Authority: Scarborough Community Council Item 25.23, as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2013

CITY OF TORONTO

BY-LAW No. 1020-2013

To amend former City of Scarborough Oakridge Community Zoning By-law No. 9812, as amended, with respect to the lands municipally known as 240 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 by deleting the existing zoning applying to the lands.

2. Schedule "A" of the Oakridge Community Zoning By-law No. 9812 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:


3. **CLAUSE V - INTERPRETATION (f) Definitions** is amended by adding the following definition:

   **Townhouse Dwelling** shall mean a building containing three or more dwelling units, in which dwelling units are separated from each other vertically, and each of which has a separate entrance directly from outside.

4. **CLAUSE VIII - ZONE PROVISIONS** is amended by adding the following zone provision:

   **Townhouse Residential (TH) Zone**

   (a) Permitted Use

   - Townhouse Dwellings

   (b) Ancillary Use Permitted

   - Private Home Day Care
(c) Supplementary Regulations

(i) The operation of a **rooming and/or boarding house** is strictly prohibited.

5. **PERFORMANCE STANDARDS CHART - Schedule "B"** is amended by adding the following Performance Standards as follows:

177. Maximum of 5 **dwelling units**.

178. Maximum building **height** of 9.5 metres.

179. Maximum of 2 **storeys**, excluding **basements**.

180. Minimum building setback of 2.2 metres from the **street** line of Danforth Road for the northerly 3 **townhouse dwellings**.

181. Minimum building setback of 1.2 metres from the **street** line of Danforth Road for the southerly 2 **townhouse dwellings**.

182. Minimum setback of 12.5 metres from the west property line to the west **main wall** of the detached **accessory building** for the northerly 3 **townhouse dwellings**.

183. Minimum setback of 7.5 metres from the west property line to the west **main wall** of the detached **accessory building** for the southerly 2 **townhouse dwellings**.

184. Minimum setback of 1.8 metres from the north property line to the north **main wall** of the **townhouse dwelling**.

185. Minimum setback of 0.45 metres from north property line to the north **main wall** of the detached **accessory building**.

186. Minimum building setback of 1.8 metres from the **street** line of Mack Avenue to the **townhouse dwelling**, with a building setback of 1.2 metres through the entire corner rounding.

187. Minimum building setback of 4.4 metres from the **street** line of Mack Avenue to the detached **accessory building**.

188. A minimum 0.7 metre strip of land abutting the north property line shall only be used for **landscaping**.

189. A minimum 0.8 metre strip of land abutting the west property line shall only be used for **landscaping**.
190. Minimum 1.2 parking spaces per dwelling unit, provided at a minimum rate of:

(a) Resident - 1.0 parking spaces per unit, and
(b) Visitor - 0.2 parking spaces per unit.

Enacted and passed on July 19, 2013.

Frances Nunziata,                                  Ulli S. Watkiss,
                                          Speaker                                  City Clerk

(Seal of the City)
City of Toronto By-law No. 1020-2013

Schedule '1'


240 Danforth Road
File # 06 116641 ESC 35 OZ

Area Affected By This By-Law