

Authority: Scarborough Community Council Item 6.25, as adopted by City of Toronto Council on June 19, 20 and 22, 2007 and Motion MM42.6, moved by Councillor Moeser, seconded by Councillor Fletcher, as adopted by City of Toronto Council on November 30, December 1, 2, 4 and 7, 2009  
Enacted by Council: December 4, 2009

## CITY OF TORONTO

### BY-LAW No. 1227-2009

**To amend former City of Scarborough Rouge Community Zoning By-law No. 15907, as amended, with respect to the lands municipally known as 10, 20 and 30 Dean Park 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'** is amended with respect to the land outlined on Schedule '1' so that the amended zoning reads as follows:

A and CC – 73 – 137 – 232 – 338 – 402 – 427 – 474 – 475 – 476 – 477 – 478

2. **SCHEDULE 'B', Performance Standard Chart**, is amended by the addition of Performance Standards Numbers 73, 137, 232, 338, 474, 475, 476, 477 and 478 as follows:

#### **INTENSITY OF USE**

73. The total number of **dwelling units** shall not exceed 622.

#### **MAIN WALL SETBACKS FROM STREETS**

137. Minimum building **setback** shall be 6 m from the street line of Dean Park Road and 20 m from the east property line.

#### **MAIN WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES**

232. Minimum building **setback** shall be 4 m from the west property line, abutting the public elementary school at 70 Dean Park Road.

#### **FLOOR AREAS, GROUND FLOOR AREAS, DWELLING UNIT COMPOSITIONS**

338. **Ground floor area** of all buildings shall not exceed 25% of the area of the **lot**.

#### **MISCELLANEOUS**

474. Minimum 30.7 % of the **lot** area to be used for **landscaping** only.

475. Maximum building **height** – 12 **storeys**, excluding **utility room**, elevator room, enclosed roof access stairs and basements.
476. Parking for Apartment Uses shall be provided on the basis of a minimum of 1.4 spaces per **dwelling unit**.
477. Recreational facilities shall be provided on the basis of 1.5 m<sup>2</sup> per **dwelling unit**.
478. The provisions of this by-law shall apply collectively to the lands within this zoning boundary, notwithstanding their future division.

**3. SCHEDULE ‘C’, Exceptions List**, is amended by deleting from Exception Number 8 sections (a), (b) and (c) and substituting the following:

- (a) The following Community Commercial Uses, to a maximum **gross floor area** of 1 500 m<sup>2</sup> shall be permitted and all other uses as defined in Clause VIII, Section 8 are deleted.
- Business and Professional Offices
  - **Day Nurseries**
  - **Marketplace Signs**
  - Recreational Facilities
  - Retail Stores
  - Restaurants
  - Beauty Parlour
  - Dry Cleaner, to a maximum of 210 m<sup>2</sup> of **gross floor area**
  - **Banks**
- (b) All Community Commercial Uses shall be located within 100 m of the Dean Park Road street line.
- (c) The Dry Cleaner shall be located a minimum of 45 m from the Dean Park Road street line, and between 27 and 55 m from the east property line.
- (d) No convenience retail store shall be located within 27 m of the east property line.

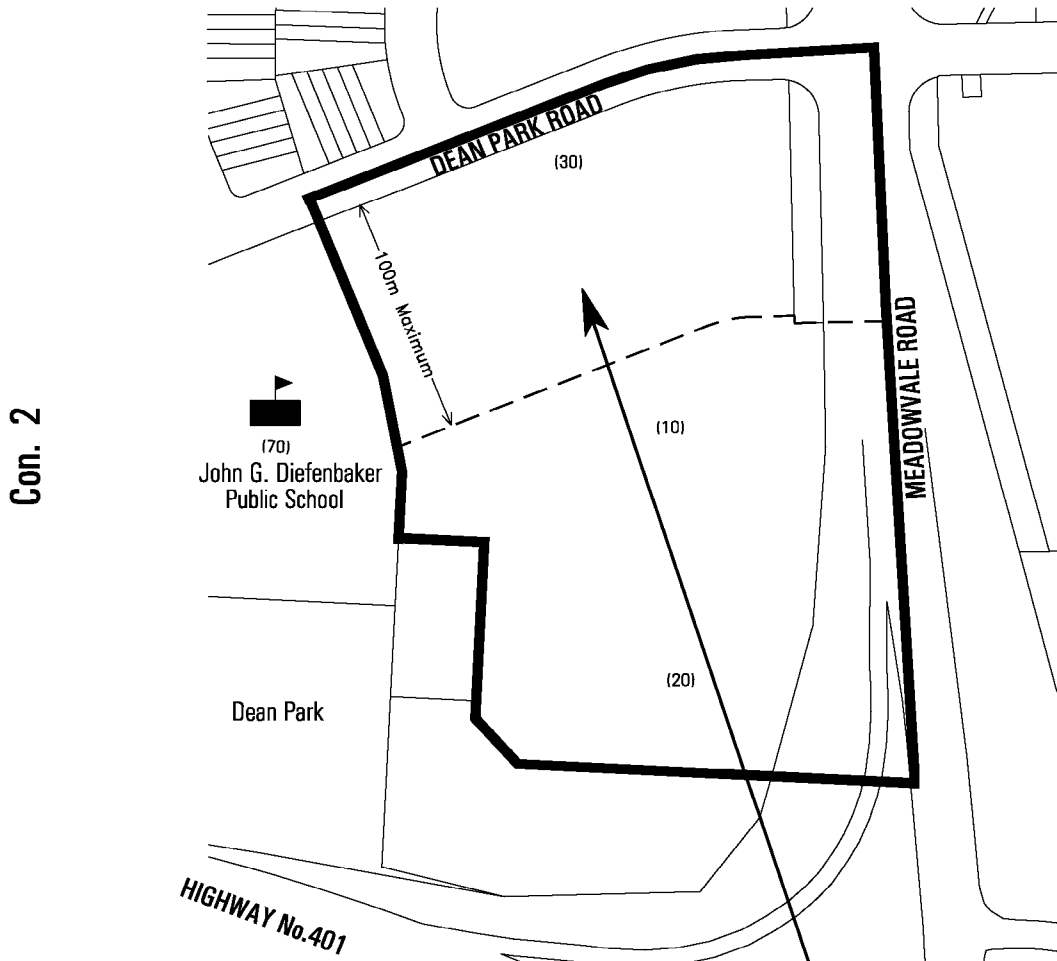
ENACTED AND PASSED this 4th day of December, A.D. 2009.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**Schedule '1'**  
**Lot 5**



Con. 2

**A and CC-73-137-232-338-402-  
427-474-475-476-477-478**

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

**10, 20 & 30 Dean Park Road**  
File # **05-140481 OZ**

 **Area Affected By This By-Law**

Rouge Community Bylaw  
Not to Scale  
6/10/09  
