

Authority: Scarborough Community Council Item 31.22, adopted as amended,
by City of Toronto Council on May 6, 7 and 8, 2014

CITY OF TORONTO

BY-LAW No. 400-2014

To amend Eglinton Community Zoning By-law No. 10048, as amended, of the former City of Scarborough, with respect to the lands municipally known as 1325 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 Eglinton Community Zoning By-law No. 10048 is amended by deleting the existing zoning applying to the lands.
2. **SCHEDULE "A"** of the Eglinton Community Zoning By-law No. 10048 is amended by substituting new zoning on the subject lands as shown on Schedule 'I' attached hereto and forming part of this By-law, together with the following letters and numerals:

M-104-171-341-429-433-434-435-438-440-501-508

M-104-171-341-429-433-434-438-440-502-508

M-104-171-339-429-433-434-438-440-502-508

M-104-171-337-429-433-434-438-440-503-508

M-104-171-340-429-433-434-438-440-504-508

M-104-171-339-429-433-434-437-438-440-505-508

M-104-171-339-429-430-432-433-434-438-439-440-507-508-509

M-104-171-338-429-430-432-433-434-438-439-440-507-508-509

M-104-171-339-429-433-434-436-438-440-506-508

M-104-171-342-429-431-432-433-434-436-438-440-500-508

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3. **SCHEDULE "B", PERFORMANCE STANDARD CHART**, of the Eglinton Community Zoning By-law No. 10048, is amended by adding the following Performance Standards:

INTENSITY OF USE

337. Maximum 3 **dwelling units** per block as shown on the Registered Plan.

338. Maximum 5 **dwelling units** per block as shown on the Registered Plan.

339. Maximum 6 **dwelling units** per block as shown on the Registered Plan.

340. Maximum 7 **dwelling units** per block as shown on the Registered Plan.

341. Maximum 8 **dwelling units** per block as shown on the Registered Plan.
342. Maximum 11 **dwelling units** per block as shown on the Registered Plan.

MISCELLANEOUS

429. Maximum building height of 14 metres and 3 **storeys**. Building height shall mean the vertical distance between the average elevation of the finished grade at the front of each dwelling unit and the highest point of the roof of that unit.
430. Each **dwelling unit** shall have a minimum balcony area(s) of 11 square metres.
431. Each **dwelling unit** shall have a minimum balcony area of 15 square metres.
432. All balconies in excess of 2.0 square metres shall meet main wall setbacks.
433. Bay windows, box windows or other projecting windows may project beyond the main wall a maximum 0.6 metres.
434. The provisions of **CLAUSE VI - PROVISIONS FOR ALL ZONES, Section 5, Landscaping Requirements** and **Section 6, Coverage**, are not applicable.
435. For the purposes of **front yard** landscaping and **front yard** soft landscaping, the south property line shall be deemed the **front lot line**.
436. For the purposes of **front yard** landscaping and **front yard** soft landscaping, the west property line shall be deemed the **front lot line**.
437. For the purposes of **front yard** landscaping and **front yard** soft landscaping, the east property line shall be deemed the **front lot line**.
438. Notwithstanding the provisions of **CLAUSE V - INTERPRETATION, Section (f) Definition of Parking Space** and the provisions of **CLAUSE VII - GENERAL PARKING REGULATIONS FOR ALL ZONES, Section 1.3.1 Parking Space Dimensions**, a step having a maximum dimension of 0.4 metres wide by 1 metre long and 20 centimetres high shall be permitted to encroach within the area of the enclosed **parking space**.
439. Notwithstanding the provisions of **CLAUSE VII - GENERAL PARKING REGULATIONS FOR ALL ZONES, Section 1.3.1 Parking Space Dimensions**, the minimum dimensions of a **parking space**, accessed by a one-way or two-way drive aisle having a width of less than 6.0 metres measured at the entrance to the **parking space**, shall be:
- length 5.6 metres
 - height 2.0 metres
 - width 3.0 metres

440. Within the lands shown on Schedule "B" map (Schedule '1') attached to this By-law, 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.

SETBACKS

500. Minimum 3.0 metre building setback from the streetline of Danforth Road and a minimum 2.5 metre building setback from the north property line and a minimum 1.2 metre building setback from east and south property lines.
501. Minimum 3.65 metre building setback from the streetline of Danforth Road and a minimum 8.5 metre building setback from the north property line and a minimum 1.2 metre building setback from east property line and a 4.75 metre building setback from the south property line except that garage **main wall** containing the vehicular access shall be set back a minimum of 5.6 metres.
502. Minimum 4.75 metre building setback except that the garage **main wall** containing the vehicular access shall be set back a minimum of 5.6 metres from the streetline and a minimum 8.5 metre building setback from the north property line and a 1.2 metre building setback from the east and west property lines.
503. Minimum 4.75 metre building setback except that the garage **main wall** containing the vehicular access shall be set back a minimum of 5.6 metres from the streetline and a minimum 1.2 metre side yard setback and a minimum 7.5 metre rear yard setback.
504. Minimum 4.75 metre building setback except that the garage **main wall** containing the vehicular access shall be set back a minimum of 5.6 metres from the streetline and a minimum 1.2 metre building setback from the north and south property lines and a minimum 6.5 metre building setback from the east property line.
505. Minimum 4.75 metre building setback except that the garage **main wall** containing the vehicular access shall be set back a minimum of 5.6 metres from the east property line and a 1.5 metre building setback, including corner roundings, from the north and south property lines and a minimum 7.5 metre building setback from the west property line.
506. Minimum 4.75 metre building setback except that the garage **main wall** containing the vehicular access shall be set back a minimum of 5.6 metres from the west property line and a 1.5 metre building setback, including corner

roundings, from the north and south property lines and a minimum 7.5 metre building setback from the east property line.

507. Minimum 4.75 metre building setback except that the garage **main wall** containing the vehicular access shall be set back a minimum of 5.6 metres from the streetline and a 1.2 metre building setback from the east and west property lines.
508. Minimum **side yard** setback 0 metres for the common lot line shared by **dwelling units**.
509. Minimum **rear yard** setback 0 metres for the common lot line shared by **dwelling units**.

4. **SCHEDULE "C"** of the Eglinton Community Zoning By-law No. 10048, **EXCEPTION LIST**, is further amended by adding the following Exception No. 71:

71. On those lands identified as Exception No. 71 on the accompanying Schedule "C" map (Schedule '2'), the following provisions shall apply:
- (a) Additional Permitted Uses
- **Model Homes**
- (b) **Model Home** shall mean a finished **dwelling unit** for temporary display to the public prior to occupancy for residential purposes.

Enacted and passed on May 8, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

DANFORTH RD

Block 1
M-104-171-341-429-433-434-435-438-440-501-508

Block 2
M-104-171-341-429-433-434-438-440-502-508

Block 3
M-104-171-339-429-433-434-438-440-502-508

Block 4
M-104-171-339-429-433-434-438-440-502-508

Block 5
M-104-171-339-429-433-434-438-440-502-508

Block 6
M-104-171-339-429-433-434-438-440-502-508

Block 7
M-104-171-339-429-433-434-438-440-502-508

Block 8
M-104-171-339-429-433-434-438-440-502-508

Block 9
M-104-171-339-429-433-434-438-440-502-508

Block 10
M-104-171-338-429-430-432-433-434-438-439-440-507-508-509

Block 11
M-104-171-338-429-430-432-433-434-438-439-440-507-508-509

Block 12
M-104-171-338-429-430-432-433-434-438-439-440-507-508-509

Block 13
M-104-171-338-429-430-432-433-434-438-439-440-507-508-509

Block 14
M-104-171-342-429-431-432-433-434-436-438-440-500-508

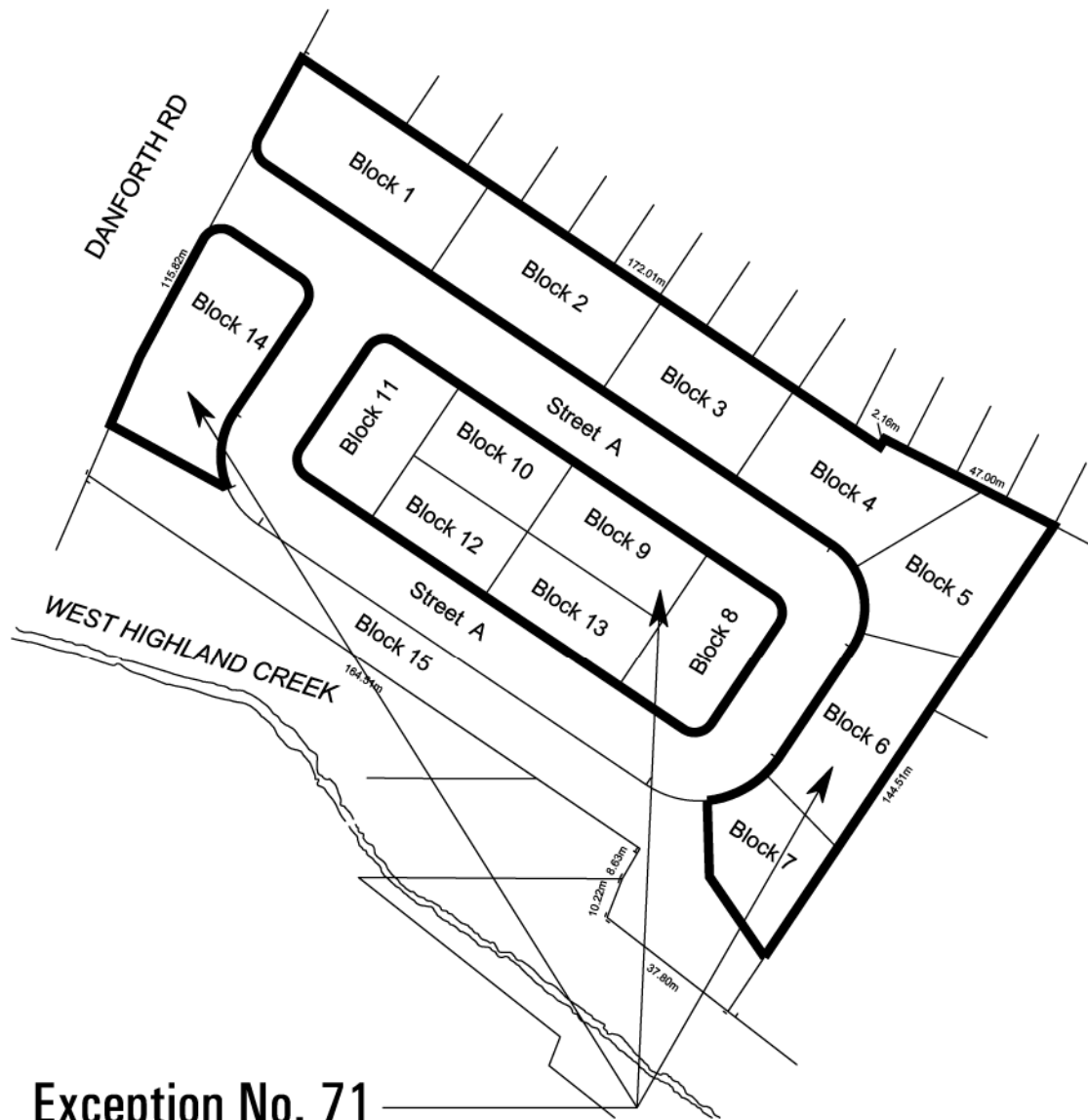
Block 15
M-104-171-339-429-433-434-436-438-440-506-508

Street A

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Dimensions: 230m, 116.82m, 47m, 172.01m, 2.16m, 47.00m, 144.51m, 37.80m, 10.22m, 164.51m

Schedule '2'



Exception No. 71



Zoning By-Law Amendment

File # 13 221429 ESC 38 OZ, 13 221433 ESC 38 SB

1325 Danforth Road



Area Affected By This By-Law

Eglinton Community By-law
Not to Scale
03/18/14