

Authority: Scarborough Community Council Item 18.28,  
as adopted by City of Toronto Council on October 2, 3 and 4, 2012

## CITY OF TORONTO

### BY-LAW No. 220-2013

#### **To amend the Oakridge Community Zoning By-law No. 9812, as amended, of the former City of Scarborough, with respect to the lands municipally known as 40 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 enacts:

1. Schedule "A" of the Oakridge Community Zoning By-law No. 9812 is amended for the lands outlined in the attached Schedule '1' by deleting the existing Highway Commercial (HC) zoning and replacing it with the Commercial Residential (CR) Zone, the Performance Standards as shown on Schedule '1':

CR - 132 - 149 - 150 - 164 - 165 - 166 - 167 - 168 - 169 - 170 - 171 - 172 - 173 - 174 - 175 - 176

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

164. Maximum 8 **dwelling units**.

165. Maximum building height of 12.1 metres, as measured from the average finished grade at the front and side **main walls** of the building, excluding chimneys, skylights, vents, antennae, rooftop mechanical equipment and parapet walls.

166. Maximum of 4 storeys, excluding **basements**.

167. Minimum setback of 11 metres from the centre line of the original road allowance of Patterson Avenue to the **main wall** immediately below the second floor, except that the garage wall shall have a minimum setback of 11.6 metres.

168. The end townhouse unit, closest to Danforth Road, shall have a minimum setback of 11 metres from the centre line of the original road allowance of Patterson Avenue to the garage wall.

169. Minimum setback, for the second and third floors, of 10.5 metres from the centre line of the original road allowance of Patterson Avenue to the **main wall**.

170. Minimum setback, above the third storey, of 14 metres from the centre line of the original road allowance of Patterson Avenue to the **main wall**.

171. The end townhouse unit closest to Danforth Road will have a minimum setback, above the third storey, of 11.5 metres from the centre line of the original road allowance of Patterson Avenue to the **main wall**.
172. Minimum building setback of 16.0 metres from centre line of the original road allowance of Danforth Road.
173. Minimum building setback of 0.2 metres from the northerly lot line.
174. The minimum dimensions of a **parking space** shall be:
- Length 5.6 metres
  - Width 3.2 metres, except that steps leading into the dwelling unit may project into the parking space a maximum of 0.5 metres
  - Height 2.0 metres
175. A **driveway** shall have a minimum width of 2.8 metres per lane.
176. **CLAUSE VI - PROVISIONS FOR ALL ZONES**, Section 19, **Front Yard Landscaping and Front Yard Soft Landscaping Requirements**, shall not apply.

3. Schedule 'C', **EXCEPTION LIST**, is amended by adding the following Exception:

On those lands identified as Exception No. 68 on Schedule '2' hereto, the following provisions shall apply:

68. (a) Only the following uses are permitted:

Permitted Uses:

- **Day Nurseries**
- **Multiple-Family Dwellings**
- **Private Home Day Care**

- (b) Notwithstanding the definition of **main wall**, the following Projections, to the maximum distance shown below, shall be permitted into the minimum required setback:

<u>Projections</u>	<u>Distance</u>
Deck, porch, balcony or similar structure	1.0 metres on the second floor; 2.4 metres on the fourth floor;
Exterior steps or ramps	No limit
Chimney, pilaster and projecting columns	1.1 metres from the <b>main wall</b>
Roof overhang	0.9 metres
Other projections	0.6 metres

- (c) The following definitions shall apply to the lands encompassed by Exception No. 68:

**Multiple-Family Dwellings**  
means low density **family** type **dwelling units**.

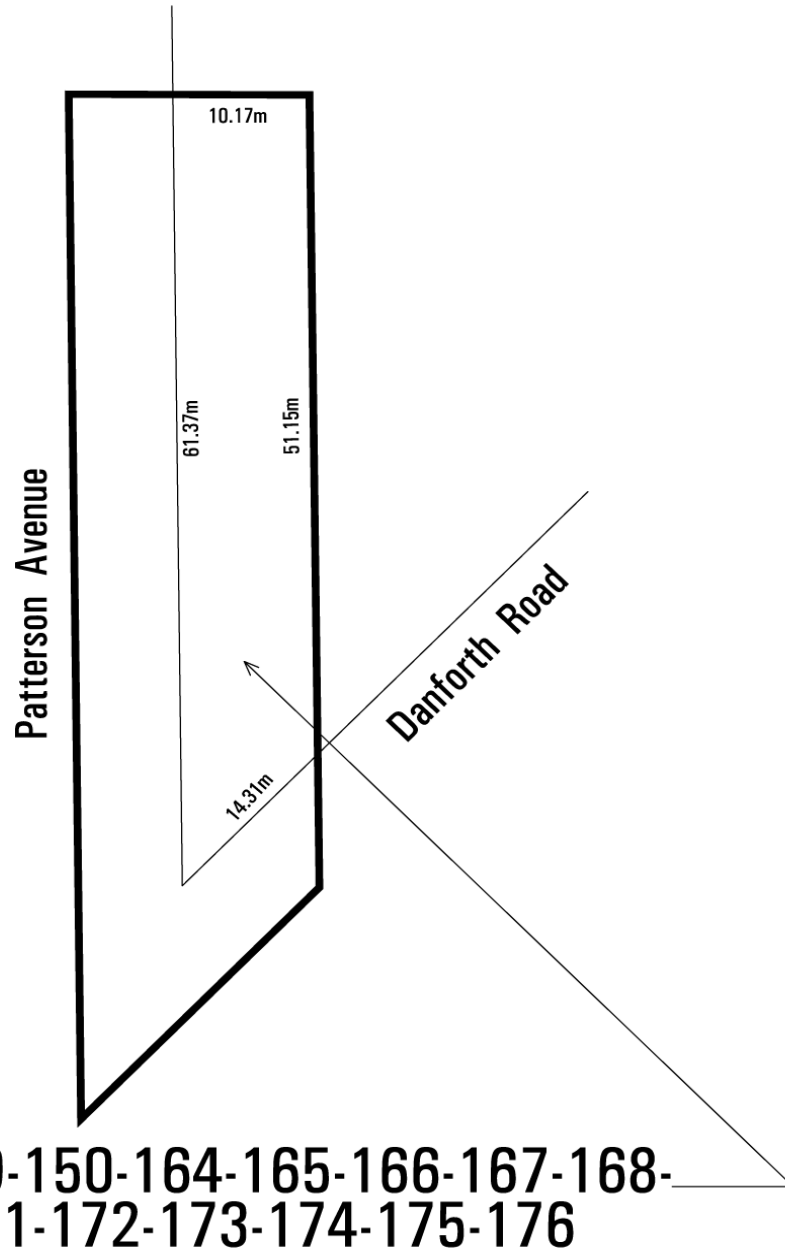
Enacted and passed on February 21, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

## Schedule '1'



**Zoning By-Law Amendment**

**40 Danforth Road**

File # 11 259011 0Z

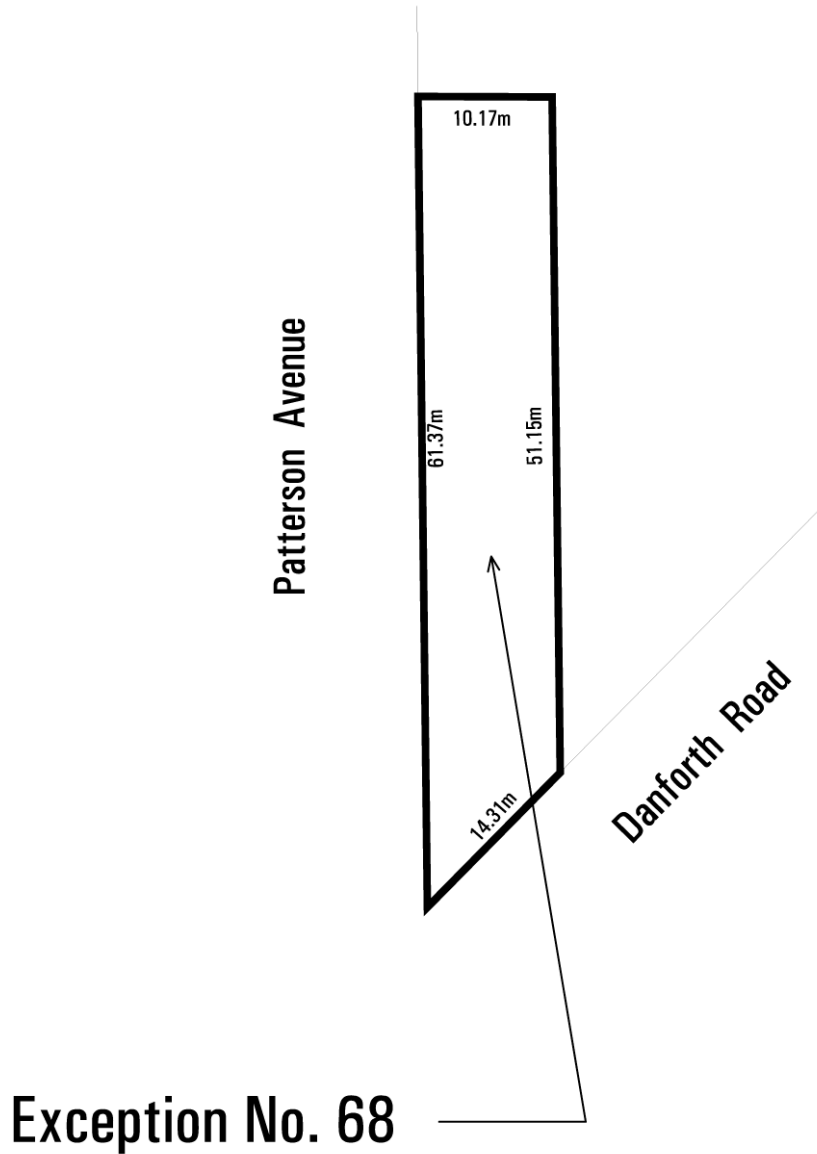


Area Affected By This By-Law

Oakridge Community Bylaw  
Not to Scale  
07/10/12



## Schedule '2'



Exception No. 68

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

**40 Danforth Road**  
File # 11 259011 0Z

 Area Affected By This By-Law

Oakridge Community Bylaw  
Not to Scale  
01/06/12  
