CITY OF TORONTO

BY-LAW No. 209-2006

To amend former City of Scarborough Centennial Community Zoning By-law No. 12077, as amended, with respect to lands on the east side of East Avenue between Baronial Court and Broadbridge Drive.

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 by deleting the current zoning and replacing it with Single Family Residential (S) zoning for the lands outlined on the attached Schedule ‘1’, so that the amended zoning shall read as follows as shown on Schedule ‘1’:


2. Schedule ‘B’, Performance Standards Chart, is amended by adding Performance Standards 39A, 39B, 58C, 58D, 80Y, 154, 155, 156, 157 and 158 as follows:

   FRONT YARD

   39A. Minimum building setback 4.5 m from the street line, except that a minimum building setback of 6 m is required from the street line for that part of the main wall containing vehicular access.

   39B. Minimum building setback 1.5 m from the street line, except that a minimum building setback of 3.5 m is required from the street line for that part of the main wall containing vehicular access.

   SIDE YARD

   58C. Minimum 3 m from the side wall to the street line for buildings erected on corner lots.

   58D. Minimum 0.6 m from the lot line on the side on which the garage is located and 1.2 m on the other side.
FLOOR AREA

80Y. Maximum building coverage shall not exceed 50% of the lot area.

MISCELLANEOUS

154. Maximum building height of 11 m and maximum 3 storeys.

155. For the portion of a dwelling located within 14 m from the rear lot line the maximum height shall be no greater than 10 m.

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

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

158. Notwithstanding the definition of street in clause v (f), a street shall have a minimum width of 16.5 metres.

3. Schedule “C”, EXCEPTIONS MAP, is amended by adding Exception 35 as shown on Schedule ‘2’.

4. Schedule “C” EXCEPTIONS LIST, is amended by adding Exception 35 as follows:

35. On those lands identified as Exception No. 35 on the accompanying Schedule “C” map, minimum flankage yard setback shall be 1 m.

ENACTED AND PASSED this 30th day of March, A.D. 2006.

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

(Corporate Seal)
Schedule '1'
City of Toronto By-law No. 209-2006

Schedule '2'

Exception No. 35

East side of East Ave.
south of Broadbridge Dr.

Zoning By-Law Amendment

Area Affected By This By-Law