CITY OF TORONTO

BY-LAW No. 152-2006

To amend former City of Scarborough Zoning By-law No. 950-2005, the Warden Woods Community Zoning By-law, as amended and the Scarborough Employment Districts Zoning By-law No. 24982 (Golden Mile Employment District), as amended, with respect to lands municipally known as 725 Warden Avenue.

WHEREAS authority is given to Council by Sections 34, 36 and 37 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

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

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

1. Schedule “A” of the Employment Districts Zoning By-law No. 24982 (Golden Mile) is amended by deleting the zoning applying to the lands at 725 Warden Avenue shown outlined on Schedule “1”.

2. Schedule “A” of the Warden Woods Community Zoning By-law No. 950-2005 is further amended by substituting new zoning on the subject lands as shown on Schedule “1” attached hereto and forming part of this By-law, together with the following letters and numerals:

   P

3. Clause V – INTERPRETATION, (f) – Definitions is amended by adding the following definitions:

   Lot Frontage

   shall mean the horizontal distance between side lot lines or the projection of the side lot lines, measured along a straight line drawn perpendicular to a line joining the midpoints of the front and rear lot lines at a point equivalent to the minimum front setback applying to the lot.
4. Schedule “B”, Performance Standards Chart, is amended by adding the following Performance Standards:

**INTENSITY OF USE**

10. One townhouse dwelling unit per parcel having a minimum lot frontage of 4.7 m and a minimum lot area of 100 m² per dwelling unit.

11. One townhouse dwelling unit per parcel having a minimum lot frontage of 6.4 m and a minimum lot area of 70 m² per dwelling unit.

12. One semi-detached dwelling unit (comprising part of a semi-detached dwelling) per parcel having a minimum lot frontage of 7 m and a minimum lot area of 155 m² per dwelling unit.

13. One townhouse dwelling unit per parcel having a minimum lot frontage of 6.0 m and a minimum lot area of 114 m² per dwelling unit.

**STREET YARD SETBACK**

81. Minimum 1.5 m, except that:

   (i) the main wall containing the vehicular access to a garage shall be setback a minimum as follows:

      (a) Where a municipal sidewalk is provided for within the adjoining public boulevard: 3.0 m.

      (b) Where a municipal sidewalk is not provided for within the adjoining public boulevard: 4.5 m, recessed not more than 1.5 m behind the front main wall of the building.

82. Minimum 2.5 m, except that the main wall containing the vehicular access to a garage shall be setback a minimum as follows:

   (i) Where a municipal sidewalk is provided for within the adjoining public boulevard: 3.0 m.

   (ii) Where a municipal sidewalk is not provided for within the adjoining public boulevard: 4.5 m, recessed not more than 1.5 m behind the front main wall of the building.

83. Minimum 3 m and a maximum of 5 m from the street line of Warden Avenue, except that the main wall behind an exterior balcony may be setback a maximum of 7 m from the street line. The required minimum and maximum setbacks shall be measured to the street line of Warden Avenue only, notwithstanding the establishment of any 0.3 m reserve adjacent to the street. For all other street yards,
minimum 2 m except that the main wall containing the vehicular access to a garage shall be setback a minimum of 3.0 m.

**BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES**

104. Minimum 0.5 m from a block containing a walkway, including all building projections except that chimneys, roof overhangs and eaves only may project a maximum of 0.4 m into this required setback.

**COVERAGE**

124. Maximum building coverage of 95 % of the lot area.

125. Maximum building coverage of 65 % of the lot area.

126. Maximum building coverage of 60 % of the lot area.

**HEIGHT**

145. Minimum 4 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.

146. The first storey of an apartment building that is directly accessible from the exterior facing Warden Avenue shall have a minimum floor-to-ceiling height of 3.2 m, except that the first storey of an apartment building located within 285 m from the centreline of the original road allowance of St. Clair Avenue East shall have a minimum floor-to-ceiling height of 3.6 m.

147. Maximum 13 m and 3 storeys, as measured from the average finished grade along the main wall of the dwelling unit facing any street line.

148. Maximum basement height: 1.8 m.

**PARKING**

165. Minimum 1.2 spaces per dwelling unit, provided at a minimum rate of:

(a) Resident – 1.0 spaces per unit

(b) Visitor – 0.2 spaces per unit

**MISCELLANEOUS**

203. Parking structures constructed above or below established grade shall be setback a minimum of 1.5 m from any lot line.

204. Maximum 32 dwelling units.
205. Maximum 340 dwelling units.

206. Notwithstanding Clause VI – PROVISIONS FOR ALL ZONES, 16 – Permitted Encroachments into Required Yards, the following projections and their supporting structural members, to the maximum distances shown below and in no case closer than 0.3 m to a street line, shall not be considered part of the main wall and may extend into required front, rear or side yards, including required main wall separation distances, except as otherwise specified:

<table>
<thead>
<tr>
<th>Description</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chimneys, pilasters and projecting columns</td>
<td>0.5 m</td>
</tr>
<tr>
<td>Roof overhang, cantilevered elements, Canopies, eaves, porticoes</td>
<td>1 m (rear and side yards) and 0.5 m (front yard)</td>
</tr>
<tr>
<td>Balconies, decks and unenclosed porches projecting into a front yard, rear yard or a side yard abutting a street</td>
<td>1.55 m</td>
</tr>
<tr>
<td>First storey enclosed apartment building entry vestibule within the street yard adjacent to Warden Avenue</td>
<td>2.4 m</td>
</tr>
<tr>
<td>Balconies, decks and unenclosed porches projecting into an interior side yard</td>
<td>0.3 m</td>
</tr>
<tr>
<td>Exterior steps</td>
<td>No Limit</td>
</tr>
<tr>
<td>First storey cantilevered bay, bow or dormer windows projecting into a front yard, rear yard or a side yard abutting a street</td>
<td>1 m, except 0.65 m where the required building setback is 1.5 m or less</td>
</tr>
<tr>
<td>Cantilevered bay, bow or dormer windows above first storey</td>
<td>0.5 m</td>
</tr>
<tr>
<td>Decks into a rear yard</td>
<td>2 m</td>
</tr>
</tbody>
</table>
207. A minimum 1.5 m strip of land abutting the street line shall only be used for landscaping, which includes permitted projections and may include driveways but does not include patios.

208. The threshold of building entrances facing Warden Avenue shall not be lower than the finished grade of the pedestrian walkway at the street line leading to the entrance.

209. The street yard of Warden Avenue adjacent to any residential use in the first storey shall only be used for landscaping, which includes permitted projections but does not include patios.

5. Schedule “C” of the Warden Woods Community Zoning By-law No. 950-2005, EXCEPTIONS LIST, is further amended by adding the following Exception No. 3:

3. On those lands identified as Exception No. 3 on the accompanying Schedule “C” map (Schedule “2”), the following provisions shall apply:

(a) Matters to be provided pursuant to Section 37 of the Planning Act:

(i) The owner of the lands at its expense and in accordance with, and subject to, the agreements referred to in Section (ii) herein shall provide the following facilities, services and matters as follows:

(1) Financial contribution to the City of Toronto in the amount of $1,300.00 per dwelling unit to be used as a contribution towards a community centre to serve the Warden Woods Community.

(2) Design and construction of a new public street over the City of Toronto lands to the south of the site connecting from Warden Avenue to the new park.

(3) Design and construction of a new public pedestrian walkway from the development to General Brock Public School, or submission of a suitable financial contribution to the City of Toronto in-lieu thereof to the satisfaction of the Chief Planner and Executive Director.

(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 (i) herein and which shall be registered on title to the lands to which this By-law applies.
6. Schedule “C” of the Warden Woods Community Zoning By-law No. 950-2005, EXCEPTIONS LIST, is further amended by adding the following Exception No. 4:

4. On those lands identified as Exception No. 4 on the accompanying Schedule “C” map (Schedule “2”), the following provisions shall apply:

(a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for the lands shall be restricted to public streets and Open Space uses.

(b) The Holding Provision (H) used in conjunction with the Semi-Detached Residential (SD) Zone and/or the Townhouse Residential (TH) Zone shall be removed in whole or in part by amending By-law when Council, in accordance with the Warden Woods Community Secondary Plan and having regard to established Urban Design Guidelines, is satisfied as to:

(i) The owner demonstrating to the satisfaction of the Toronto Transit Commission that the development of the affected lands will not adversely impact the Commission’s existing and planned facilities and operations in the vicinity.

(ii) The owner demonstrating to the satisfaction of the Canadian National Railway Company (CN Rail) that the development of the affected lands will not adversely impact CN Rail’s existing or planned facilities and operations in the vicinity.

(iii) The owner demonstrating to the satisfaction of the Executive Director, Transportation Services that the necessary road improvements will be implemented.

7. Schedule “C” of the Warden Woods Community Zoning By-law No. 950-2005, EXCEPTIONS LIST, is further amended by adding the following Exception No. 5:

5. On those lands identified as Exception No. 5 on the accompanying Schedule “C” map (Schedule “2”), the following provisions shall apply:

(a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for the lands shall be restricted to public streets and Open Space uses.
(b) The Holding Provision (H) used in conjunction with the Semi-Detached Residential (SD) Zone and/or the Townhouse Residential (TH) Zone shall be removed in whole or in part by amending By-law when Council, in accordance with the Warden Woods Community Secondary Plan and having regard to established Urban Design Guidelines, is satisfied as to:

(i) The owner demonstrating to the satisfaction of the Toronto Transit Commission that the development of the affected lands will not adversely impact the Commission’s existing and planned facilities and operations in the vicinity.

(ii) The owner demonstrating to the satisfaction of the Executive Director, Transportation Services that the necessary road improvements will be implemented.

8. Schedule “C” of the Warden Woods Community Zoning By-law No. 950-2005, EXCEPTIONS LIST, is further amended by adding the following Exception No. 6:

6. On those lands identified as Exception No. 6, Areas (a) and (b) on the accompanying Schedule “C” map (Schedule “2”), the following provisions shall apply:

(a) Where not provided for on-site, parking required to serve Area (a) shall be permitted and provided only within Area (b).

(b) In addition to minimum parking requirements applying to development within Area (b), an additional parking space shall be provided and maintained within Area (b) for exclusive individual use by each dwelling unit permitted within Area (a) for which an on-site parking space has not otherwise already been provided within Area (a).

9. Schedule “C” of the Warden Woods Community Zoning By-law No. 950-2005, EXCEPTIONS LIST, is further amended by adding the following Exception No. 7:

7. On those lands identified as Exception No. 7 on the accompanying Schedule “C” map (Schedule “2”), the following provisions shall apply:

(a) A maximum 82 townhouse dwellings are also permitted.

ENACTED AND PASSED this 2nd day of February, A.D. 2006.

DAVID R. MILLER, ULLI S. WATKISS
Mayor City Clerk

(Corporate Seal)
City of Toronto By-law No. 152-2006

SCHEDULE "1"

Lot 32


SD-12-41-63-81-125-147-148-160-206-207

or


SD(H)-12-41-63-81-125-147-148-160-206-207

or


TTC PARKING LOT

725 Warden Avenue

File #: 04-175530 OZ and 04-175559 SB

Golden Mile Employment District By-law

Not to Scale

T/2006