

**240 Danforth Road – Zoning Amendment Application –  
Final Report**

<b>Date:</b>	May 28, 2013
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 35 – Scarborough Southwest
<b>Reference Number:</b>	06 116641 ESC 35 OZ

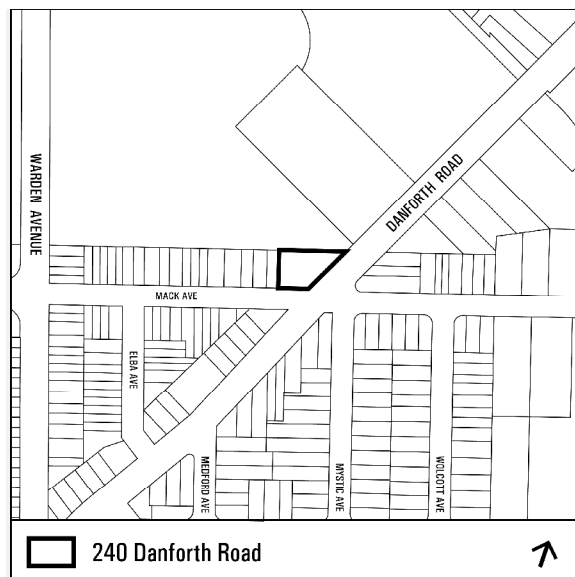
**SUMMARY**

This application was made prior to January 1, 2007 and is not subject to the changes to the Planning Act that came into effect on that date or the City of Toronto Act, 2006.

This application proposes a zoning by-law amendment to permit a residential development on the existing 0.15 hectare (0.37 acre) site, located at 240 Danforth Road. The proposal involves the construction of five townhouses fronting onto Danforth Road. The townhouses are proposed to be two storeys in height and will have lot frontages ranging in size from 6 metres (20 feet) to 8 metres (26 feet) and lot areas ranging in size from 195 square metres (2,099 square feet) to 336 square metres (3,616 square feet). The townhouses will have access to parking from the rear of the lots through a common element driveway extending north off of Mack Avenue.

The proposed land use is consistent with the Neighbourhoods policies of the Toronto Official Plan. The zoning by-law will allow for appropriate infill development of the site, compatible with the surrounding neighbourhood.

This report reviews and recommends approval of the application to amend the zoning by-law.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend the Oakridge Community Zoning By-law No. 9812, for the lands at 240 Danforth Road substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 7 to report dated May 28, 2013.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law amendment as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant has applied for an amendment to the zoning by-law to permit the development of the site with five townhouses fronting onto Danforth Road. The townhouses are proposed to be two storeys (9.5 metres or 31 feet) in height and will have public street frontage. Lot frontages range in size from 6 metres (20 feet) to 8 metres (26 feet) and lot areas range in size from 195 square metres (2,099 square feet) to 336 square metres (3,616 square feet). The townhouses will have access to parking from the rear of the lots through a common element driveway extending north off of Mack Avenue. Nine resident parking spaces and one visitor space will be provided for a total of ten parking spaces to serve the development.

Refer to the Site Plan – Attachment No. 1, Townhouse Elevations – Attachment Nos. 2 and 3, Landscape Plan – Attachment No. 4, and the Application Data Sheet – Attachment No. 6 for additional project information.

### **Site and Surrounding Area**

The site is located on the north-west corner of Danforth Road and Mack Avenue. The property has a frontage of approximately 48 metres (158 feet) on Danforth Road and approximately 28 metres (91 feet) on Mack Avenue and a lot area of 0.153 hectares (16,469 square feet). There was a two-storey detached dwelling and accessory frame shed on the property that were previously demolished and the property is currently vacant. The site is irregular in shape and slopes significantly from the north to the south. There are existing trees along the perimeter of the property.

The surrounding land uses in the vicinity of the site can be described as follows:

North: rear yards of semi-detached dwellings fronting onto Dairy Drive and an industrial metal fabrication plant at 250 Danforth Road, which has received zoning approval for a mixture of semi-detached dwellings, townhouses and stacked townhouses. Further up the street at 300 Danforth Road, the frontage of the property has received zoning approval for an 8

storey apartment building and a little further north at 350 Danforth Road, townhouses have been recently constructed;

East: commercial/industrial along Danforth Road and existing single-detached dwellings.

South: along Danforth Road there are existing single-detached dwellings and a small walk-up apartment building half a block to the south at 186 Danforth Road; and

West: existing single-detached dwellings fronting onto Mack Avenue.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety.

City Council's planning decisions are required to be consistent with the PPS. This proposal is consistent with the PPS. Section 1.4.1 of the PPS encourages an appropriate range of housing types and densities required to meet projected requirements of current and future residents.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. The Growth Plan for the Greater Golden Horseshoe is not applicable to this development application as this application was filed prior to June 16, 2006, the enactment date for the Growth Plan.

## **Official Plan**

The site is designated Neighbourhoods in the Toronto Official Plan. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. A key objective of the Plan is that new development respect and reinforce the general physical patterns in a Neighbourhood. Policy 5 of Section 4.1 of the Plan states that "development in established Neighbourhoods will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) setbacks of buildings from the street or streets;
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;
- g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes."

Policy 7 of Section 4.1 of the Plan states “proposals for intensification of land on major streets in Neighbourhoods are not encouraged by the policies of this Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a Neighbourhood is proposed, the application will be reviewed in accordance with Policy 5, having regard to both the form of development along the street and its relationship to adjacent development in the Neighbourhood.”

## **Zoning**

The subject property is zoned Single-Family Residential (S) Zone in the Oakridge Community Zoning By-law No. 9812. This zone category permits single-family dwellings on lots having a minimum frontage of 12 metres (40 feet) and a minimum lot area of 371 square metres (3,994 square feet). Refer to Zoning Map – Attachment No. 5. The site will not be included in the new City of Toronto Zoning By-law No. 569-2013 enacted by City Council on May 9, 2013.

## **Site Plan Control**

The property is subject to site plan control. A site plan application has not been filed. The applicant will be required to submit a site plan control application and receive site plan approval prior to issuance of a building permit and start of construction for the proposed townhouses.

## **Reasons for Application**

A zoning by-law amendment application is required to permit townhouses and establish appropriate zoning standards.

## **Community Consultation**

A community consultation meeting was held on November 5, 2008. The Ward Councillor at that time, the owner and his representatives, Community Planning staff, and approximately twelve members of the public attended the meeting. Overall, the public was supportive of the proposed development, and had questions regarding the availability of visitor parking, environmental features, and the design of the townhouse project.

The questions raised at the community meeting are addressed in the comments section of this report.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

## **COMMENTS**

### **Land Use**

The property subject to this application is located immediately to the south of the boundary for the new Warden Woods Community Secondary Plan. This plan was adopted by City Council at its meeting on October 28, 2005, resulting in Official Plan Amendment (OPA) No. 1145 to the Scarborough Official Plan and the Toronto Official Plan. At the same meeting Council enacted Zoning By-law 949-2005, the Warden Woods Community Zoning By-law to provide a zoning

framework for residential and mixed-use development in the Warden Woods Community. Accordingly, the area immediately abutting the site at 240 Danforth Road to the north has undergone significant land use change and redevelopment.

The Neighbourhoods policies of the Official Plan allow for residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses. Key objectives of the Plan are that new developments respect and reinforce the general physical patterns in a Neighbourhood and that the prevailing building types will be the predominant form of development in the neighbourhood. The subject site has frontage on Danforth Road and the surrounding land use context is varied. To the north, semi-detached dwellings fronting onto Dairy Drive abut the site. Located further north at 250 Danforth Road is an industrial metal fabrication plant, which has received zoning approval for a mixture of semi-detached dwellings, stacked townhouses and townhouses. Stacked townhouses or grade-related townhouses are proposed to front Danforth Road. On the east side of Danforth Road, there are existing commercial, industrial and residential properties. South of the subject site along Danforth Road there are existing single-detached dwellings and a small four storey walk-up apartment building located half a block to the south. To the west are existing single-detached dwellings fronting onto Mack Avenue. The area to the immediate north of the subject site has undergone major transition with the development of the new Warden Woods Community immediately to the north and north-west of the subject property.

Policy 7 of Section 4.1 of the Plan states that “proposals for intensification of land on major streets in Neighbourhoods are not encouraged by the policies of this Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a Neighbourhood is proposed, the application will be reviewed in accordance with Policy 5, having regard to both the form of development along the street and its relationship to adjacent development in the Neighbourhood.” The proposed development is consistent with the form of development that has been recently constructed or approved along Danforth Road to the north. The proposed townhouse development also has regard for its relationship to adjacent development in the Neighbourhood to the south and west. The form and scale of development will be compatible with the existing single-detached dwellings along Mack Avenue and to the south of the property. The townhouses will have their front doors oriented towards Danforth Road. They will have adequate distance separation from the homes along Mack Avenue and they will provide appropriate rear yard amenity area in the form of at-grade patios or second floor terraces. The site also provides adequate on-site parking to minimize parking impacts on adjacent streets.

The proposed townhouse development represents an appropriate and efficient use of the subject lands compatible with the existing surrounding neighbourhood. The proposal is consistent with the Official Plan Neighbourhoods policies having regard to both the form of development along Danforth Road and its relationship to adjacent development in the surrounding neighbourhood.

### **Vehicular Access and Parking**

The proposed development fronts onto Danforth Road with a private driveway providing access and egress to a total of 9 resident and 1 visitor parking spaces off of Mack Avenue. The applicant was pursuing the division of land and the establishment of the private driveway by way of consent. Consent application file numbers B017/06SC to B020/06SC were submitted to the

City on March 15, 2006. This application was placed on hold until the applicant decided which is the most appropriate development process for dividing the lots and creating and maintaining the private driveway and associated landscaping features. Typically, common element condominiums are considered to be the most appropriate way to create shared facilities of this nature. The applicant has confirmed they will withdraw their consent applications and file a common element condominium application for the shared use of the proposed driveway and associated landscaping and visitor parking.

In addition to the on-site parking, visitor parking along Mack Avenue is permitted between 6:00pm to 7:00am Monday to Friday and all day Saturday and Sunday, subject to the City-wide limit of 3 hours maximum. The site is also well served by public transit. There are bus stops on either side of Danforth Road at Mack Avenue with bus service to Warden Subway Station.

## **Tenure**

The proposed development is intended to be developed through a draft plan of common element condominium application and a part lot control exemption application. The common element condominium application will create and maintain the proposed driveway and associated landscaping features. The part lot control application will permit the division of land so that each dwelling unit may be held in separate ownership. These applications have not yet been submitted.

## **Employment Uses**

New residential developments must be planned to provide a comfortable interface with existing employment uses. The subject property is within close proximity to Patterson Industries at 250 Danforth Road, an industrial metal fabrication plant. The owner of 250 Danforth Road has recently ceased production and had previously received zoning and draft plan of subdivision approval for approximately 46 to 51 semi-detached and townhouse dwelling units on the subject lands. If the owner were to start production again, Planning staff is comfortable that the site is an appropriate distance away from the subject property to mitigate any potential impacts. In addition, through the development review of the dwelling units fronting onto Dairy Drive, the industrial metal fabrication plant received some at-source mitigation measures to minimize any impacts to the surrounding neighbourhood.

## **Servicing**

Each of the new townhouse units will be freehold in ownership with a common element condominium for the mutual private driveway serving the five townhouses. Garbage, recycling and organics collection will occur from a designated refuse pick-up area located on the site along Mack Avenue. The garages are of sufficient size to permit the storage of garbage, recycling and organics bins inside the garage until pick-up day.

A site servicing report was prepared by the applicant's engineer and was reviewed by the City's Technical Services Division. The proposed development can be adequately serviced with full municipal services (watermain, sanitary and storm) in accordance with City standards.

Further detailed review with respect to grading, site servicing and stormwater management will be undertaken as part of the future site plan control application.

## **Infill Townhouse Guidelines**

The purpose of the guidelines is to clarify the City's interest in addressing development impacts, with a focus on protecting streetscapes and seamlessly integrating new development with existing housing patterns.

The proposed development generally complies with the infill townhouse guidelines. The layout of the site allows for parking to be located in the rear of the site allowing for a more visually appealing townhouse elevations and an interesting streetscape along Danforth Road.

Consolidating and locating the parking to the rear also minimizes vehicular and pedestrian conflict along both Mack Avenue and Danforth Road.

Townhouses where parking is located at the rear, narrow lot frontages as small as 4.2 metres (14 feet) become possible without losing amenity on the street. The townhouse development proposes lot frontages of approximately 6.9 metres (23 feet) on average. This exceeds the City's infill townhouses guidelines thereby allowing a safe, comfortable and attractive streetscape.

The infill townhouse guidelines state that a minimum of 7.5 metres (25 feet) should be achieved between the back of a house and the side of another to enhance light, view and privacy. The proposed development at its closest point achieves a minimum 7.5 metre setback from the west property line to the east elevation of the proposed garage for the most southerly townhouse unit.

The City's infill townhouse guidelines for front yard setbacks suggest a minimum 2 to 3 metres (6.5 to 10 feet) setback from the front property line for services and privacy when parking is located at the rear. The subject property is irregular in shape as it relates to the Danforth Road frontage. The site continually narrows from north to south. The proposed development achieves between 2.2 to 2.5 metre (7.2 to 8.2 feet) front yard setback for the northerly three townhouses at the closest point to the street line. The southerly two townhouses achieve a 1.2 metre (3.9 foot) front yard setback at the closest point to the street line. However, given Danforth Road's diagonal orientation, the building setbacks increase along the frontage of each dwelling unit, providing for increased building setbacks. This increase in building setbacks will allow for a larger front yard amenity area which will create opportunities for additional landscaping and an improved Danforth Road streetscape.

The incorporation of the City's infill townhouse guidelines into the development proposal will assist in achieving a quality living environment for all residents. Final details of the proposed infill townhouse development will be secured when the owner files a site plan control application.

## **Urban Design**

The proposed townhouse development will revitalize the site and produce a high quality living environment. Danforth Road and Mack Avenue will be improved by the development through landscaping, tree plantings, sidewalk improvements and building design. The proposed landscaping encompasses both the public boulevard and private property enhancing the pedestrian environment.

The development has been designed with windows that face the streets and sidewalks promoting informal surveillance. This will assist in creating pedestrian safety and comfort at this intersection.

Adequate amenity areas have been proposed in the form of at-grade patios and/or second floor terraces for future residents. Detached garages have also been provided for vehicular parking and to store garbage, recycling and organics bins. This will help to minimize potential parking impacts on adjacent streets and achieve a clean and uniform look to the site.

Staff will continue to work with the applicant to further improve the design of the site and townhouses through the future site plan control application process.

### **Open Space/Parkland**

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows the local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.00 + 0.42 hectares of local parkland per 1,000 people. The site is in the lowest quintile of current provision of parkland. The site is in a parkland priority area, as per the City-wide Parkland Dedication By-law 1020-2010.

The owner has applied to redevelop the site with five townhouses within a site area of 0.1529 hectares (1,529 square metres). At the alternative rate of 0.4 hectares per 300 units specified in By-law 1420-2007, the parkland dedication would be 0.0066 hectares (66.6 square metres), which equates to 4.3% of the site. The minimum payable is not to be less than 5% therefore a parkland dedication of 0.0076 hectares (76 square metres) is required.

The owner is required to satisfy the parkland dedication through a cash-in-lieu payment. The parkland dedication for the subject site is too small to be functional. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the Planning Act, and is required as a condition of the building permit application process.

### **Tree Preservation and Replacement**

Urban Forestry comments indicate that three City trees and two private trees will be removed to allow for the development proposal. Two existing trees are also being preserved. The applicant is proposing to plant five new trees within the City road allowance and six new trees within the proposed site. Further modifications to the landscape plan will be required as part of the future site plan control application.

### **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.



When the owner files their site plan control application, the owner will be required to submit the Toronto Green Standard checklist and will be required to meet Tier 1 of the Toronto Green Standard.

### **Construction Management Plan**

To mitigate the impacts of construction, the applicant as part of site plan approval, will be required to provide a construction management plan to the satisfaction of the Executive Director, Technical Services.

### **CONTACT**

Perry Korouyenis, Planner  
Tel. No. (416) 396-4927  
Fax No. (416) 396-4265  
E-mail: pkorouy@toronto.ca

### **SIGNATURE**

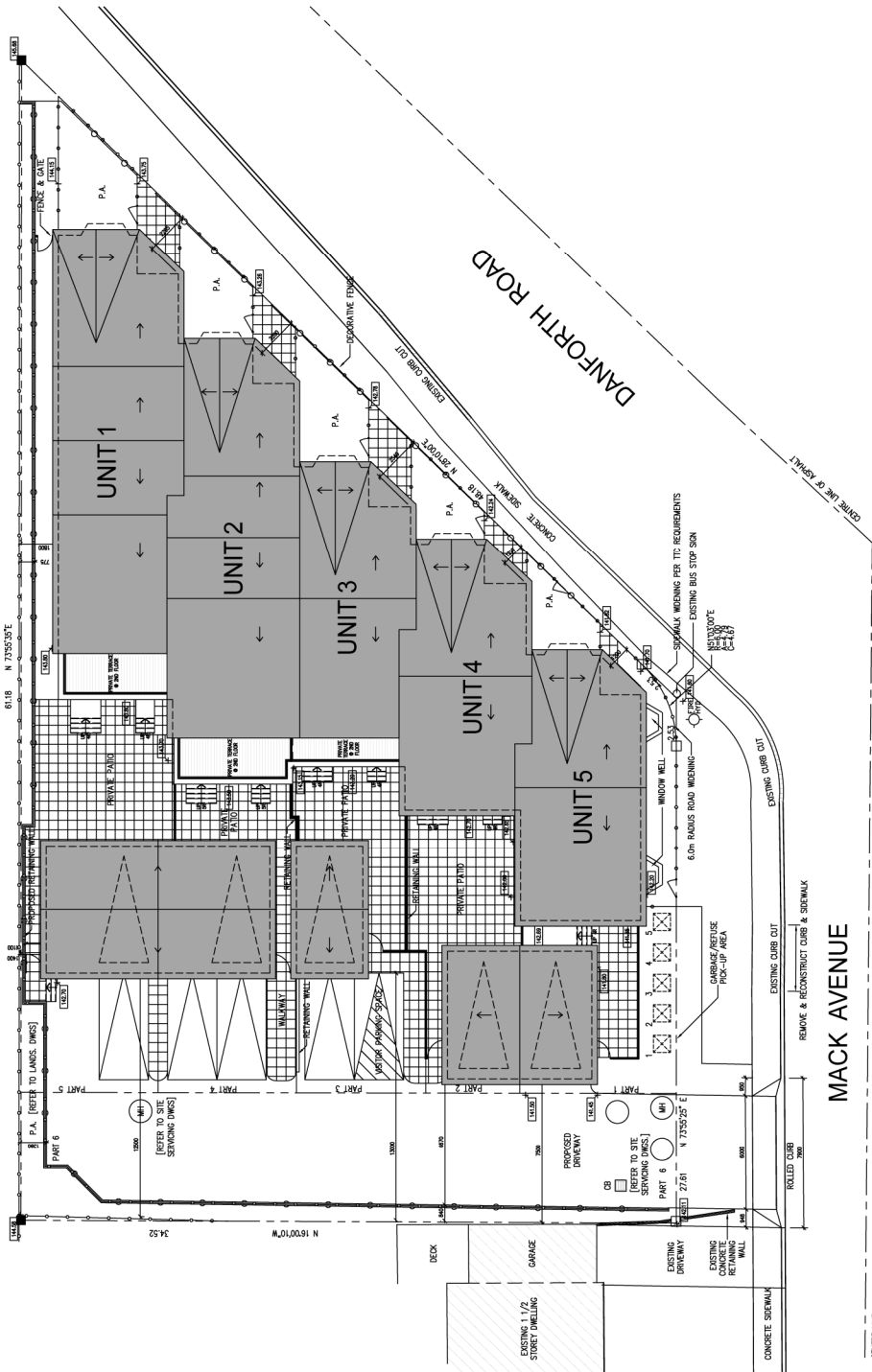
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Raymond David, Director  
Community Planning, Scarborough District

### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: East and West Elevations  
Attachment 3: North and South Elevations  
Attachment 4: Landscape Plan  
Attachment 5: Zoning  
Attachment 6: Application Data Sheet  
Attachment 7: Draft Zoning By-law Amendment

# Attachment 1: Site Plan



240 Danforth Road

File # 06 116641 ESC 35 0Z

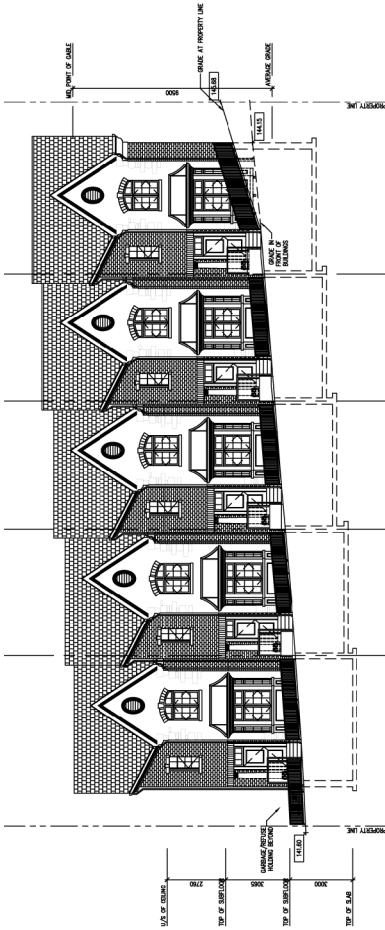
Site Plan

Applicant's Submitted Drawing

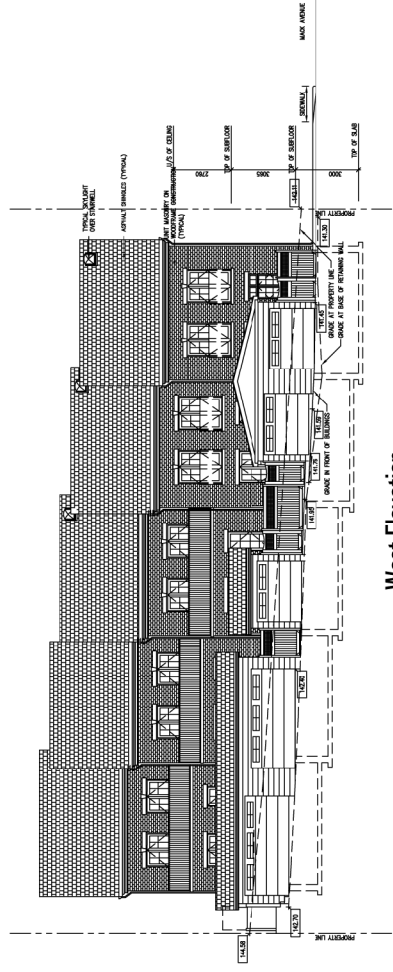
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Attachment 2: East and West Elevations



East Elevation  
(Danforth Road)



West Elevation

240 Danforth Road

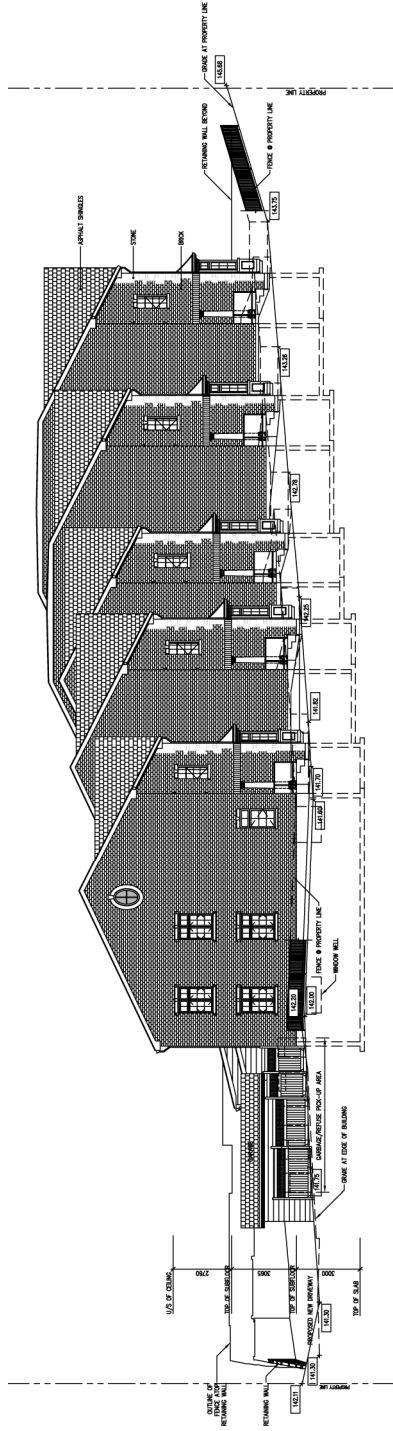
Elevations

Applicant's Submitted Drawing

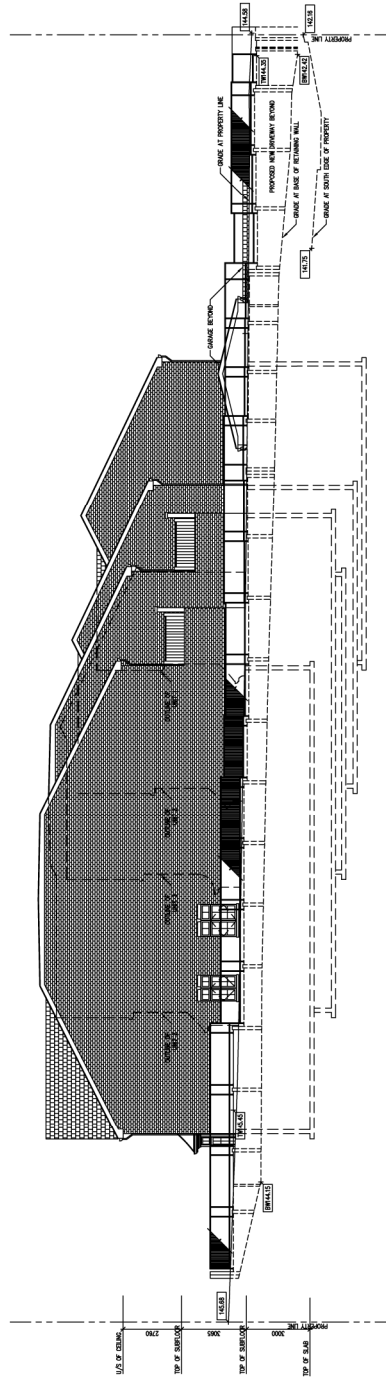
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File # 06 116641 ESC 35 0Z

Attachment 3: North and South Elevations



South Elevation  
(Mack Avenue)



North Elevation

240 Danforth Road

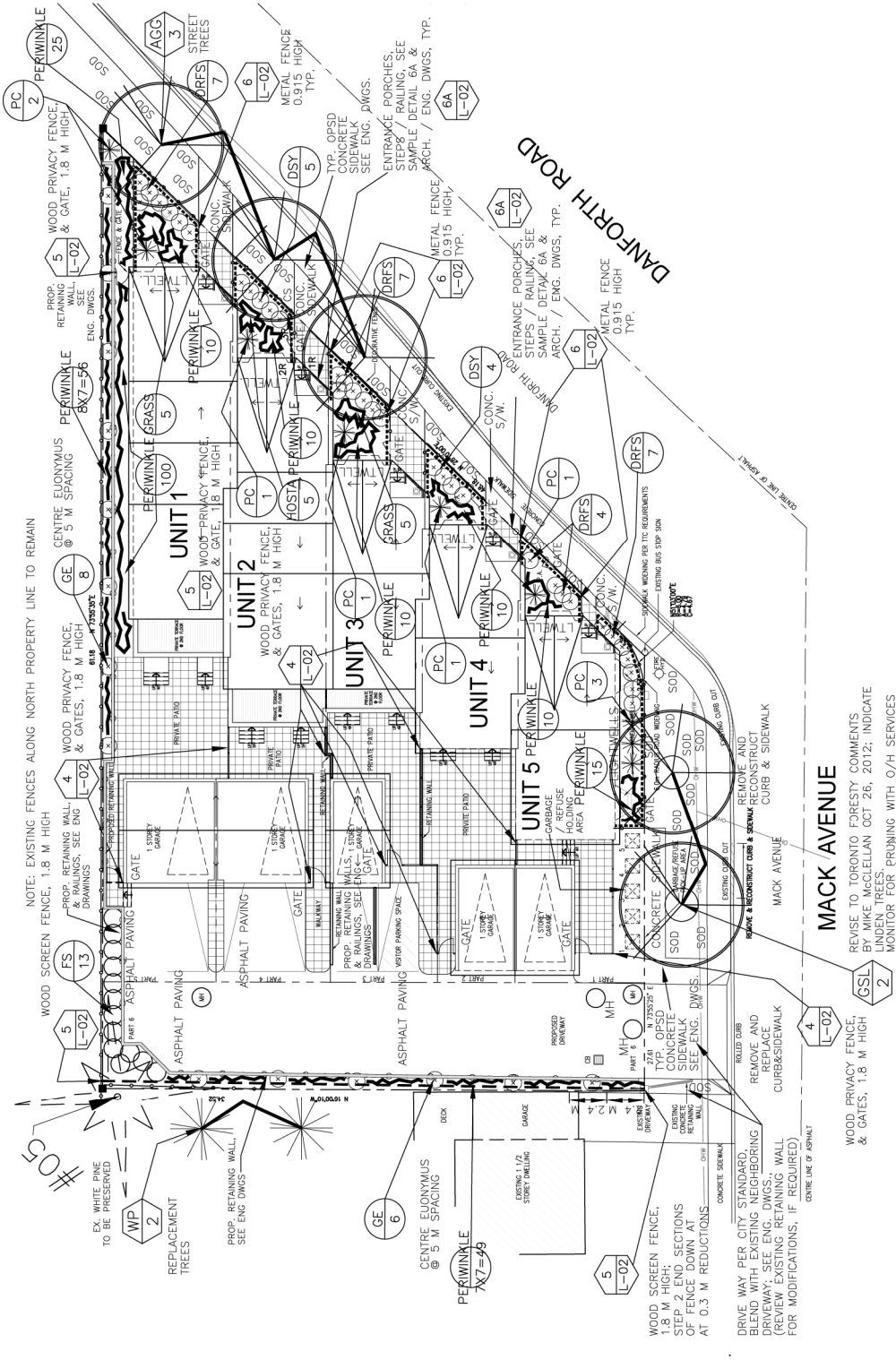
File # 06 116641 ESC 35 0Z

Elevations

Applicant's Submitted Drawing

Not to Scale  
5/24/13

Attachment 4: Landscape Plan



240 Danforth Road

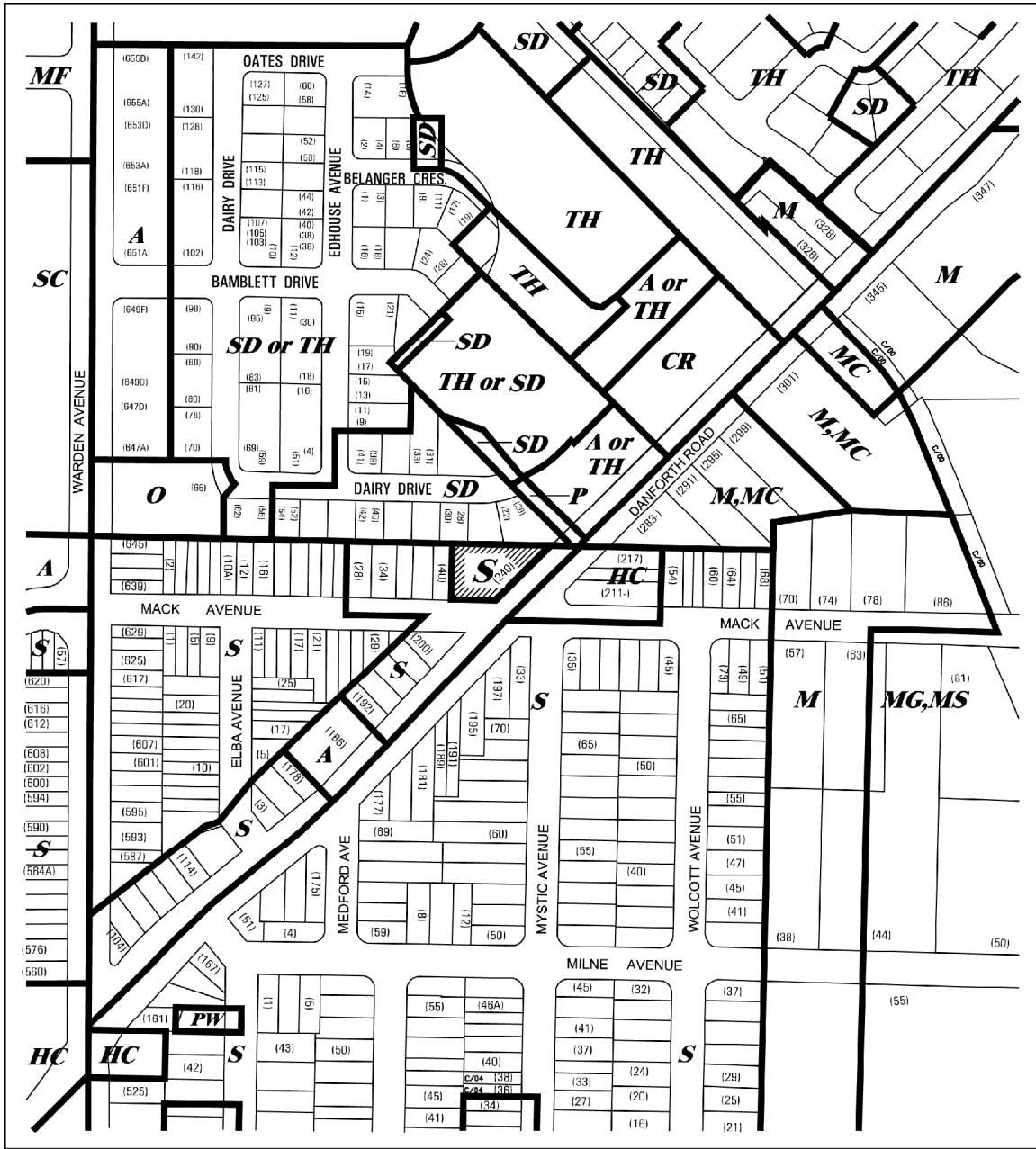
Landscape Plan

Applicant's Submitted Drawing

Not to Scale 5/29/13



### Attachment 5: Zoning



**TORONTO** City Planning  
Division  
**Zoning**

240 Danforth Road  
File # 06 116641 ESC 35 0Z

**S** Single-Family Residential  
**SD** Semi-Detached Residential Zone  
**TH** Townhouse Residential Zone  
**MF** Multiple-Family Residential  
**A** Apartment Residential

**SC** School  
**I-E** Institutional - Educational  
**PW** Places of Worship  
**HC** Highway Commercial  
**P** Park

**M** Industrial Zone  
**MC** Industrial Commercial Zone  
**MG** General Industrial Zone  
**MS** Special Industrial Zone

Oakridge Community & Employment District Bylaws  
Not to Scale  
5/13/13



## Attachment 6: Application Data Sheet

Application Type	Rezoning	Application Number:	06 116641 ESC 35 OZ
Details	Rezoning, Standard	Application Date:	March 13, 2006

Municipal Address: 240 DANFORTH RD, TORONTO, ON  
 Location Description: PLAN 1496 PT LOT 8 \*\*GRID E3507  
 Project Description: Proposal to redevelop the existing single family dwelling with five townhouse units.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
MICHAEL S. MANETT PLANNING SERVICES LTD. (MICHAEL MANETT)			Ranka Enterprises Inc.

### PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods	Site Specific Provision:	
Zoning:	S-Single Family Residential	Historical Status:	
Height Limit (m):		Site Plan Control Area:	Yes

### PROJECT INFORMATION

Site Area (sq. m):	1529.20	Height:	Storeys:	2	
Frontage (m):	48.18		Metres:	9	
Depth (m):	44.4 (average)				
Total Ground Floor Area (sq. m):	551.68				<b>Total</b>
Total Residential GFA (sq. m):	1062.59		Parking Spaces:	10	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	1211.84				
Lot Coverage Ratio (%):	45.83				
Floor Space Index:	0.45				

### DWELLING UNITS

Tenure Type:	Freehold
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	5
Total Units:	5

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	1062.59	0	0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

**CONTACT: PLANNER NAME: Perry Korouyenis, Planner**  
**TELEPHONE: (416) 396-4927**

## Attachment 7: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council  
on ~, 2013

Enacted by Council: ~, 2013

### CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

#### To amend the Oakridge Community Zoning By-law No. 9812, as amended, with respect to the lands municipally known as 240 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 HEREBY ENACTS as follows:

1. Schedule "A" of the Oakridge Community Zoning By-law No. 9812 is amended by deleting the existing zoning applying to the lands.
2. Schedule "A" of the Oakridge Community Zoning By-law No. 9812 is amended by substituting new zoning on the subject lands as shown on Schedule '1' attached hereto and forming part of this By-law, together with the following letters and numerals:

TH – 132 – 136 – 150 – 177 – 178 – 179 – 180 – 181 – 182 – 183 – 184 – 185 – 186 –  
187 – 188 – 189 – 190 – 191

3. **CLAUSE V – INTERPRETATION (f) Definitions**, is amended by adding the following definition:

#### **Townhouse Dwelling**

shall mean a **building** containing three or more **dwelling units**, in which **dwelling units** are separated from each other vertically, and each of which has a separate entrance directly from outside.

4. **CLAUSE VIII – ZONE PROVISIONS**, is amended by adding the following zone provision:

#### **Townhouse Residential (TH) Zone**

- (a) Permitted Use

- **Townhouse Dwellings**



(b) Ancillary Use Permitted

- **Private Home Day Care**

(c) Supplementary Regulations

(i) The operation of a **rooming and/or boarding house** is strictly prohibited.

5. **PERFORMANCE STANDARDS CHART – Schedule "B"**, is amended by adding the following Performance Standards as follows:

177. Maximum of 5 **dwelling units**.

178. Maximum building **height** of 9.5 metres.

179. Maximum of 2 **storeys**, excluding **basements**.

180. Minimum building setback of 2.2 metres from the **street** line of Danforth Road for the northerly 3 **townhouse dwellings**.

181. Minimum building setback of 1.2 metres from the **street** line of Danforth Road for the southerly 2 **townhouse dwellings**.

182. Minimum setback of 12.5 metres from the west property line to the west **main wall** of the detached **accessory building** for the northerly 3 **townhouse dwellings**.

183. Minimum setback of 7.5 metres from the west property line to the west **main wall** of the detached **accessory building** for the southerly 2 **townhouse dwellings**.

184. Minimum setback of 1.8 metres from the north property line to the north **main wall** of the **townhouse dwelling**.

185. Minimum setback of 0.45 metres from north property line to the north **main wall** of the detached **accessory building**.

186. Minimum building setback of 1.8 metres from the **street** line of Mack Avenue to the **townhouse dwelling**, with a building setback of 1.2 metres through the entire corner rounding.

187. Minimum building setback of 4.4 metres from the **street** line of Mack Avenue to the detached **accessory building**.

188. A minimum 0.7 metre strip of land abutting the north property line shall only be used for **landscaping**.

189. A minimum 0.8 metre strip of land abutting the west property line shall only be used for **landscaping**.
190. Minimum 1.2 **parking spaces** per **dwelling unit**, provided at a minimum rate of:
- (a) Resident – 1.0 **parking spaces** per unit, and
  - (b) Visitor – 0.2 **parking spaces** per unit.

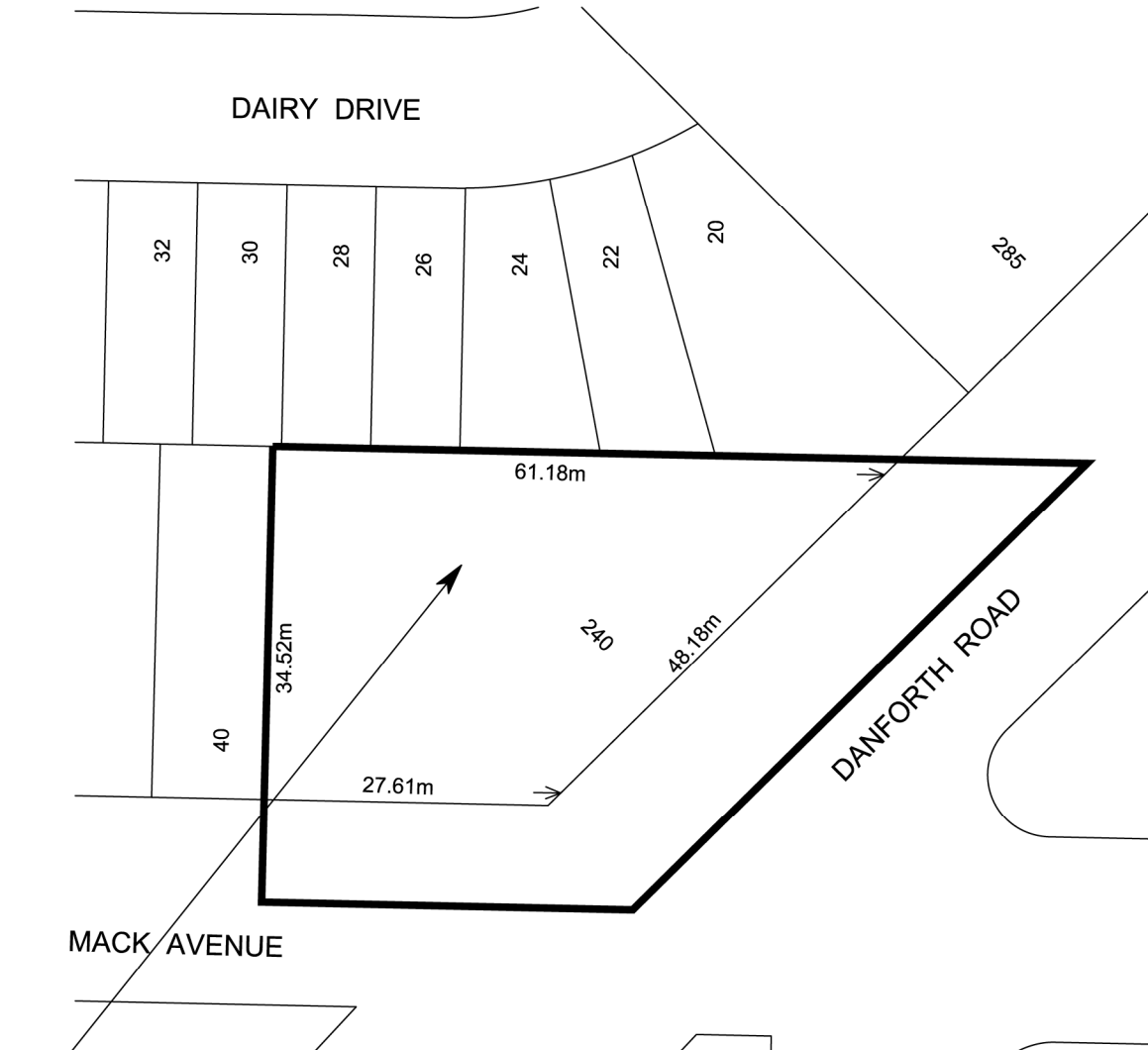
ENACTED AND PASSED this ~ day of ~, A.D. 2013.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

# Schedule '1'



**TH-132-136-150-177-178-179-180-181-  
182-183-184-185-186-187-188-189-190**



**Zoning By-Law Amendment**

240 Danforth Road

File # 06 116641 ESC 35 OZ



Area Affected By This By-Law

Oakridge Community By-law  
Not to Scale  
5/29/13  
↑