

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. 346-2011

**To amend City of Toronto Zoning By-law No. 1156-2010, 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. The lands subject to this By-law are outlined by heavy black line on Diagram 1 attached.
2. Zoning By-law No. 1156-2010, as amended, is amended by adding to the Zoning By-law Map the zone and zone label shown on Diagram 1 attached.
3. Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map, and applying the following numerical values to these lands: HT 14, ST 3.
4. Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map.
5. Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map, and applying the following numerical value to these lands: 50%.
6. Zoning By-law No. 1156-2010, as amended, is further amended by adding Exception RT 347 to Article 900.5.10, so that it reads:

#### **Exception RT 347**

The lands subject to this exception must comply with the following:

- (A) The maximum number of **dwelling units** is 22.
- (B) The minimum **building setback** from the front lot line abutting St. Clair Avenue East is 3 metres.
- (C) The minimum **building setback** from a **lot line** abutting Midland Avenue is 7.5 metres.

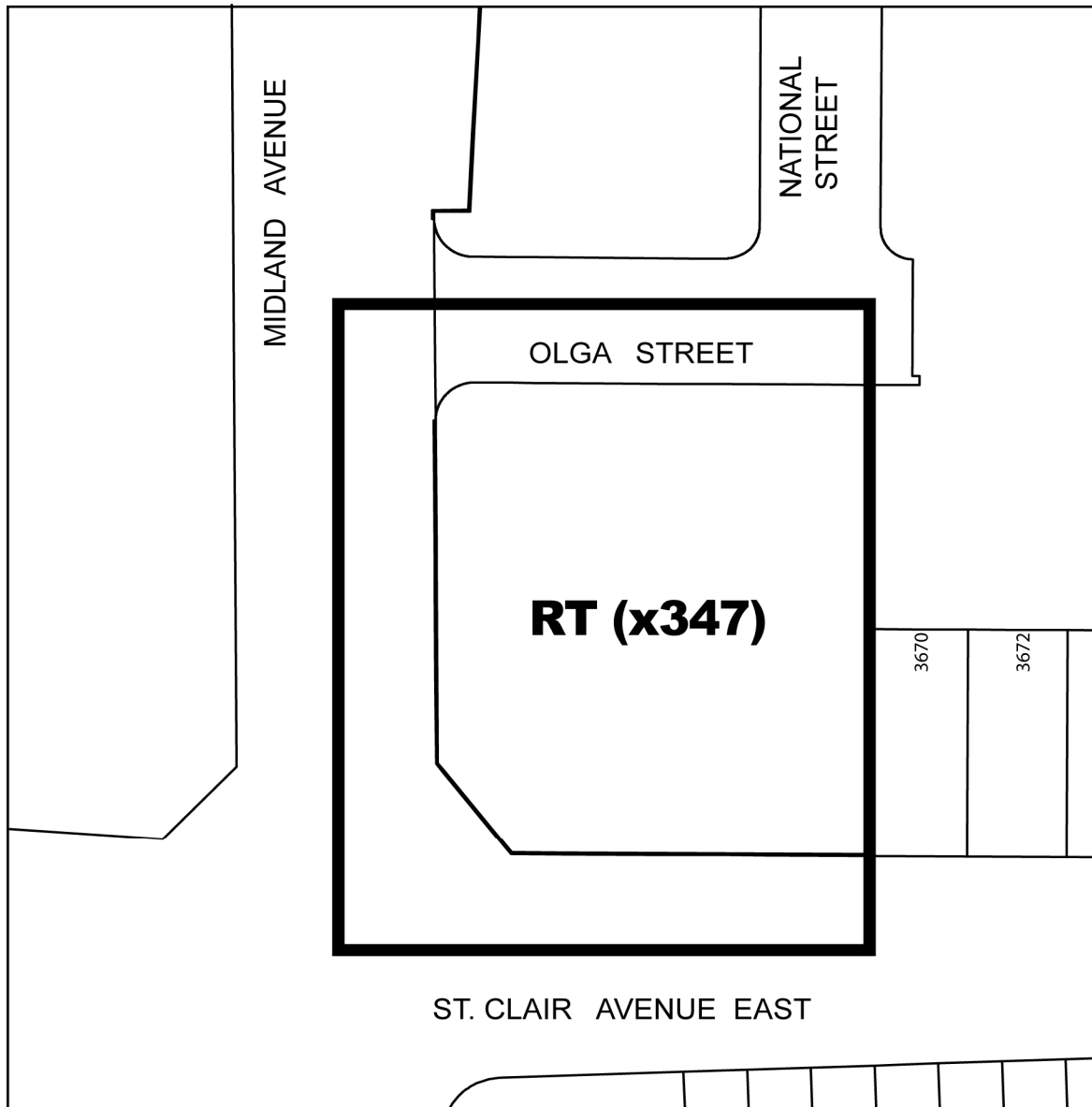
- (D) The minimum **building setback** from a **lot line** abutting Olga Street is 3 metres.
- (E) For **buildings** within 43 metres from the **lot line** abutting Olga Street, the minimum **building setback** from the east **lot line** is 1.5 metres.
- (F) For **buildings** within 30 metres from the **lot line** abutting St. Clair Avenue East, the minimum **building setback** from the east **lot line** is 3 metres.
- (G) The minimum **lot frontage** is 4 metres for each **dwelling unit**.
- (H) The minimum width of a **dwelling unit** is 4 metres.
- (I) Despite Regulation 10.5.40.60 (1), a platform may encroach into any yard setback a maximum of 1.55 metres.
- (J) Despite Regulation 10.5.40.60 (3), exterior stairs may project into any yard setback.
- (K) A **driveway** with a hammerhead turnaround is permitted.
- (L) A minimum of 4 visitor **parking spaces** must be provided.
- (M) The following regulations do not apply:
  - Regulation 5.10.50.10;
  - Regulation 10.5.40.80;
  - Regulation 10.5.100.1 (1), (2) and (8);
  - Regulation 10.5.80.1 (2);
  - Regulation 10.5.80.40;
  - Regulation 10.60.30;
  - Regulation 10.60.40.1(3); and
  - Regulation 10.60.40.70.
- (N) The regulations apply to all of the lands subject to this Exception regardless of future severance, partition or division.

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

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



**Toronto** City Planning  
Diagram 1

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

File # 10 224994 ESC 36 0Z



City of Toronto By-Law 1156-2010  
Not to Scale  
12/09/2010