CITY OF TORONTO

BY-LAW No. 907-2011

To amend the former City of Scarborough Warden Woods Community Zoning
By-law No. 950-2005, as amended, with respect to the lands municipally known as
300 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 Warden Woods Community Zoning By-law No. 950-2005 is further
amended by substituting and/or adding additional new zoning on the subject lands shown
on Schedule 'I' attached hereto and forming part of this By-law, together with the
following letters and numerals:


2. Schedule 'B', Performance Standards Chart, is amended by deleting Performance
Standards 19B and 175 and adding the following Performance Standards:

   **INTENSITY OF USE**

   14A. One semi-detached dwelling per lot having a minimum lot frontage of 17 m and
        a minimum lot area of 410 m².

   **REAR YARD SETBACK**

   51. Minimum 7 metres.

   52. For a rear main wall of the garage attached to the dwelling unit:

        (i) Where a dwelling unit is serviced by a rear lane a minimum of 0.5 m
            from a lane having a minimum width of 6.0 m.

   **SIDE YARD SETBACK**

   68. Minimum exterior side yard is 3 metres to a street line or 0.5 metres to a
        lane line.
HEIGHT

155. Maximum 13 metres.

MISCELLANEOUS

223. A minimum 1.5 m strip of land abutting the street line shall only be used for landscaping, which includes permitted projections and may include driveways and utility wall projections (wing walls) but does not include patios.

ENACTED AND PASSED this 14th day of July, A.D. 2011.

FRANCES NUNZIATA, Speaker

ULLI S. WATKISS, City Clerk

(Corporate Seal)