

Authority: Scarborough Community Council Item 4.24,  
as adopted by City of Toronto Council on March 8 and 9, 2011  
Enacted by Council: March 9, 2011

## **CITY OF TORONTO**

### **BY-LAW No. 345-2011**

**To amend the former City of Scarborough Midland/St. Clair Community Zoning By-law No. 842-2004, as amended, with respect to the lands municipally known as 555 Midland Avenue located at the northeast corner of Midland Avenue and 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"** is amended by deleting the zoning for the lands outlined in Schedule 'I' and adding the following zoning to the outlined lands on Schedule 'I' as shown thereon:

TH - 8 - 24 - 55 - 91 - 162 - 163 - 164 - 242 - 243 - 281 - 311 - 312 - 356 - 357 - 398 - 399 - 400 - 401 - 402 - 403

2. **SCHEDULE "B", PERFORMANCE STANDARD CHART, PERFORMANCE STANDARD NUMBER 8** is amended by deleting Performance Standard 8 and replacing it as follows:

#### **INTENSITY OF USE**

8. One **townhouse dwelling** unit per parcel of land having a minimum **front lot line** of 4 metres or a minimum parcel width of 4 metres and a minimum **lot area** of 90 square metres.

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

#### **INTENSITY OF USE**

55. A maximum number of 22 townhouse units.

#### **FRONT YARD SETBACK**

91. Minimum building setback from a lot line abutting St. Clair Avenue East is 3 metres.

### **SIDE YARD SETBACKS**

162. For buildings within 43 metres from the lot line abutting Olga Street, the minimum **building setback** from the east lot line is 1.5 metres.
163. For the buildings within 30 metres from the lot line abutting St. Clair Avenue East, the minimum **building setback** from the east lot line is 3 metres.
164. 0 metres for the common lot line shared by **dwelling units**.

### **SETBACKS FROM STREETS**

242. Minimum **building setback** from a lot line abutting Olga Street is 3 metres.
243. Minimum **building setback** from a lot line abutting Midland Avenue is 7.5 metres.

### **HEIGHT**

311. Maximum **height** of 14 metres.
312. Maximum **height** of 3 **storeys**, excluding **basements**.

### **PARKING**

357. Minimum 4 visitor **parking spaces**.

### **MISCELLANEOUS**

399. Notwithstanding the provisions of **CLAUSE V - INTERPRETATION**, Section (g), Definition of **Parking Space**, and the provisions of **CLAUSE VII - GENERAL PARKING REGULATIONS FOR ALL ZONES**, Section 1.3.2, **Parking Space and Driveway Dimensions**, a step having maximum dimensions of 0.4 metres wide by 1 metre long and 20 cm high shall be permitted to encroach within the area of the enclosed **parking space**.
400. Notwithstanding the provisions of **CLAUSE VII - GENERAL PARKING REGULATIONS FOR ALL ZONES**, Section 1.3.3, driveways may exceed the width of the garage door by 0.3 metres. All driveways not leading directly to main walls containing the vehicular access shall have a minimum width of 3 metres per lane.
401. 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.

402. The provisions of this By-law shall apply collectively to this land notwithstanding its future division.

403. Notwithstanding, Clause VII, GENERAL PARKING REGULATIONS FOR ALL ZONES, Section 2.1.4(e), Garages, Carports and Accessory Buildings, the maximum dimensions of a garage or carport shall be 6 metres by 11 metres.

**4. SCHEDULE "C", EXCEPTIONS MAP,** is amended by deleting Exception 1.

**5. SCHEDULE "C", EXCEPTIONS LIST,** is amended by deleting Exception 1.

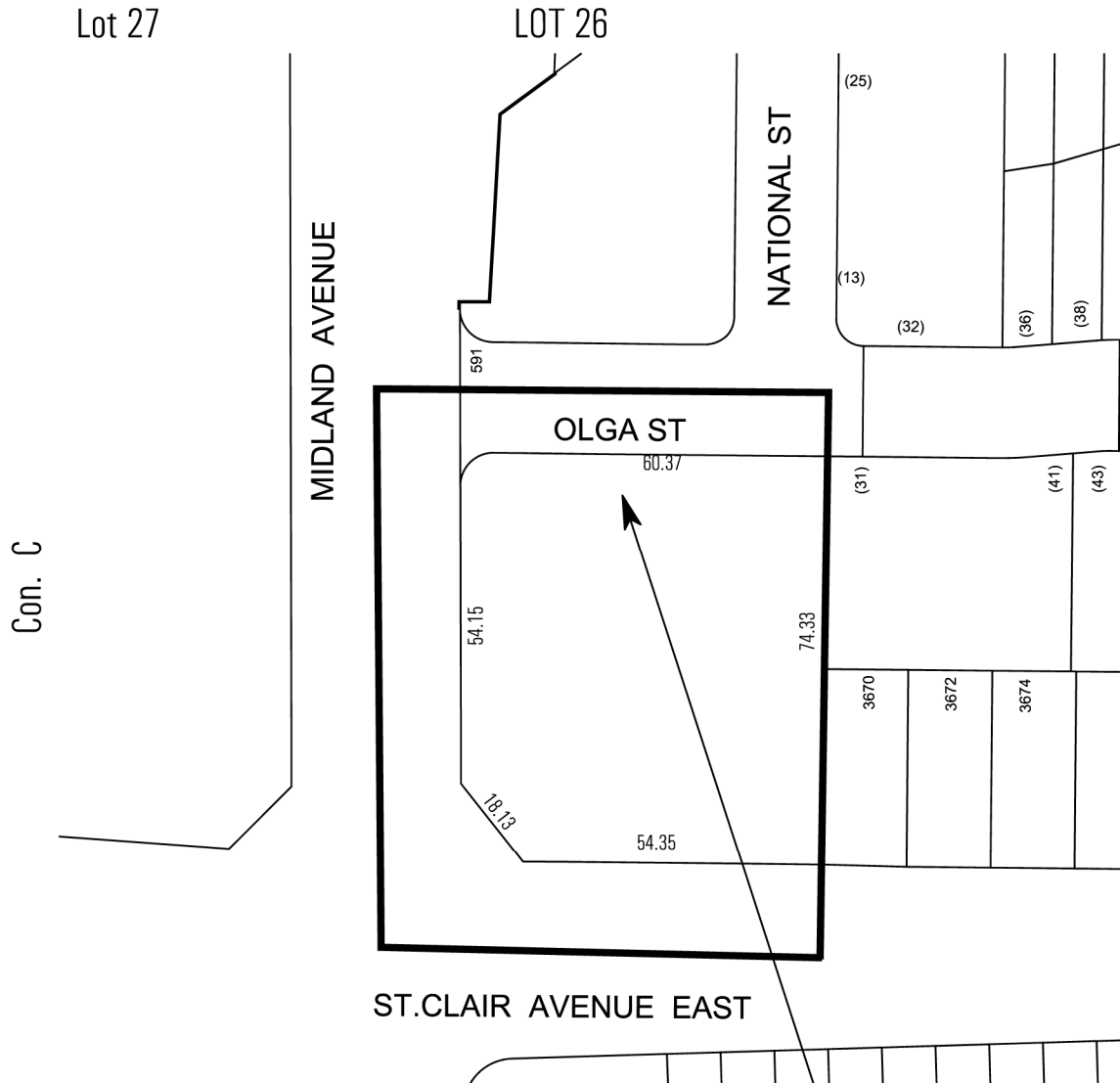
ENACTED AND PASSED this 9th day of March, A.D. 2011.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## Schedule '1'



TH-8-24-55-91-162-163-164-242-243-281  
 311-312-356-357-398-399-400-401-402-403

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

N/E corner of Midland Ave. & St. Clair Ave. East

File # 10 224994 ESC 36 0Z



Area Affected By This By-Law

Midland/St. Clair Community Bylaw 842-2004  
 Not to Scale  
 01/13/11

