

Authority: Scarborough Community Council Item SC33.2,  
as adopted by City of Toronto Council on July 19, 20, 21  
and 22, 2022

## CITY OF TORONTO

### BY-LAW 967-2022

**To amend former City of Scarborough Woburn Community Zoning By-law 9511, as amended, with respect to the lands municipally known in the year 2021 as 448 to 454 Markham Road.**

Whereas Council of the City of Toronto has the authority to pursuant to 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; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

The Council of the City of Toronto enacts:

1. **SCHEDULE 'A'** of the Woburn Community Zoning By-law 9511, as amended, is further amended for the lands outlined in the attached Schedule 1 by deleting the existing zoning and replacing it with the **Multiple-Family Residential (M) Zone** and the performance standards shown on Schedule 1, so that the amended zoning shall read as follows:

M-177-178-559-560-561-562-563-564-565-566-567-568-569-570-571

2. **PERFORMANCE STANDARDS CHART – SCHEDULE 'B'**, Woburn Community Zoning By-law 9511, as amended, is further amended by adding the following Performance Standards:

#### MISCELLANEOUS

559. Maximum 42 **Multiple-Family dwelling units**.

560. Maximum **Gross Floor Area** of 9,600 square metres.

561. **Gross Floor Area** shall mean the **gross floor area** of a residential building which may be reduced by:

- (i) The floor area of the **basement**;
- (ii) The area of a void in a floor if there is a vertical clearance of more than 4.5 metres between the top of the floor below the void and the ceiling

- directly above it, to a maximum of 10 percent of the permitted maximum gross floor area for the building; and
- (iii) The area of required **parking spaces** in the building including any underground parking garage and associated interior drive aisles.
562. Maximum **coverage** for all buildings and structures: 40 percent of the area of the lot or parcel.
563. The minimum **setbacks** from the lot line(s) to the **main wall(s)** of any building(s) and minimum separation distances between buildings shall be the minimum distance in metres specified by the numbers on Schedule 2 attached to By-law 967-2022.
564. No portion of a building or structure above finished ground level shall be located other than wholly within the building envelopes delineated by heavy lines on Schedule 2 attached to By-law 967-2022, with the exception of the following:
- (i) Architectural features, window wells, roofing, roof drainage including gutters and leaders, vents, awnings, canopies, porches, front entry stairs, pipes and utility equipment including equipment related to natural gas, hydro and water, air conditioning units, fire walls, and access stairs for parking garage to a maximum of 3.5 metres;
  - (ii) A platform above the first **storey** to a maximum of 1.5 metres;
  - (iii) A deck including associated stairs to a maximum of 4.0 metres;
  - (iv) Retaining Walls; and
  - (v) Bay window, box window or other window projection from a **main wall** which increases floor area or enclosed space to a maximum of 1.5 metres.
565. The **height** of a building or structure is measured as the vertical distance between the Canadian Geodetic Datum elevation of 148.59 metres, and the highest point of the building or structure.
566. No portion of a building or structure erected on the lands may exceed the **height** in metres specified by the numbers following "HT" on Schedule 2 attached to By-law 967-2022.
567. The permitted maximum number of **storeys** in a building is the number following the letters "ST" on Schedule 2 attached to By-law 967-2022. For the purposes of this provision, floor levels which include parking spaces or roof access enclosures do not constitute a **storey**.
568. **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** shall not apply.
569. The required minimum number of **parking spaces** is:

- (i) 1 **parking space per dwelling unit** for residents; and
- (ii) 0.15 **parking spaces per dwelling unit** for visitors.

570. An accessible **parking space** must have the following minimum dimensions:

- (i) A length of 5.6 metres;
- (ii) A width of 3.4 metres;
- (iii) A vertical clearance of 2.1 metres; and
- (iv) A 1.5-metre-wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by 2 accessible **parking spaces**.

571. Bicycle parking spaces must be provided as follows:

- (i) A minimum of 0.68 bicycle parking spaces for each **dwelling unit**, allocated as "long-term" bicycle parking spaces; and
- (ii) A minimum of 0.07 bicycle parking spaces for each **dwelling unit** allocated as "short-term" bicycle parking spaces.

3. **SCHEDULE 'C', EXCEPTIONS MAP and EXCEPTIONS LIST** are amended by adding the following Exception 79:

79. On those lands identified as Exception 79 on Schedule 3 of By-law 967-2022, the following provisions shall apply:

- (a) Notwithstanding **CLAUSE V – INTERPRETATION – Definitions** and **CLAUSE VIII - ZONE PROVISIONS**, within the **Multiple-Family Residential (M) Zone**, permitted **Multiple-Family Dwellings** may include townhouses comprising three or more attached **dwelling units** separated vertically in both back-to-back and side-by-side built forms.
- (b) A temporary sales presentation centre is permitted for the purpose of marketing and sale of the **dwelling units** permitted on the subject lands, and no other provisions of this By-law apply to prevent the temporary sales presentation centre.

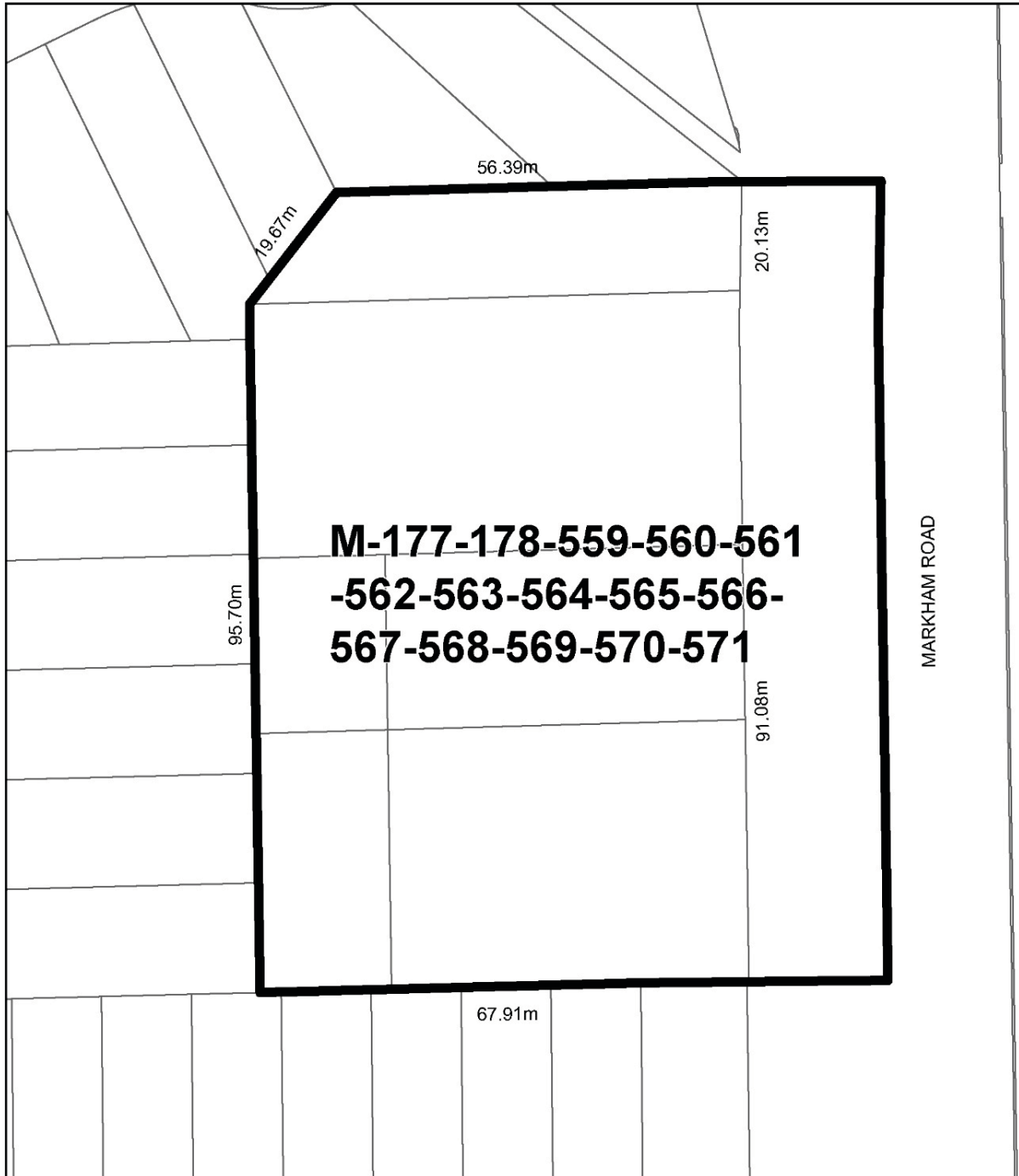
Enacted and passed on July 22, 2022.

Frances Nunziata,  
Speaker

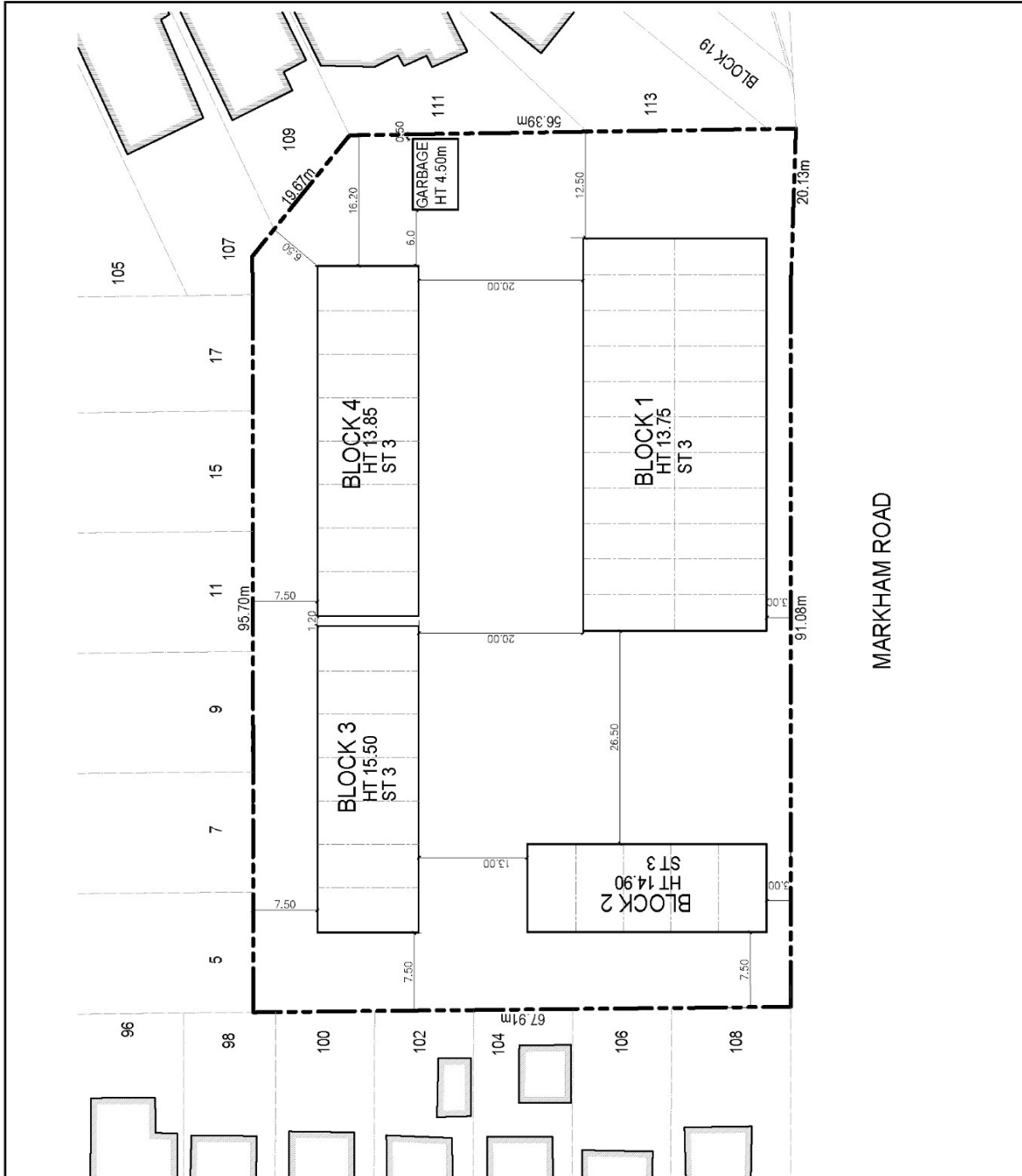
John D. Elvidge,  
City Clerk

(Seal of the City)

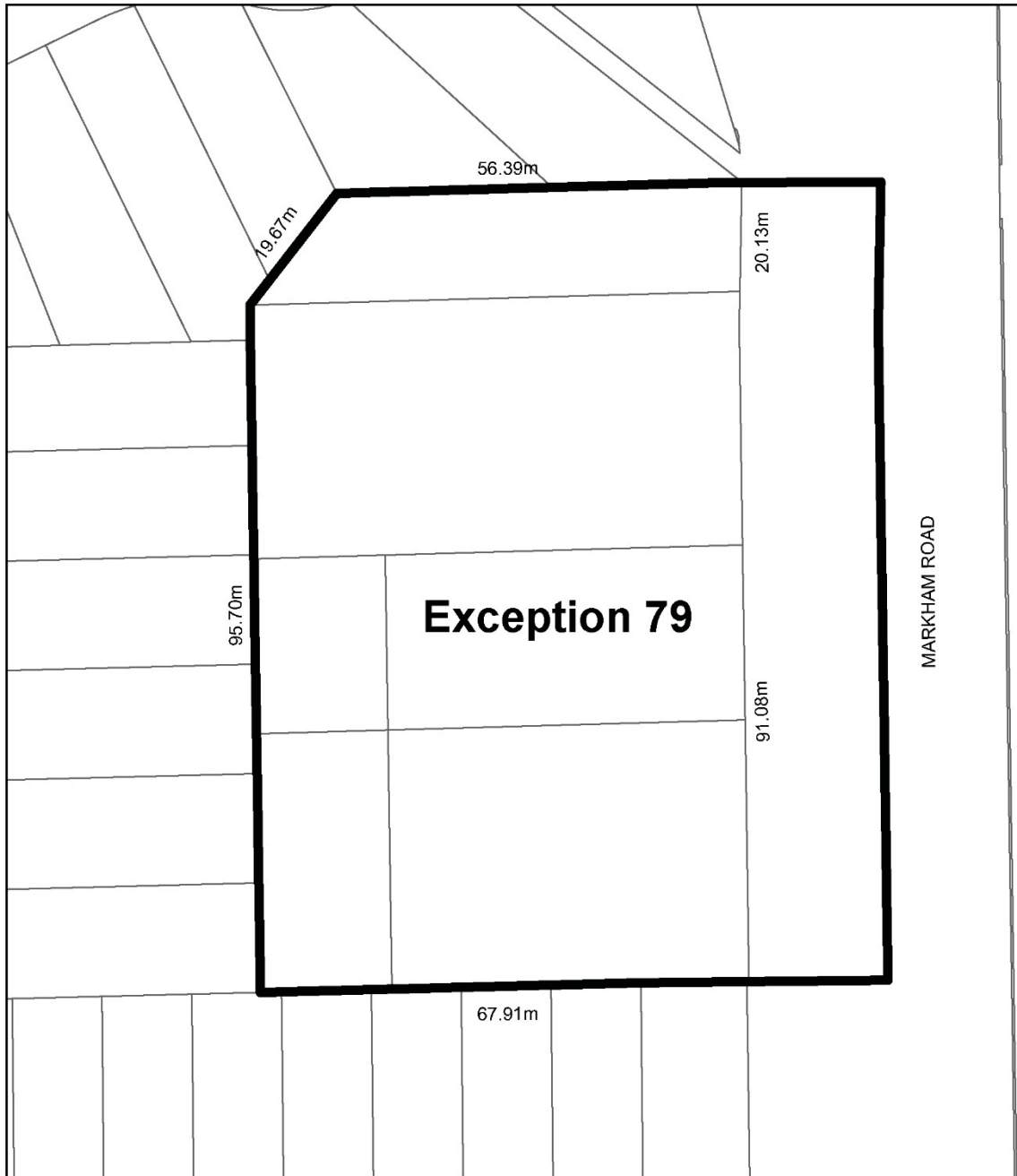
Schedule 1



Schedule 2



Schedule 3



 **TORONTO**  
Schedule 3

448-454 Markham Road

File # 20 196539 ESC 24 0Z