

CITY OF TORONTO

BY-LAW No. 1044-2009(OMB)

To amend the Scarborough Village Community Zoning By-law No. 10010, as amended, of the former City of Scarborough with respect to lands municipally known as 280 and 282 Scarborough Golf Club Road.

WHEREAS the Ontario Municipal Board pursuant to its Orders No. 0160 issued on January 19, 2007, No. 1931 issued on July 10, 2007 and No. 2055 issued on July 20, 2007, deems it advisable to amend the Scarborough Village Community Zoning By-law No. 10010, as amended, of the former City of Scarborough, with respect to the lands municipally known as 280 and 282 Scarborough Golf Club Road;

THEREFORE the Ontario Municipal Board HEREBY AMENDS the Scarborough Village Community Zoning By-law No. 10010, of the former City of Scarborough, as follows:

1. Schedule 'A' of the Scarborough Village Community Zoning By-law No. 10010 is amended by deleting the current Zoning and Performance Standards for lands on the west side of Scarborough Golf Club Road known as 280 and 282 Scarborough Golf Club Road so that the amended zoning shall read as follows on Schedule '1':

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2. Schedule 'B', **PERFORMANCE STANDARDS CHART**, is amended by adding the following performance standards:

BUILDING SETBACKS FROM LOT LINES (OTHER THAN STREET LINES)

360. Minimum building setback of 12 m from the west property line.

MISCELLANEOUS

182. Minimum separation between **Dwellings** as follows:

- Minimum separation between the side walls of adjacent **Dwellings** shall be 1.8 m, except the common party wall between **Two-Family Dwelling Units** which shall be 0 m.
- Minimum separation between a side wall and a **rear wall** of opposing **Dwellings** shall be 8.3 m.
- Minimum separation between a side wall and a **front wall** of opposing **Dwellings** shall be 10.4 m.

PARKING

221. Minimum of 2 visitor **Parking Spaces** shall be provided.
222. Minimum of 2 **Parking Spaces** per **Dwelling Unit** as follows:
- Minimum of 1 enclosed **Parking Space** shall be provided for each **Dwelling Unit** with access to the enclosed **Parking Space** from an access lane having a minimum width of 6 metres.
 - One of the required **Parking Spaces** for each of the **Dwelling Units** may be permitted in a driveway from the access lane, such driveway leading directly to the enclosed **Parking Space**.

Except;

- Minimum of 2 surface **Parking Spaces** shall be provided for **Single-Family Dwellings** where any portion of such **Single-Family Dwelling(s)** is situated within 15 m of Scarborough Golf Club Road.
3. Schedule 'C', **EXCEPTIONS LIST**, is amended by adding the following Exception No. 46 to lands on the west side of Scarborough Golf Club Road, as shown on Schedule '2':
- (a) The definition of **Height** contained within **CLAUSE V, INTERPRETATION, Section (f)** shall not apply to the lands encompassed by Exception 46. 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 building excluding chimneys, skylights, vents, antennae, elevator machine rooms and parapet walls.
- (b) The provisions of **CLAUSE VI, PROVISIONS FOR ALL ZONES, Section 4 Frontage on a Street, Section 6 Coverage, and Section 15 Regulations for Single-Family and Two-Family Dwellings, subsections 15.1, 15.2, 15.3 and 15.4** shall not apply to the lands encompassed by Exception 46.
- (c) The maximum number of **Storeys** excluding **Basements** for **Dwelling Units** shall be 3 **Storeys** and 11 m for the lands encompassed by Exception 46.
- (d) Only **Single-Family Dwellings** are permitted within the areas identified as Parts A and B of Exception 46.
- (e) A maximum of 15 **Dwelling Units** shall be permitted on the lands encompassed by Exception 46.

- (f) In addition to the Definitions contained in **CLAUSE V – INTERPRETATION (f)**, the following additional Definitions shall apply to lands encompassed by Exception 46.

Front Wall

shall mean the main wall containing the principle pedestrian entrance to the dwelling.

Rear Wall

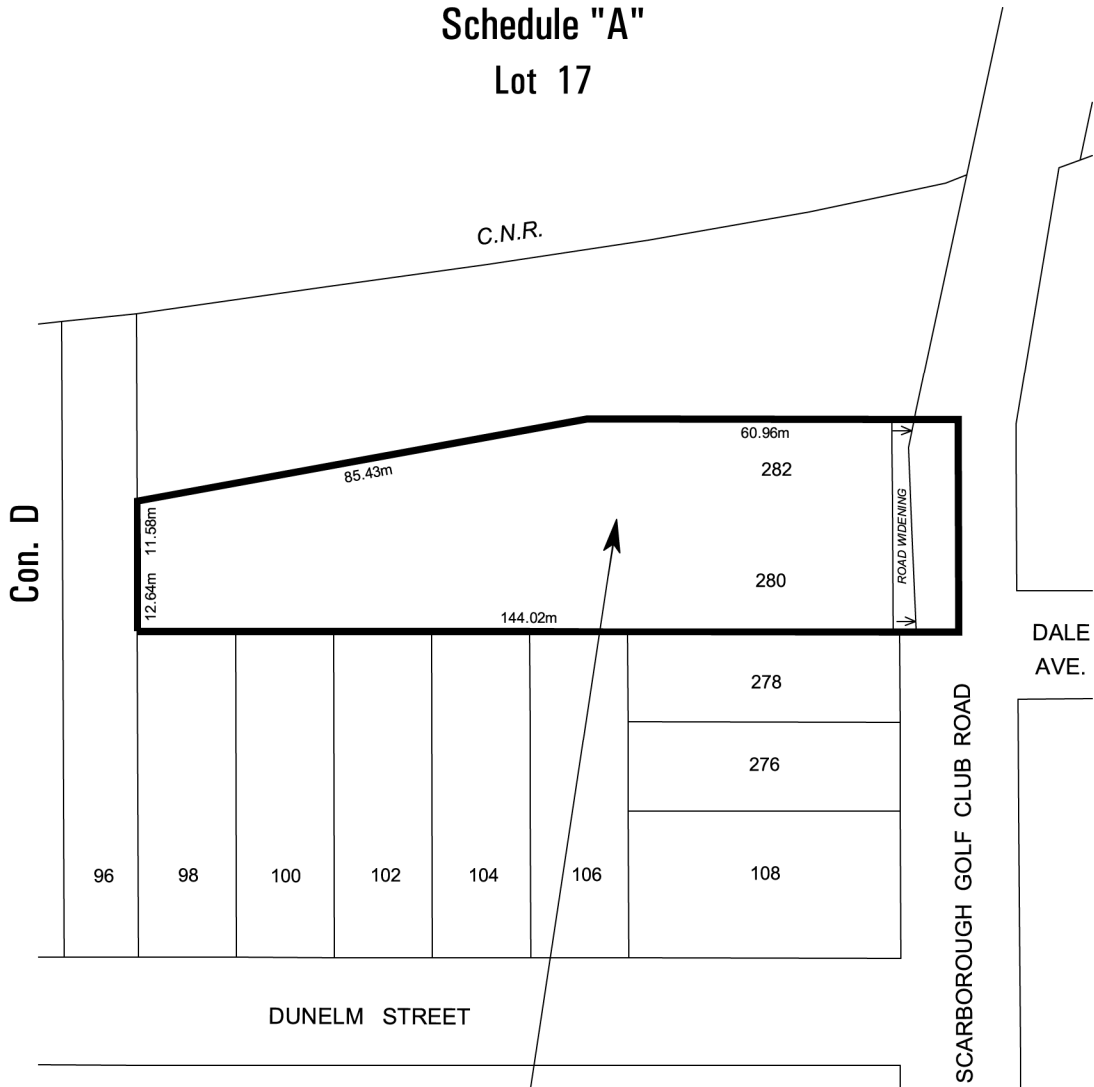
shall mean the main wall of the dwelling opposite to an furthest from the front wall.

- (g) In addition to the minimum building setbacks included in **Performance Standard Chart Schedule “B”**, the following shall apply:
- (i) Minimum building setback of 13.6 m from the east boundary of the lands encompassed by Exception 46.
 - (ii) Minimum building setback of 7.5 m from the south boundary of the lands encompassed by Exception 46, except:
 - the side wall of a **Single-Family Dwelling** shall be setback a minimum of 1.4 m from the south boundary of the lands.
 - the side wall of a **Two-Family Dwelling** shall be setback a minimum of 2 m from the south boundary of the lands.
 - the portion of the main wall containing the interior garage **parking space** for the **Single-Family Dwelling** on Part B of Exception 46, shall be setback a minimum of 6.2 m from the south boundary of the lands.
 - (iii) Minimum building setback of 14.3 m from the north boundary of the lands encompassed by Exception 46, except;
 - the side wall of a **Two-Family Dwelling** shall be setback a minimum of 11.3 m from the north boundary of the lands.
 - the side wall of a **Single-Family Dwelling** shall be setback a minimum of 4.5 m from the north boundary of the lands.
- (h) Notwithstanding the provision of **CLAUSE VII- GENERAL PARKING REGULATION FOR ALL ZONES**, Section 1.3.1, **Parking Space Dimensions**, on the lands encompassed by Exception 46, the following parking space dimensions shall apply:
- (i) **Parking spaces** in the garage(s) shall have minimum dimensions of 3 m width by 6 m length.
 - (ii) Driveway **parking spaces** shall have minimum dimensions of 2.7 m width by 5.7 m length.

- (iii) Parallel **parking spaces** shall have minimum dimensions of 2.7 m width by 6.7 m length.
- (i) The provisions of **CLAUSE VI – PROVISIONS FOR ALL ZONES, Section 19. Front yard Landscaping and Front yard Soft Landscaping Requirements** shall not apply to the lands encompassed by Exception 46.
- (j) The provisions of this by-law shall apply collectively to the lands encompassed by Exception 46.

PURSUANT TO THE ONTARIO MUNICIPAL BOARD DECISION/ORDERS NO. 0160 ISSUED ON JANUARY 19, 2007, NO. 1931 ISSUED ON JULY 10, 2007 AND NO. 2055 ISSUED ON JULY 20, 2007, IN BOARD FILE NO. PL060300.

Schedule "A" Lot 17



T-182-221-222-360

TORONTO City Planning
Division
Zoning By-Law Amendment

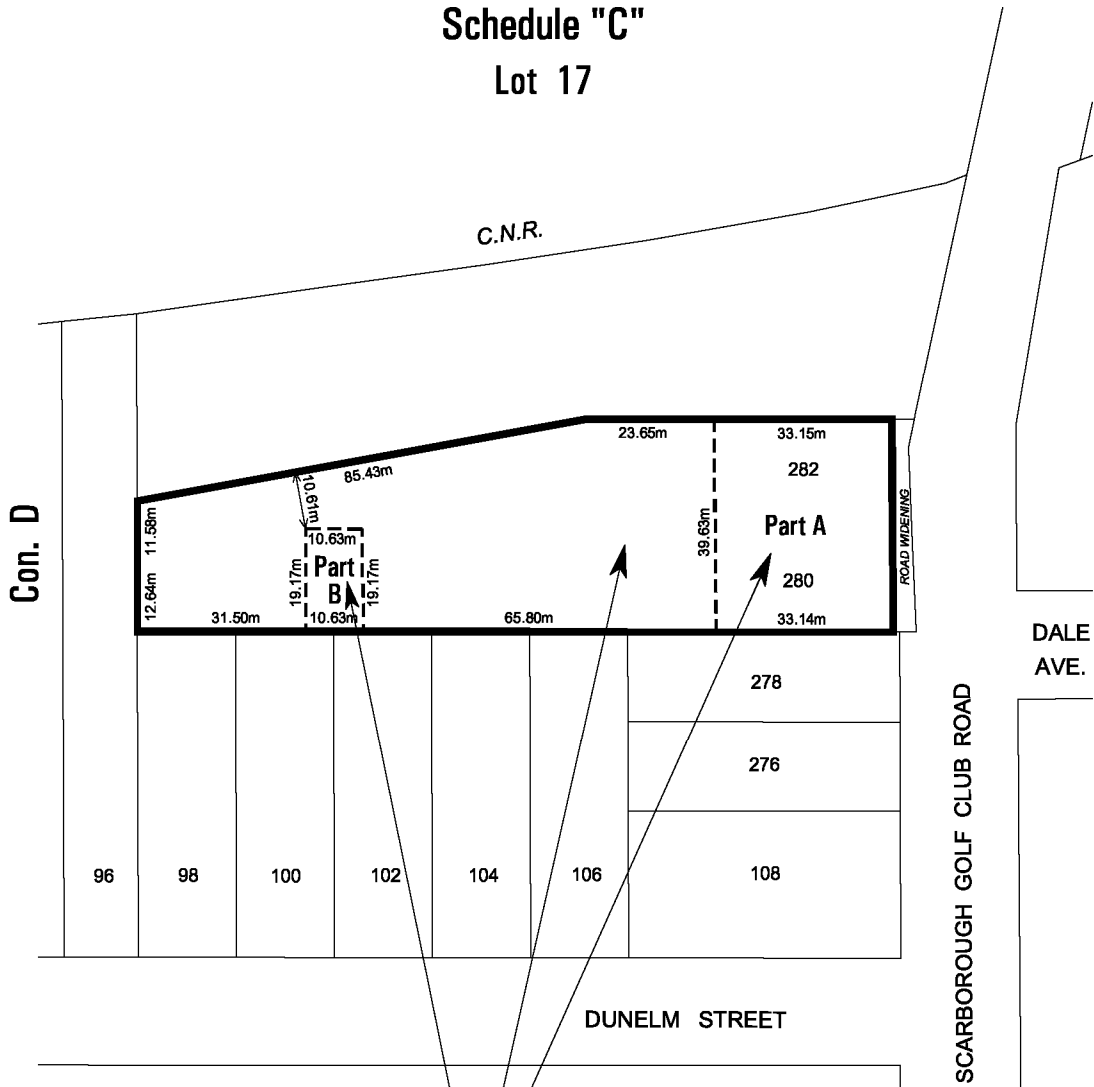
280 and 282 Scarborough Golf Club Road
File # 05-121150 0Z

 Area Affected By This By-Law

Scarborough Village Community By-law
Not to Scale
4/10/07



Schedule "C" Lot 17



Exception No. 46

TORONTO City Planning
Division
Zoning By-Law Amendment

280 and 282 Scarborough Golf Club Road
File # 05-121150 0Z

 Area Affected By This By-Law

Scarborough Village Community By-law
Not to Scale
2/19/07

