

# CITY OF TORONTO

## BY-LAW No. 149-2011(OMB)

**To amend the former City of Scarborough Rouge Community Zoning By-law No. 15907, as amended, with respect to the lands municipally known as 38 Tideswell Boulevard.**

WHEREAS the Ontario Municipal Board pursuant to its Order dated January 10, 2011 in Board Case No. PL090474, upon hearing the appeal of Ramco Canham Inc., under Section 34(11) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend the former City of Scarborough Zoning By-law No. 15907, the Rouge Community Zoning By-law, with respect to the lands municipally known as 38 Tideswell Boulevard;

THEREFORE Zoning By-law No. 15907, Rouge Community Zoning By-law, as amended, of the former City of Scarborough, is further amended by the Ontario Municipal Board as follows:

1. **SCHEDULE "A"** is amended by deleting the current zoning and substituting the following zoning for the lands shown outlined on Schedule '1':

MF - 74 - 133 - 254 - 340 - 408 - 456 - 482 - 483 - 520 - 521

2. **SCHEDULE "B" PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards:

### **INTENSITY OF USE**

74. The maximum number of **dwelling units** is 13.

### **MAIN WALL SETBACKS FROM LOT LINES OTHER THAN STREET LINES**

254. Minimum building **setback** from the north **lot line** is 11 m. Minimum building **setback** from the south **lot line** is 5 m except that within 16 m of the **street lot line** the minimum building **setback** from the south **lot line** is 0.9 m.

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

340. Maximum **coverage** 35%.

### **MISCELLANEOUS**

482. Within the lands 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.

483. The provision of CLAUSE VI, Sub-Clause 2, **FOR SPECIFIC ZONES**, Section (1) **Landscaping** shall not apply.

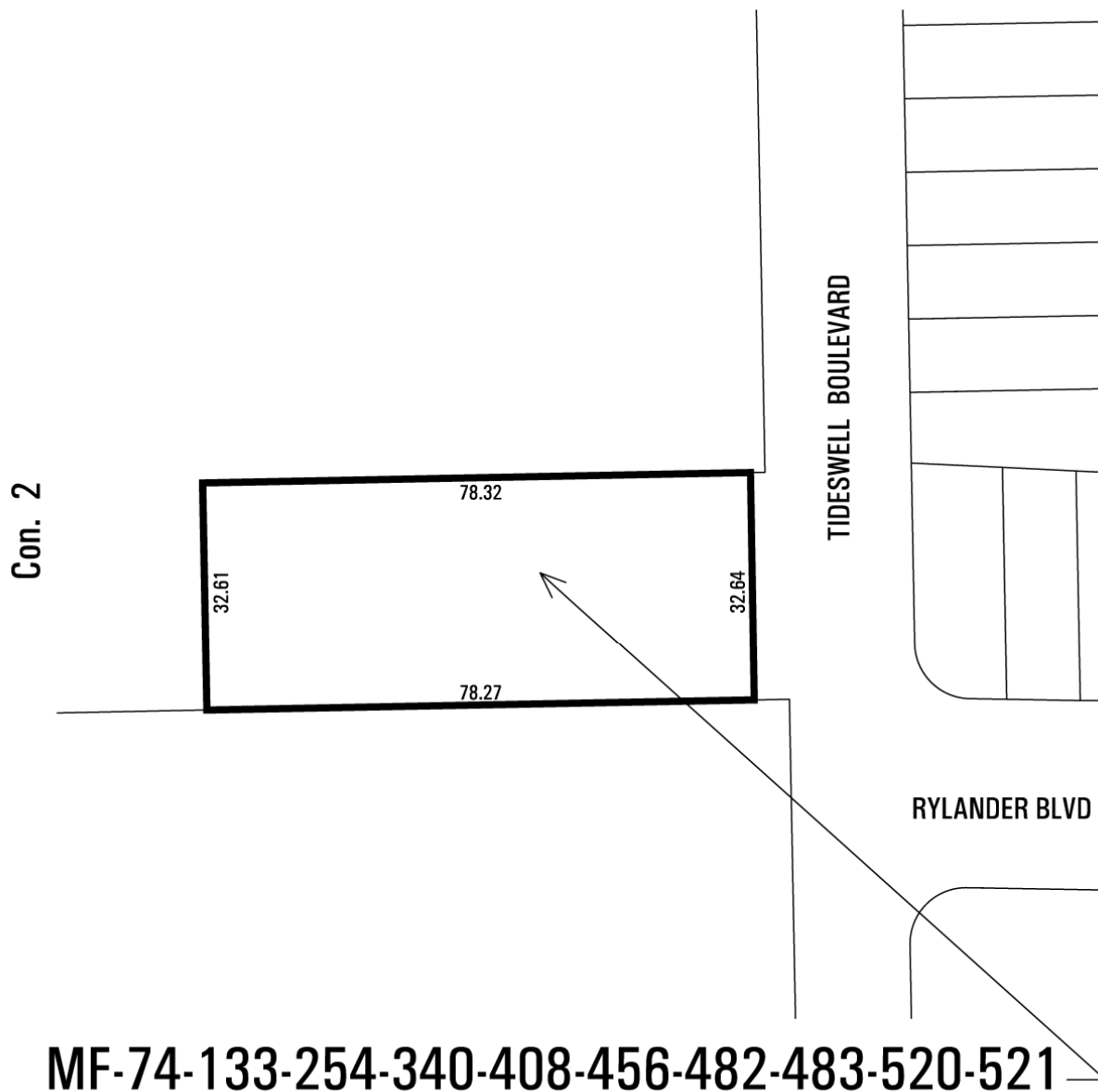
**PARKING REGULATIONS FOR ALL ZONES**

520. **Parking spaces** shall be provided at a minimum rate of 1.2 spaces per **dwelling unit** of which 1.0 space per **dwelling unit** shall be enclosed and 0.2 spaces per **dwelling unit** shall be for visitors.
521. **Parking spaces** for visitors shall have a minimum of width of 2.6 m and a minimum length of 6.7 m.
3. **SCHEDULE "C" EXCEPTIONS LIST**, is amended by deleting Exception No. 15 from applying to the lands shown outlined on Schedule '1'.

PURSUANT TO DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JANUARY 10, 2011 IN BOARD CASE NO. PL090474.

## Schedule '1'

Lot 3



Zoning By-Law Amendment

38 Tideswell Boulevard

File # 08-217398 OZ, 08-217392 SA



Area Affected By This By-Law

Rouge Community Bylaw  
Not to Scale  
11/25/10