

12. 3670-3680 St. Clair Avenue East - Cliffcrest Community - Ward 36

Lands from the former Scarborough Transportation Corridor (STC) area were removed from the Cliffcrest Community By-law. The properties from 3670 to 3680 St. Clair Avenue were inadvertently removed from the Cliffcrest Community, although these properties were not situated within the STC study area. The proposed by-law correction will return these properties back to the Cliffcrest Community By-law with their associated zoning as originally intended under By-law 9396.

13. North-East Corner of Ashcott Street and Cascaden Street - Milliken Community - Ward 41

The lands north-east of Ashcott Street and Cascaden Street were rezoned in February 2005 (176-2005) to amend the permitted land use and development standards for this site. Exception No. 14 which allows for additional permitted uses was not deleted from the EXCEPTION LIST – SCHEDULE “C” as it applies to the lands. The proposed by-law correction will delete Exception No. 14 as it applies to the lands as originally intended under By-law 176-2005.

14. 4618 Kingston Road - West Hill Community - Ward 44

This property was rezoned by the City to Commercial/Residential (CR) as part of the Kingston Road Avenues study in June 2003 (By-law 597-2003), as amended by a subsequent Ontario Municipal Board order in September 2005. However, existing Exception No. 63 which applied to the property was not updated to give effect to the new

Avenues zoning category. Exception No. 63 contains provisions restricting development of the lands to its existing building form which is contrary to the intent of the new Avenues CR zoning. It also contains building setback and land use prohibitions which contradict the new CR zoning provisions. The proposed by-law correction will refine Exception No. 63 as originally intended under By-law 597-2003.

15. 3250-3300 Midland Avenue and 50-70 Silver Star Boulevard – Milliken Employment District - Ward 41

This property was rezoned in May 2006 (By-law 426-2006) to amend the permitted land use and development standards for this site. The by-law created Performance Standard Nos. 1628 and 1629 to limit gross floor area of retail stores, and Exception No. 432 to include an additional permitted use. Performance Standard Nos. 1628 and 1629 already existed in the by-law applying parking provisions to a different property and Exception No. 432 already existed allowing Service Shops as an additional permitted use. The proposed by-law correction will create Performance Standard Nos. 476 and 477 to apply the same zoning provisions as originally intended under By-law 347-2006 and create Exception No. 424 to also include a provision that the parking standards shall apply collectively to all of the lands, notwithstanding its future division into two or more parcels of land, as originally intended under By-law 347-2006.

16. 2040-2050 Ellesmere Road - Progress Employment District - Ward 38

In December 1996, the former City of Scarborough consolidated a number of separate zoning by-laws for its employment districts into one new by-law, the Employment Districts Zoning By-law No. 24982. As part of the consolidation exercise, certain by-law Exception Numbers dealing with Section 37 contributions were converted to numbered Performance Standards. The Section 37 obligations related to this property were correctly established as Performance Standard No. 2363 in the new by-law; however this number was inadvertently identified as Performance Standard No. 2364 on the Schedule 'A'. Performance Standard No. 2364 applied different Section 37 provisions to a different property. The proposed by-law correction will delete Performance Standard No. 2364 from 2040-2050 Ellesmere Road and add Performance Standard No. 2363 to apply the same Section 37 provisions as originally intended under By-law No. 24982.

17. 1145 Morningside Avenue - Rouge Employment District - Ward 42

This property was rezoned in July 2007 (By-law 810-2007) to amend the development standards for this site. Clause 3 intended to secure municipal services before the development of the lands, however a performance standard number was not assigned to this provision, which could be added to Schedule "B"–Performance Standards Chart. The proposed by-law correction will delete Clause 3, and add Performance Standard No. 1640 to ensure the provision of municipal services as originally intended under By-law 810-2007.

Conclusions

Adoption of the proposed Zoning By-law amendments is appropriate in order to rectify the minor technical errors and by-law clarifications identified. Staff is recommending that Council endorse the zoning by-law amendments proposed.

CONTACT

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SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment
Attachment 2: Location Maps

Attachment 1: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item ~ [or Report No. ~, Clause No. ~]
as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend the City of Toronto Zoning By-law Number 950-2005, the Warden Woods Community Zoning By-law; and Zoning By-law Number 842-2004, the Midland/St. Clair Community Zoning By-law; the Scarborough Zoning By-law Number 8786, the Birchcliff Community Zoning By-law; Zoning By-law Number 10010, the Scarborough Village Community Zoning By-law; Zoning By-law Number 12797, the Agincourt North Community Zoning By-law; Zoning By-law Number 12077, the Centennial Community Zoning By-law; Zoning By-law Number 10048, the Eglinton Community Zoning By-law; Zoning By-law Number 9396, the Cliffcrest Community Zoning By-law; Zoning By-law Number 17677, the Milliken Community Zoning By-law; and Zoning By-law Number 10327, the West Hill Community Zoning By-law; the Scarborough Employment Districts Zoning By-law Number 24982, the Milliken Employment District; the Progress Employment District; and the Rouge Employment District.

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. The Warden Woods Community Zoning By-law No. 950-2005, is amended as follows:
 - 1.1 **PERFORMANCE STANDARD CHART – SCHEDULE “B”**, is amended by adding the following performance standards:

HEIGHT

154. Minimum 3 **storeys** and maximum 8 **storeys** for **apartment buildings**. Maximum 13 m and 3 **storeys** for **townhouse dwellings**, as measured from the average finished grade along the **main wall** of the **dwelling unit** facing any **street line**.

MISCELLANEOUS

216. The threshold of **building** entrances (excluding garages doors) facing Warden Avenue shall not be lower than the finished grade of the pedestrian walkway at the **street** line leading to the entrance.
217. The **street** yard adjacent to Warden Avenue adjacent to any residential use in the first **storey** shall only be used for **landscaping**, which includes permitted projections and may include driveways but does not include patios.
- 1.2 **SCHEDULE ‘A’** is amended by deleting Performance Standard Nos. 145, 208, and 209 for the lands outlined on the attached Schedule ‘1’ and replacing them with Performance Standard Nos. 154, 216, and 217 so that the zoning on the lands reads as follows:

A-64-83-103-154-163-202-206-207-210-216-217

- 1.3 **EXCEPTIONS LIST – SCHEDULE “C”**, is amended by deleting Exception No. 13 for the lands outlined on the attached Schedule ‘2’ and replacing it Exception 14 as follows:

EXCEPTIONS

14. Prohibited Uses
- **Private Home Day Care**
 - **Places of Entertainment**
 - **Places of Worship**
 - **Apartment Buildings**
 - **Recreational Uses**
 - **Medical Centres**
 - **Nursing Homes and Senior Citizens Homes**
- 1.4 **EXCEPTIONS LIST – SCHEDULE “C”**, Exception 3(a)(ii) is amended by deleting the text and replacing it with the following:

EXCEPTIONS

- 3.(a)(ii) The owner of the lands shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters referred to in Section 3(a)(i) herein and which shall be registered on title to the lands to which this By-law applies.

- 1.5 **TABLE OF CONTENTS, CLAUSE V – INTERPRETATION**, is amended by deleting (g) Definitions and replacing it with the following so that it reads:
- (f) Definitions
- 1.6 Performance Standard Nos. 145, 208, and 209 introduced by By-law 347-2006 is repealed.
- 1.7 Exception No. 13 introduced by By-law 845-2006 is repealed.
2. The Midland/St. Clair Community Zoning By-law No. 842-2004, is amended as follows:
- 2.1 **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES**, Section 2.1.4(e)(ii) is amended by deleting the text and replacing it with the following:
- 2.1.4 Garages, Carports and Accessory Buildings:
- (e)(ii) The combined total floor area of all garages, carports and other **accessory buildings** on a **lot** or parcel shall not exceed 75m², notwithstanding this provision shall not apply to a **townhouse dwelling**.
3. The Birchcliff Community Zoning By-law No. 8786, is amended as follows:
- 3.1 **PERFORMANCE STANDARD CHART – SCHEDULE “B”**, is amended by adding the following performance standards:
- MISCELLANEOUS**
231. The provisions of this By-law shall apply collectively to the lands notwithstanding their division into two or more parcels.
232. The provisions of CLAUSE VI, Section 4, **Frontage on a Street** shall not apply.
- INTENSITY OF USE**
250. One dwelling unit per 250 square metres of lot area.
- 3.2 **PERFORMANCE STANDARD CHART – SCHEDULE “B”**, is amended by adding the following performance standard:

PARKING

- 201. - A minimum of one enclosed parking space per dwelling unit.
 - Notwithstanding the minimum parking space dimensions required in the zoning by-law, five (5) of the required parking spaces for dwelling units are permitted having minimum dimensions of 2.7m width x 5.5m length.
- 3.3 Clause 2 introduced by By-law 648-2004 is repealed.
- 3.4 Clause 2, PARKING introduced by By-law 194-2006 is repealed.
4. The Scarborough Village Community Zoning By-law No. 10010, is amended as follows:
- 4.1 **SCHEDULE 'A'** is amended by deleting Performance Standard No. 86 for the lands outlined on the attached Schedule '3' so that the zoning on the lands reads as follows:

M-38-137-167-180-181-218-219-266-324-325-326

5. The Agincourt North Community Zoning By-law No. 12797, is amended as follows:
- 5.1 **PERFORMANCE STANDARD CHART – SCHEDULE "B"**, is amended by deleting the text of Performance Standard Nos. 20R and 60E and replacing them with the following:

INTENSITY OF USE

20R. Maximum **two-family dwelling** per lot on a Registered Plan having a minimum area of 435m² and a minimum lot frontage of 15m measured 4.5m from the **front lot line**;

or

Maximum one **dwelling unit** per lot on a Registered Plan having a minimum area of 270m² and a minimum lot frontage of 9m measured 4.5m from the **front lot line**.

SIDE YARD

60E. Minimum 1.2m on each side for **two-family dwellings**;

or

Minimum .6m on the side on which the garage is located and 1.2m on the other side, for single detached **dwellings**.

On a corner lot, the minimum **setback** of the side wall of **dwellings** and garages shall be 2.5m from the street line.

- 5.2 **SCHEDULE ‘A’** is amended by deleting the Street Townhouse Residential (ST) Zone for the lands outlined on the attached Schedule ‘4’ and replacing it with both Single-Family Residential (S) and Two-Family Residential (T) Zones so that the zoning on the lands reads as follows:

S and T–20R–40G–60E–80N–155–156–157–157

6. The Centennial Community Zoning By-law No. 12077, is amended as follows:

- 6.1 **PERFORMANCE STANDARD CHART – SCHEDULE ‘B’**, is amended by adding the following performance standard:

INTENSITY OF USE

233. One single-family dwelling per parcel of land with a minimum frontage of 9m and a minimum lot area of 270m².

- 6.2 **SCHEDULE ‘A’** is amended by deleting Performance Standard No. 230 for the lands outlined on the attached Schedule ‘5’ and replacing it with Performance Standard No. 233 so that the zoning on the lands reads as follows:

S–40J–123–132–233–303–350–351–352

- 6.3 Performance Standard No. 230 introduced by By-law 25-2006 is repealed.

7. The Eglinton Community Zoning By-law No. 10048, is amended as follows:

- 7.1 **PERFORMANCE STANDARD CHART – SCHEDULE ‘B’**, is amended by adding the following performance standard:

INTENSITY OF USE

336. Maximum one suite (individual dwelling unit) per 42m² of lot area.

- 7.2 **SCHEDULE ‘A’** is amended by deleting Performance Standard No. 334 for the lands outlined on the attached Schedule ‘6’ and replacing it with Performance Standard No. 336 so that the zoning on the lands reads as follows:

7.3 Performance Standard No. 334 introduced by By-law 316-2007(OMB) is repealed.

8. The Cliffcrest Community Zoning By-law No. 9396, is amended as follows:

8.1 **SCHEDULE ‘A’** is amended by adding the lands on the north side of St. Clair Avenue, to the Cliffcrest Community By-law 9396, as shown on the attached Schedule ‘7’.

8.2 **SCHEDULE ‘A’** is further amended by adding a zoning category and performance standards for the lands outlined on the attached Schedule ‘7’, so that the zoning on the lands reads as follows:

HC-24-53-76-87

8.3 **EXCEPTIONS LIST – SCHEDULE “C”**, is amended by adding Exception No. 51 for the lands outlined on the attached Schedule ‘8’.

8.4 The provisions of the Cliffcrest Community Zoning By-law 9396 shall apply to the lands outlined on the attached Schedule ‘7’ and Schedule ‘8’.

9. The Milliken Community Zoning By-law No. 17677, is amended as follows:

9.1 **EXCEPTIONS LIST – SCHEDULE “C”**, is amended by deleting Exception No. 14 for the lands outlined on the attached Schedule ‘9’.

10. The West Hill Community Zoning By-law No. 10327, is amended as follows:

10.1 **EXCEPTIONS LIST – SCHEDULE “C”**, Exception 63 is amended by deleting the text and replacing it with the following:

EXCEPTIONS

63. The following use shall be prohibited:

- Sale of new or used automobiles

11. The Scarborough Employment Districts (Milliken Employment District) Zoning By-law No. 24982, is amended as follows:

11.1 **PERFORMANCE STANDARD CHART – SCHEDULE “B”**, is amended by adding the following performance standards:

GROSS FLOOR AREA

476. Gross floor area of all retail stores shall not exceed 13,500 square metres.

477. Gross floor area of any individual retail store shall not exceed 6,500 square metres.

11.2 **EXCEPTIONS LIST – SCHEDULE “C”**, is amended by deleting Exception No. 432 for the lands outlined on the attached Schedule ‘10’ and replacing it with the following Exception:

EXCEPTIONS

424. - Additional Permitted Use – Service Shops

- Notwithstanding its future division into two or more parcels of land, the parking standards shall apply in common to the lands comprised of 3250-3300 Midland Avenue, and 50-70 Silver Star Boulevard.

11.3 **SCHEDULE ‘A’** is amended by deleting Performance Standard Nos. 1628, 1629, and Exception No. 432 for the lands outlined on the attached Schedule ‘10’ and replacing it with Performance Standard Nos. 476 and 477, and Exception No. 424 so that the zoning on the lands reads as follows:

~~ME-414-476-477-913-1076-1295-1398-1402-2029-~~
Exception 200–Exception 202–Exception 424

~~MS-414-913-998-1054-2029-Exception 424~~

11.4 Performance Standard Nos. 1628 and 1629 introduced by By-law 426-2006 is repealed.

12. The Scarborough Employment Districts (Progress Employment District) Zoning By-law No. 24982, is amended as follows:

12.1 **SCHEDULE ‘A’** is amended by deleting Performance Standard No. 2364 for the lands outlined on the attached Schedule ‘11’ and replacing it with Performance Standard No. 2363 so that the zoning on the lands reads as follows:

~~CCO-M-44-130-913-2363~~

13. The Scarborough Employment Districts (Rouge Employment District) Zoning By-law No. 24982, is amended as follows:

13.1 **SCHEDULE ‘A’** is amended by adding Performance Standard No. 1640 for the lands outlined on the attached Schedule ‘12’ so that the zoning on the lands reads as follows:

~~M-OU-913-991-1054-1640-2365-2610-2611-2612-~~
Exception 138-Exception 139

13.2 Clause 3 introduced by By-law 810-2007 is repealed.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'

Lot 32



A-64-83-103-154-163-202-206-207-210-216-217



Zoning By-Law Amendment

651 Warden Avenue

File # 06-120986 TM



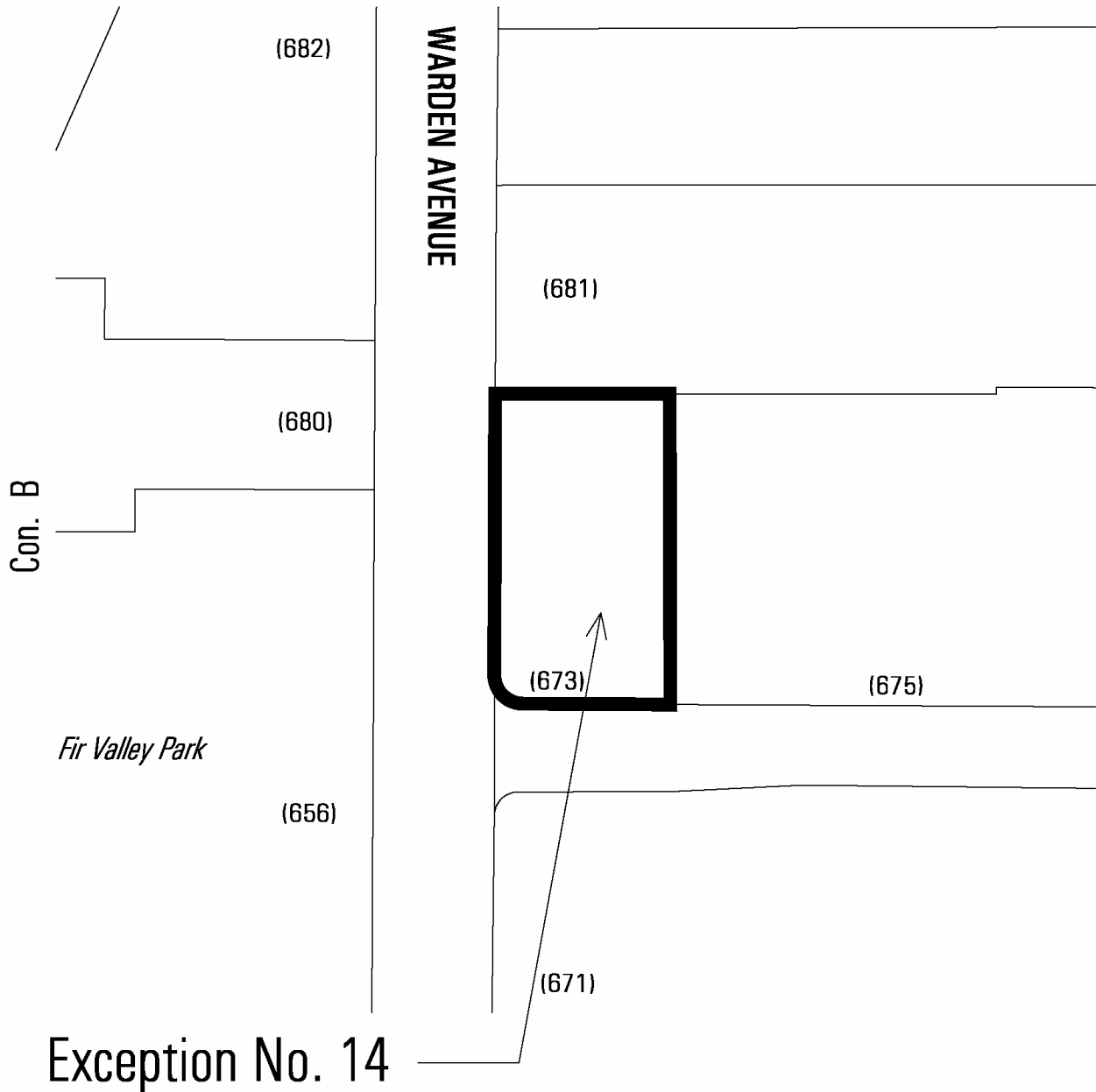
Area Affected By This By-Law

Warden Woods Community Bylaw
Not to Scale
11/12/07



Schedule '2'

Lot 32



Zoning By-Law Amendment

673 Warden Avenue

File # 06-120986 TM



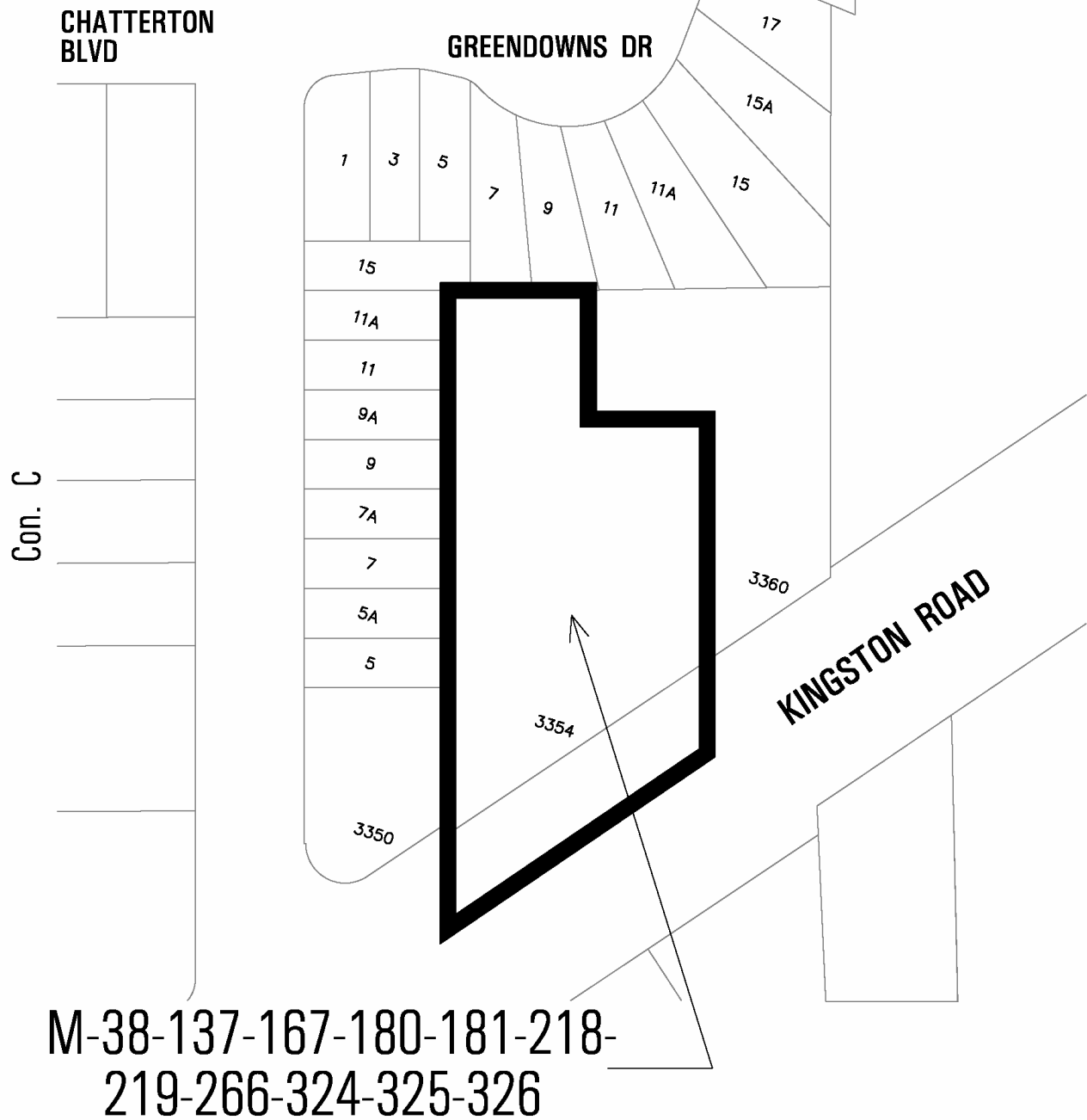
Area Affected By This By-Law

Warden Woods Community Bylaw
Not to Scale
11/12/07



Schedule '3'

Lot 20



Zoning By-Law Amendment

3354 Kingston Road

File # 06-120986 TM



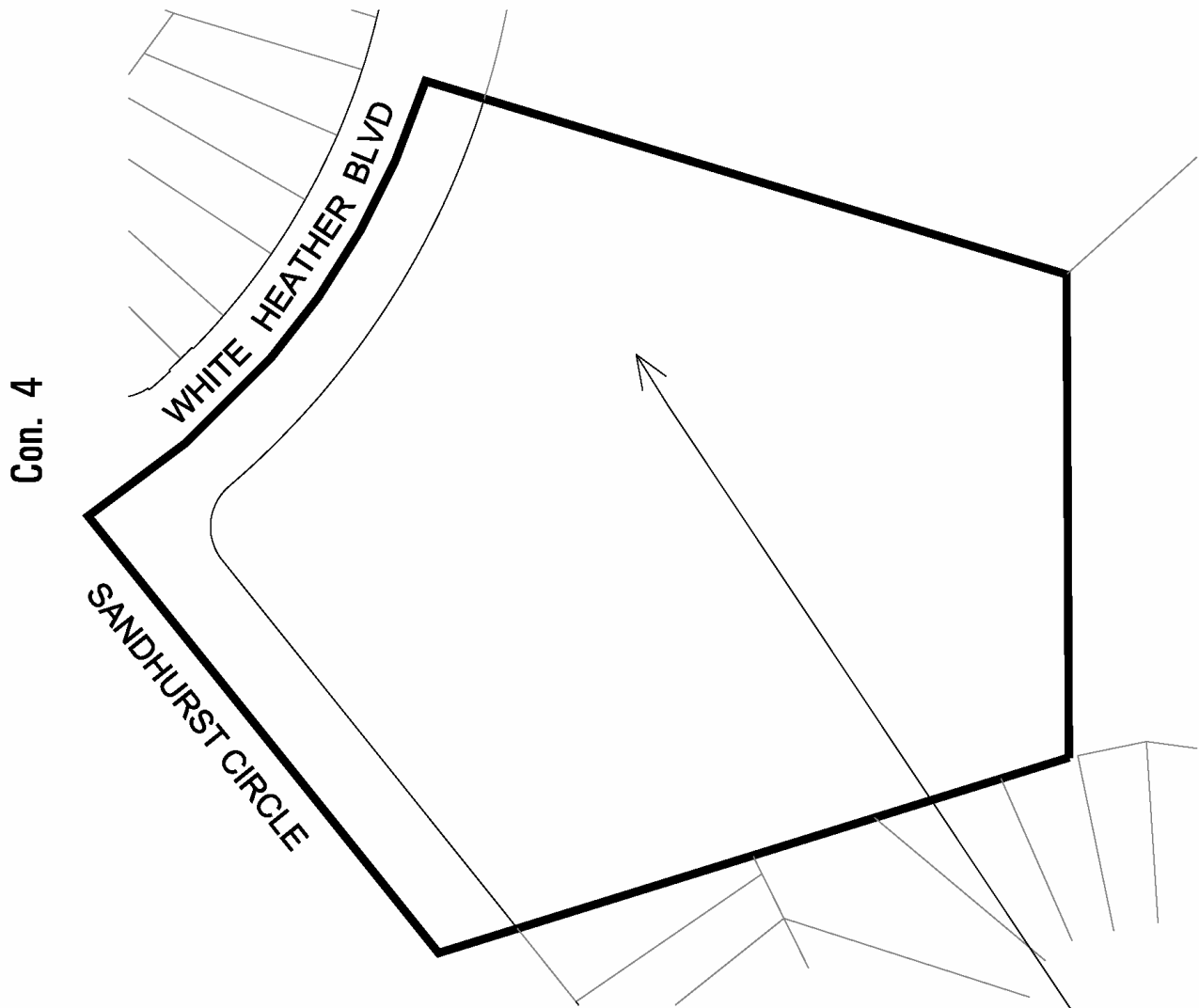
Area Affected By This By-Law

Scarborough Village Community Bylaw
Not to Scale
11/5/07



Schedule '4'

Lot 22



S and T-20R-40G-60E-80N-155-156-157-158



Zoning By-Law Amendment

Sandhurst & White Heather Blvd.

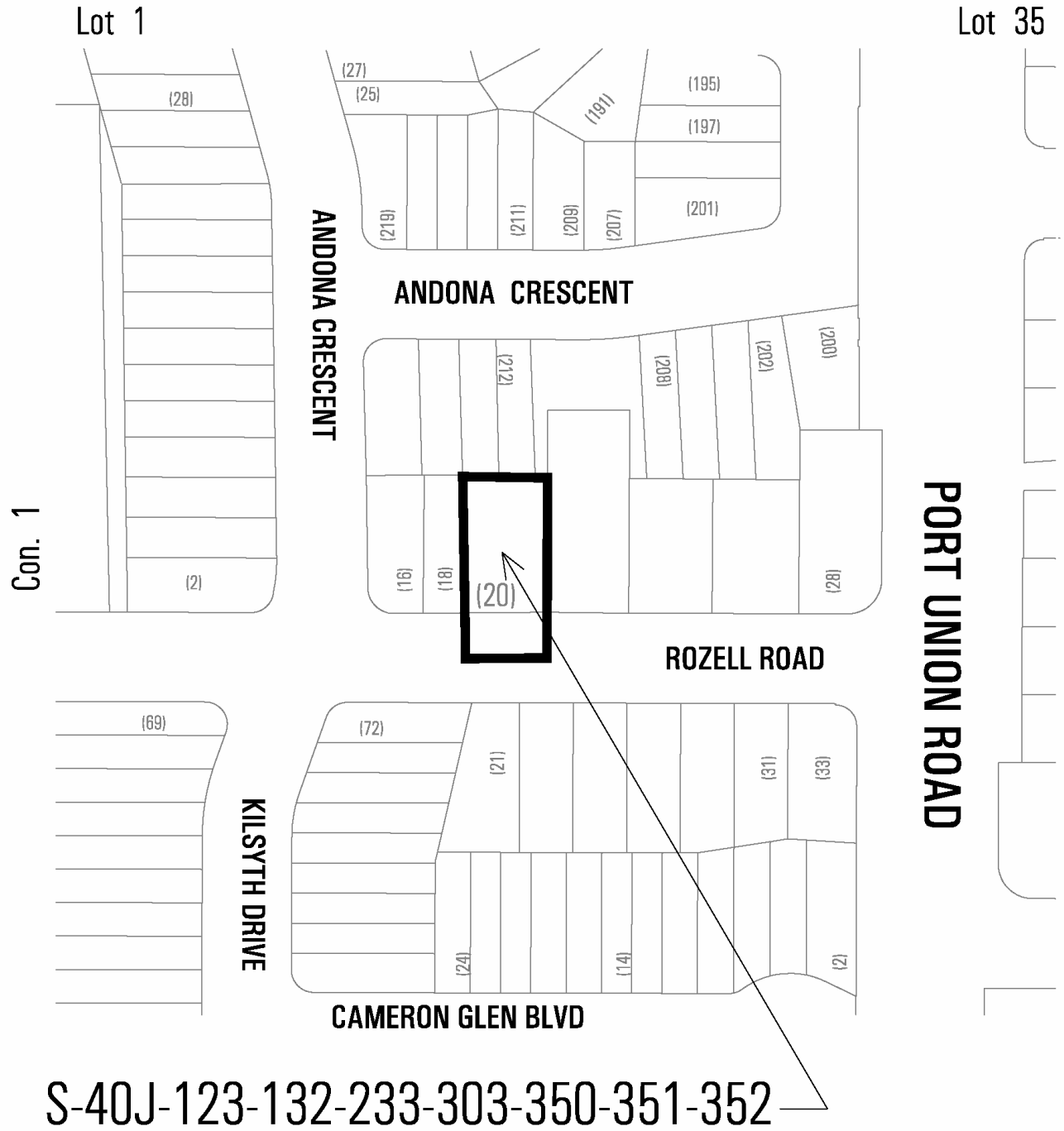
File # **06-120986_TM**



Area Affected By This By-Law

Agincourt North Bylaw
Not to Scale
11/5/07

Schedule '5'



Toronto City Planning Division
Zoning By-Law Amendment

20 Rozell Road
 File # 06-120986 TM

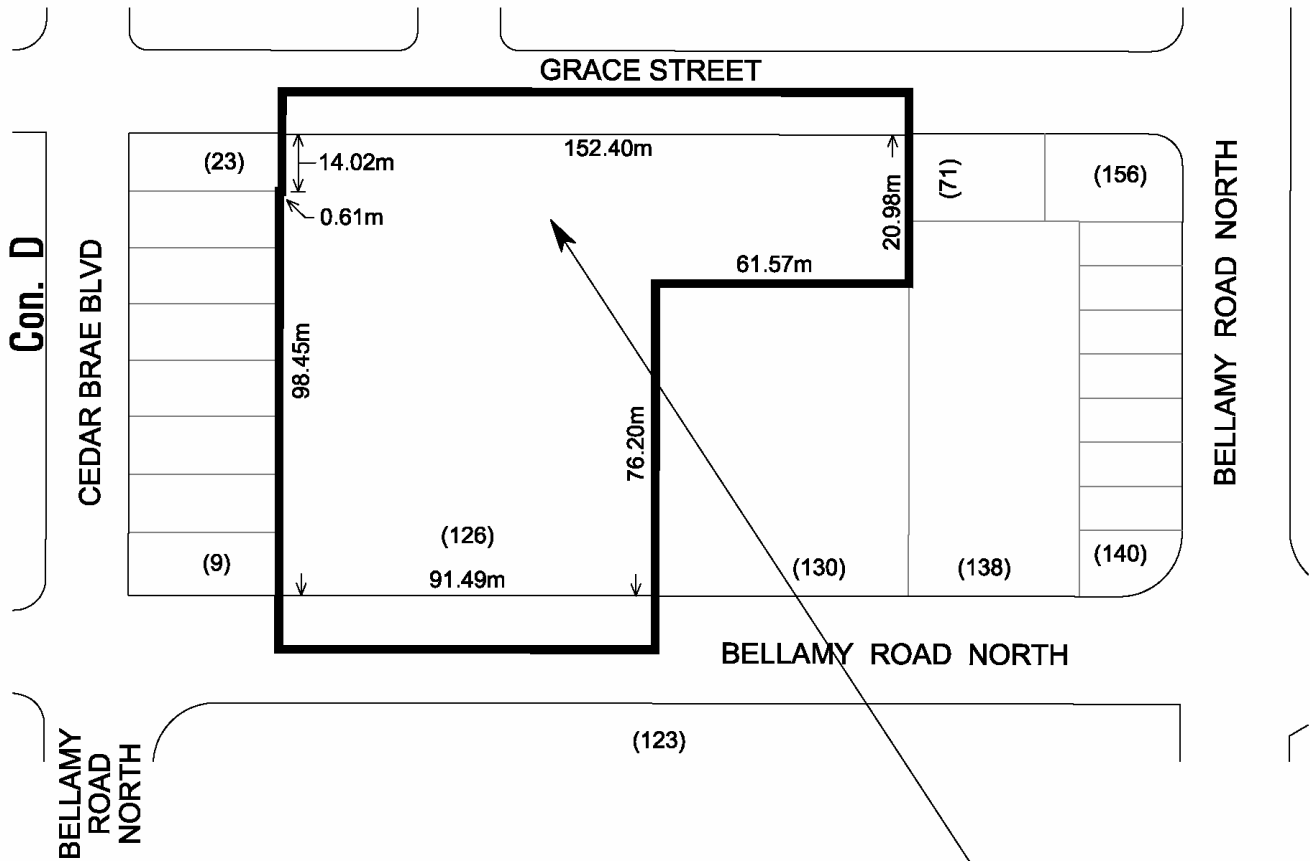
 Area Affected By This By-Law

Centennial Community Bylaw
 Not to Scale
 11/05/07



Schedule "6"

Lot 21



A-40H-40I-336-425-426-427-428



Zoning By-Law Amendment

126 Bellamy Road North

File # **06-120986 TM**



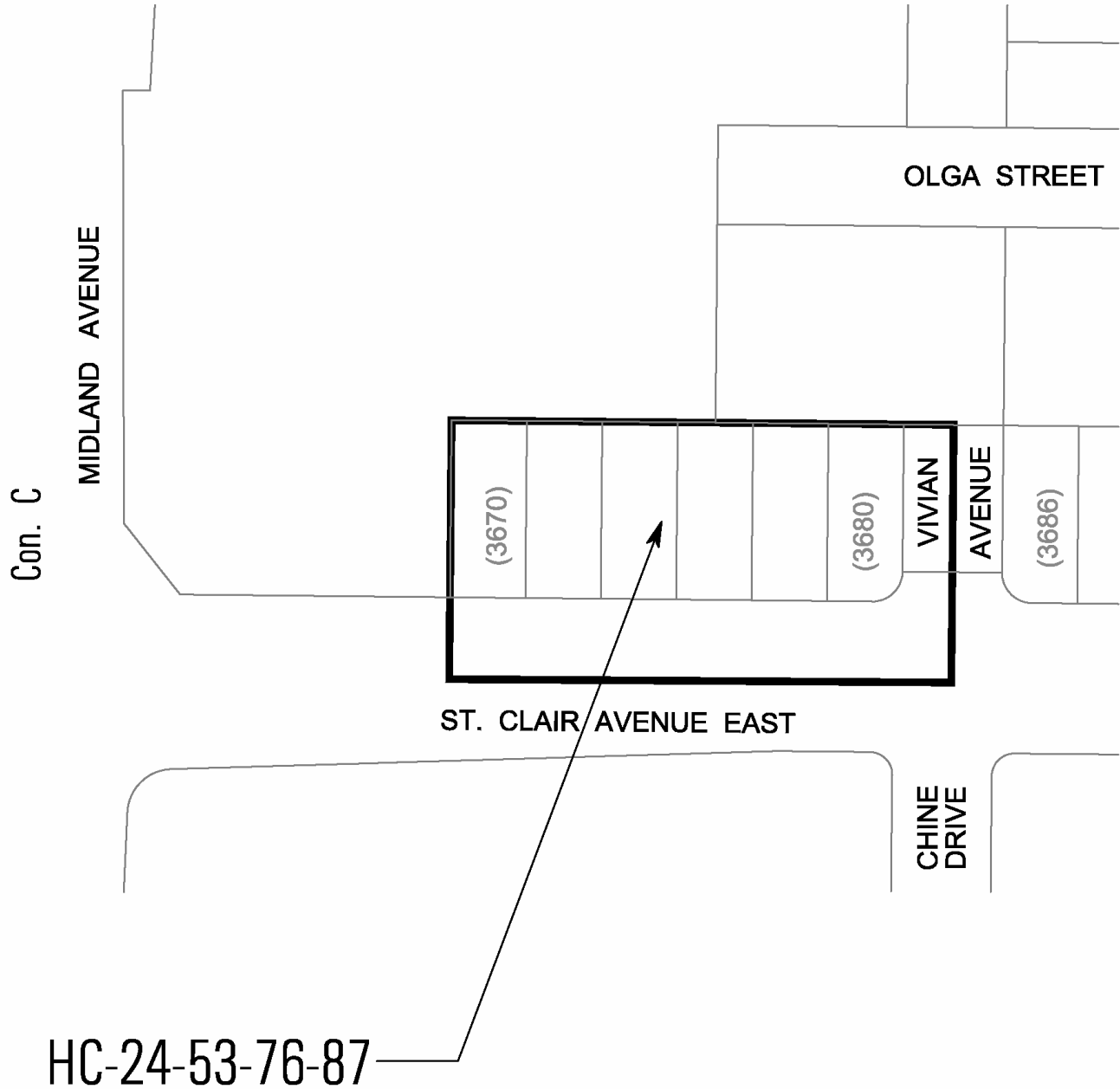
Area Affected By This By-Law

Eglinton Community By-law
Not to Scale
11/05/07



Schedule '7'

Lot 26



Zoning By-Law Amendment

3670-3680 St. Clair Avenue East

File # 06-120986 TM



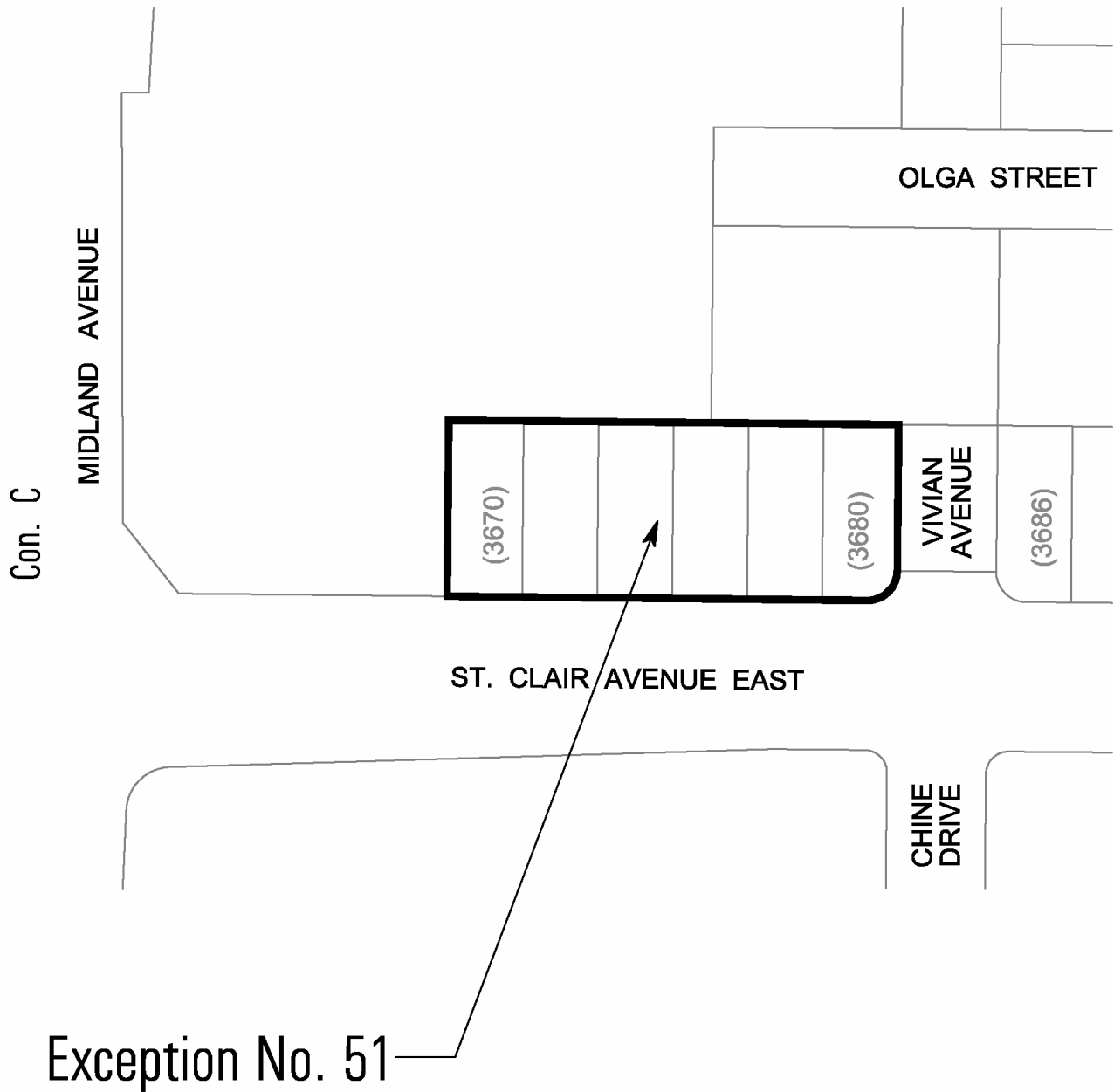
Area Affected By This By-Law

Cliffcrest Community By-law
Not to Scale
11/05/07



Schedule '8'

Lot 26



Zoning By-Law Amendment

3670-3680 St. Clair Avenue East

File # 06-120986 TM



Area Affected By This By-Law

Cliffcrest Community By-law
Not to Scale
11/05/07

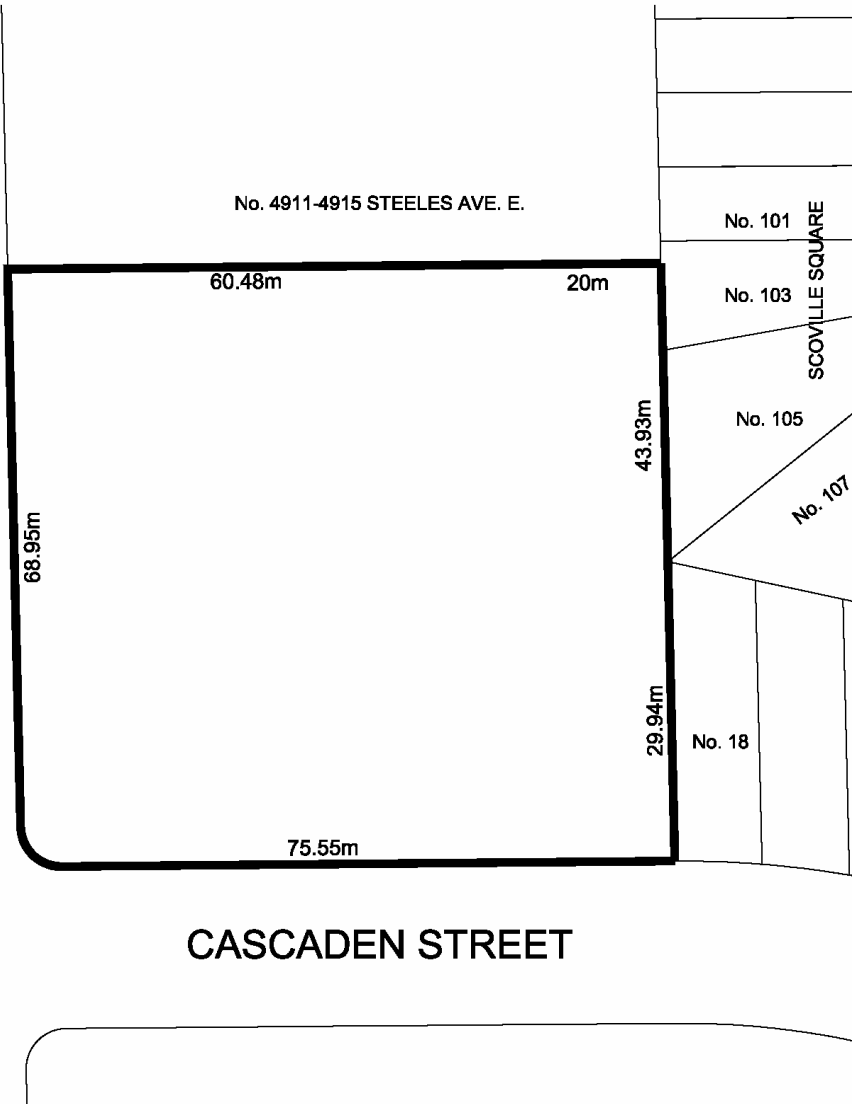


Schedule "9"

Lot 25

Con. 5

ASHCOTT STREET



CASCADEN STREET



Zoning By-Law Amendment

North-East Corner of
Ashcott Street and Cascaden Street

File # 06-120986 TM



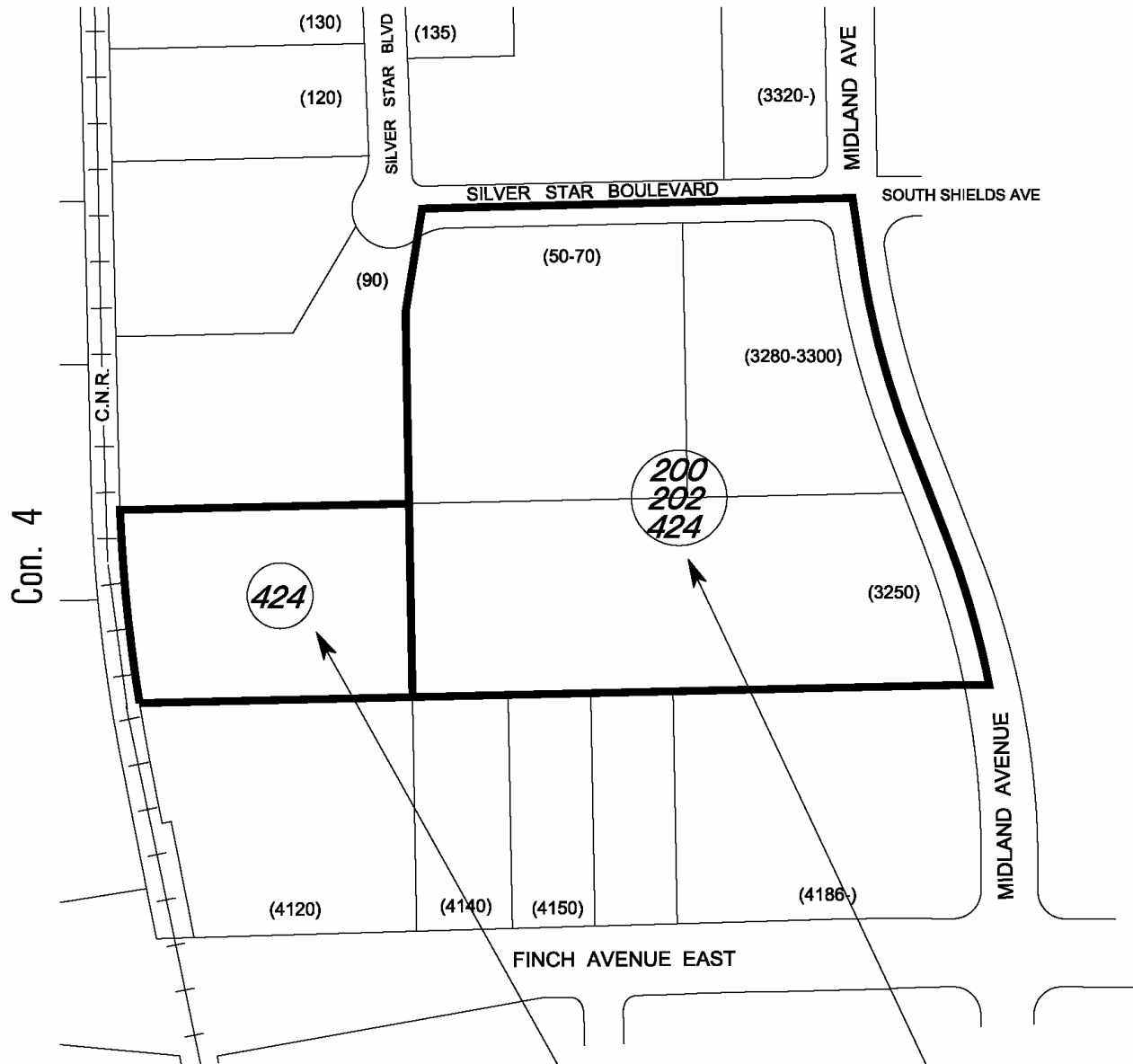
Area Affected By This By-Law

Steeles Community By-law
Not to Scale
11/05/07



Schedule '10'

Lot 27



MS-414-913-998-1054-2029

ME-414-476-477-913-1076-1295-1398-1402-2029



Zoning By-Law Amendment

3250-3300 Midland Ave. and 50-70 Silver Star Blvd.

File # 06-120986 TM



Area Affected By This By-Law

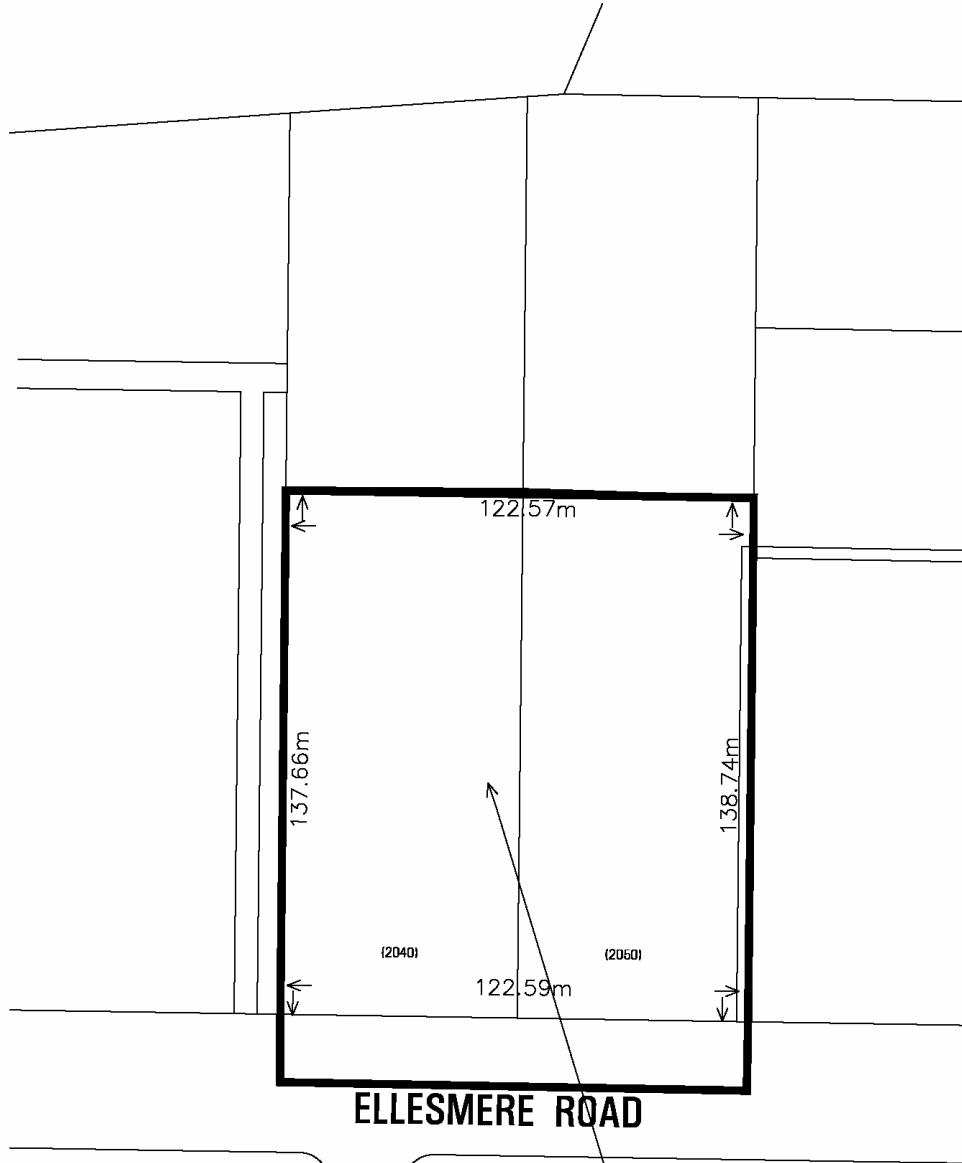
Milliken Employment District By-law
Not to Scale
11/08/07



Schedule '11'

Lot 18

Con. 2



CCO-M-44-130-913-2363



Zoning By-Law Amendment

2040-2050 Ellesmere Road

File # 06-120986 TM



Area Affected By This By-Law

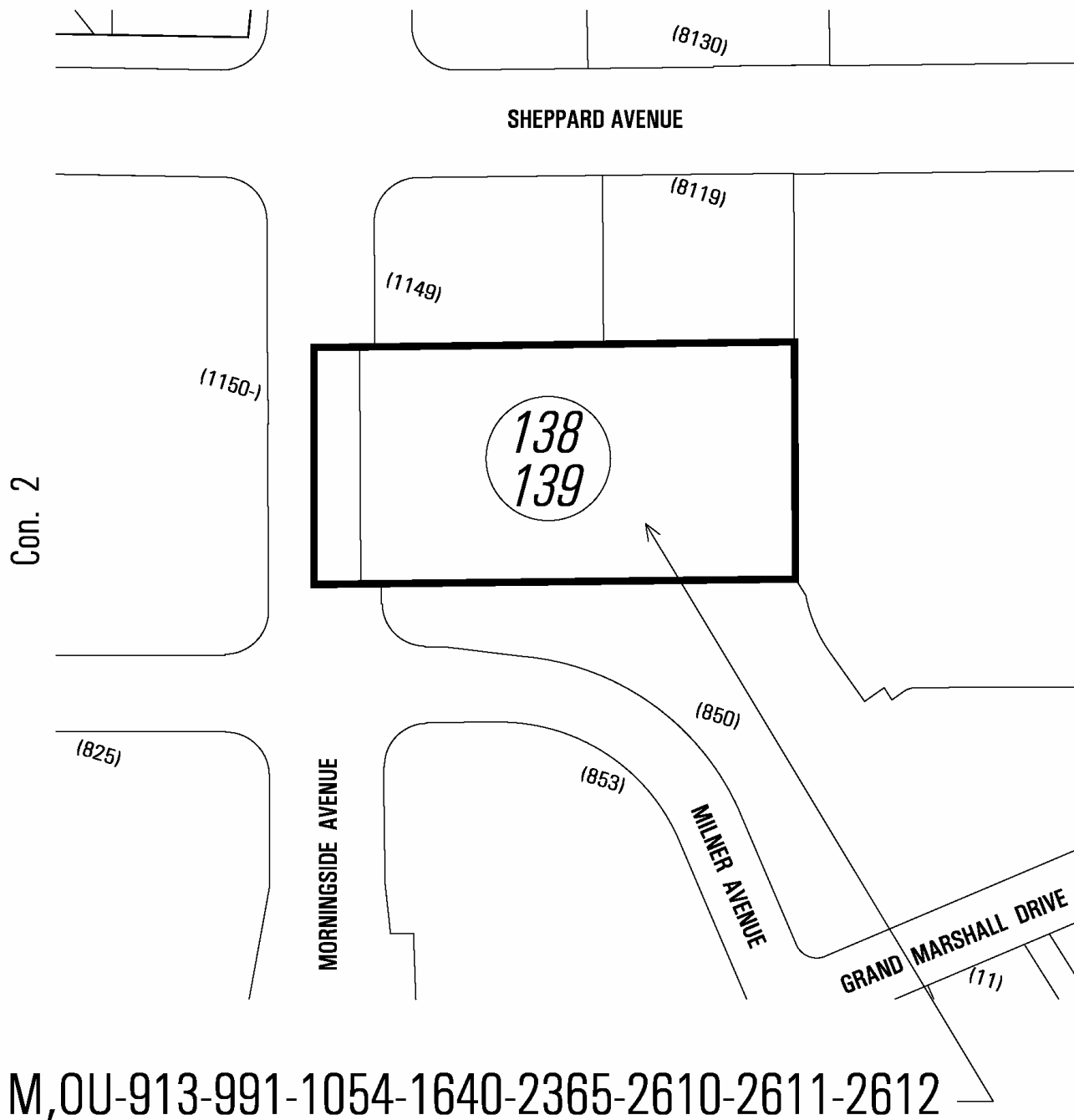
Progress Employment District Bylaw



Not to Scale
11/06/07

Schedule '12'

Lot 10



M,OU-913-991-1054-1640-2365-2610-2611-2612



Zoning By-Law Amendment

1145 Morningside Avenue

File # 06-120986 TM



Area Affected By This By-Law

Rouge Emp. District Bylaw
Not to Scale
11/05/07



Attachment 2: Location Maps

