

CITY OF TORONTO

BY-LAW No. 356-2014(OMB)

To amend former City of Scarborough Employment District Zoning By-law No. 24982 (Rouge Employment District), as amended and former City of Scarborough Rouge Community Zoning By-law No. 15907, respecting the lands municipally known in 2001 as 8800 Sheppard Avenue East.

Whereas authority is given to the Ontario Municipal Board by Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, deems it advisable to amend By-law No. 24982 and By-law No. 15907 as follows:

1. Amendments to By-law No. 24982, as amended, the Employment Districts Zoning By-law (Rouge Employment District):

The provisions of By-law No. 24982, as amended, shall not apply to lands outlined on the attached Schedule 'I'.

2. Amendments to By-law No. 15907, as amended, the Rouge Community By-law:

Schedule "A" is amended by adding thereto the land and the following zoning as shown on Schedule 'I'.

S-56-113-203-205-213-331-400-465

S-57-113-203-205-216-331-400-465

S-58-126-203-209-216-331-400-465

SD-59-113-203-205-213-331-400-465

SD-60-126-203-209-213-331-400-465

ST-61-113-203-208-218-321-331-400-466

MFAT-62-126-127-128-313-334-403-439-461-462-513-515

NC-126-127-128-334-439-461-462-463-500-504

I-SW-126-127-128-334-439-461-462-464

PW-126-127-128-334-439-461-462

OU-126-127-128-334-439-461-462

O

P

S(H)-56-113-203-205-213-331-400-465

S(H)-57-113-203-205-216-331-400-465

S(H)-58-126-203-209-216-331-400-465

SD(H)-59-113-203-205-213-331-400-465

SD(H)-60-126-203-209-213-331-400-465

ST(H)-61-113-203-208-218-321-331-400-466

MFAT(H)-62-126-127-128-313-334-403-439-461-462-513-515

NC(H)-126-127-128-334-439-461-462-463-500-504

I-SW(H)-126-127-128-334-439-461-462-464

PW-126-127-128-334-439-461-462

OU(H)-126-127-128-334-439-461-462

MFAT(H)-62-126-127-128-313-334-403-439-461-462-513-515

NC(H)-126-127-128-334-439-461-462-463-500-504

I-SW(H)-126-127-128-334-439-461-462-464

PW-126-127-128-334-439-461-462

OU-126-127-128-334-439-461-462

3. **SCHEDULE "B" PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards:

INTENSITY OF USE

56. One **dwelling unit** per parcel of land having a minimum frontage of 13.7 m on a **public street** and a minimum **lot** area of 365 m².
57. One **dwelling unit** per parcel of land having a minimum frontage of 11 m on a **public street** and a minimum **lot** area of 285 m².
58. One **dwelling unit** per parcel of land having a minimum frontage of 9.1 m on a public street and a minimum **lot** area of 285 m².
59. Two **dwelling units** per parcel of land having a minimum frontage of 18 m on a **public street** and a minimum lot area of 460 m².
60. Two **dwelling units** per parcel of land having a minimum frontage of 14 m on a **public street** and a minimum lot area of 460 m².
62. Maximum number of **dwelling units** per Block as shown on the Registered Plan:
 - Block 594 – 11 units
 - Block 595 – 8 units.
 - Block 596 – 8 units.
 - Block 597 – 10 units.

- Block 598 – 8 units.
- Block 599 – 8 units.
- Block 600 – 10 units.
- Block 601 – 10 units.
- Block 602 – 8 units.
- Block 603 – 7 units.
- Block 604 – 8 units.
- Block 605 – 8 units.
- Block 606 – 7 units.
- Block 607 – 8 units.
- Block 608 – 12 units.

63. Maximum residential density 100 **dwelling units** per hectare.
126. Except as otherwise provided, the minimum building **setback** shall be 3.0 m from the **street lot line**, except the garage **main wall** containing the vehicular access shall be setback a minimum of 6 m.
127. Minimum building **setback** shall be 6 m from the street lines of Sheppard Avenue.
128. Minimum building **setback** shall be 7.5 m from any **lot line** that is the Zone Boundary of a **Single Family Residential (S)**, **Semi-Detached Residential (SD)**, or **Street Townhouse Residential (ST)** Zone.

FLOOR AREAS, GROUND FLOOR AREAS, DWELLING UNIT COMPOSITION

334. Maximum **coverage**: 50%.

MISCELLANEOUS

461. The provisions of this By-law shall apply collectively to this land, notwithstanding its future division into two or more parcels.
462. Parking is not permitted in the **street yard** adjacent to the **street lot line** of Sheppard Avenue.
463. In addition to the uses permitted in the **Neighbourhood Commercial (NC)** Zone, recreation facilities may be included.
464. A minimum of 1 m² of indoor recreation floor space per senior citizen apartment shall be provided, which may include Senior Citizen Day Care facilities.
465. Maximum **height**: 10 m.
466. Maximum number of **storeys**, excluding **basements**: **3 storeys**.

4. **SCHEDULE "C", EXCEPTIONS LIST**, is amended by adding the following Exceptions Numbers 31, 32 and 33 as shown on Schedule 2.
31. On lands identified as Exception 31, on the accompanying map, the following provisions shall apply, provided that all other provisions of this By-law, as amended, not inconsistent with this Exception, shall continue to apply:
- (a) Additional permitted uses are retirement facilities which shall contain one or more of the following uses:
 - Nursing home licensed and subsidized by the Province of Ontario
 - Senior citizen apartments
 - Senior citizen day care facilities
 - Assisted care facilities
 - Senior citizen community centre
 - Ancillary offices and support facilities
 - (b) Parking:
 - minimum 0.25 spaces per nursing bed
 - maximum 0.5 spaces per senior citizens apartment unit
32. On those lands identified as Exception 32, on the accompanying map, the following provisions shall apply, proved that all other provisions of this By-law, as amended, not inconsistent with this Exception, shall continue to apply:
- (a) Lands zoned '**O**' – **Open Space** shall mean lands inherently susceptible to environmental hazards, such as flooding or erosion or lands with environmental features which render the lands unsuitable for the erection of buildings or structures. Passive **recreational uses** are permitted. Buildings or structures are prohibited unless they are intended for flood or erosion control, are normally associated with watercourse protection works or bank stabilization projects, or are ancillary to passive **recreational uses**.
33. On those lands identified as Exception 33, on the accompanying map, the following provisions shall apply, provided that all other provisions of this By-law, as amended, not inconsistent with this Exception, shall continue to apply:
- (a) Permitted Uses
 - **Schools**
 - **Day Nurseries**
 - Park Uses
 - (b) Notwithstanding the provisions of Clause II, Definitions, a **corner lot** shall also include a **lot** which has both frontage and flankage on a **public street**.

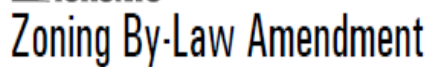
- (c) **Lot** frontage shall be measured at the minimum building **setback** line.
34. On those lands identified as Exception 34, on the accompanying map, the following provisions shall apply, provided all other provisions of this By-law, as amended, not inconsistent with this Exception, shall continue to apply:
- (a) The permitted uses prior to the removal of the (H) Holding provisions from the zoning of any part of the site include Offices, **Day Nurseries, Recreational Uses and Places of Worship**, subject to the General Provisions of the By-law, together with the following Performance Standards:

126-127-128-307-439-461-462.
 - (b) The lifting of the (H) symbol shall be subject to the following conditions:
 - (i) the submission of an acknowledged Record of Site Condition satisfactory to the Ministry of the Environment for more than half of the lands east of the proposed East Metro Avenue, and its projection north to the Rouge Valley, prior to the lifting of the (H) symbol from the zoning of any lands west of the proposed East Metro Avenue and its projection northerly.
 - (ii) the submission of an acknowledged Record of Site Condition satisfactory to the Ministry of the Environment for the balance of the lands east of the proposed East Metro Avenue and its projection north to the Rouge Valley, prior to the lifting of the (H) symbol from the zoning of the remaining lands west of the proposed East Metro Avenue and its projection northerly.

PURSUANT TO DECISION/ORDER NO. 0993 OF THE ONTARIO MUNICIPAL BOARD
ISSUED JUNE 20, 2001 IN BOARD FILE NO. PL991210.

The map displays a complex network of streets and land parcels in the Sheppard Avenue East area. Key features include:

- Streets:** Sheppard Avenue East runs horizontally across the bottom. A vertical street on the left is labeled "C. Avenue".
- Land Parcels:** Numerous parcels are outlined and labeled with addresses. Examples include:
 - S-56-113-203-205-213-331-400-465 (top right)
 - S-57-113-203-205-216-331-400-465 (top right)
 - S-58-126-203-209-216-331-400-465 (top center)
 - SI(H)-57-113-203-205-216-331-400-465 (top center)
 - SI(H)-56-113-203-205-213-331-400-465 (top left)
 - SD(H)-59-113-203-205-213-331-400-465 (middle left)
 - SI(H)-58-126-203-209-216-331-400-465 (middle left)
 - ST(H)-61-113-203-208-218-321-331-400-466 (middle left)
 - MFAT(H)-62-126-127-128-313-334-403-439-461-462-513-515 (bottom left)
 - NC(H)-126-127-128-334-439-461-462-463-500-504 (bottom left)
 - I-SW(H)-126-127-128-334-439-461-462-464 (bottom left)
 - PW-126-127-128-334-439-461-462 (bottom left)
 - OU(H)-126-127-128-334-439-461-462 (bottom left)
 - ST(H)-61-113-203-208-218-321-331-400-466 (bottom center)
 - SI(H)-58-126-203-209-216-331-400-465 (bottom center)
 - S-57-113-203-205-216-331-400-465 (bottom center)
 - MFAT-62-126-127-128-313-334-403-461-462-513-515 (bottom right)
 - NC-126-127-128-334-439-461-462-463-500-504 (bottom right)
 - I-SW-126-127-128-334-439-461-462-464 (bottom right)
 - PW-126-127-128-334-439-461-462 (bottom right)
 - OU-126-127-128-334-439-461-462 (bottom right)
- Other Labels:** "C. Avenue", "Sheppard Avenue East", and a small "P" in a box.



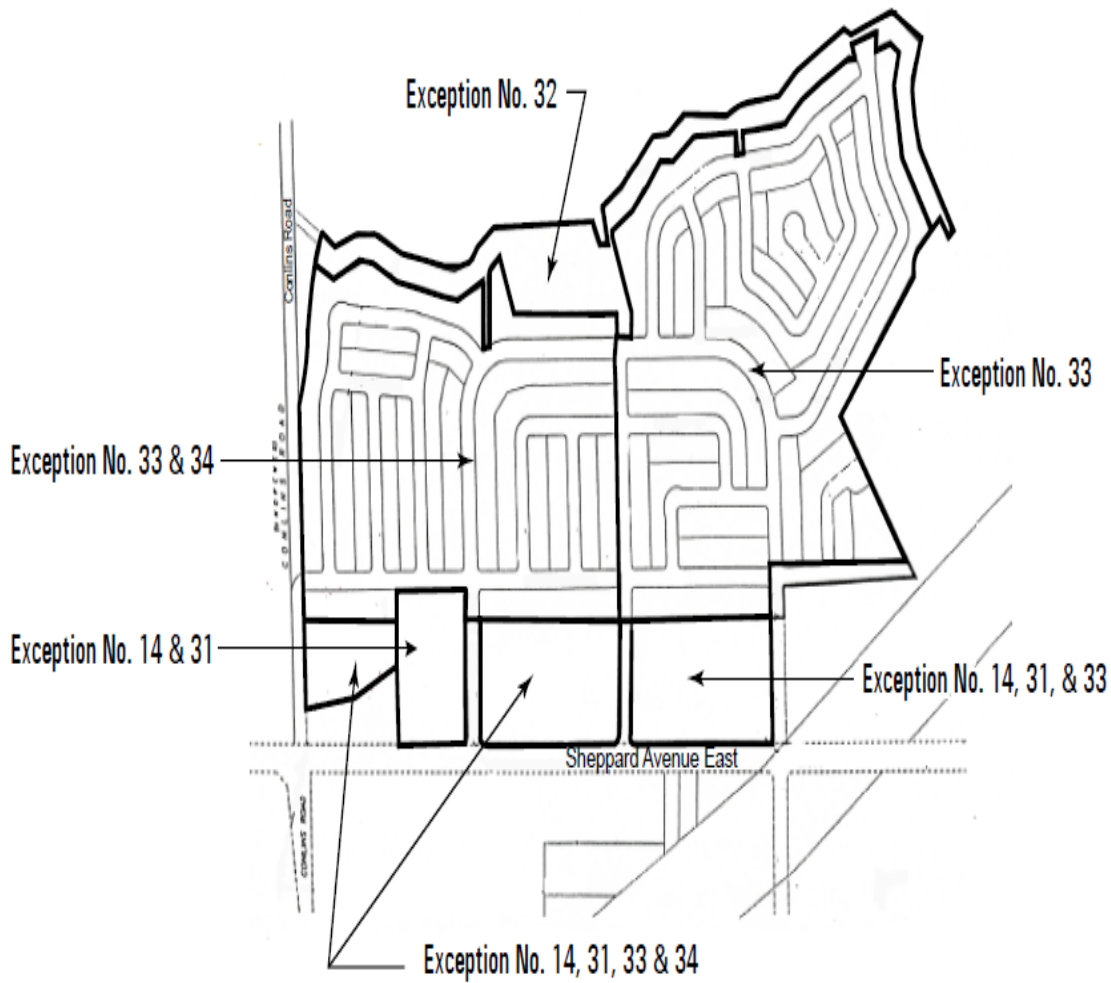
File # PL991210



Rouge Community By-law
Not to Scale



Schedule '2'



Zoning By-Law Amendment

8800 Sheppard Avenue East

File # PL991210



Area Affected By This By-Law

Rouge Community By-law
Not to Scale