Enacted by Council: April 27, 2006

CITY OF TORONTO

BY-LAW No. 339-2006

To amend 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 300 Danforth 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 Employment Districts Zoning By-law No. 24982 (Oakridge) is amended by deleting the zoning applying to the lands at 300 Danforth Road 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:

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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**

19B. One semi-detached dwelling per lot having a minimum lot frontage of 15 m and a minimum lot area of 470 m².

19C. One townhouse dwelling per 6.0 m of lot frontage and a minimum lot area of 155 m² per dwelling unit.

19D. One suite (individual dwelling unit) per 60 m² of lot area.

19E. Maximum 3 200 m² gross floor area of non-residential uses.

**STREET YARD SETBACK**

84. Minimum 1.5 metres.

**HEIGHT**

151. Maximum 8 storeys.

152. Maximum 15.0 metres.

**PARKING**

167. Minimum 0.5 parking spaces per senior citizen’s apartment unit.

168. Minimum 3.0 parking spaces per 100 m² for the first 150 m² of restaurant gross floor area. Parking for restaurant gross floor area in excess of 150 m² shall be in accordance with Clause VII – GENERAL PARKING REGULATIONS FOR ALL ZONES.

169. Minimum 1.4 spaces per dwelling unit, provided at a minimum rate of:

(a) Resident – 1.2 spaces per unit

(b) Visitor – 0.2 spaces per unit

**MISCELLANEOUS**

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.
211. The threshold of building entrances facing Danforth Road shall not be lower than the finished grade of the pedestrian walkway at the street line leading to the entrance.

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

213. Maximum 128 Senior Citizen apartment units.

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. 11:

11. On those lands identified as Exception No. 11 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 those facilities, services and matters as follows:

(1) Financial contribution to the City of Toronto in the amount of $1,000 per Senior Citizen’s apartment unit and $1,300 per unit for other dwelling units and prepayment of the indoor Parks and Recreation component of Development Charges, to be applied 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 Lily Cup factory on this site.

(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 11(a)(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. 12:

12. On those lands identified as Exception No. 12 on the accompanying Schedule “C” map (Schedule ‘2’), the following provisions shall apply:

(a) Within the Commercial/Residential (CR) zone, the only residential use permitted shall be Senior Citizen’s apartment units.

ENACTED AND PASSED this 27th day of April, A.D. 2006.

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

(Corporate Seal)