

Authority: Scarborough Community Council Item 8.25,
as adopted by City of Toronto Council on July 12, 13 and 14, 2011
Enacted by Council: July 14, 2011

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:

TH – 18 – 21 – 52 – 63 – 68 – 148 – 155 – 160 – 218 – 223

TH – 19C – 22 – 51 – 63 – 64 – 148 – 155 – 160 – 218 – 223

SD – 14A – 22 – 41 – 63 – 64 – 140 – 160 – 218 – 223

SD – 14A – 22 – 40 – 63 – 64 – 140 – 160 – 218 – 223

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

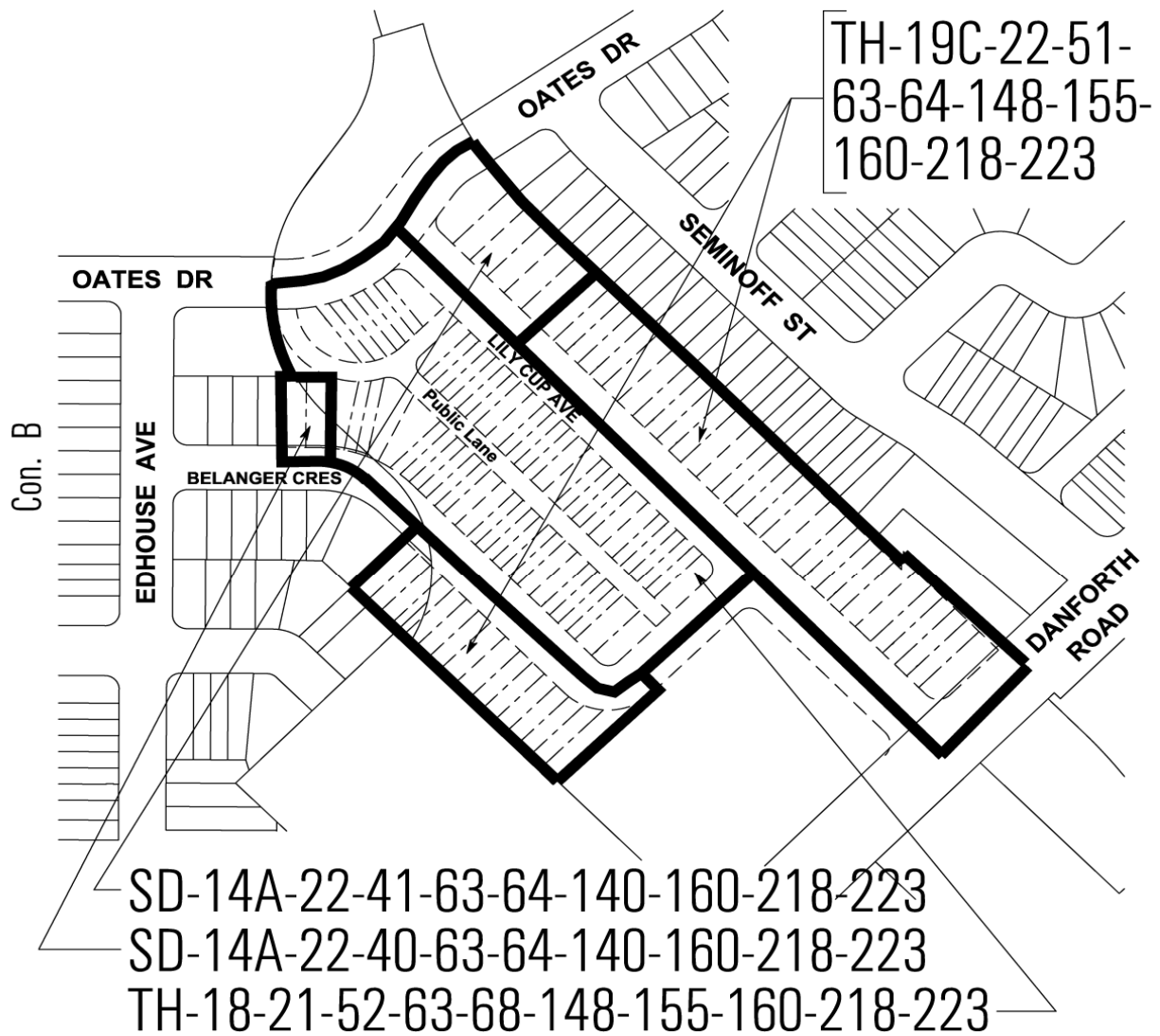
ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'

Lot 32

Lot 31



Zoning By-Law Amendment

300 Danforth Road

File # 10 320976



Area Affected By This By-Law

Warden Woods Community
Not to Scale
06/03/11

