

Authority: Scarborough Community Council Item SC32.8, as adopted by City of Toronto Council on July 23, 24, 25, 26, 27 and 30, 2018

CITY OF TORONTO

BY-LAW 1142-2018

To amend former City of Scarborough Rouge Community Zoning By-law 15907, as amended, with respect to the lands municipally known as 511 Conlins 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 the authority pursuant to Section 39 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to authorize the temporary use of a building for a model home sales office; 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 Rouge Community By-law is amended by deleting the existing Agricultural Uses (AG) Zone designation on the lands as outlined on the attached Schedule '1' attached and replacing it with the following zone category and Performance Standards so that the amended zoning reads as follows:

S-1-77-78-79-80-141-237-238-239-482-489-490

2. **SCHEDULE "B", PERFORMANCE STANDARDS CHART**, of the Rouge Community Zoning By-law 15907 is further amended by adding the following Performance Standards:

INTENSITY OF USE

77. Minimum frontage of 9 metres.
78. Minimum **lot** area of 263 square metres.
79. Maximum **lot coverage** of 43 percent.
80. Maximum **gross floor area** 210 square metres.

MAIN WALL SETBACKS FROM STREETS

141. Minimum building **setback** shall be 6 metres from the **front lot line** for the first storey, and 5.4 metres from the **front lot line** for the second storey for lots 1, 2, 3, 7, 8, 12, 13, 14, 16, 17, 18 and 19, and 5.9 metres from the **front lot line** for the second storey for lots 4, 5, 6, 9, 10 and 11.

MAIN WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES

237. Minimum **side yard setback** 0.9 metres, except on **flankage** yards for a **single-family dwelling** and minimum **side yard setback** of 0.9 metres on one side only and 3 metres on the other side for a **single-family dwelling** on lot 14 only.
238. Minimum **side yard setback** 0.9 metres and minimum **flankage yard** shall be 4.2 metres from the **street lot line** of Conlins Road for a **single-family dwelling** on a corner **lot** abutting Conlins Road.
239. Minimum 7.6 metres from rear **lot** lines for a **single-family dwelling**.

MISCELLANEOUS

489. Maximum height of **dwelling** shall not exceed 10.5 metres and 2 storeys, excluding basements.
490. Minimum permitted front yard soft landscaping shall be as follows:
- a) Lots 1 and 14 are 64 percent;
 - b) Lots 2, 3, 7, 8, 12, 13, 16, 17, 18, 19 are 52 percent;
 - c) Lots 4, 5, 6, 9,10,11 are 53 percent; and
 - d) Lot 15 is 66 percent.
3. **SCHEDULE "C", EXCEPTIONS LIST**, is amended by adding the following **EXCEPTION 50**, to the lands as shown outlined on the attached Schedule '2':
50. On those lands identified as Exception 50 on Schedule "C", the following provisions shall apply:
- (a) Additional Permitted Uses
 - i) A temporary sales office is permitted in a building on these lands for a period of three years after the date this by-law is passed for the purpose of marketing and sale of the **Single-Family dwelling units**.
4. **SCHEDULE "C" EXCEPTIONS MAP**, is amended by deleting Exception Number 33 as outlined on the attached Schedule '2'.

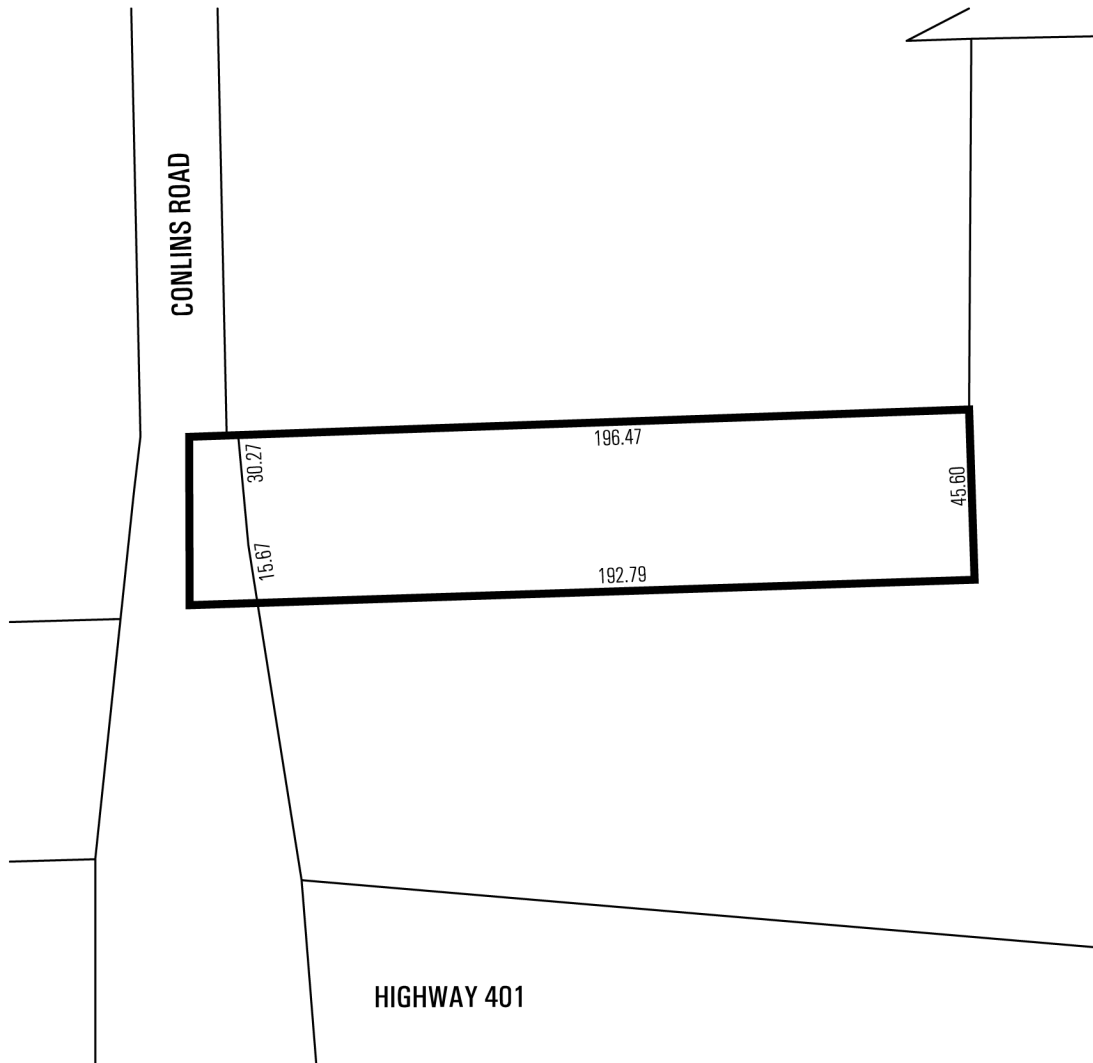
Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,
Deputy Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



S-1-77-78-79-80-141-237-238-239-482-489-490



511 Conlins Road

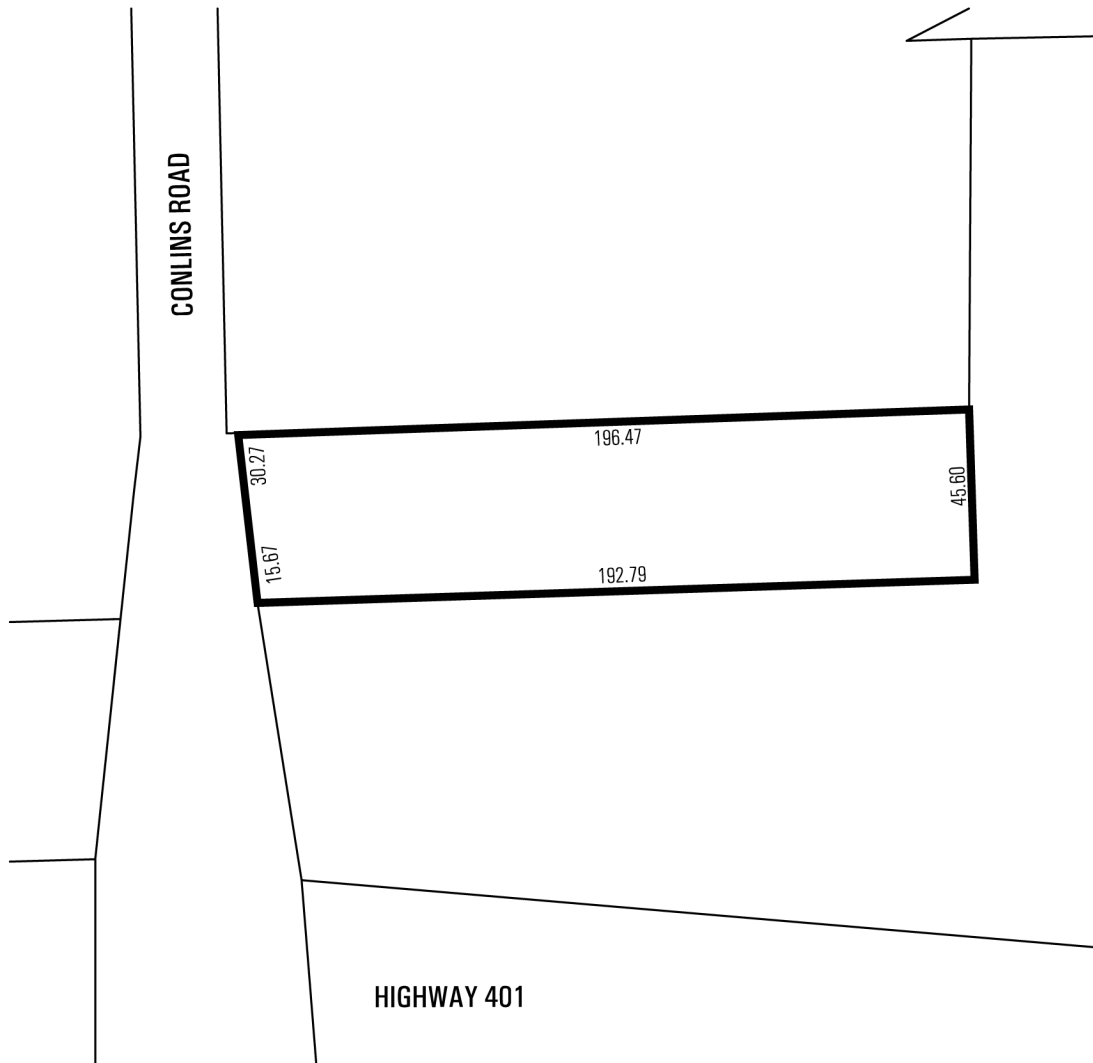
Zoning By-Law Amendment File # 16 240218 ESC 44 OZ, 16 240263 ESC 44 SB

 Area Affected By This By-Law

Rouge Community Bylaw
Not to Scale
06/18/18



Schedule '2'



Exception No. 50
Exception No. 33 to be removed



Zoning By-Law Amendment

File # 16 240218 ESC 44 OZ, 16 240263 ESC 44 SB

511 Conlins Road



Area Affected By This By-Law

Rouge Community Bylaw
 Not to Scale
 06/14/18

