

Authority: Scarborough Community Council Item SC4.22, as adopted by City of Toronto Council on March 31, April 1 and 2, 2015

**CITY OF TORONTO**

**BY-LAW No. 381-2015**

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 0 Clemes Drive.**

Whereas authority is given to Council 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*;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone labels to these lands as shown on Diagram 2 attached to this By-law:  
  
RD (f 13.5; a500) (x347)  
  
ON  
  
RD (f 14.2; a530) (x347)  
  
RD (f 14.8; a530) (x347)
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the height and storey label HT 9.5, ST 2 to these lands, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying a lot coverage label of 40% to these lands, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Area Overlay Map in Section 995.10.1 and the Rooming House Overlay Map in Section 995.40.1, as shown on Diagram 1 attached to this By-law.

7. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 347 so that it reads:

**Exception RD 347**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a side **lot line** that abuts a **street** is 2.4 metres;
- (B) The minimum **building setback** from a side **lot line** is 1.2 metres;
- (C) The minimum garage **setback** from a side **lot line** is 0.3 metres;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) The maximum floor area, excluding **basements** and garages, is 0.65 times the area of the **lot**.

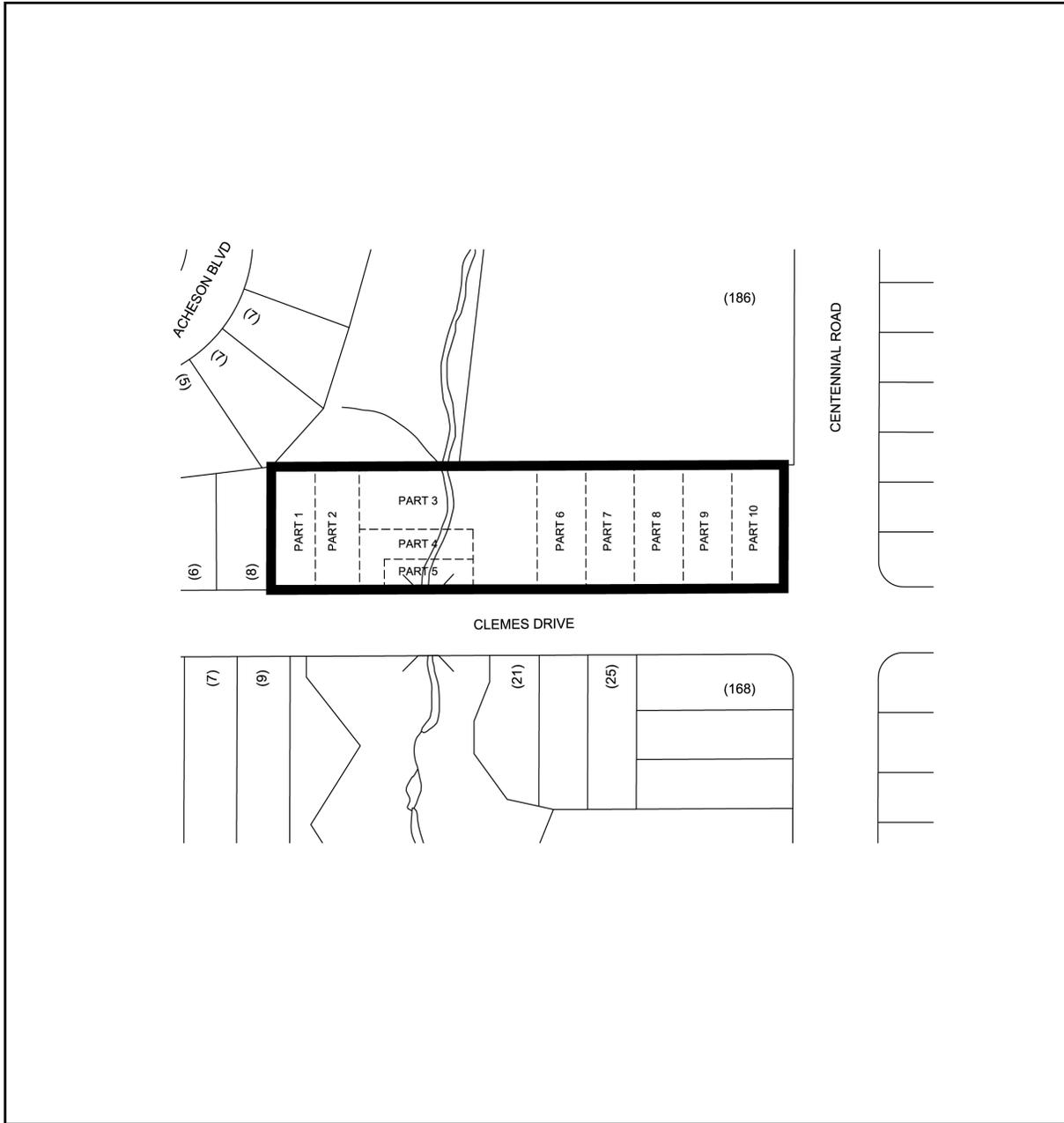
Prevailing By-laws and Prevailing Sections (None Apply).

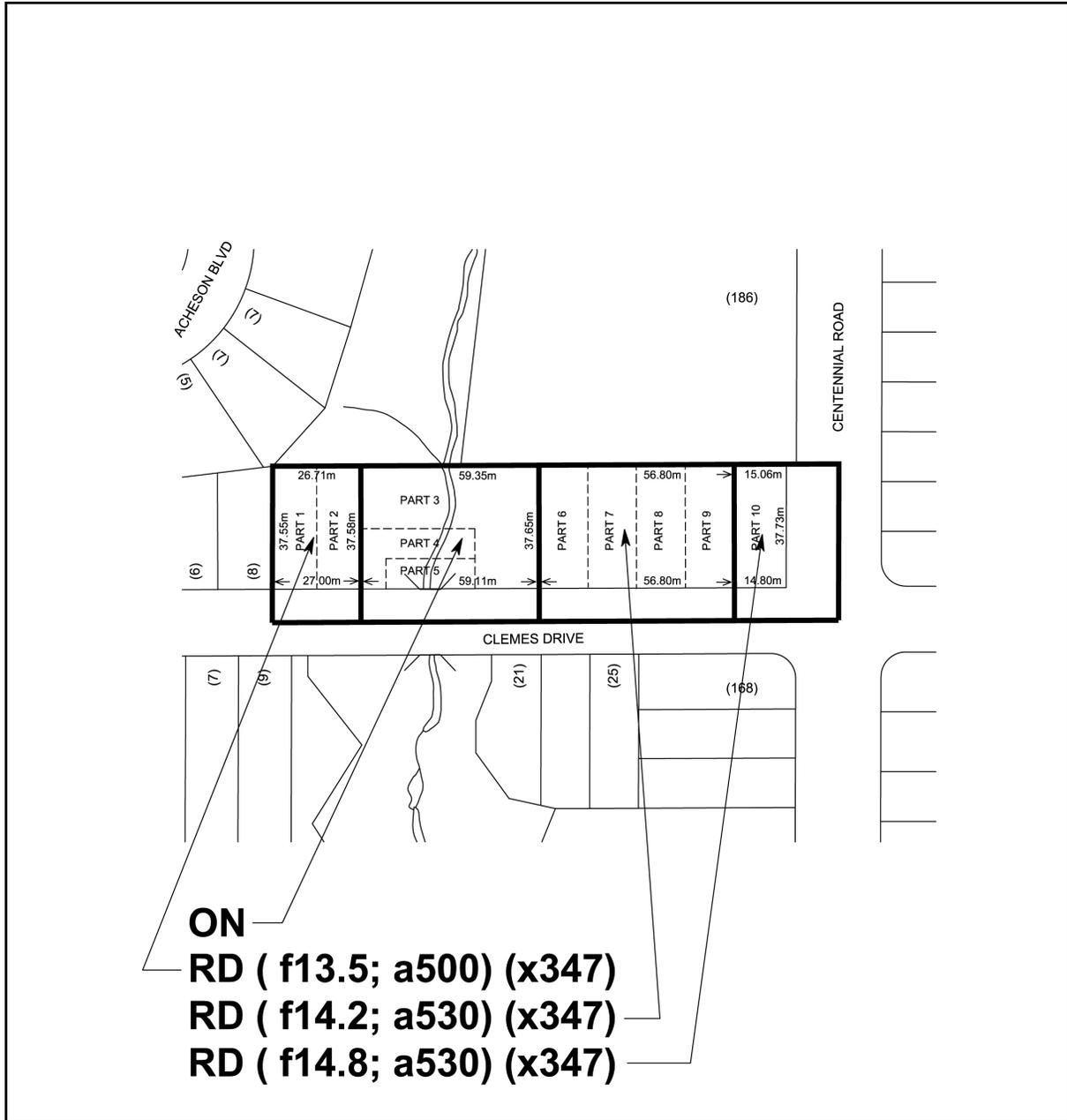
Enacted and passed on April 2, 2015.

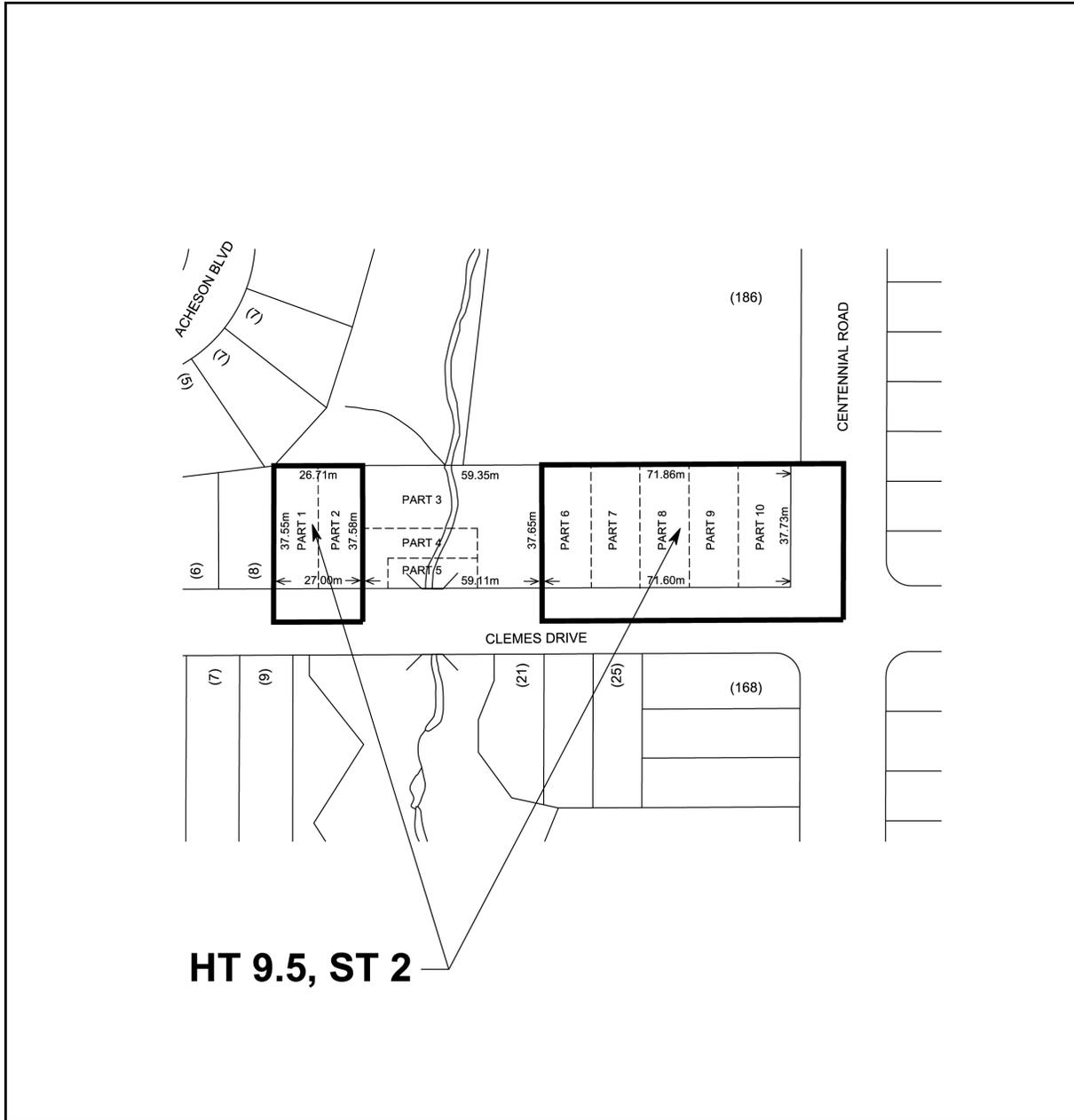
Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)







HT 9.5, ST 2

