

Authority: Scarborough Community Council Item 4.29, as adopted by City of Toronto Council on April 23 and 24, 2007 and Motion MM10.5, moved by Councillor Berardinetti, seconded by Councillor Crawford, 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. 994-2011

To amend the former City of Scarborough Employment District Zoning By-law No. 24982 (Golden Mile Employment District), as amended, and the City of Toronto Zoning By-law No. 950-2005 (the Warden Woods Community Zoning By-law), as amended, with respect to the lands municipally known as the former CN Rail Spur north of St. Clair Avenue East between Warden Avenue and Birchmount 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 Employment Districts Zoning By-law No. 24982 (Golden Mile) is amended by deleting the zoning applying to the portion of the lands known as the former CN Rail Spur north of St. Clair Avenue East between Warden Avenue and Birchmount Road, shown outlined on Schedule '1', attached hereto and forming part of this By-law.
2. Schedule "A" of the Warden Woods Community Zoning By-law No. 950-2005 is amended by substituting new zoning on the subject lands as shown on Schedule '1' attached hereto and forming part of this By-law, together with the following letters and numerals:

TH-19F-23-40-63-125-147-148-160-206-207-218

3. **SCHEDULE "B", PERFORMANCE STANDARD CHART**, of the Warden Woods Community Zoning By-law No. 950-2005, is amended by adding the following Performance Standards:

INTENSITY OF USE

19F. One **townhouse dwelling** per 5.5 m of **lot frontage** and a minimum **lot area** of 120 m² per **dwelling unit**.

FRONT YARD SETBACK

23. Minimum 4.5 metres, except that the **main wall** containing the vehicular access to a garage shall be **setback** a minimum of 5.5 metres.

MISCELLANEOUS

218. 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.
4. **SCHEDULE "C", EXCEPTIONS LIST**, of the Warden Woods Community Zoning By-law No. 950-2005, is further amended by adding the following Exception No. 15:
15. On those lands identified as Exception No. 15 on the accompanying Schedule "C" map (Schedule '2'), the following provisions shall apply:
- (a) Matters to be provided pursuant to Section 37 of the *Planning Act*:
 - (i) The owner of the lands at its expense and in accordance with, and subject to, the agreements referred to in Section (ii) herein shall provide the following facilities, services and matters as follows:
 - (1) Financial contribution to the City of Toronto in the amount of \$1,300.00 per dwelling unit to be used as a contribution towards a community centre to serve the Warden Woods Community or local park improvements.
 - (2) A pre-payment of the indoor recreation facilities portion of the Parks & Recreation component of the City's development charges, to be used as a contribution towards a community centre to serve the Warden Woods Community or local park improvements.
 - (3) Arrangements for the conveyance to the City of appropriate land and/or easements on the lands to the south shown as Parts 1 to 10 Plan 66R-24499, save and except Parts 3, 4, 5, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 25, 26, 27, & 28 Plan 66R-23179 and the former CN rail bridge over St. Clair Avenue East to implement a pedestrian/cycling trail system for the subject lands as generally set out in the Toronto Bike Plan and the Warden Woods Community Secondary Plan, to the satisfaction of the General Manager of Transportation Services.

(4) An easement on (or fee simple conveyance of) Parts 1 to 10 Plan 66R – 24499, save and except Parts 3, 4, 5, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 25, 26, 27, & 28 Plan 66R-23179, for that portion of the existing trail which leads from St. Clair Ravine Park to St. Clair Avenue East to facilitate continued public access to the parkland, to the satisfaction of the General Manager of Parks, Forestry & Recreation and with no credit towards the parkland dedication requirement in return for such easement.

(ii) The owner of the lands shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters referred to in Section (i) herein and which shall be registered on title to the lands to which this By-law applies.

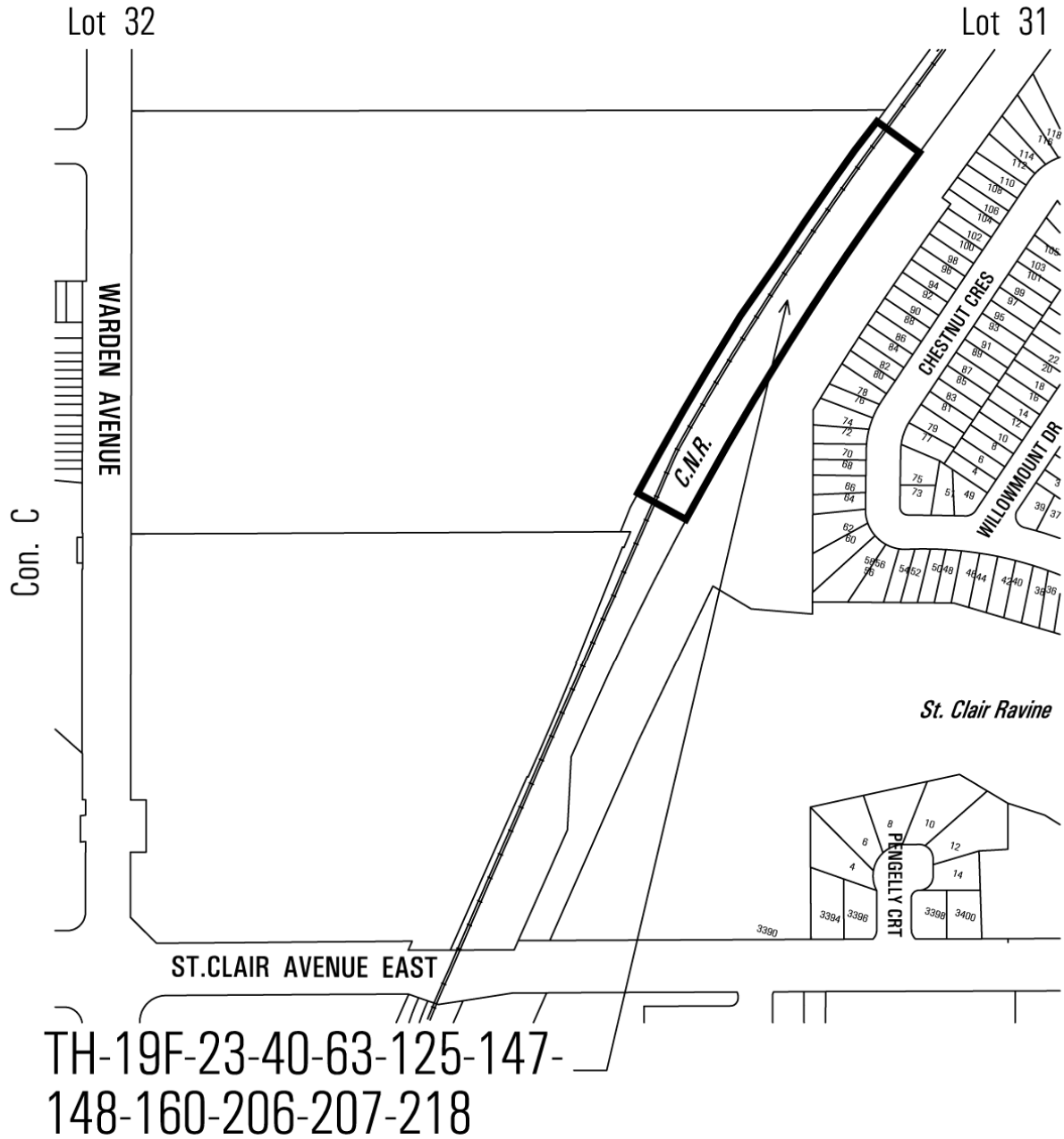
ENACTED AND PASSED this 14th day of July, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'



Toronto City Planning Division
Zoning By-Law Amendment

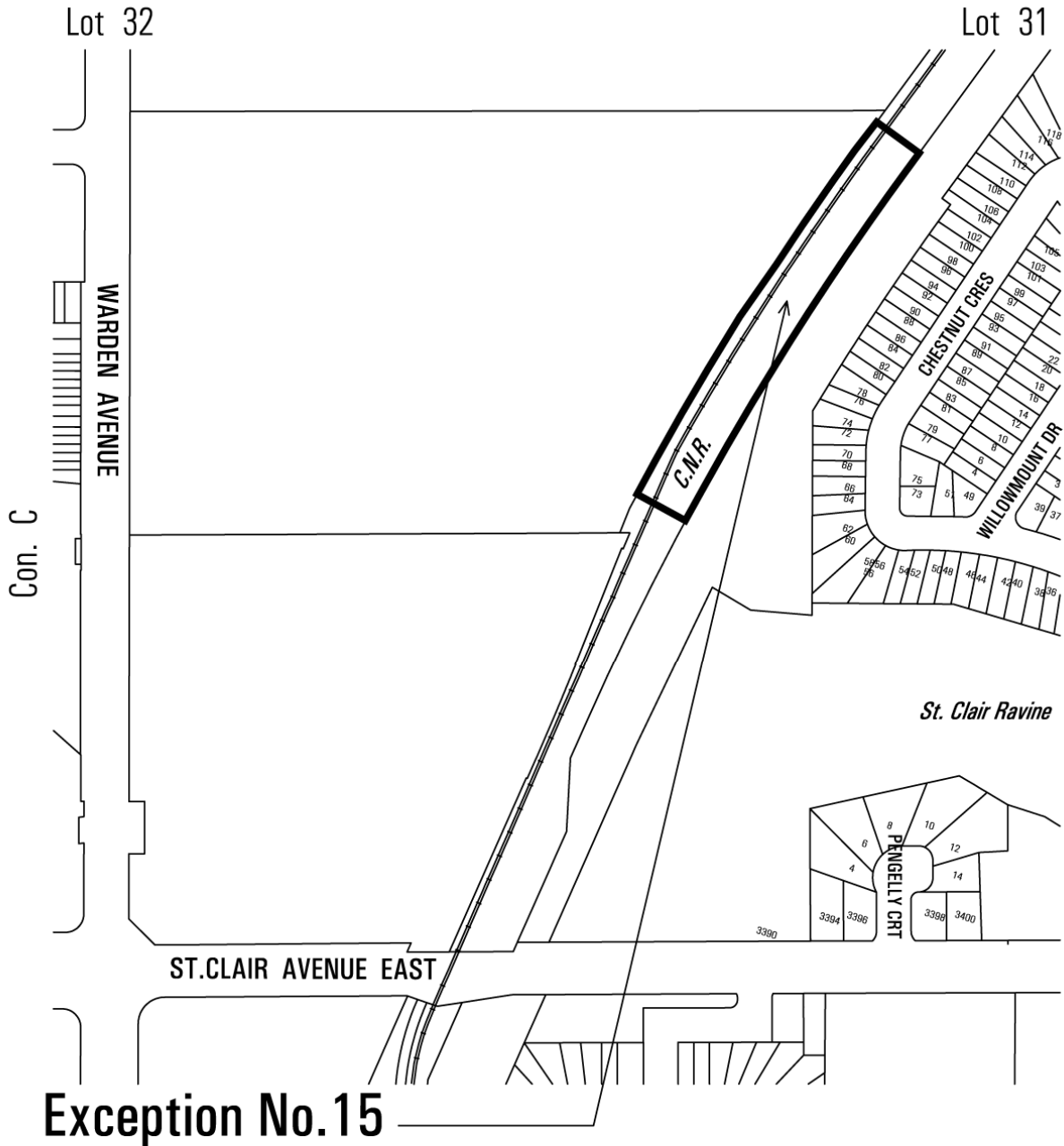
Former CN Rail Spur north of St. Clair Ave. East;
 between Warden Ave. & Birchmount Rd.
 File #'s 06-154086 OZ; 06-154102 SB

 Area Affected By This By-Law

Warden Woods Community & Golden Mile Emp. District Bylaws
 Not to Scale
 11/04/08



Schedule '2'



Toronto City Planning Division
Zoning By-Law Amendment

Former CN Rail Spur north of St. Clair Ave. East;
 between Warden Ave. & Birchmount Rd.
 File #'s 06-154086 OZ; 06-154102 SB

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