

CITY OF TORONTO

BY-LAW No. 108-2015(OMB)

To amend former City of Scarborough By-law No. 9364, Cliffside Community Zoning By-law, as amended, with respect to the lands located at the north-east corner of Birchmount Road and Highview Avenue municipally known as 357 Birchmount Road.

Whereas the Ontario Municipal Board pursuant to its Order dated December 8, 2014 in Board File No. PL140636, upon hearing the appeal of Habitat for Humanity Toronto Inc., under Section 34(11) of the *Planning Act*, R.S.O. c. P.13, as amended, deems it advisable to amend the Cliffside Community Zoning By-law, being By-law No. 9364;

The Ontario Municipal Board orders:

1. **Schedule "A"** is amended by deleting the current zoning and replacing it with the following zoning as shown on the attached Schedule '1':

T - 23 - 118 - 181 - 182 - 183 - 184 - 185 - 186 - 187 - 188 - 189 - 214 - 250 - 251 - 300 - 301

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

PARKING

118. Minimum number of visitor **parking spaces**: 4.

MISCELLANEOUS

181. **CLAUSE VI – PROVISIONS FOR ALL ZONES, Sub-Clause 14, Regulations for Single-Family and Two-Family Dwellings**, shall not apply.
182. Minimum 1.7 metres wide **landscaping** strip shall be provided along the **rear lot line**.
183. Minimum 14 metres building **setback** from the **rear lot line**.
184. 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.

185. The provisions of this By-law shall apply collectively to this land, notwithstanding its future division into two or more parcels.
186. Maximum building **height** for **single-family dwellings**: 9.8 metres and two-**storeys** excluding **basements**.
187. Maximum building **height** for **two-family dwellings**: 9.0 metres and two-**storeys** excluding **basements**.
188. Minimum separation between the side walls of adjacent buildings shall be 3.0 metres.
189. Birchmount Road lot line shall be deemed to be the **front lot line**.

INTENSITY OF USE

214. Maximum number of **dwelling units**: 9.

SIDE YARD

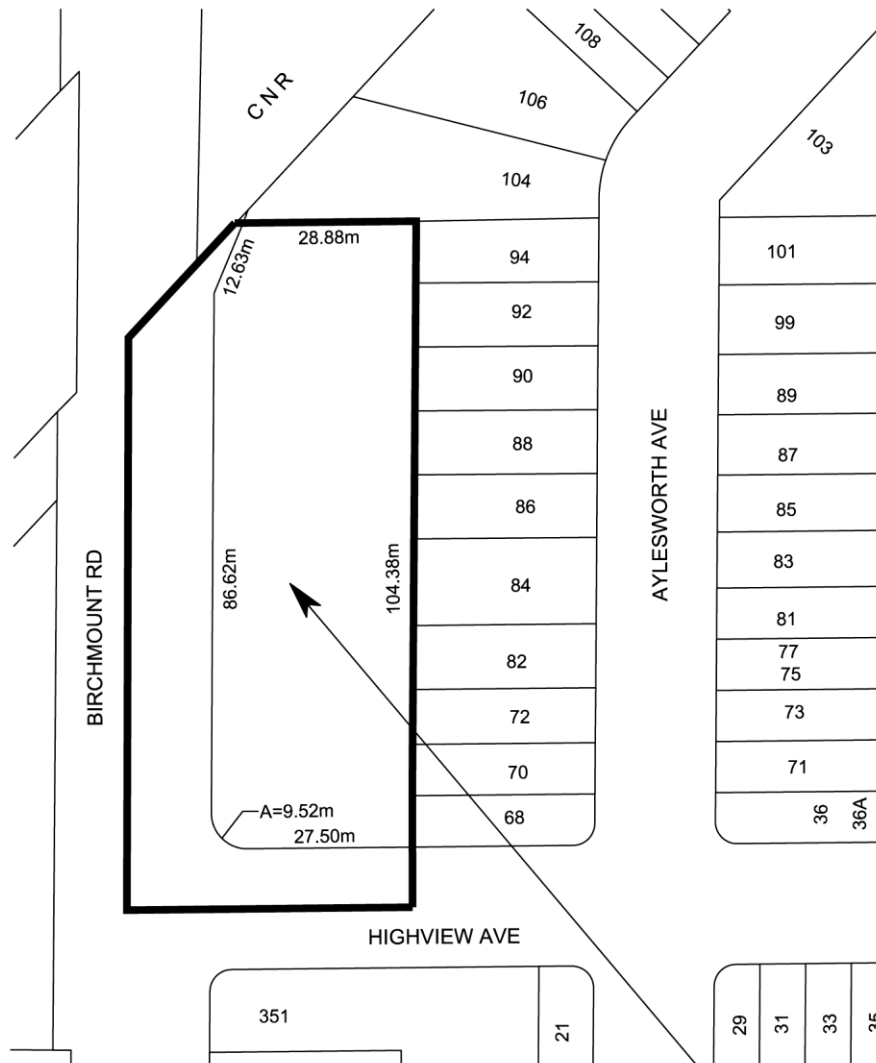
250. Minimum 30.0 metres building **setback** for **dwelling units** from the north lot line.
251. Minimum 2.4 metres building **setback** from Highview Avenue.

MISCELLANEOUS

300. Minimum 570.0 square metres of outdoor **amenity space** shall be provided, which may also include **landscaping**.
301. All waste and recyclable material must be stored in a wholly enclosed building.

PURSUANT TO THE ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD
ISSUED DECEMBER 8, 2014 IN BOARD FILE NO. PL140636.

Schedule '1'



**T-23-118-181-182-183-184-185-
186-187-188-189-214-250-251-300-301**

Toronto City Planning
Division
Zoning By-Law Amendment

357 Birchmount Road

File # 13 203636 ESC 36 0Z

 Area Affected By This By-Law

Cliffside Community By-Law No. 9364
Not to Scale
4/25/14

