

Authority: Scarborough Community Council Item 8.33,
as adopted by City of Toronto Council on September 26 and 27, 2007
Enacted by Council: September 27, 2007

CITY OF TORONTO

BY-LAW No. 1042-2007

To amend former City of Scarborough Zoning By-law No. 9510, as amended, with respect to lands located on the south and east side of Greenbrae Circuit (west of lands municipally known as 700 Markham 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 Woburn Community Zoning By-law No. 9510 is amended by deleting the current Community Commercial (CC) zoning, and replacing it with Street Townhouse Residential (ST) zoning, so that the amended zoning shall read as follows as shown on Schedule '1'.

ST – 173 – 174 – 175 – 176 – 177 – 178 – 216 – 217 – 309 – 310 – 311 – 504

2. Schedule 'B', **PERFORMANCE STANDARD CHART**, is amended by adding the Performance Standards as follows:

MISCELLANEOUS

173. Minimum separation between a side wall and a **rear wall** of opposing **dwelling** units shall be 7.5 metres.

174. Maximum building **height** of 12 metres.

175. An unenclosed outdoor amenity space shall be provided above the attached garage for each townhouse **dwelling** unit and shall have a minimum area of 9.0 square metres.

176. Building setbacks from lot lines other than street lines are as follows:

- (i) minimum side yard setback of 1.0 metres from the most southerly lot line;
- (ii) minimum rear yard setback of 0.8 metres;
- (iii) minimum setback of 8.0 metres from all other side lot lines.

177. The provisions of this By-law shall apply collectively to the land encompassed by the zoning boundary, notwithstanding any future division into more than one parcel.
178. Within the lands subject to this by-law (as shown on Schedule '1' attached to this By-law), no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

INTENSITY OF USE

216. Maximum number of **dwelling** units shall be 13.
217. Maximum coverage of all **dwelling** units shall not exceed 48 percent of the area of the parcel.

PARKING

309. A minimum of 1 **parking space** per **dwelling unit** shall be provided in an enclosed garage attached to the **rear wall** of the townhouse **dwelling unit**, with access to the required **parking space** provided by a **driveway** having a minimum drive aisle width of 6 metres.
310. A minimum of 0.5 **parking space** per **dwelling unit** shall be provided for visitor parking.
311. Minimum internal garage space dimensions, free of obstructions:
- single car garage: 3.2 metres by 5.6 metres

BUILDING SETBACKS FROM STREET LINES

504. Minimum building **setback** of 2.9 metres from a **street** line, except where a 15.0 metre radius corner rounding applies, the **setback** shall be reduced and no portion of the **main wall** shall be less than 2.3 metres from the **street** line arc.

3. Schedule 'C', **EXCEPTIONS MAP**, is amended by adding Exception No. 71 for the lands subject to this by-law as shown on Schedule '2'

71. On lands identified as Exception 71, the following shall apply:

1. Notwithstanding **CLAUSE V, INTERPRETATION**, Section (f), the definition of **height** shall not apply. Instead the following definition of **height** shall apply:

Height - shall mean the vertical distance measured from the average grade at the **front wall** of the **dwelling unit** to the highest point of the buildings excluding chimneys, skylights, vents, antennae, elevator machine rooms, and parapet walls;

2. The provisions of **CLAUSE VI, PROVISIONS FOR ALL ZONES**, Section 16, **Regulations for Single Family, Duplex, Two Family Dwellings and Street Townhouses** shall not apply;
3. Notwithstanding **CLAUSE VIII, ZONE PROVISIONS**, Section 3, **Street Townhouse Residential (ST) Zone**, (a), **Permitted Uses, Multiple-Family Dwellings** shall be permitted on the lands encompassed by Exception 71 and shall mean a building, containing 3 or more dwelling units, divided vertically; and
4. The lands encompassed by Exception 71 shall be deemed to be a corner lot.

ENACTED AND PASSED this 27th day of September, A.D. 2007.

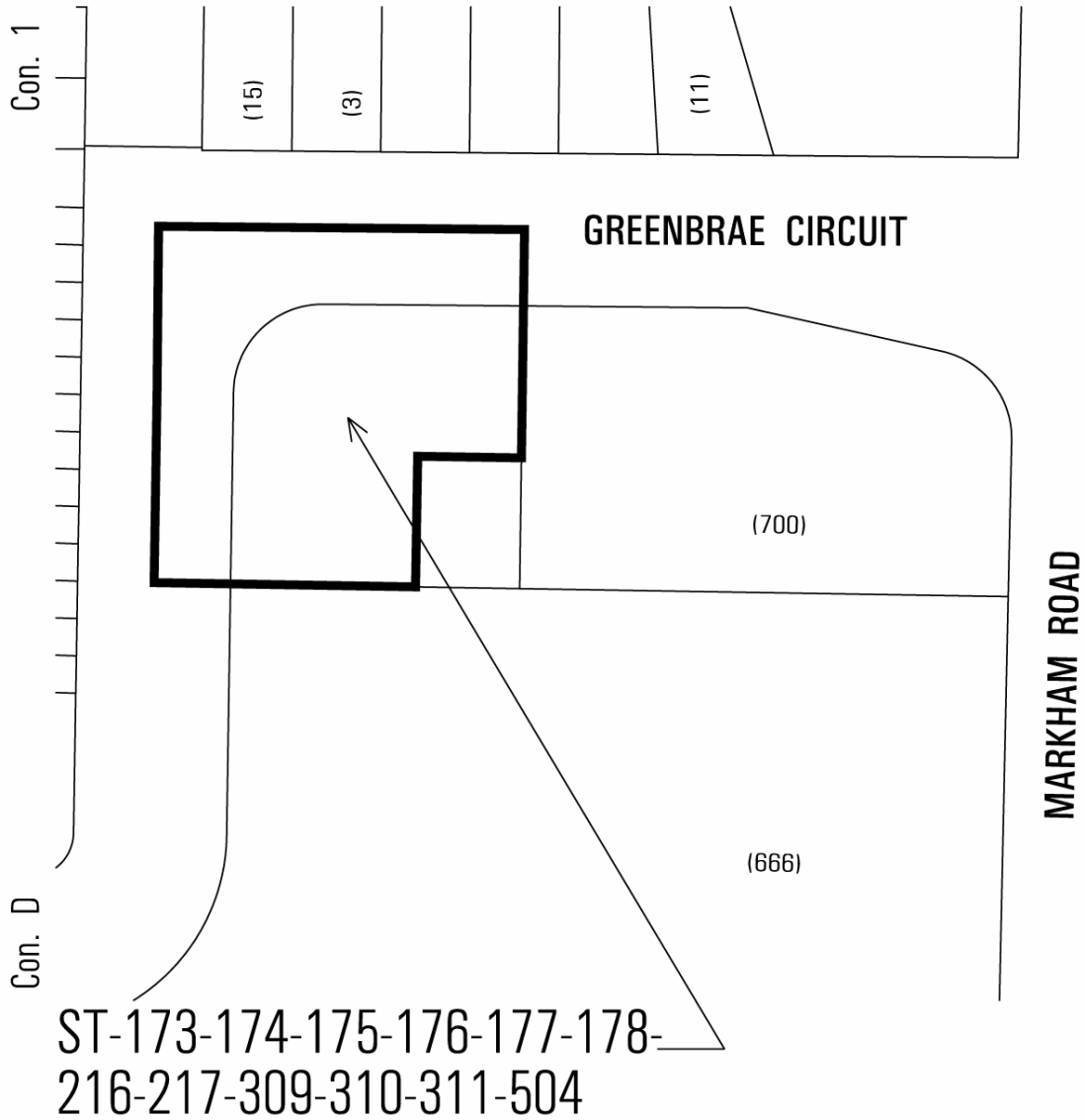
SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 19

**Zoning By-Law Amendment**

South side Greenbrae Circuit (west of 700 Markham Road)

File # 06-143883 OZ



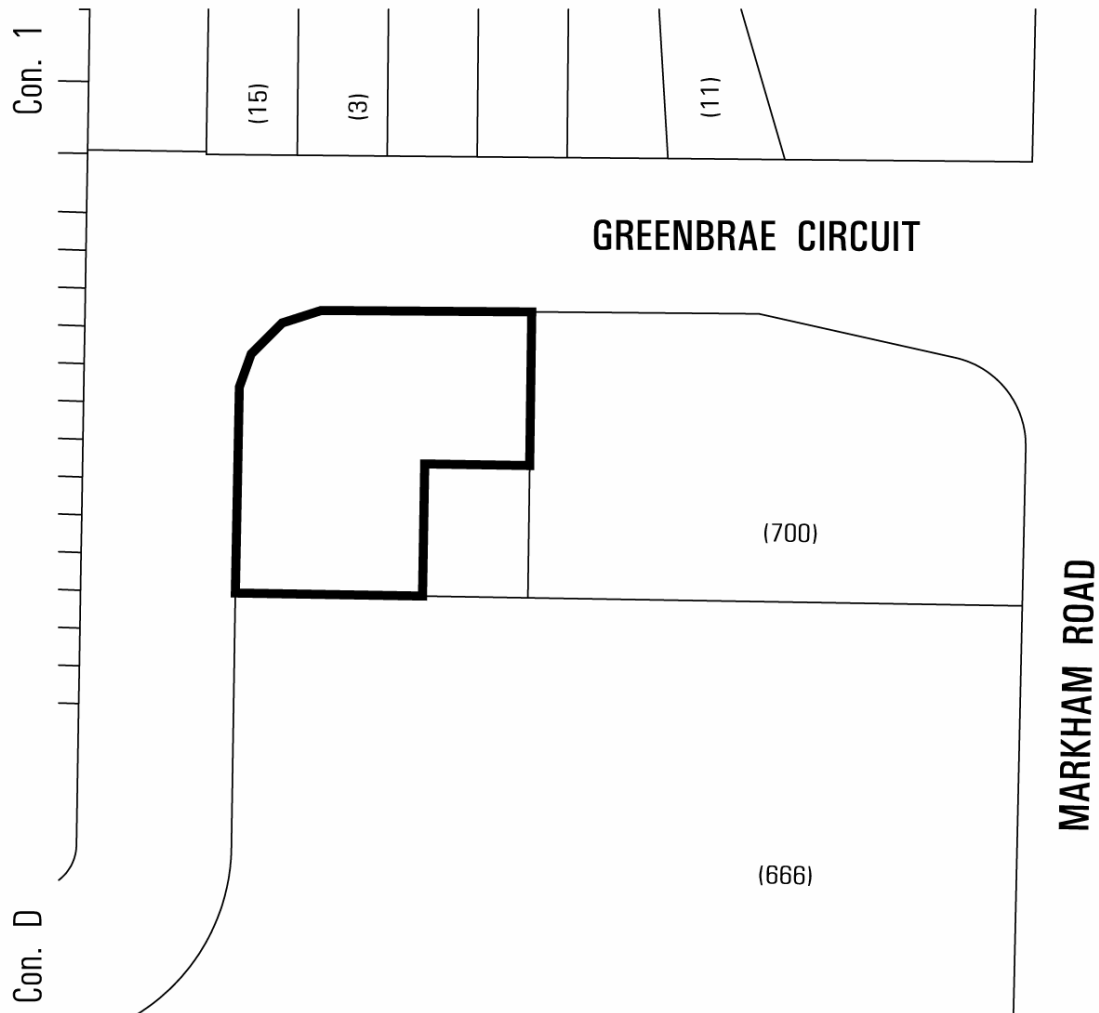
Area Affected By This By-Law

Woburn Community Bylaw
Not to Scale
08/22/07



Schedule '2'

Lot 19

**Exception No.71****Zoning By-Law Amendment**

South side Greenbrae Circuit (west of 700 Markham Road)

File # 06-143883 OZ



Area Affected By This By-Law

Woburn Community Bylaw
Not to Scale
08/22/07