

**CITY OF TORONTO**

**BY-LAW No. 350-2006(OMB)**

**To amend the former City of Scarborough Zoning By-law No. 8978,  
the Clairlea Community Zoning By-law.**

WHEREAS the Ontario Municipal Board pursuant to its Order No. 0150 dated January 17, 2006, upon hearing the appeal of Georgian Clairlea Inc., under Section 34(11) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend the former City of Scarborough Zoning By-law No. 8978, the Clairlea Community Zoning By-law;

THEREFORE By-law No. 8978, the Clairlea Community Zoning By-law as amended, of the former City of Scarborough, is further amended by the Ontario Municipal Board as follows:

1. Schedule "A" is amended by deleting the current zoning and substituting the following zoning as shown on Schedule '1':

A – 39 – 102 – 112 – 136 – 137 – 159 – 160 – 161 – 207 – 220 – 221

2. Schedule "B", **PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards:

**MINIMUM BUILDING SETBACKS**

136. Minimum 1.9 metre setback from lands zoned Single-Family Residential (S) Zone.
137. Minimum 7.5 metre setback from lands zoned Community Shopping Commercial (CC) except that a one storey building for garbage storage shall be set back a minimum of 1.4 metres.

**MISCELLANEOUS**

159. Maximum 5 storeys and maximum 3 storeys within 32 metres of a Single-Family Residential (S) Zone.
160. Minimum 1.9 metre landscaping strip abutting a Single-Family Residential (S) Zone.
161. Clause VI, Section 13, **Coverage** and Clause VII, Section 2, **Residential Parking Regulations**, Sub-Clause 2.1.4 Garages, Carports and Accessory Buildings shall not apply.

**INTENSITY OF USE**

207. Maximum 142 dwelling units.

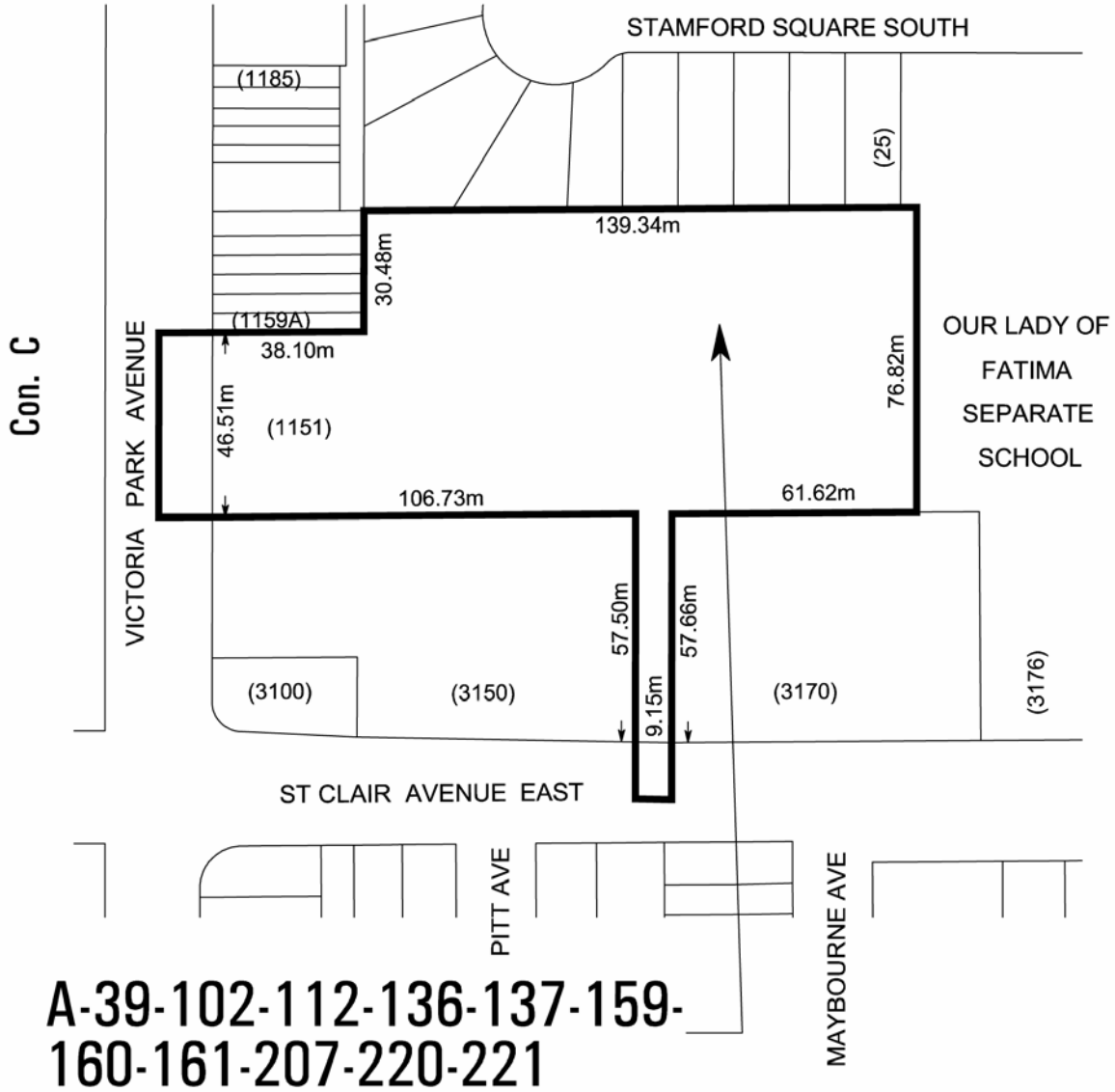
**PARKING**

220. A minimum total of 1.66 **parking spaces** per dwelling unit shall be provided of which a minimum of 0.2 surface **parking spaces** per dwelling unit shall be for visitors. Enclosed **parking spaces** within an integral garage to an individual dwelling unit shall contain 2 **parking spaces** arranged in tandem.
221. Minimum inside dimensions for an enclosed **parking space** within an integral garage to an individual dwelling unit shall be 3 metres by 6 metres.
3. Schedule “C”, **EXCEPTIONS MAP**, is amended by adding Exception No. 15 to the lands shown on Schedule ‘1’.
4. Schedule “C”, **EXCEPTIONS LIST**, is amended by adding the Exception No. 15 as follows:
15. On those lands identified as Exception Number 15 on the accompanying Schedule “C” map, the following provisions shall apply:
- (1) Matters to be provided pursuant to Section 37 of the *Planning Act*:
    - (a) The owner of the lands at its expense and in accordance with, and subject to, the agreements referred to in Section (b) herein shall provide the following facilities, services and matters as follows:
      - (i) Financial contribution to the City of Toronto in the amount of \$79,200.00 toward improvements to Stanford Park, Edge Park and Tiago Daycare.
    - (b) The owner of the lands shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters referred to in Section (1)(a) herein and which shall be registered on title to the lands to which this By-law applies.

PURSUANT TO ORDER/DECISION NO. 0150 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JANUARY 17, 2006 IN BOARD CASE NO. PL040959.

# Schedule '1'

## Lot 35



**Zoning By-Law Amendment**

**1151 Victoria Park Avenue**

File # **03-154613 0Z**

 Area Affected By This By-Law

Clairlea Community Bylaw  
Not to Scale  
9/10/04  
