

CITY OF TORONTO

BY-LAW No. 1002-2011(OMB)

To amend former City of Scarborough Birchcliff Community Zoning By-law No. 8786, as amended, with respect to the lands on the north side of Gerrard Street East comprising Part of Lot 34 and Part of Road Allowance between Lots 34 and 35, Concession 'A'.

WHEREAS the Ontario Municipal Board, by way of Orders issued on August 19, 2010 and June 27, 2011, following hearing an appeal pursuant to Section 34(11) of the *Planning Act*, R.S.O. 1990, c.P. 13, determined to amend By-law No. 8786, as amended, of the former City of Scarborough with respect to the subject lands;

THEREFORE, the Ontario Municipal Board orders as follows:

1. Schedule "A" to Zoning By-law No. 8786 is amended by deleting the current zoning and replacing it with the following zoning for the lands outlined in heavy black line on the attached Schedule '1':

For the westerly parcel (Block 2):

A – 15 – 40H – 96 – 97 – 98 – 99 – 102 – 103

For the easterly parcel (Block 1):

A – 14 – 40I – 96 – 97 – 98 – 99 – 102 – 103

2. Schedule "B", **Performance Standard Chart**, is amended by deleting Performance Standards 14 and 15, and replacing them as follows:

INTENSITY OF USE

14. Maximum of 367 dwelling units, of which no more than 60% of the total number of suites shall be two-bedroom units, and no more than 6% shall be three or more bedroom units.
 15. Maximum of 369 dwelling units, of which no more than 35% of the total number of suites shall be bachelor and/or one-bedroom units.
3. Schedule "B", **Performance Standard Chart**, is further amended by adding the following Performance Standards:

BUILDING SETBACK FROM THE STREET

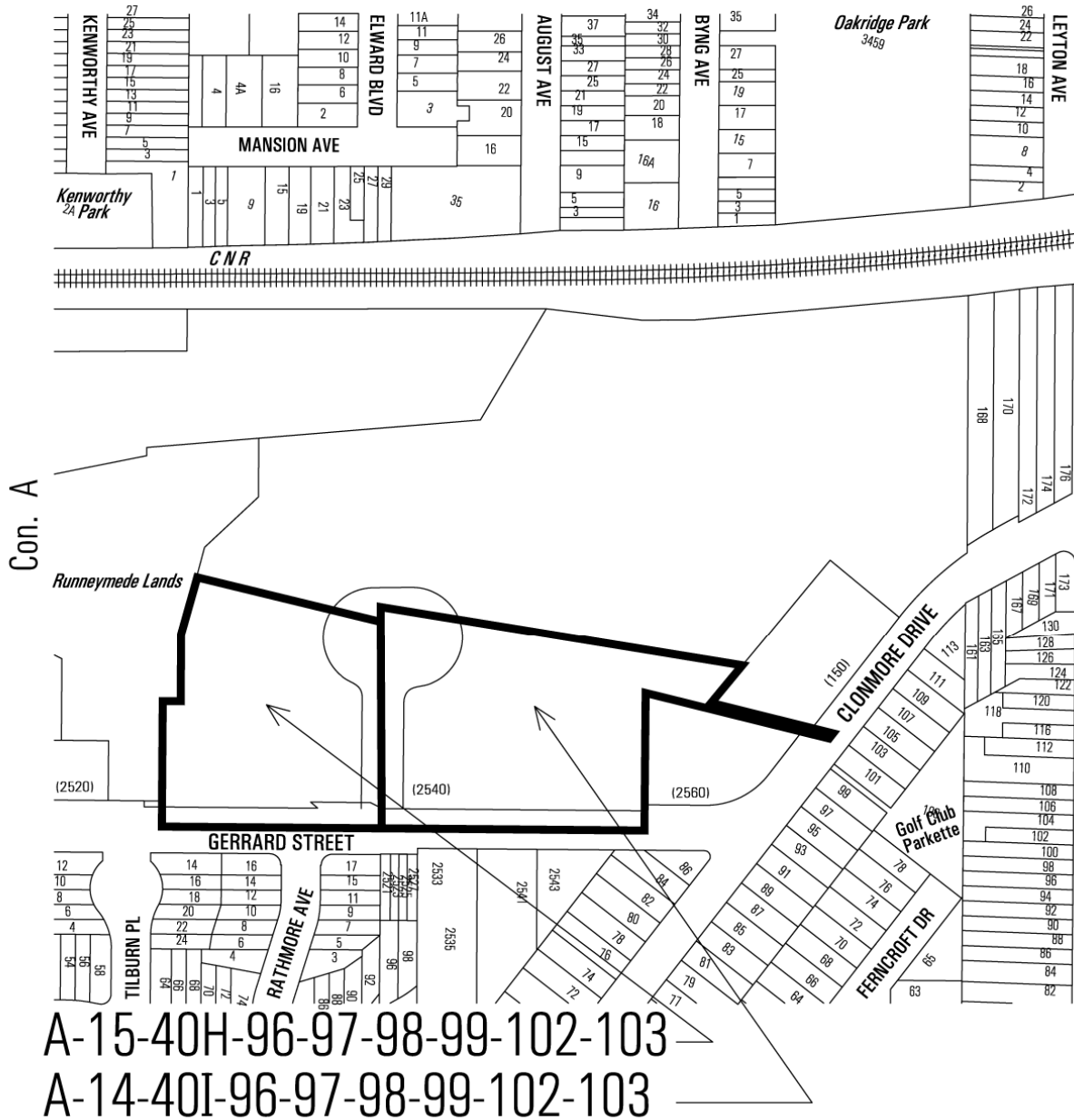
- 40H. Where setbacks are indicated as '163 feet' and '60 feet' on Schedule "A" to By-law No. 13310 of the former Borough of Scarborough, the minimum setbacks shall be 54.8 m and 28.3 m respectively from centre line of the original road allowance of Gerrard Street East.

- 40I. Where setbacks are indicated as '157 feet' and '60 feet' on Schedule "A" to By-law No. 13310 of the former Borough of Scarborough, the minimum setbacks shall be 57.9 m and 28.3 m respectively from centre line of the original road allowance of Gerrard Street East.
4. Schedule "C" of the Birchcliff Community Zoning By-law No. 8786, **Exceptions List**, is amended by adding the following Exception No. 39 to the subject lands as shown on the attached Schedule '2';
39. On those lands identified as Exception No. 39 on the accompanying Schedule "C" map, the following provisions shall apply:
- (a) **CLAUSE VI – PROVISIONS FOR ALL ZONES, 4. Frontage on a Street** shall not apply.

PURSUANT TO THE DECISIONS/ORDERS OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON AUGUST 19, 2010 AND JUNE 27, 2011 UNDER OMB CASE NO. PL070317.

Schedule '1'

Lot 34



Zoning By-Law Amendment

Gerrard Street & Clonmore Drive

File # 06-128393 0Z



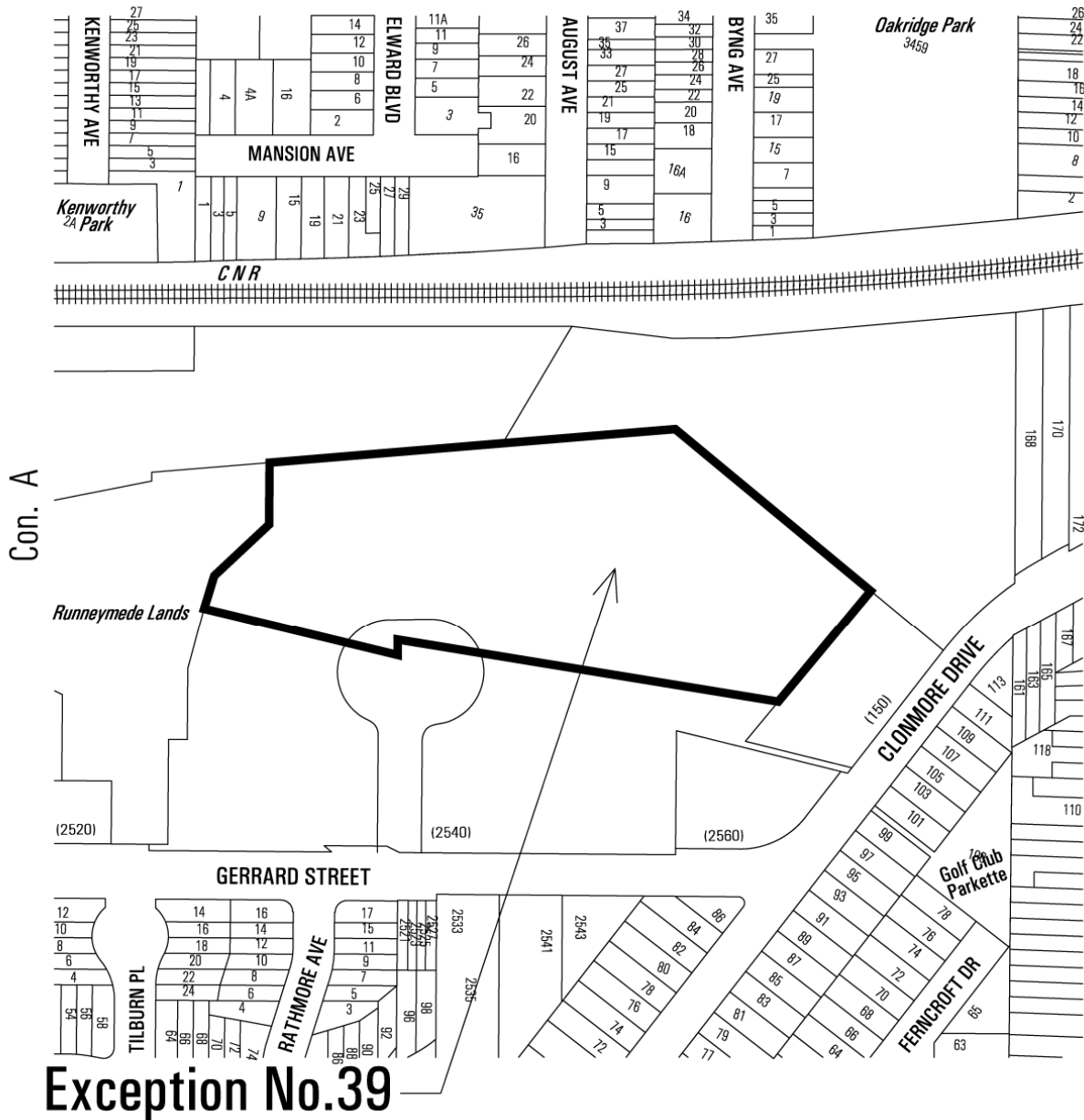
Area Affected By This By-Law

Birchcliff Community Bylaw
Not to Scale
02/17/11



Schedule '2'

Lot 34



Toronto City Planning Division
Zoning By-Law Amendment

Gerrard Street & Clonmore Drive

File # 06-128393 0Z

 Area Affected By This By-Law

Birchcliff Community Bylaw
 Not to Scale
 02/16/11

