

Authority: Scarborough Community Council Item 27.25,
as adopted by City of Toronto Council on August 5, 2009
Enacted by Council: February 8, 2011

CITY OF TORONTO

BY-LAW No. 212-2011

**To amend former City of Scarborough Cliffcrest Community Zoning By-law No. 9396,
as amended, with respect to the lands municipally known as 3738 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 "C" Exceptions List of the Cliffcrest Community Zoning By-law No. 9396 is amended by adding Exception 58 as follows, on lands as shown in Schedule "1":

58 (a) Permitted Uses

Retirement Home

Shall mean living accommodation for senior citizens provided primarily in bed-sitting rooms, other than a Senior Citizen's Community House, provided there is:

- (i) a maximum of two persons per bed sitting room;
- (ii) accommodation for one or more staff persons;
- (iii) one or more common lounges and dining areas; and
- (iv) food preparation facilities shared by all residents.

Bed Sitting Room

Shall mean a private room used as separate living accommodation that:

- (i) has a private entrance from a hallway inside a building; and
- (ii) may include sanitary facilities but not food preparation facilities.

- (b) On those lands identified as Exception 58 on Schedule '1' map attached hereto and forming part of this By-law, the following standards shall apply only to a **Retirement Home**:
- (i) Minimum of 0.45 **parking spaces** shall be provided per **bed-sitting room**;
 - (ii) Minimum building **setback** 7.0 metres from the street line of St. Clair Avenue East;
 - (iii) Minimum **side yard** building **setback** of 0.0 metres each side for the underground parking and the first floor above grade and 1.2 metres for subsequent floors;
 - (iv) Maximum **gross floor area** of 3,804 square metres (excluding mechanical penthouse);
 - (v) Maximum of 55 **bed-sitting rooms**;
 - (vi) Maximum **coverage** of 41%;
 - (vii) Maximum **height** of 19.0 metres;
 - (viii) Maximum **height** of 7 **storeys**. The 7th **storey** shall be used for indoor amenity space only to a maximum of 111 square metres;
 - (ix) Minimum **rear yard setback** of 6.8 metres;
 - (x) Minimum outdoor rooftop amenity area of 170 square metres; and
 - (xi) Minimum indoor amenity area of 690 square metres.

2. Within the lands shown on Schedule '1' attached to this By-law, 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:

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

ENACTED AND PASSED this 8th day of February, A.D. 2011.

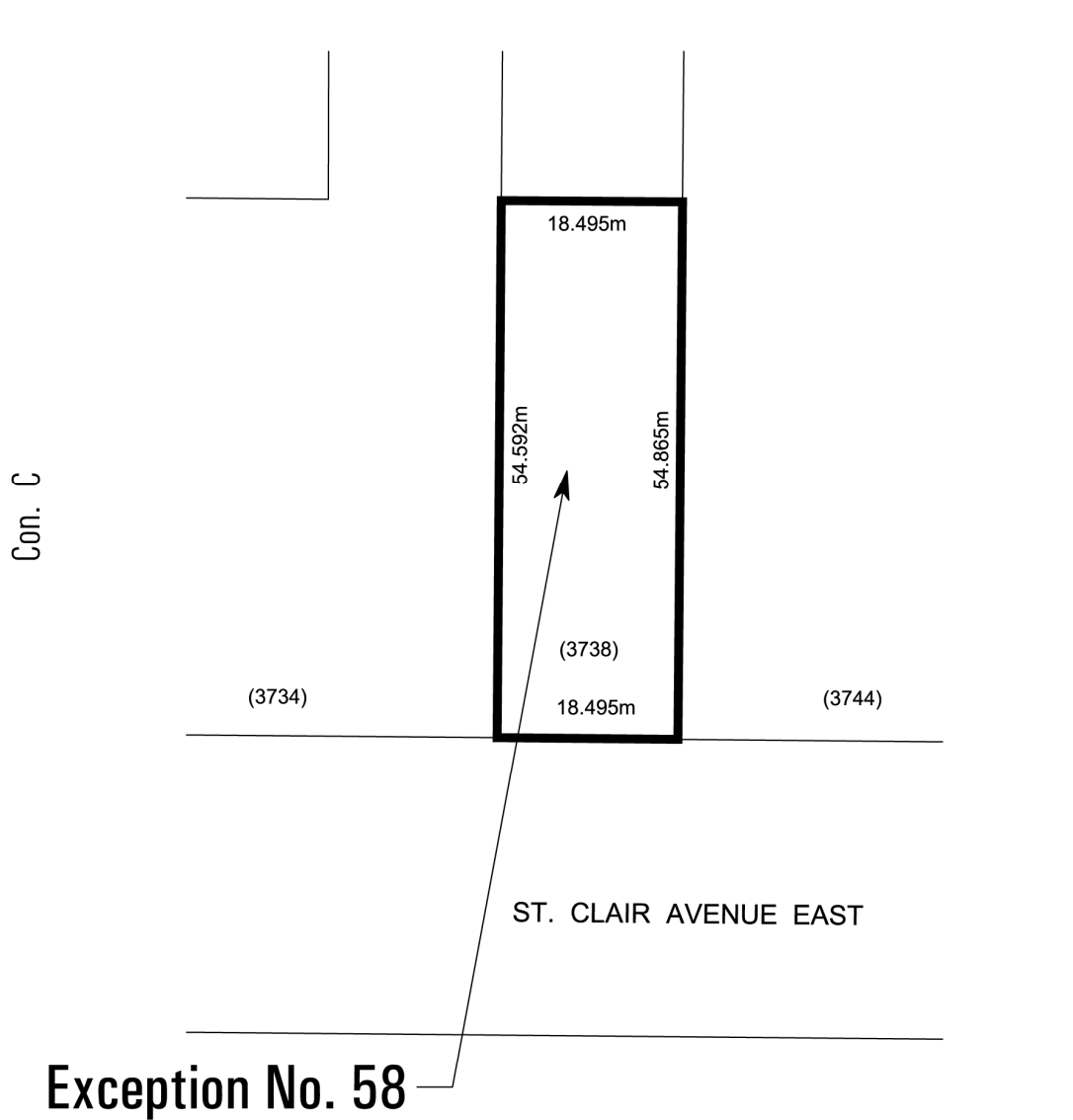
FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 25



Exception No. 58

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

3738 St. Clair Avenue East
File # 07-175908 OZ

 Area Affected By This By-Law

Cliffcrest Community By-law
Not to Scale
5/22/09
