

---

## NOTICE OF ADOPTION OF OFFICIAL PLAN AMENDMENT NO. 42 & NOTICE OF PASSING OF ZONING BY-LAW NO. 104-2008 (Under the Planning Act)

---

**TAKE NOTICE** that the City of Toronto adopted Official Plan Amendment No. 42 on the 30th day of January, 2008 by By-law 103-2008. Zoning By-law No. 104-2008 was also passed on this date.

An explanation of the purpose and effect of the Official Plan Amendment and Zoning By-law, and a map showing the location of the lands to which the amendments apply, are attached. The amendments were processed under file number: 04 187581 EPS 35 TM, the Danforth Avenue Study.

The lands at 3520 Danforth Avenue are subject to an application under the Planning Act for a Zoning By-law Amendment, file number 06 199459 ESC 35 OZ. The lands at 3252 Danforth Avenue are subject to an application under the Planning Act for a minor variance, file number A252/04 SC.

Take notice that an appeal to the Ontario Municipal Board in respect to all or part of this Official Plan Amendment and/or Zoning By-law may be made by filing a notice of appeal with the City Clerk, **Attention: Betty Henderson**, Manager, Community Councils & Committees, Scarborough Community Council, 150 Borough Dr, Toronto, Ontario, M1P 4N7, no later than **March 5, 2008**.

### **A Notice of Appeal will:**

- (1) set out the specific part of the proposed Official Plan Amendment to which the appeal applies;
- (2) set out the reasons for the appeal of the proposed Official Plan Amendment and/or Zoning By-law; and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 for each application appealed payable by cheque to the Minister of Finance, Province of Ontario.

The proposed Official Plan Amendment is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of Toronto City Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

### **Who Can File An Appeal:**

Only individuals, corporations or public bodies may appeal the decision of Toronto City Council or appeal the by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted or before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

**Getting Additional Information:**

A copy of the by-law, Official Plan Amendment and background information about the application is available for public inspection during regular office hours at the Scarborough District Office, City Planning Information Counter, 3<sup>rd</sup> Floor, 150 Borough Drive, Toronto, Ontario, M1P 4N7.

Dated at the City of Toronto this 14<sup>th</sup> day of February, 2008.

Ulli S. Watkiss,  
CITY CLERK.

Owner: Various, City initiated Danforth Avenue Study.  
Authority: Item SC12.25, Scarborough Community Council

**PURPOSE AND EFFECT OF  
OFFICIAL PLAN AMENDMENT NO. 42  
AND ZONING BY-LAW NO. 104-2008**

The purpose and effect of Official Plan Amendment No. 42 and Zoning By-law No 104-2008 is to implement the recommendations of the Danforth Avenue Study.

Official Plan Amendment No. 42 amends an existing area specific policy, No. 120, and divides the area to which the policy applies into two specific areas, Area A and Area B. In Area A, the existing policy No. 120 remains unchanged. In Area B, which includes much of the Danforth Avenue Study area, the policies prohibit service stations, used car sales lots and public garages within the Mixed Use Areas designation. The policy also directs pursuing the realignment of the Danforth Avenue and Danforth Road intersection, encourages publicly owned and operated municipal parking lots provided by the Toronto Parking Authority and directs the establishment of Urban Design Guidelines for the study area to provide detailed guidance on the design and organization of the built environment along the corridor.

Zoning By-law No. 104-2008 rezones most of the lands shown on the map below from Highway Commercial (HC), Neighbourhood Commercial (NC), Community Commercial (CC), Place(s) of Worship (PW), Office Uses (OU), Apartment Residential (A) Zone and Two-Family Residential (T) Zone to either Commercial-Residential Zone (CR) or Two-Family Residential (T) Zone.

The Commercial-Residential Zone (CR) permits a range of uses including commercial, residential, and institutional uses, as well as municipal parking lots, and prohibits automotive sales, service and maintenance uses, automobile service stations, mechanical or automatic car washes, auto sales rooms, single family dwellings, two family dwellings, multiple family dwellings, duplexes and split level dwellings. Residential dwelling units are permitted only on or above the second storey above grade.

The permitted uses for the Two-Family Residential (T) Zone have not changed, and continue to permit correctional group homes, group homes, single-family dwellings, two-family dwellings, and specified ancillary uses.

Zoning By-law No. 104-2008 makes a variety of other changes, including establishing minimum and maximum building setbacks, maximum building heights and number of storeys, including a minimum required building height of 2 storeys, and maximum permitted building heights of either 3 storeys (11 metres), 4 storeys (14 metres), 7 storeys (23 metres) or 10 storeys (32 metres) plus maximum height permissions for mechanical penthouses. As well, minimum and maximum permitted densities have been established which range from a minimum density of 1.0 times the area of the lot or parcel, to maximum densities of 2.5, 3.5 and 4.5 times the area of the lot or parcel. It also requires minimum first floor floor-to-ceiling heights of 4.5 metres, prohibits parking in any street yard abutting Danforth Avenue, establishes the use of the 45 degree angular plane to further regulate the height of buildings abutting lower density residential zones, and establishes the requirement for a minimum width of a building's front wall along Danforth Avenue. It establishes minimum requirements for bicycle parking, and requires a minimum level of municipal services to be in place prior to the use of lands for the uses outlined in the by-law. Several existing site-specific exceptions have been deleted from the existing zoning, several have been carried forward in the new zoning by-law and several new exceptions have been established in the by-law. The Zoning By-law also places a Holding Provision (H) on much of the lands, and restricts the maximum permitted heights and densities that may be permitted prior to the lifting of the Holding Provision. The Zoning By-law also sets out the specific requirements, relating to the availability of services, which are necessary to lift the Holding Provision.

Further information may be obtained by contacting Andrea Reaney at (416) 396-7023 or Ed Watkins at (416) 396-7013 at the Scarborough District Office.

