

Authority: Scarborough Community Council Item 27.22,  
as adopted by City of Toronto Council on August 5 and 6, 2009  
Enacted by Council: October 1, 2009

## CITY OF TORONTO

### BY-LAW No. 951-2009

**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 the lands municipally known as 250 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 250 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:

TH – 19G – 49 – 63 – 80 – 142 – 160 – 206 – 207 – 212 – 218  
TH – 15 – 22 – 41 – 63 – 64 – 148 – 149 – 160 – 206 – 207 – 218  
A – 19H – 49 – 86 – 102 – 152 – 163 – 202 – 207 – 212 – 218  
SD – 14 – 22 – 41 – 63 – 64 – 148 – 149 – 160 – 206 – 207 – 218  
P

3. Schedule "B", **Performance Standards Chart**, is amended by adding the following Performance Standards:

#### **INTENSITY OF USE**

- 19G. One **townhouse dwelling** per 4.5 m of **lot frontage** on Danforth Road and a minimum **lot area** of 135 m<sup>2</sup> per **dwelling unit**.
- 19H. One suite (individual **dwelling unit**) per 78 m<sup>2</sup> of **lot area**, to a maximum of 20 units.

**REAR YARD SETBACK**

49. For units serviced by a rear **lane** or rear **street** which provides access, a setback to an attached garage of not less than 6 m, provided that the attached garage incorporates a roof-top amenity space for the occupants (which may include 10% of roof-top mechanical equipment serving the **dwelling unit**). The **main wall** projections provisions of **CLAUSE V1 – 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 **street** or **lane**.

**STREET YARD SETBACK**

86. Minimum 3 m and a maximum of 5 m from the **street** line of Danforth Road, except that the **main wall** behind an exterior balcony may be **setback** a maximum of 8 m from the **street** line. The required minimum and maximum **setbacks** shall be measured to the **street** line of Danforth Road only, notwithstanding the establishment of any 0.3 m reserve adjacent to the **street**.

**MISCELLANEOUS**

218. 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.
4. Schedule ‘C’ of the Warden Woods Community Zoning By-law No. 950-2005, **EXCEPTIONS LIST**, is further amended by adding the following Exception No. 17:
17. On those lands identified as Exception No. 17 on the accompanying Schedule ‘C’ map (Schedule ‘2’) (the “Lands”), the following provisions shall apply:
- (a) Pursuant to Section 37 of the *Planning Act*, the height and density of development permitted on the Lands by this By-law, are permitted in return for the provision by the owner of the following facilities, services and matters to the City at the owner’s sole expense:  
  
Agreement:
    - (i) The owner of the Lands shall enter into one or more agreements with the City pursuant to Section 37 of the *Planning Act* which shall be registered on title to the Lands by the City to secure the

facilities, services and matters required to be provided by this Section 4 and consents to the registration of such agreement or agreements against title to the Lands;

Section 37 Contributions:

- (ii) The owner of the Lands at its expense and in accordance with, and subject to, the agreements referred to in Section (i) above shall provide the following facilities, services and matters as follows:
- (1) Financial contribution to the City of Toronto in the amount of \$1,500.00 per **dwelling unit**, for a minimum of 50 units, towards capital improvements to a community centre serving the Warden Woods Community, or, alternatively, contributions towards capital improvements to one or more public parks in or near the Warden Woods Community;
  - (2) Pre-payment of \$39,167.18, in a form satisfactory to the Chief Financial Officer and City Treasurer, for the Indoor Recreation Facilities Portion of the Parks and Recreation Component of the City's Development Charges; and
  - (3) Pre-payment of \$26,275.47, in a form satisfactory to the Chief Financial Officer and City Treasurer, for the Outdoor Park Portion of the Parks and Recreation Component of the City's Development Charges.
- (b) Wherever in this By-law a provision is stated to be conditional upon the execution and registration of an agreement entered into with the City pursuant to Section 37 of the *Planning Act* in accordance with the provisions of Section 4 hereof, then once such agreement has been executed and registered, such conditional provisions shall continue to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement.

ENACTED AND PASSED this 1st day of October, A.D. 2009.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

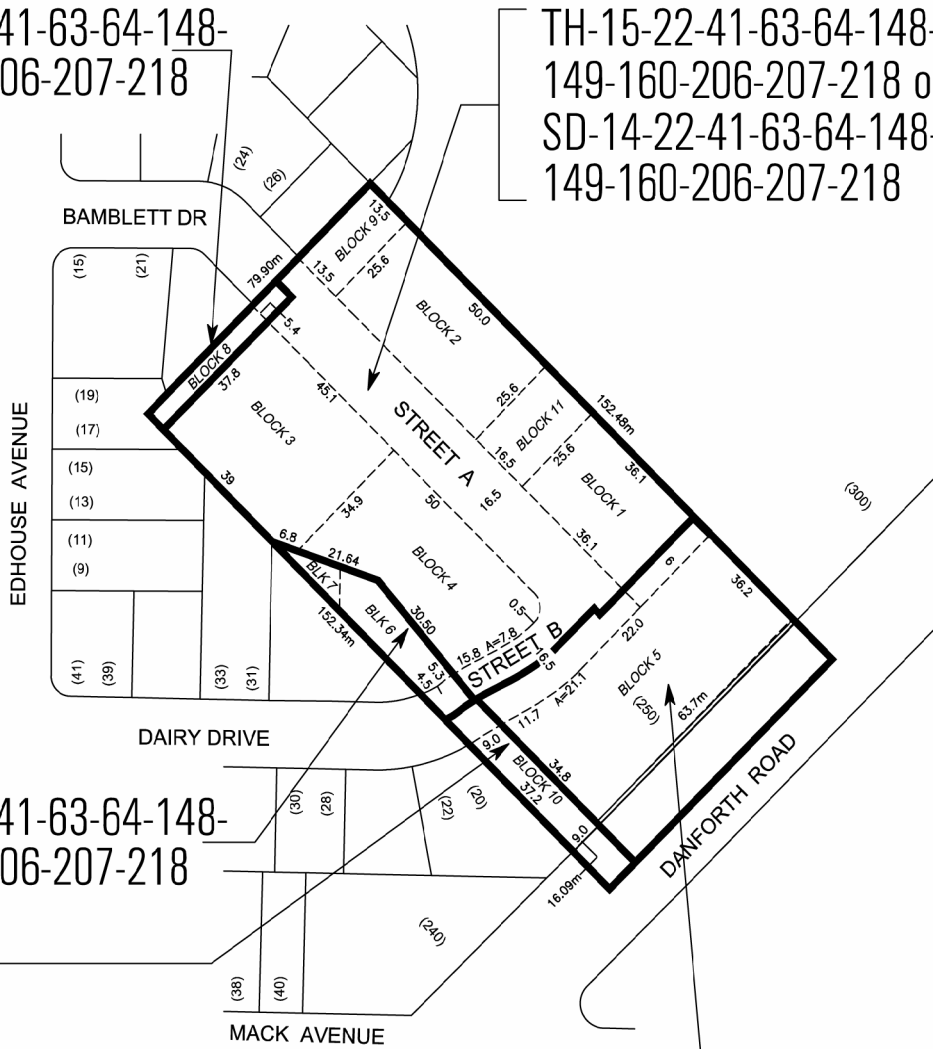
### Schedule '1'

Lot 32

SD-14-22-41-63-64-148-  
149-160-206-207-218

TH-15-22-41-63-64-148-  
149-160-206-207-218 or  
SD-14-22-41-63-64-148-  
149-160-206-207-218

Con. B



SD-14-22-41-63-64-148-  
149-160-206-207-218

P

A-19H-49-86-102-152-163-202-207-212-218- or  
TH-19G-49-63-80-142-160-206-207-212-218

**Toronto** City Planning  
Division  
**Zoning By-Law Amendment**

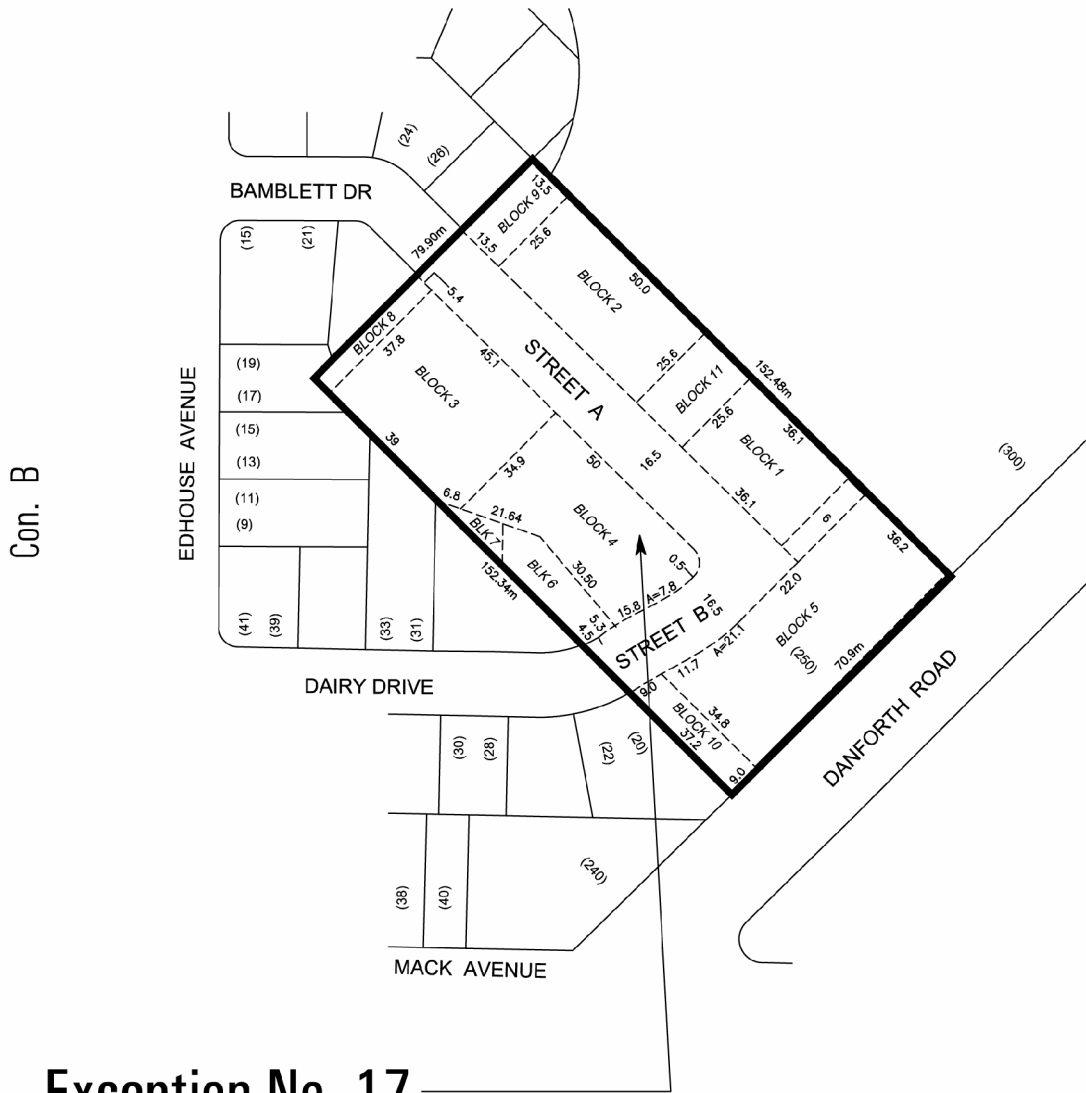
250 Danforth Road  
File # 08-214113 OZ and 08-214119 SB

 Area Affected By This By-Law

Oakridge Employment District  
Not to Scale  
6/19/09

### Schedule '2'

Lot 32



Con. B

## Exception No. 17

**Toronto** City Planning Division  
**Zoning By-Law Amendment**

250 Danforth Road  
 File # 08-214113 OZ and 08-214119 SB

 Area Affected By This By-Law

Oakridge Employment District  
 Not to Scale  
 5/22/09

