

Authority: Ontario Municipal Board Order issued on
September 1, 2017, in Board Case MM160022

CITY OF TORONTO

BY-LAW 1549-2019(OMB)

To amend former City of Scarborough Employment Districts Zoning By-law 24982 (Rouge Employment District), as amended, and former City of Scarborough Zoning By-law 15907, the Rouge Community Zoning By-law, as amended, with respect to lands municipally known as 8817-8825 and 8833 Sheppard Avenue East.

Whereas the Ontario Municipal Board pursuant to its Order issued September 1, 2017 in relation to Board Case MM160022, determined to amend the former City of Scarborough Employment Districts Zoning By-law 24982 (Rouge Employment District), as amended, and the former City of Scarborough Zoning By-law 15907, the Rouge Community Zoning By-law, as amended;

The Zoning By-laws of the former municipality of the City of Scarborough are amended by the Ontario Municipal Board as follows:

1. Amendment to the Employment Districts Zoning By-law 24982:

The Employment Districts Zoning By-law 24982, as amended, shall no longer apply to the lands shown outlined on the attached Schedule '1' to this By-law.

2. Amendment to the Rouge Community By-law 15907:

SCHEDULE 'A' of the Rouge Community By-law 15907, as amended, is hereby further amended by adding the lands shown outlined on the attached Schedule '1', to this By-law, and by adding thereto the following zoning as shown on the attached Schedule '2' to this By-law:

MF-76-139-233-234-235-485-486-522-523

MF-75-139-233-234-235-485-522-523

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

INTENSITY OF USE

75. Maximum number of **dwelling units** is 44.

76. Maximum number of **dwelling units** is 100.

MAIN WALL SETBACKS FROM STREETS

139. Minimum building **setback** shall be 3 metres from the street lot line abutting Sheppard Avenue.

MAIN WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES

233. Minimum building **setback** to south property line shall be 6.5 metres.
234. Minimum exterior **side yard setback** shall be 0.0 metres.
235. Minimum **setback** for exhausts and intakes shall be 0.0 metres.

MISCELLANEOUS

485. Maximum height 14 metres.
486. Minimum **setback** for screen walls to the west and south property lines shall be 0.0 metres.

PARKING

522. Minimum 1.0 parking space per multiple-family dwelling unit for residents.
523. Minimum 0.1 parking spaces per **multiple-family dwelling** unit for visitors.

4. **SCHEDULE "C", EXCEPTIONS LIST**, of the Rouge Community Zoning By-law 15907, as amended, is further amended by adding the following **EXCEPTIONS** 47, 48 and 49 to the lands as shown outlined on the attached Schedule '3':

47. On those lands identified as Exception 47 on the accompanying Schedule "C" map, the following provisions shall apply:
- (a) **CLAUSE VI – GENERAL PROVISIONS, Sub-Clause 6. Frontage on a Public Street, and 7. Coverage** shall not apply.
 - (b) **FOR SPECIFIC ZONES, Sub-Clause 4. Day Nurseries in "MF", "MFAT" and "A" Zones** shall not apply.
 - (c) **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES, Sub-Clause 1. General Parking Requirements Sub-Clause 1.1 Table of Required Parking Rates** shall not apply.
 - (d) Additional Permitted Uses
 - (i) A temporary sales office with a maximum **gross floor area** of 200 square metres for the sale of **multiple-family dwelling** units on the **lot**, including sales from a model home.

For the purposes of this exception, the following definition shall apply:

Bicycle parking space means an area used for parking or storing a bicycle.

- (e) **Front lot line** shall mean the **lot line** which divides a lot from Sheppard Avenue.
- (f) **Permitted Projections:**

Notwithstanding the definition of Main Wall in Clause II – Definitions, the following Projections and their supporting structural members, to the maximum distances shown below, shall not be considered part of the **main wall**, and may extend into required, **street yard, rear yard, side yard** and **flankage yard**, including **main wall** separation distances, except as otherwise specified;

Projections	Distance
Deck, porch, balcony, window well or similar structure	2.0 metres
Decorative or screen walls and fences and dividers	2.0 metres
Exterior steps	3.0 metres
Bay window, box window or other projecting window	0.6 metres
Roof overhang, eave or roof of dormer window	0.6 metres provided they are no closer to a lot line than 0.3 metres
Exit Stairs	2.0 metres
Mechanical equipment such as exhausts and intakes	2.0 metres
Entrance Feature	0.6 metres
Chimney, pilaster and projecting columns	0.6 metres

- (g) In the case of a corner lot with a corner rounding, the exterior side lot line shall be deemed to extend to its hypothetical point of intersection with the extension of the front lot line for the purposes of measuring the required setbacks.

48. On those lands identified as Exception 48, on the accompanying Schedule "C" map, the following provisions shall apply:

(a) BICYCLE PARKING

- (i) Minimum 76 bicycle parking spaces for residents located below grade.
- (ii) Minimum 12 bicycle parking spaces at-grade for visitors.
- (iii) The minimum dimension of a bicycle parking space is:
 - minimum length of 1.8 metres;
 - minimum width of 0.6 metres; and
 - minimum vertical clearance from the ground of 1.9 metres.

A stacked bicycle parking space shall have a minimum vertical clearance for each bicycle parking space of 1.2 metres.

(b) LOADING

- (i) One loading space with dimensions of 13 metres in length, 4.0 metres in width and 6.1 metres in vertical clearance.

(c) ACCESSIBLE PARKING

- (i) Of the parking required by Performance Standards 522 and 523, a minimum of 4 shall be accessible parking stalls provided and reserved for the physically disabled. The accessible parking stall shall be 3.9 metres wide and 5.6 metres in perpendicular length, with a minimum 6.0 metre wide access aisle.

(d) COVERAGE

- (i) Maximum coverage is 45 per cent.

49. On those lands identified as Exception 49, on the accompanying Schedule "C" map, the following provisions shall apply:

(a) BICYCLE PARKING

- (i) Minimum 34 bicycle parking spaces for residents located below grade.
- (ii) Minimum 4 bicycle parking spaces at-grade for visitors.
- (iii) The minimum dimension of a bicycle parking space is:
 - minimum length of 1.8 metres;

minimum width of 0.6 metres; and

minimum vertical clearance from the ground of 1.9 metres.

A stacked bicycle parking space shall have a minimum vertical clearance for each bicycle parking space of 1.2 metres.

(b) **LOADING**

- (i) One loading space with dimensions of 13 metres in length, 4.0 metres in width and 6.1 metres in vertical clearance.

(c) **ACCESSIBLE PARKING**

- (i) Of the parking required by Performance Standards 522 and 523, a minimum of 2 shall be accessible parking stalls provided and reserved for the physically disabled. The accessible parking space shall be 3.9 metres wide and 5.6 metres in perpendicular length, with a minimum 6.0 metre wide access aisle.

(d) **COVERAGE**

- (i) Maximum coverage is 42 per cent.

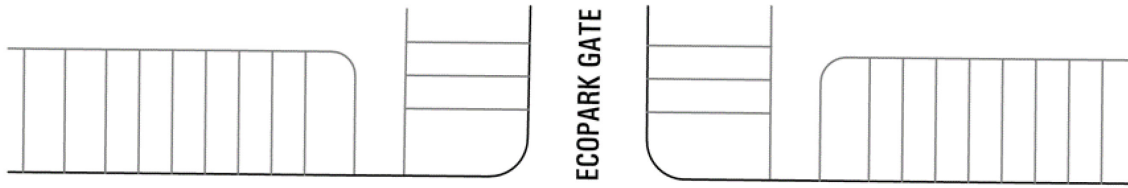
5. Within the lands shown on Schedule '1' attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (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.

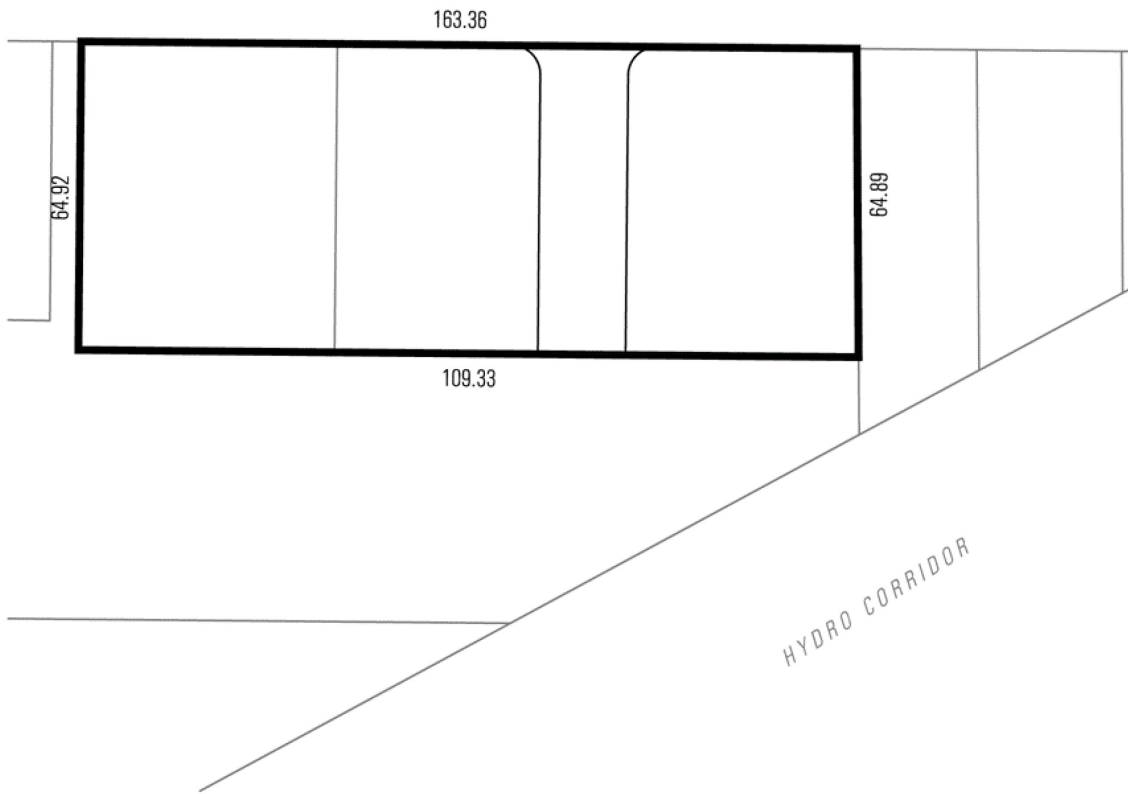
Notwithstanding the above, building permits may be issued for underground structures prior to the completion of the works identified in (a) and (b).

Pursuant to Decision of the Ontario Municipal Board issued September 1, 2017 in Board Case MM160022.

Schedule '1'



SHEPPARD AVENUE EAST



Toronto City Planning Division
Zoning By-Law Amendment

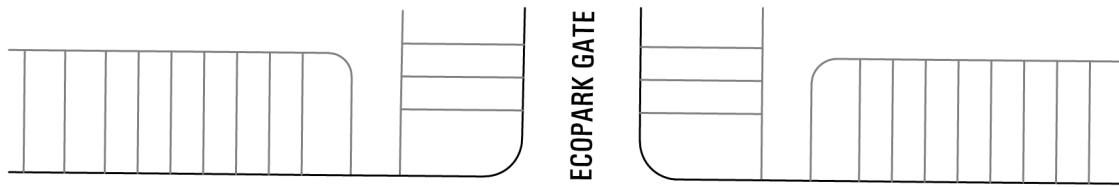
8817-8825 & 8833 Sheppard Avenue East
 File # 15 153397 ESC 44 OZ, 15 153364 ESC 44 SB

 Area Affected By This By-Law

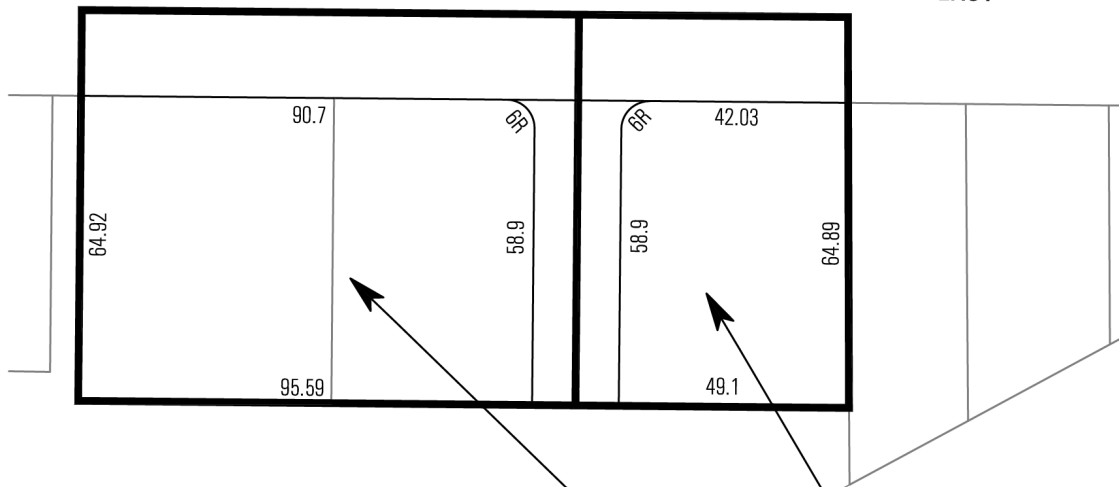
Rouge Employment District Bylaw
 Not to Scale
 11/24/16



Schedule '2'



SHEPPARD AVENUE EAST



MF-76-139-233-234-235-485-486-522-523

MF-75-139-233-234-235-485-522-523



8817-8825 & 8833 Sheppard Avenue East

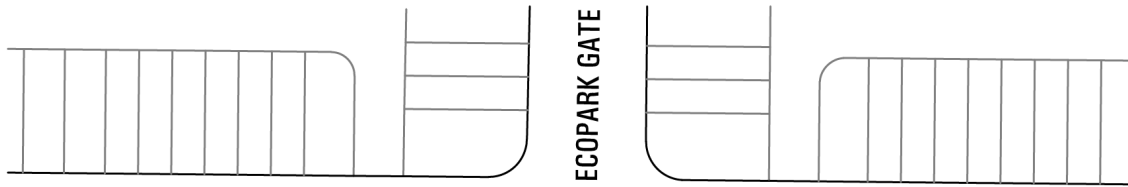
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 Area Affected By This By-Law

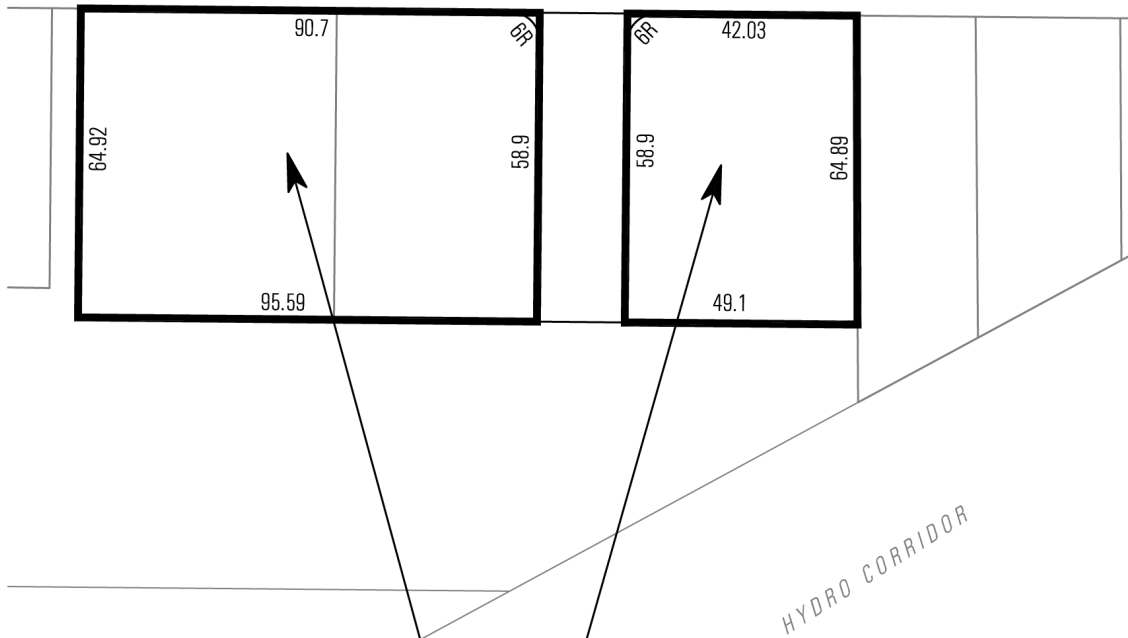
Rouge Community District Bylaw
Not to Scale
11/29/16



Schedule '3'



SHEPPARD AVENUE EAST



Exception 47, 48

Exception 47, 49



Zoning By-Law Amendment

8817-8825 & 8833 Sheppard Avenue East

File # 15 153397 ESC 44 OZ, 15 153364 ESC 44 SB

 Area Affected By This By-Law

Rouge Community District Bylaw
Not to Scale
11/24/16

