CITY OF TORONTO

BY-LAW No. 153-2006

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 (Oakridge Employment District), as amended, with respect to lands municipally known as 671 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 (Oakridge) is amended by deleting the zoning applying to the lands at 671 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:

   O

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**

16. One suite (individual dwelling unit) per 78 m² of lot area, to a maximum of 30 units.

17. One suite (individual dwelling unit) per 78 m² of lot area.

18. One townhouse dwelling per 4.2 m of lot frontage and a minimum lot area of 82 m² per dwelling unit, where also serviced by a rear lane.

19. One townhouse dwelling per 5.5 m of lot frontage and a minimum lot area of 99 m² per dwelling unit.

**REAR YARD SETBACK**

46. For the rear main wall of the dwelling unit:

(i) Where serviced by a rear lane, a minimum 2.0 metres from a lane having a minimum width of 10.5 metres, or in the case of a lane having a lesser width, a minimum rear main wall setback for the dwelling unit of 2.0 metres from the lane plus 50% of the lane width less than 10.5 metres. Notwithstanding the foregoing, an attached garage incorporating full roof-top balcony amenity space for the occupants (which may include any limited roof-top mechanical equipment serving the dwelling unit) may have a minimum setback from such a lane of 0.5 metres. The main wall projections provisions of CLAUSE VI – PROVISIONS FOR ALL ZONES, Section 16, Permitted Encroachments into Required Yards shall not apply to the rear wall of such attached garage extensions with the exception that roof overhangs (i.e. eaves) may project a maximum of 0.5 metres from the main wall of the garage facing the lane; or

(ii) Where there is no rear lane, minimum 7.25 m.

**STREET YARD SETBACK**

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 2.0 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

105. Maximum setback of the easterly main wall from the street line of Warden Avenue: 15 metres.

HEIGHT

149. Maximum 12 m and 3 storeys, as measured from the average finished grade along the main wall of the dwelling unit facing any street line.

150. Minimum 3 storeys and maximum 8 storeys for apartment buildings.

PARKING

166. Visitor parking required for an individual dwelling unit may be provided in tandem on the driveway leading to the required resident parking space serving that dwelling unit only. Such additional visitor parking provided for a dwelling unit shall not be applied to meet the cumulative visitor parking requirements for other dwelling units.

MISCELLANEOUS

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:

Chimneys, pilasters and projecting columns: 0.5 m

Roof overhang, cantilevered elements, Canopies, eaves, porticoes: 1 m (rear and side yards) and 0.5 m (front yard)

Balconies, decks and unenclosed porches projecting into a front yard, rear yard or a side yard abutting a street: 1.55 m, except shall not be within 0.3 m of street line

First storey enclosed apartment building entry vestibule within the street yard adjacent to Warden Avenue: 2.4 m
Balconies, decks and unenclosed porches projecting into an **interior side yard**: 0.3 m

Exterior steps: No Limit

First **storey** cantilevered bay, bow or dormer windows projecting into a **front yard, rear yard** or a **side yard** abutting a **street**: 1 m, except 0.65 m where the required **building setback** is 1.5 m or less

Cantilevered bay, bow or dormer windows above first **storey**: 0.5 m

Decks into a rear yard: 2 m

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 adjacent to Warden Avenue facing 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. 9:

9. On those lands identified as Exception No. 9 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**, for a minimum of 140 units, towards provision of a community centre to serve the Warden Woods Community.
(2) Arrangements satisfactory to the Manager of Heritage Preservation Services for the commemoration of the former Bell/Donland’s/Becker’s Dairy.

(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 (1)(a) 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. 10:

10. On those lands identified as Exception No. 10 on the accompanying Schedule “C” map (Schedule ‘2’), the following provisions shall apply:

   (a) Permitted uses within Area (a) prior to the removal of the Holding Provision (H) from the zoning for the lands shall be restricted to a parking lot as the sole use providing visitor parking required for dwelling units in an apartment building within Area (b).

   (b) The Holding Provision (H) shall be removed in whole or in part by amending By-law to enable residential development to proceed 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 Chief Planner and Executive Director, that sufficient parking will be available to satisfy visitor parking requirements for existing and any future development within Area (b).

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. 13:

13. On those lands identified as Exception No. 13 on the accompanying Schedule “C” map (Schedule ‘2’), the following provisions shall apply:

   (a) A maximum of two (2) single-detached dwellings are also permitted, subject to the following Performance Standards:

   $5 \leq 22 \leq 41 \leq 61 \leq 64 \leq 149 \leq 160 \leq 206 \leq 207$

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

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

(Corporate Seal)
Schedule '1'
Lot 32

A-17-102-150-163-202-207
or
TH-18 or 19:22-46-63-64-149-160-206-207

TH-19-22-40-63-64-149-160-206-207

671 Warden Avenue
File #: 04-196831 OZ and 05-192790 SB

Area Affected By This By-Law

Golden Mile Employment District By-law
Not to Scale
01/04/06
Schedule '2'
Lot 32

Exception 9, 10(b) and 13
Exception 9 and 10(a)