

**3706 & 3708 St. Clair Avenue East – Rezoning
Application – Final Report**

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|--------------------------|--|
| Date: | December 17, 2007 |
| To: | Scarborough Community Council |
| From: | Director, Community Planning, Scarborough District |
| Wards: | Ward 36 – Scarborough Southwest |
| Reference Number: | 07 261601 ESC 36 OZ |

SUMMARY

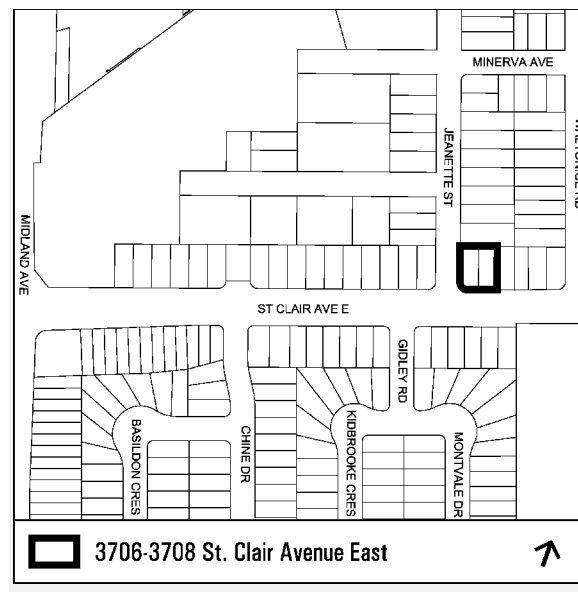
This application was made on or after January 1, 2007 and is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

Monarch Corporation has applied to rezone the properties at 3706 and 3708 St. Clair Avenue East to permit four dwelling units including two single-detached dwellings and one semi-detached dwelling. The single-detached dwellings are proposed to be used as model homes on an interim basis to facilitate the sales of homes in the subdivision by Monarch Corporation currently under construction at the north end of Jeanette Street. The proposed development is appropriate for the site and compatible with adjacent residential uses. This report reviews and recommends approval of the application to amend the zoning by-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the zoning by-law for 3706 and 3708 St. Clair Avenue East substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 8.



2. City Council amend the site plan control area by-law for 3706 and 3708 St. Clair Avenue East to exclude single-detached and semi-detached dwellings from site plan control approval substantially in accordance with the draft site plan control by-law attached as Attachment No. 7.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft zoning by-law and draft site plan control by-law amendments as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There have been a number of minor variance and site plan applications proposing apartment uses on this site, but these have never proceeded. A rezoning application for five single-detached dwellings was considered in a preliminary report to Community Council in 2005 but did not proceed further. The site was subsequently sold and the current owner (Monarch Corporation) is proposing four dwelling units; two single-detached and one semi-detached dwelling.

The site is located on the northeast corner of Jeanette Street and St. Clair Avenue, east of Midland Avenue and west of Brimley Road. It is south of the lands that were the subject of the Phase 3 Scarborough Transportation Corridor (STC) land use study approved by Council in 2004. The STC study provided for residential uses on vacant City and privately owned lands, including lands owned by Monarch Corporation, within the STC area between Midland Avenue and Brimley Road, north of St. Clair Avenue and south of the CN rail line. Two draft plans of subdivision have been approved within the STC area, one on lands owned by Monarch Corporation, the other by the Toronto Economic Development Corporation (TEDCO) on City owned lands.

A preliminary report on the zoning amendment application was considered by Council in November 2007. Council directed that staff hold a community consultation meeting with notice for the meeting to be sent to landowners and residents within 120 metres of the site and extended to include those on Minerva Avenue, Waltonice Road, Jeanette Street and St. Clair Avenue in the area of the site.

ISSUE BACKGROUND

Proposal

The applicant proposes to develop the site with four freehold dwelling units; two single-detached dwellings on the north half of the site and one semi-detached dwelling on the south half of the site at the corner of Jeanette Street and St. Clair Avenue (Attachments 1 and 2). The development is proposed to be phased.

Interim Proposal

The applicant is proposing that the single-detached dwellings initially be used as model homes to facilitate the sale of the homes proposed in their subdivision at the north end of Jeanette Street in the STC area. A sales pavilion and parking area are proposed at the south end of the site in the location where the semi-detached dwelling is proposed. The applicant submitted a site plan application for the temporary sales pavilion and notice of approval conditions for the application was issued in December 2007. The interim site plan is shown on Attachment 3.

Final Proposal

Once the sale of the subdivision homes is complete, the model homes would revert to single-detached dwellings, the sales pavilion would be removed and the semi-detached dwelling constructed. A consent application to create the proposed lots was approved by the Committee of Adjustment in December 2007.

Proposed frontages and areas for the single-detached dwelling lots are 9.1 metres (29.8 feet) and 273 square metres (2,938 square feet). For the semi-detached dwelling, a frontage of 7.5 metres (24.6 feet) and an area of 225 square metres (2,421 square feet) are proposed for the interior lot. A frontage of about 9.2 metre (30.18) and an area of about 275 square metres (3,346 square feet) are proposed for the corner lot. The size of the corner lot was reduced from the original submission as the City requested a road widening of about 1 metre (3.2 feet) along the St. Clair Avenue frontage of the site.

Individual driveways for the four units are proposed off Jeanette Street. Two parking spaces are proposed for each dwelling with one in an attached garage and the other on the driveway. The single-detached dwellings are proposed to be 2 storeys and 11.2 metres (36.4 feet) high (Attachment 4). The semi-detached dwelling is proposed to be 3 storeys and about 13.5 metres (44.2 feet) high (Attachment 5).

The applicant is proposing that the houses be developed under the Leadership in Energy and Environmental Design (LEED) program. The LEED program includes a set of development and building standards used to assess the 'greenness' of a building project with an aim to promote sustainable development.

Site and Surrounding Area

The site is approximately 996 square metres (10,721 square feet) in size and is vacant. The site is relatively flat and there are 3 trees near the north boundary. There are single-detached dwellings adjacent to the east and opposite the site on the west side of Jeanette Street and the south side of St. Clair Avenue. There is a three-storey apartment building adjacent to the north. There are primarily single-detached dwellings in the neighbourhood to the north.

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.

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.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The proposal is consistent with the PPS and conforms to the Growth Plan.

Official Plan

The site is designated Mixed Use Areas in the Official Plan. A broad range of commercial, residential, and institutional uses in single use or mixed-use buildings as well as parks and open space uses are permitted in Mixed Use Areas. The Official Plan includes criteria to address the interface between Mixed Use Areas and Neighbourhoods. The Official Plan provides that in Mixed Use Areas development will:

- create a balance of high quality commercial, residential, institutional and open space areas that reduce automobile dependency and meet the needs of the local community;
- provide new jobs and homes for Toronto's growing population on underutilized lands in Downtown, the Central Waterfront, Centres, Avenues and other lands designated Mixed Use Areas and create and sustain well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, particularly providing setbacks from and stepping down of heights towards lower scale Neighbourhoods;
- locate and mass new buildings to minimize shadow impacts on adjacent Neighbourhoods during the spring and fall equinox;
- locate and mass new buildings to frame edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- have access to schools, parks, community services libraries and child care;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents.

Zoning

The site is zoned Apartment Residential (A) in the Cliffcrest Zoning By-law (Attachment 6). Apartment buildings, nursing homes and senior citizen homes are permitted in the zoning by-law.

Site Plan Control

The site is currently subject to site plan control approval. However, single and semi-detached dwellings are not typically subject to site plan control approval. Planning staff recommend that the site plan control by-law be amended to exclude the single and semi-detached dwellings from site plan approval. A draft of the site plan control by-law is included in Attachment 7. The owner submitted a site plan control application for the proposed sales pavilion on the site and the notice of approval for this application was issued in December 2007. Site plan control approval would continue to apply to the sales pavilion.

Reasons for Application

A zoning amendment is proposed because single and semi-detached dwellings are not permitted in the Apartment Residential (A) zone.

Community Consultation

A community consultation meeting was held in November 2007. Six area residents attended. The main issues raised at the meeting concerned trees and a sidewalk on Jeanette Street.

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

Compatibility

The site is situated at the easterly extent of a Mixed Use Areas designation that extends from Midland Avenue to Jeanette Street on the north side of St. Clair Avenue. The existing residential uses to the east and north of the site are within the Neighbourhoods designation. Jeanette Street will be one of the main accesses into a new residential area proposed to be developed with single-detached and townhouse dwellings. The proposal is consistent with the policies of the Official Plan and the criteria for development in Mixed Use Areas. Single and semi-detached dwellings are proposed consistent with existing and proposed residential uses in the area. The semi-detached dwelling at the south end of the site is proposed to be 3 storeys and 13.5 metres (44.2 feet) high and the single-detached dwellings at the north end of the site are proposed to be 2 storeys and 11.2 metre (36.7 feet) high, providing an appropriate transition between the Mixed Use Area and the adjacent Neighbourhood. The proposed siting of the dwellings is appropriate creating no shadow or privacy issues for adjacent lands. There is an existing

single-family dwelling adjacent to the east and a 3 storey apartment building adjacent to the north, and both buildings are well set back from the property lines. The dwellings are proposed to be setback 7.5 metres (24.6 feet) from the east property line and 1.2 metres (3.9 feet) from the north property line providing adequate separation for the residential uses on adjacent properties. The applicant is proposing a 1.8 metre (6 foot) wood fence along the north and east property boundaries to screen the rear yard amenity areas.

Urban Design

The proposed semi-detached dwelling is located close to both the Jeanette Street and St. Clair Avenue street edges and a wrap around porch, and architectural design elements are proposed on the side elevation facing St. Clair Avenue. Trees, shrubs and landscape beds are proposed at the corner of St. Clair Avenue and Jeanette Street. These design elements are consistent with the City's objectives for Mixed Use Areas that buildings be located to frame streets and with landscaping to enhance the streetscape. Jeanette Street will also be one of the main accesses into the new residential area that is under construction at the north end of Jeanette Street in the STC area. In 2004, Council adopted the Midland/St. Clair urban design guidelines for the STC area. The proposal is consistent with the objectives of these design guidelines that encourage porches and verandas, recessed garages and that both sides of the dwelling at corner locations have articulated architectural details.

Consent Application

The applicant submitted a consent application to create the individual lots and this was approved by the Committee of Adjustment in December 2007. The conditions of consent approval address the technical aspects of the proposed development related to servicing, tree replacement, urban design and a model home agreement for the temporary use of the single detached dwellings as model homes. The consent is also conditional on the approval of the zoning by-law amendment application.

Model Homes

Staff have no concerns with the applicant's proposal to use the proposed single-family dwellings initially as model homes. A model home agreement is required as a condition of consent to ensure that financial securities, insurance and servicing are addressed for the model homes.

Tree Protection and Replanting

There are three trees on the site that are subject to the City's private tree protection by-law. The application proposes the removal of two large Silver Maples (90 cm diameter) at the north end of the site and the protection of the Willow in the northeast corner of the site. The Silver Maples are situated about 3 metres (9.8 feet) from the north property line in the location of the footprint of the proposed single-family dwelling at the north end of the property. To protect the trees, barriers would be required to be placed 5.4 metres (17.7 feet) from the base of the trees. The proposed single-detached dwelling could not be constructed on the north lot while retaining the Silver Maple trees. Forestry staff requested as a condition of consent that should the Committee of Adjustment approve the

application, that tree replacement be determined on the basis of the cumulative diameter of the two trees rather than at a rate of 3 to 1, as is typically requested. This would require that the applicant provide 26 trees as replacement. Forestry staff also requested that cash-in-lieu of the replacement trees be provided due to the large number of replacement trees required. There is sufficient space on site to accommodate 4 trees. Staff recommend that 4 of the replacement trees be required on site, one on each of the proposed lots, with the remainder to be planted in the community. Staff recommend that the new park proposed at the north end of Jeanette Street be used as one location within the community for the replacement tree plantings.

There are four street trees along St. Clair Avenue; two Paper Birch and two Norway Spruce. These trees are proposed to be protected. The applicant is proposing to plant two Silver Maples and four White Cedars in the side yard of the semi-detached dwelling along St. Clair Avenue. Forestry staff requested cash-in-lieu of four street trees along the Jeanette Street frontage. The location for these trees would be determined at such time as the design for the reconstruction of Jeanette Street is undertaken.

Toronto Green Development Standard

The applicant is proposing to incorporate a number of green features into the development consistent with the City's green development standards. Construction methods are proposed that use local materials and construction waste is proposed to be recycled or diverted. The dwellings are proposed to be designed and constructed with materials such as insulation and fixtures that optimize energy performance. Rain water harvesting and drought tolerant plantings are also proposed.

Community Comments

The owner adjacent to the north expressed concern with the proposed removal of the 2 Silver Maples due to the loss of the view of these trees from the apartment building and the screening they provide. The applicant is required to provide for 26 replacement trees as a condition of the consent approval. One replacement tree can be accommodated along the north property line in the front yard of the proposed dwelling, and the existing Willow at the north end of the site will continue to provide green canopy. The applicant is also proposing a fence along the north property line to screen the rear yard amenity area. The owner adjacent to the east requested that the Willow be removed, as the canopy extends over a portion of the adjacent rear yard. The applicant's arborist found that the Willow is in fair condition and should be protected. Staff support this recommendation.

Residents inquired if a sidewalk would be constructed along Jeanette Street. Technical Services staff advised that Jeanette Street is proposed to be reconstructed in 2009, and the location and extent of a sidewalk along the street would be determined at that time. As a result, staff requested financial contributions towards a sidewalk along Jeanette Street as a condition of approval for the site plan application for the sales trailer.

Recommended Zoning By-law Amendment

Staff supports the proposed zoning by-law amendment. It provides for residential uses that are compatible with adjacent uses and appropriate for the site consistent with the Official Plan. The recommended amendment changes the zoning on the site from Apartment (A) to Two-Family Residential (T) that permits both single-family and two-family dwellings. The proposed performance standards are consistent with the new development currently under construction at the north end of Jeanette Street. Minimum frontages, lot areas and setbacks are proposed as follows:

- Minimum frontage of 9 metres (29.5 feet) and minimum lot area of 270 m² (2,906 ft²) for single-family dwellings.
- Minimum frontage of 15 metres (49.2 feet) and minimum lot area of 450 m² (4,843 ft²) for two-family dwellings.
- Minimum rear yard setback of 7.5 metres (24.6 feet)
- Minimum front yard setback of 3 metres (9.8 feet) and 6 metres (19.6) for garages.
- Minimum side yard setback of 1.2 metre (3.9 feet) and 0.6 metres (1.9 feet) for single-family dwellings and 1.2 metres (3.9 feet) for two-family dwellings.

An exception is proposed in the by-law to provide for heights of 11.2 metres (36.7 feet) for the single-detached dwellings and 13.5 metres (44.2 feet) for the semi-detached dwelling. Landscaping provisions are proposed to require that 50% of the front yard be landscaped consistent with the City's standard. A soft landscaping requirement of 75% is not proposed as this would require that the porches be removed from the dwellings and that the houses be setback further from the street, contrary to urban design objectives that encourage porches and provide for buildings located closer to the street edge in Mixed Use Areas. To ensure the orderly development of the site between interim uses (model homes and sales pavilion) and final uses (four dwellings), provisions are included in the by-law that require a model home agreement and performance standards for the model homes and sales pavilion. A draft of the recommended zoning by-law is included in Attachment 8.

Development Charges

It is estimated that the development charges for this project will be \$41,660.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

CONTACT

Susan McAlpine, Senior Planner
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Fax No. (416) 396-4265
E-mail: smcalpin@toronto.ca

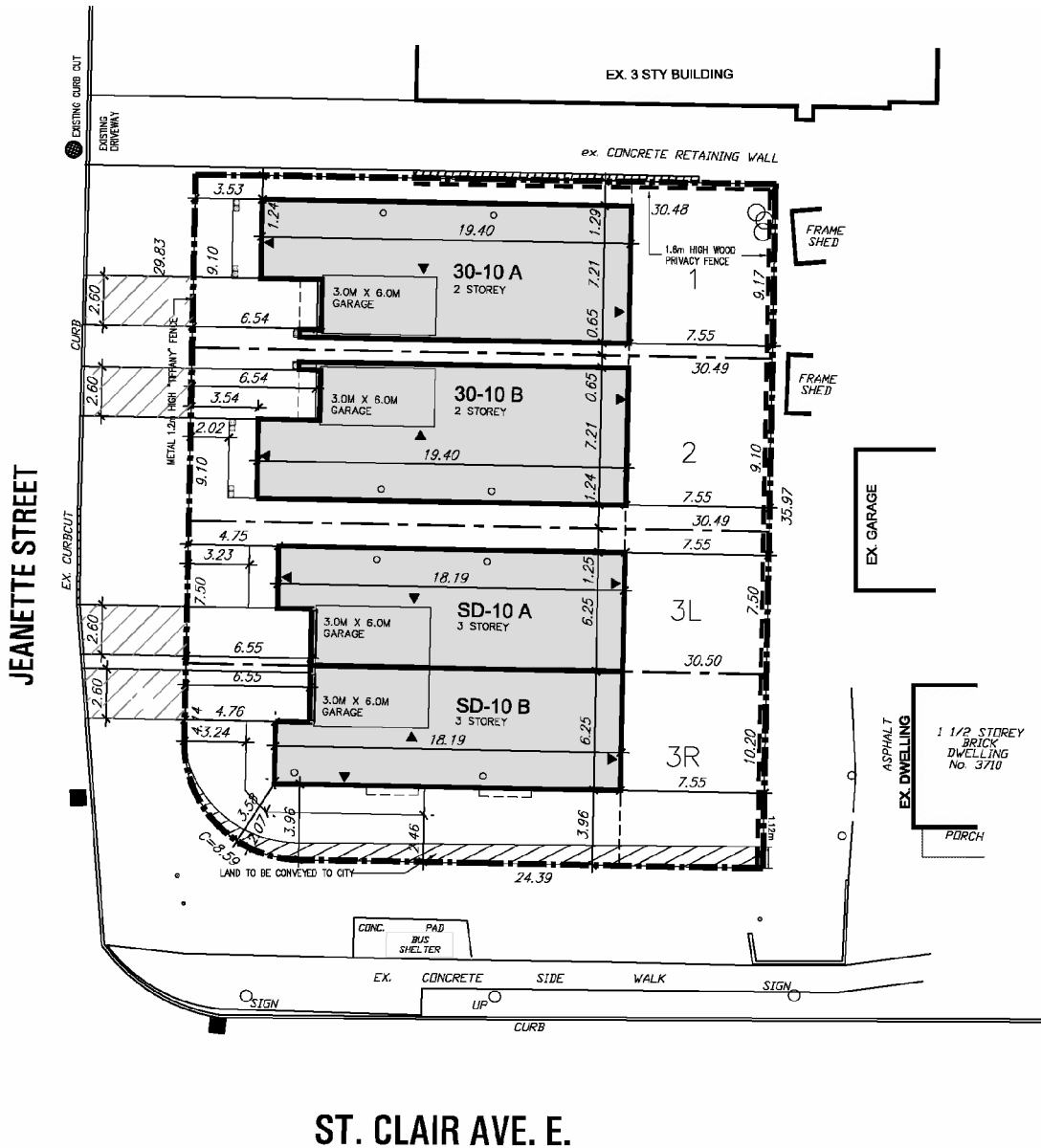
SIGNATURE

Allen Appleby, Director
Community Planning, Scarborough District

ATTACHMENTS

- Attachment 1: Final Site Plan
- Attachment 2: Application Data Sheet
- Attachment 3: Interim Site Plan
- Attachment 4: Elevations
- Attachment 5: Elevations
- Attachment 6: Zoning
- Attachment 7: Draft Site Plan Control By-law
- Attachment 8: Draft Zoning By-law Amendment

Attachment 1: Final Site Plan



Site Plan

3706-3708 St. Clair Avenue East

Applicant's Submitted Drawing

Not to Scale
12/12/07



File # 07-261601 OZ

Attachment 2: Application Data Sheet

| | | |
|------------------|------------------|---|
| Application Type | Zoning Amendment | Application Number: 07 261601 ESC 36 OZ |
| Details | | Application Date: September 5, 2007 |

Municipal Address: 3706 & 3708 St. Clair Avenue East
 Location Description: Northeast corner of Jeanette Street and St. Clair Avenue East
 Project Description: 2 single-detached dwellings, 1 semi-detached dwelling

| | | | |
|-------------------|-----------------|------------------------|---------------------|
| Applicant: | Agent: | Architect: | Owner: |
| Bousfields Inc | Bousfields Inc. | Viljoen Architect Inc. | Monarch Corporation |

PLANNING CONTROLS

| | | |
|----------------------------|-----------------|-----------------------------|
| Official Plan Designation: | Mixed Use Areas | Site Specific Provision: |
| Zoning: | Apartment ‘A’ | Historical Status: |
| Height Limit (m): | | Site Plan Control Area: Yes |

PROJECT INFORMATION

| | | | | |
|------------------------------|---------|-----------------|--------------|---------------|
| Site Area (sq. m): | 996 | Height: | Storeys: | 2 -3 |
| Frontage (m): | 30 m | | Metres: | 11.08 – 13.45 |
| Depth (m): | 35.12 m | | | |
| Ground Floor GFA (sq. m): | 485.46 | | Total | |
| Residential GFA (sq. m): | 1121.12 | Parking Spaces: | 8 | |
| Non-Residential GFA (sq. m): | | Loading Docks | | |
| Total GFA (sq. m): | 1121.12 | | | |
| Lot Coverage Ratio (%): | 48.7% | | | |
| Floor Space Index: | 1.13 | | | |

DWELLING UNITS

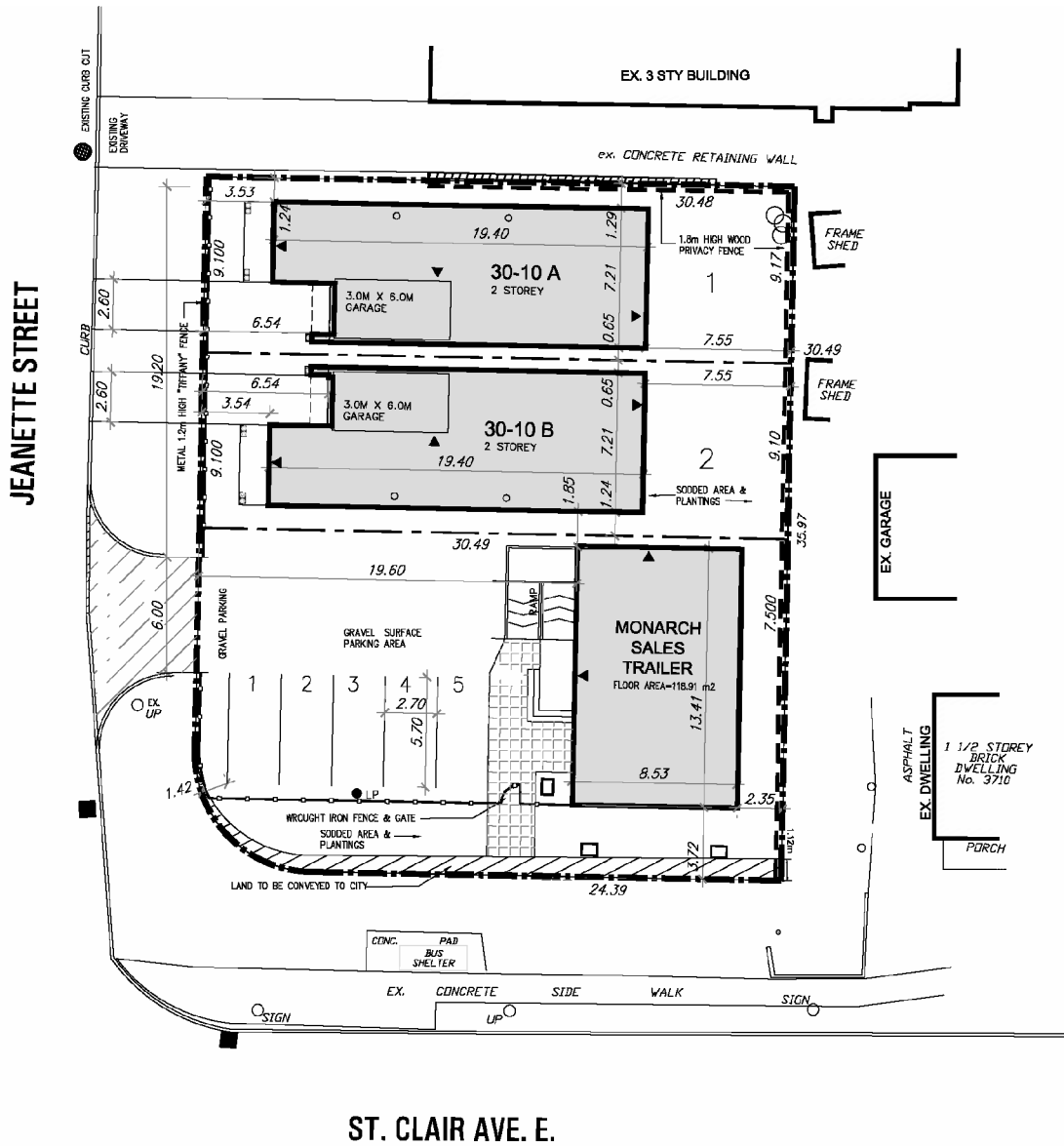
Tenure Type: Freehold
 Rooms:
 Bachelor:
 1 Bedroom:
 2 Bedroom:
 3 + Bedroom: 4
 Total Units: 4

FLOOR AREA BREAKDOWN

| | Above Grade | Below Grade |
|----------------------------------|-------------|-------------|
| Residential GFA (sq. m): | 1121.12 | |
| Retail GFA (sq. m): | | |
| Office GFA (sq. m): | | |
| Industrial GFA (sq. m): | | |
| Institutional/Other GFA (sq. m): | | |

CONTACT: **PLANNER NAME:** Sue McAlpine
TELEPHONE: (416) 396-7721

Attachment 3: Interim Site Plan



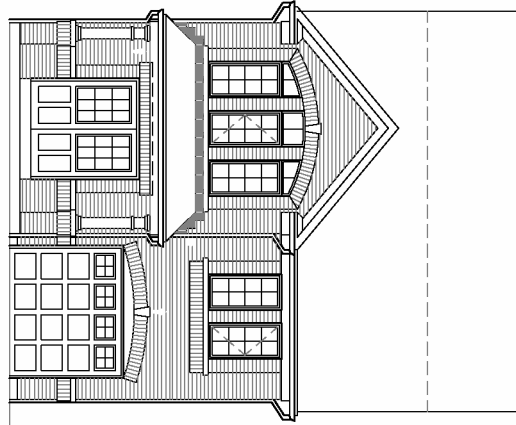
Site Plan - Interim
 Applicant's Submitted Drawing

3706-3708 St. Clair Avenue East

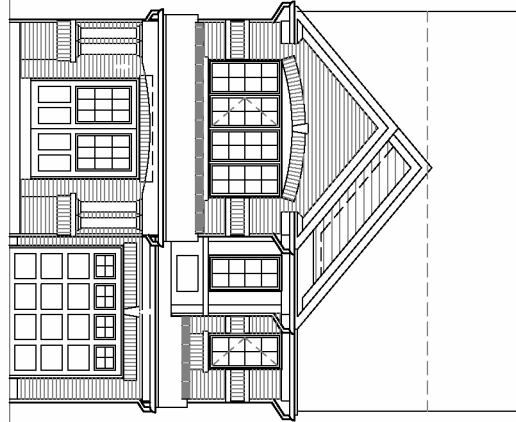
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File # 07-261601 OZ

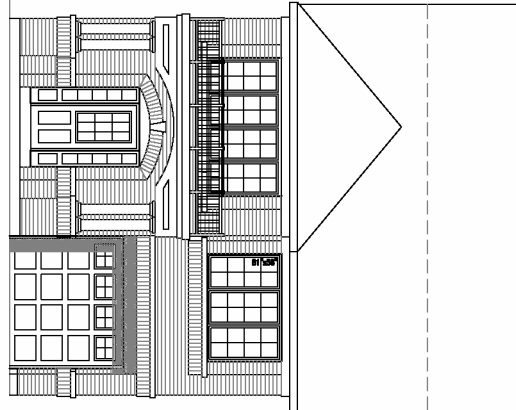
Attachment 4: Elevations



ELEVATION 'A'



ELEVATION 'B'



FRONT ELEVATION 'C'

Elevation Plan - Singles

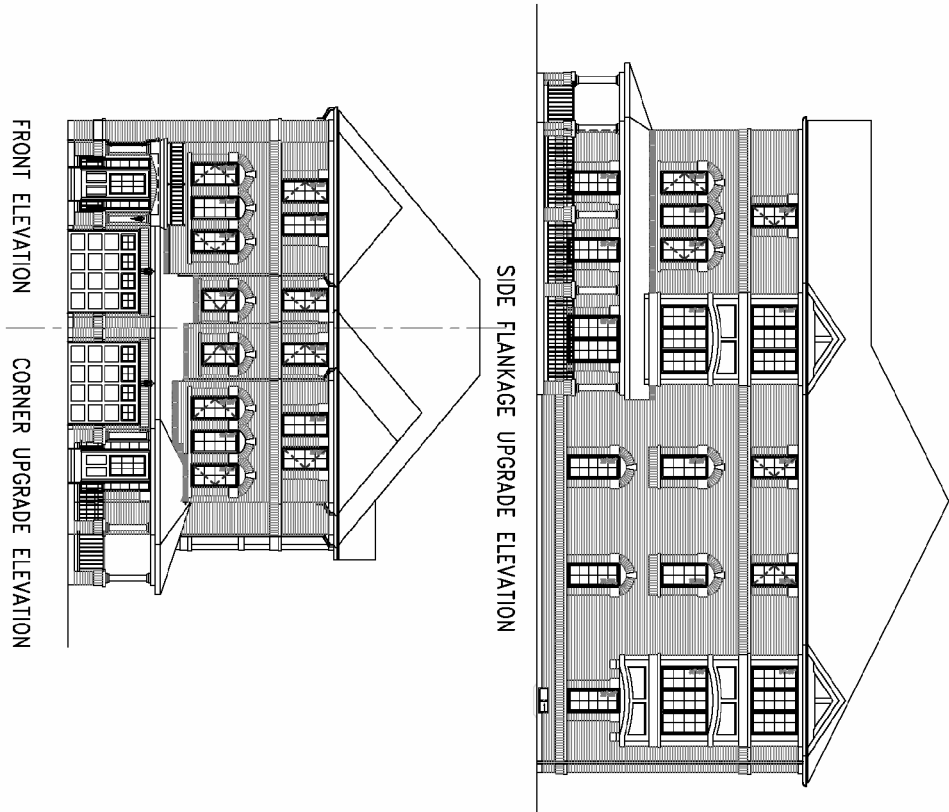
Applicant's Submitted Drawing

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3706-3708 St. Clair Avenue East

File # 07-261601 0Z

Attachment 5: Elevations



Elevation Plan - Three Storey Semi-Detached

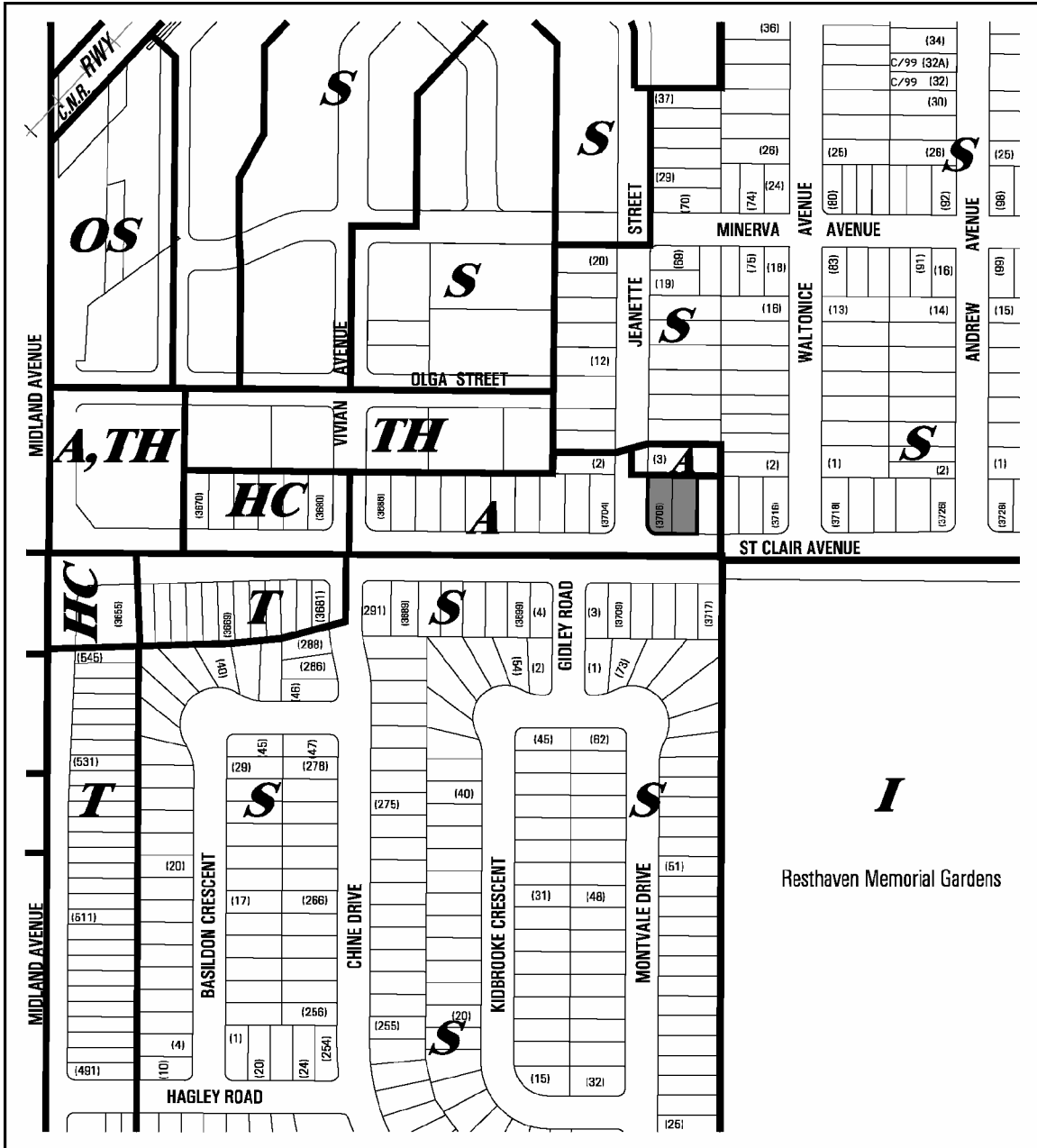
3706-3708 St. Clair Avenue East

Applicant's Submitted Drawing

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12/12/07

File # 07-261601 0Z

Attachment 6: Zoning



TORONTO City Planning Division
Zoning

3706-3708 St. Clair Avenue East
File # 07-261601 0Z

- | | |
|------------------------------------|------------------------------|
| <i>S</i> Single-Family Residential | <i>I</i> Institutional Uses |
| <i>T</i> Two-Family Residential | <i>HC</i> Highway Commercial |
| <i>TH</i> Townhouse Residential | <i>OS</i> Open Space |
| <i>A</i> Apartment Residential | <i>RWY</i> Railway Zone |

Cliffcrest Community Bylaw
 Not to Scale
 ↑
 10/10/07

Attachment 7: Draft Recommended Site Plan Control By-law Amendment

Authority: Scarborough Community Council Item xx or Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~

**To amend Site Plan Control Area By-law 21319 (Cliffcrest Community) for lands
municipally known as 3706 & 3708 St. Clair Avenue East**

WHEREAS authority is given to Council by Section 41 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to designate the whole or any part of the area covered by an Official Plan as a Site Plan Control Area;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. For the lands shown on the attached Schedule '1' single-family dwellings and two-family dwellings are exempt from Site Plan Control.

ENACTED AND PASSED this ~ day of ~, A.D. 2007.

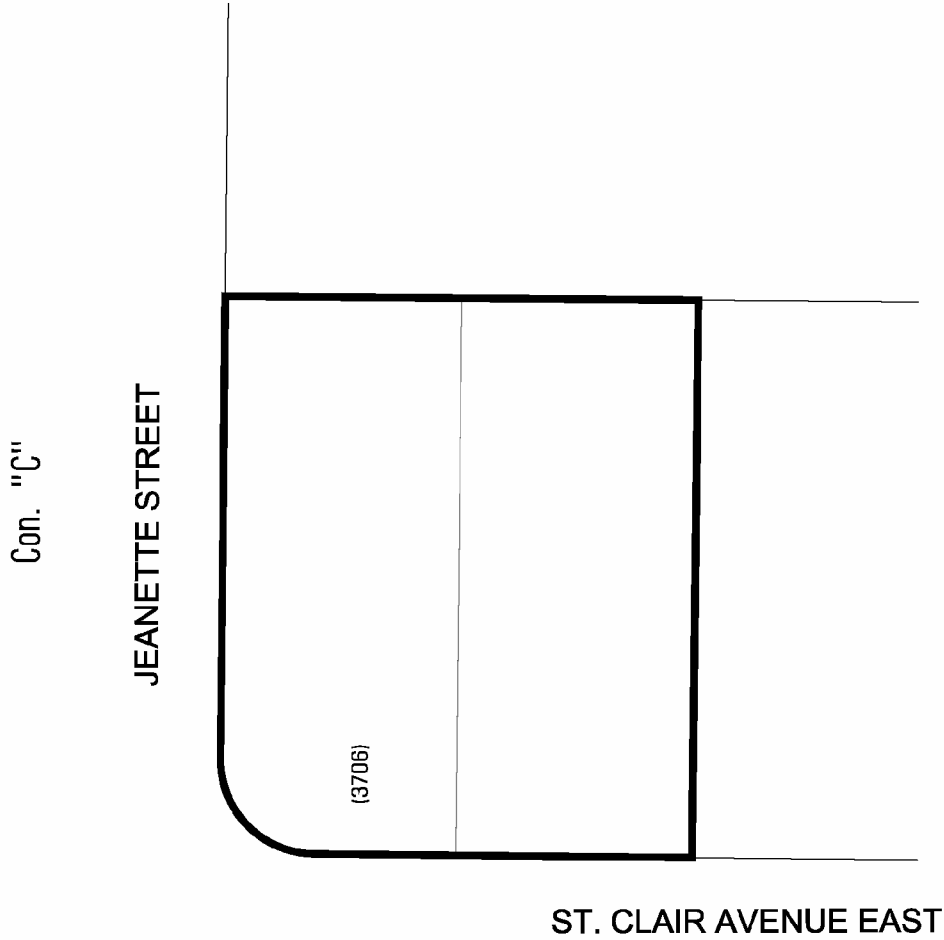
DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 26



Site Plan Control Amendment

3706-3708 St. Clair Avenue East

File # 07-261601 OZ



Area Affected By This By-Law

Cliffcrest Community By-law
Not to Scale
12/12/07



Attachment 8: Draft Recommended Zoning By-law Amendment

Authority: Scarborough Community Council Item xx or Report No. ~, Clause No. ~,
as adopted by City of Toronto Council on ~, 2007
Enacted by Council: ~, 2007

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2007

To amend the Cliffcrest Community Zoning By-law No. 9396, as amended, with respect to the lands municipally known as 3706 and 3708 St. Clair Avenue East.

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 Cliffcrest Community Zoning By-law is amended by deleting the current Zoning and Performance Standards for lands at 3706 and 3708 St. Clair Avenue East and substituting the following Zoning and Performance Standards as shown on Schedule '1' so that the amended zoning shall read as follows:

T – 87 – 201 – 208 - 213 – 309 – 358 - 370 - 371

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

INTENSITY OF USE

370. One **two-family dwelling** per parcel having a minimum frontage of 15 m and a minimum parcel area of 450 m² and each dwelling unit having a minimum frontage of 7.5 m and a minimum parcel area of 225 m².

371. Maximum building coverage of 50% of the lot area.

BUILDING SETBACKS FROM LOT LINES

213. Minimum side yard setback of 1.2 m for the main wall and 0 m for the common lot line shared by dwelling units for **two-family dwellings**.

PARKING

309. Notwithstanding anything in this by-law the dimensions for parking spaces in an attached garage shall be minimum 3 m width and 6 m length and a step having maximum dimensions of 0.31 m wide by 0.92 m long and 21 cm high shall be permitted to encroach within the area of a parking space.

3. Schedule 'C', **EXCEPTIONS LIST**, is amended by adding the following Exception No. 57 to lands at 3706 and 3708 St. Clair Avenue East, as shown on Schedule '2':

1. On those lands identified as Exception No. 57 on the accompanying Schedule 'C' map, the following provisions shall apply:

(a) **CLAUSE VI - PROVISIONS FOR ALL ZONES, Section 16. Regulations for Single-Family and Two-Family Dwellings** shall not apply to the lands encompassed by Exception 57. Instead the following shall apply:

Maximum Height: - 11.2 m and 2 storeys for **single-family dwellings**
- 11.2 m and 2 storeys or 13.5 m and 3 storeys for **two-family dwellings**

Maximum basement height: 1 metre

(b) 2 **model homes** are permitted in the area identified as Part A on the lands encompassed by Exception 57 provided there is a model home agreement and subject to the following provisions:

- **Model Home** shall mean a finished building intended to be a **single-family dwelling** used for temporary display to the public prior to occupancy for residential purposes.
- Minimum building setback of 3 m from Jeanette Street except for the main wall containing the vehicular entrance which shall be setback a minimum of 6 m and balconies or unenclosed porches which shall be setback a minimum of 1.45 m.
- Minimum building setback of 1.2 m from the north boundary of Part A.
- Minimum building setback of 7.5 m from the east boundary of Part A.
- Minimum separation of 1.2 m between side walls of **model homes**.

- (c) A temporary sales trailer and associated parking is permitted on the lands encompassed by Exception 57 subject to the following provisions:
- Minimum building setback of 2.5 m from the St. Clair Avenue street line.
 - Minimum building setback of 2 m from the east boundary of Exception 57.
 - Minimum separation of 1.3 m between the side wall of a sales trailer and the side wall of a model home.
- (d) The provisions of **CLAUSE VI – PROVISIONS FOR ALL ZONES Section 20, Front yard landscaping and Front yard Soft Landscaping Requirements** shall not apply to the lands encompassed by Exception 57 and instead the following front yard landscaping provisions shall apply to **single-family dwellings** and **two-family dwellings**:
- A minimum of 50% of the front yard shall be maintained as landscaping. Landscaping means trees, shrubs, grass, flowers, vegetables, and other vegetation, decorative stonework, walkways, patios, screening or other horticultural and landscape-architectural elements or any combination of these. Landscaping does not include driveways or parking areas, and directly associated elements such as curbs or retaining walls.
- (e) The provisions of **CLAUSE VII - GENERAL PARKING REGULATIONS FOR ALL ZONES Section 1.3.2** shall not apply to the lands encompassed by Exception 57. Instead the following shall apply:
- Driveway Dimensions
- For **single-family dwellings** and **two-family dwellings** a driveway which is located in or which passes through the front yard shall have a minimum width of 2.6 m. For all other uses a driveway shall have a minimum width of 3 m per lane.
- (f) Notwithstanding the definition of **Main Wall** contained in **CLAUSE V – INTERPRETATION, Section (f) Definitions** and Performance Standard 201, the minimum setback of balconies and unenclosed porches shall be 1.45 m from a street.

- (g) The following provisions shall apply to all buildings or structures on the lands encompassed by Exception 57, except for **Model Homes** where a model home agreement has been executed:

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:

- (i) 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
- (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this ~ day of ~ , A.D. 2007.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 26



T-87-201-208-213-309-358-370-371

Toronto City Planning Division
Zoning By-Law Amendment

3706-3708 St. Clair Avenue East

File # 07-261601 OZ

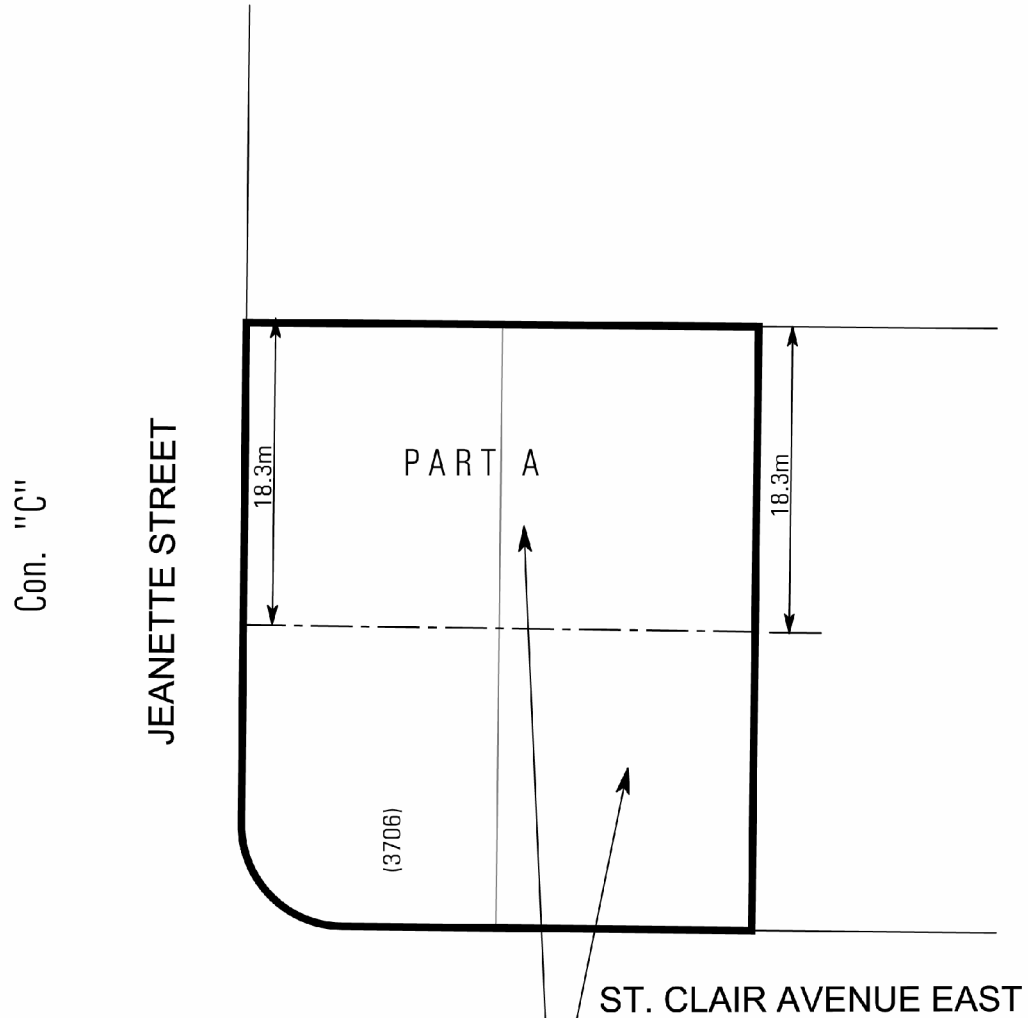
 Area Affected By This By-Law

Cliffcrest Community By-law
 Not to Scale
 12/12/07



Schedule '2'

Lot 26



Exception No. 57

 **TORONTO** City Planning
Division
Zoning By-Law Amendment

3706-3708 St. Clair Avenue East

File # 07-261601 0Z

 Area Affected By This By-Law

Cliffcrest Community By-law
Not to Scale
12/12/07
