CITY OF TORONTO

BY-LAW No. 667-2006

To amend former City of Scarborough Employment Districts Zoning By-law No. 24982, as amended, and the Rouge Community Zoning By-law No. 15907, as amended, with respect to the lands municipally known as 9310 Sheppard Avenue East.

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. Amendment to the Employment Districts By-law No. 24982:

   The Employment Districts By-law No. 24982, as amended, shall no longer apply to the lands shown outlined on the attached Schedule ‘1’ to this By-law.

2. Amendments to the Rouge Community By-law No. 15907:

   2.1 SCHEDULE “A” of the Rouge Community By-law No. 15907, as amended, is hereby further amended by adding the lands shown outlined on the attached Schedule ‘1’ to this By-law and by adding thereto the following zoning as shown on the attached Schedule ‘2’ to this By-law:

   ST-70-134-227-228-335-468-471-473
   ST-70-129-136-227-228-335-468-471-473
   ST-72-134-227-337-468-471-472-473

   2.2 SCHEDULE “B”, PERFORMANCE STANDARD CHART, is amended by adding the following Performance Standards:
INTENSITY OF USE

70. One street townhouse dwelling unit per lot as shown on a Registered Plan having a minimum lot frontage of 5.5 metres and a minimum lot area of 125 m².

71. One street townhouse dwelling unit per lot as shown on a Registered Plan having a minimum lot frontage of 4.4 metres and a minimum lot area of 95 m².

72. One street townhouse dwelling unit per lot as shown on a Registered Plan having a minimum lot frontage of 6.4 metres and a minimum lot area of 70 m².

MAIN WALL SETBACKS FROM STREETS

134. Minimum 1.5 metres, except that: the portion of 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 metres

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

135. Minimum building setback of 3.0 m from the street lot line adjoining Rouge River Drive.

136. Minimum flankage yard shall be 1.5 m.

FLOOR AREAS, GROUND FLOOR AREAS, DWELLING UNIT COMPOSITION

335. Maximum coverage 60%.

336. Maximum coverage 85%

337. Maximum coverage 90%

MISCELLANEOUS

471. An attached garage (minimum inside dimensions of 3 m x 6 m) shall be erected with each dwelling unit.

472. A minimum 7 m² unenclosed balcony shall be provided on the second storey of each dwelling unit.
473. Notwithstanding the definition of Main Wall in Clause II – Definitions, the following projections and their supporting structural members, to the maximum distances shown below, shall not be considered part of the main wall and may extend into required, street yard, rear yard, side yard and flankage yard, including main wall separation distances, except as otherwise specified:

Chimneys, pilasters and projecting columns: 0.5 m

Roof overhang, cantilevered elements, canopies, eaves, porticoes: 1.0 m

**Balconies** and unenclosed porches projecting into a street yard, rear yard or flankage yard: 1.55 m, but shall not be within 0.3 m of the street lot line.

Balconies, decks (not exceeding 1.2m from grade) and unenclosed porches projecting into a side yard: 0.5 m

Exterior Steps: No limit

First storey bay window, with or without foundation, bow or dormer windows projecting into a street yard, rear yard or flankage yard: 1.0 m, except 0.65m where the required setback is 1.5 m or less.

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

Decks (not exceeding 1.2 m from grade) into a rear yard: 2 m

Decks (not exceeding 1.2 m from grade) into a street yard: 1.55 m, shall not be within 0.3 m of the street lot line.

2.3 **SCHEDULE “C”, EXCEPTIONS LIST**, is amended by adding the following EXCEPTIONS 42 and 43 to the lands as shown outlined on the attached Schedule ‘3’ to this By-law:

42. On the lands identified as Exception No. 42 on the accompanying Schedule “C” map, the following provisions shall apply:

**Definition**

Lot frontage shall mean the width of a lot between the side lot lines measured along at right angles to the centre line of the lot through a point
therein where it is intersected by a line parallel to and at the perpendicular distance of six metres from the front lot line; for the purposes of this definition, the centre line of the lot means a line across the lot from the front lot line and equidistant from the side lot lines and the productions thereof at all points along its length.

43. On the lands identified as Exception No. 43 on the accompanying Schedule “C” map, the following provisions shall apply:

(a) For lots adjoining Rouge River Drive, the lot line abutting the 0.3 m reserve on Rouge River Drive shall be deemed to be the street lot line.

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

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

(Corporate Seal)
Schedule '3'
Lot 6

Exception 42 & 43
Exception 42

9310 Sheppard Avenue East
File # 04-203779_OZ 04-203790_SB

Area Affected By This By-Law