

Authority: Scarborough Community Council Report No. 9, Clause No. 7,
as adopted by City of Toronto Council on December 5, 6 and 7, 2005
Enacted by Council: December 7, 2005

CITY OF TORONTO

BY-LAW No. 1009-2005

**To amend former City of Scarborough Centennial Community Zoning By-law No. 12077,
as amended, with respect to lands municipally known as 313-367 Port Union Road.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. **Schedule ‘A’** of the Centennial Community Zoning By-law is amended for the lands outlined on the attached Schedule “1” by deleting the existing Single-Family Residential (S) Zone Performance Standards, and replacing them with revised Single-Family Residential (S) Zone Performance Standards, so that the amended zoning reads as follows on Schedule “1”:

S – 40F – 40J – 44 – 152 – 153 – 230 – 309 – 357

S – 40F – 40J – 44 – 152 – 153 – 229 – 309 – 357

O

2. **Schedule “B”, Performance Standard Chart**, is amended by adding Performance Standards 152, 153, 229, 230 and 357 as follows:

MISCELLANEOUS

152. Notwithstanding the provisions of **CLAUSE VI – PROVISIONS FOR ALL ZONES**, section **16. Regulations for Single-Family, Street Townhouse Dwellings, and Two-Family Dwellings**, subsections 16.3 Maximum total floor area per dwelling unit and 16.5 Maximum Basement Height shall not apply.

153. A garage (minimum inside dimensions of 3 m by 6 m) shall be erected with each **dwelling unit**.

INTENSITY OF USE

229. One **single-family dwelling** per parcel of land with a minimum frontage of 14 m on a public street and a minimum lot area of 409 m².
230. One **single-family dwelling** per parcel of land with a minimum frontage of 12 m on a public street and a minimum lot area of 336 m².

FLOOR AREA

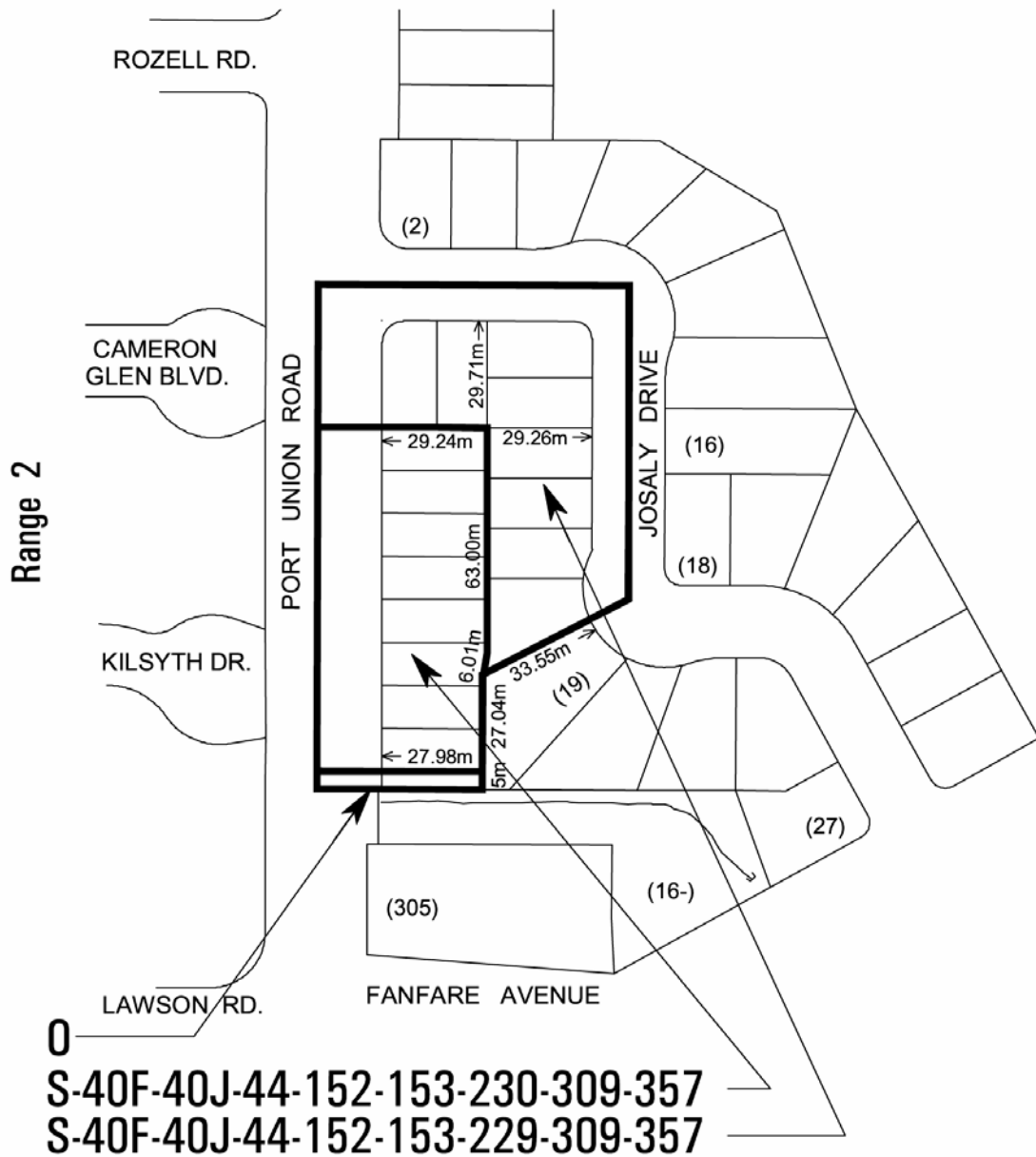
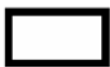
357. The maximum **coverage** for two-storey dwellings shall be 43% of the area of the lot or parcel and the maximum **coverage** for one-storey dwellings and one and one-half storey dwellings shall be 50% of the area of the lot or parcel.
3. **Schedule “C”, EXCEPTIONS MAP**, is amended by adding Exceptions 33 and 34 as shown on Schedule “2”.
4. **Schedule “C”, EXCEPTIONS LIST**, is amended by adding Exceptions 33 and 34 as follows:
33. On those lands identified as Exception No. 33 on the accompanying Schedule “C” map, minimum frontage shall be measured 6 m perpendicular to the street line, notwithstanding the requirement for a minimum frontage of 14 m on a public street.
34. On those lands identified as Exception No. 34 on the accompanying Schedule “C” map, minimum 0.9 m south side yard building setback shall be from the Major Open Spaces (O) Zone.

ENACTED AND PASSED this 7th day of December, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

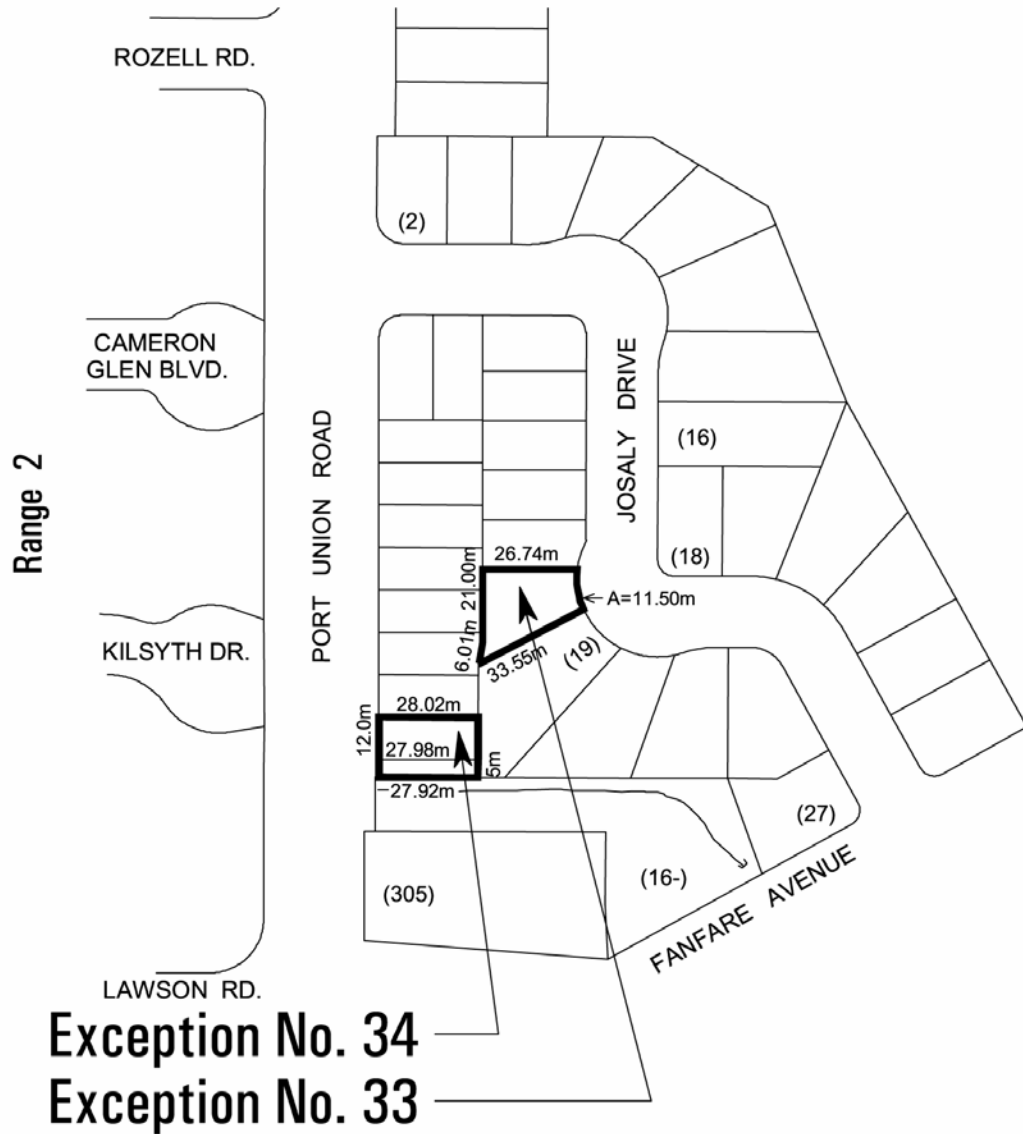
Schedule "1"**Lot 35****Zoning By-Law Amendment****313-367 Port Union Road****File # 05 102824 0Z****Area Affected By This By-Law**

Centennial Community By-law



Not to Scale

10/21/05

Schedule "2"**Lot 35****Zoning By-Law Amendment****313-367 Port Union Road****File # 05 102824 0Z****Area Affected By This By-Law**

Centennial Community By-law

Not to Scale
11/21/05