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:


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, ULLI S. WATKISS
Speaker City Clerk

(Corporate Seal)
City of Toronto By-law No. 345-2011

Schedule '1'

Lot 27
LOT 26

NATIONAL ST

(25)
(13)
(32)
(30)
(36)

(31)
(41)
(43)

Con. C

MIDLAND AVENUE

OLGA ST

18.73
60.37
51.95
74.33

54.35

ST. CLAIR AVENUE EAST

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

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

Zoning By-Law Amendment

File # 10 224994 ESC 36 OZ

Area Affected By This By-Law