

Authority: Scarborough Community Council Item SC5.1,
as adopted by City of Toronto Council on May 14 and 15,
2019

CITY OF TORONTO

BY-LAW 687-2019

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 3686-3688 St. Clair Avenue East.

Whereas Council of the City of Toronto has the authority pursuant to 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 enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 1.85 (c0.1; r1.75) SS2 (x183) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying the following lot coverage label of 70 percent to these lands, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height to these lands: HT 11, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map in Section 995.40.1, and the Policy Area Overlay Map in 995.10.1, as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 183 so that it reads:

Exception CR 183

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 3686-3688 St. Clair Avenue East a **building, structure**, addition or enlargement may be erected in compliance with (B) to (P) below;
- (B) Despite regulation 40.5.40.10(1), the height of the building is measured as the vertical distance between the Canadian Geodetic Datum elevation of 164.4 metres and the highest point of the building;
- (C) Despite regulation 40.10.40.10(2), the permitted maximum height of the **building** is as shown on Diagram 6 of By-law 687-2019;
- (D) Despite regulations 40.5.40.10(4), (5), and (6), and (C) above, guard rails, trellises, pergolas, privacy screens, ornamental and architectural elements, landscaping and planters, mechanical and electrical equipment, and enclosed stairwells providing rooftop access to terraces may exceed the permitted maximum height by 3.0 metres;
- (E) Regulation 40.10.40.10(5) with respect to the minimum height of the first storey does not apply;
- (F) Regulation 40.10.40.1(1) with respect to the location of commercial uses in a **mixed use building**, does not apply;
- (G) Regulation 40.10.40.1(2) with respect to the location of entrances and first floor elevation for commercial uses, does not apply;
- (H) Regulation 40.10.40.1(6) with respect to location of entrance when abutting residential zones, does not apply;
- (I) Despite regulation 40.10.30.40, any part of a **building** or **structure** that is permitted to encroach into a required minimum **building setback**, is not included in the calculation of **lot coverage**;
- (J) Despite regulation 40.10.40.40(1), the maximum permitted **gross floor area** of a **building** is 2,000 square metres including a maximum of 100 square metres for non-residential uses;
- (K) Despite Regulation 40.10.40.70(2), the minimum required **building setbacks** are as shown on Diagram 6 of By-law 687-2019;

- (L) Despite regulations 40.10.40.60(1),(3),(5),(9) and (K), above, the following elements are permitted to encroach into the required **building setbacks** as follows:
- (i) porches, exterior steps or ramps, screen wall, railings, sill or other similar architectural feature may be located 0.0 metres from a side **lot line** that does not abut a **street**;
 - (ii) terraces, planters and privacy screens located at the second storey may encroach into the required **rear yard setback** a maximum of 4.0 metres;
 - (iii) the **main wall** of the mechanical/electrical room may be located 5.0 metres from the rear **lot line**;
- (M) Despite regulation 40.10.40.70(2), a 45 degree **angular plane** only applies along the north **lot line** and only encroachments permitted in (L) above may penetrate into the **angular plane**;
- (N) Despite regulation 40.10.50.10(3) a minimum 1.5 metre wide strip of **soft landscaping** must only be provided along the part of the north **lot line** not used for electrical, utility or mechanical equipment;
- (O) Regulation 40.10.80.20(2) with respect to the location of outdoor surface parking does not apply;
- (P) Despite regulation 230.5.10.1(1) and Table 230.5.10.1(1), **bicycle parking spaces** for the **building** must be provided on the **lot** in accordance with the following:
- (i) A minimum of 7 "long term" **bicycle parking spaces**;
 - (ii) A minimum of 3 "short term" **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections: (None Apply)

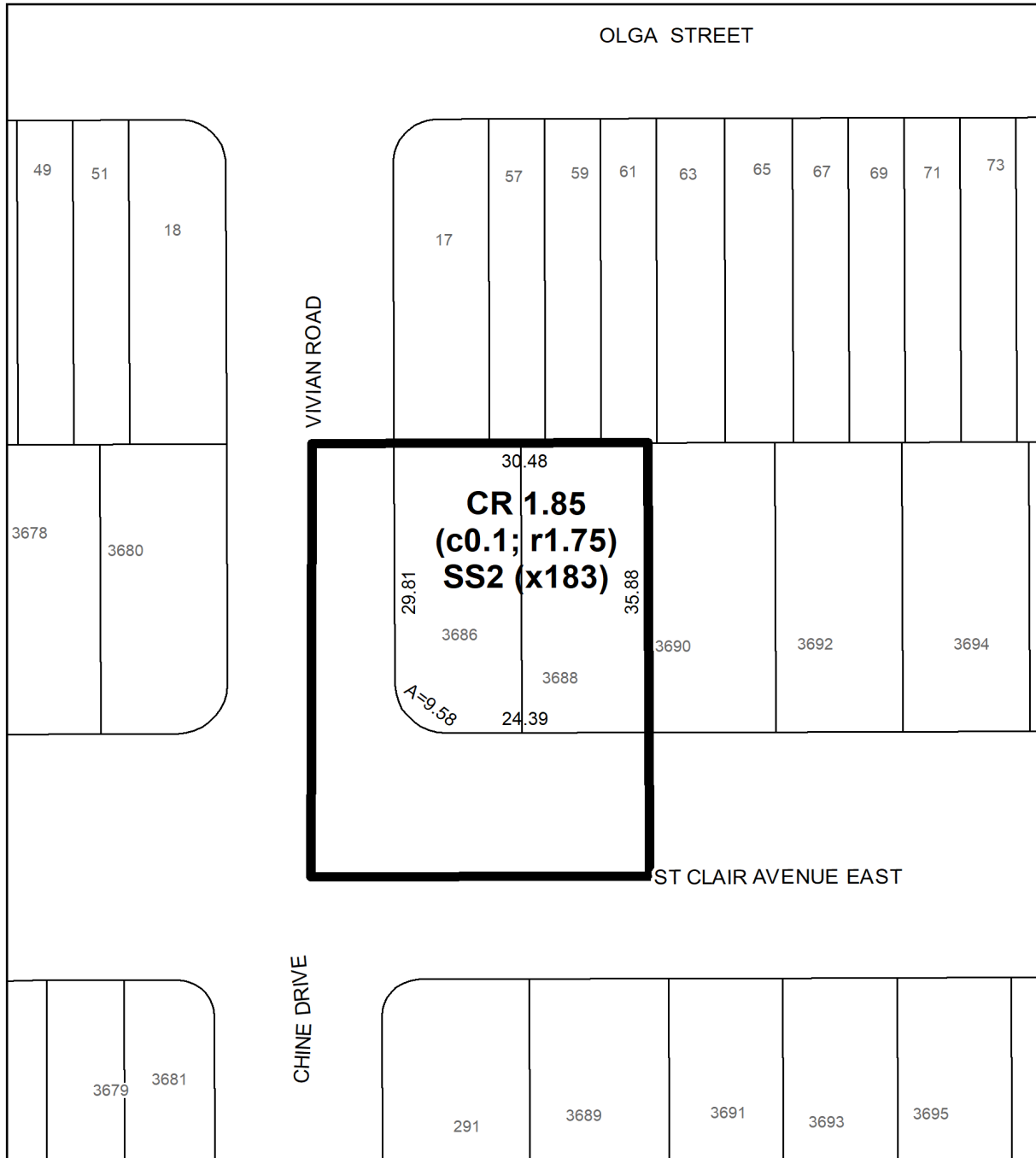
Enacted and passed on May 15, 2019.

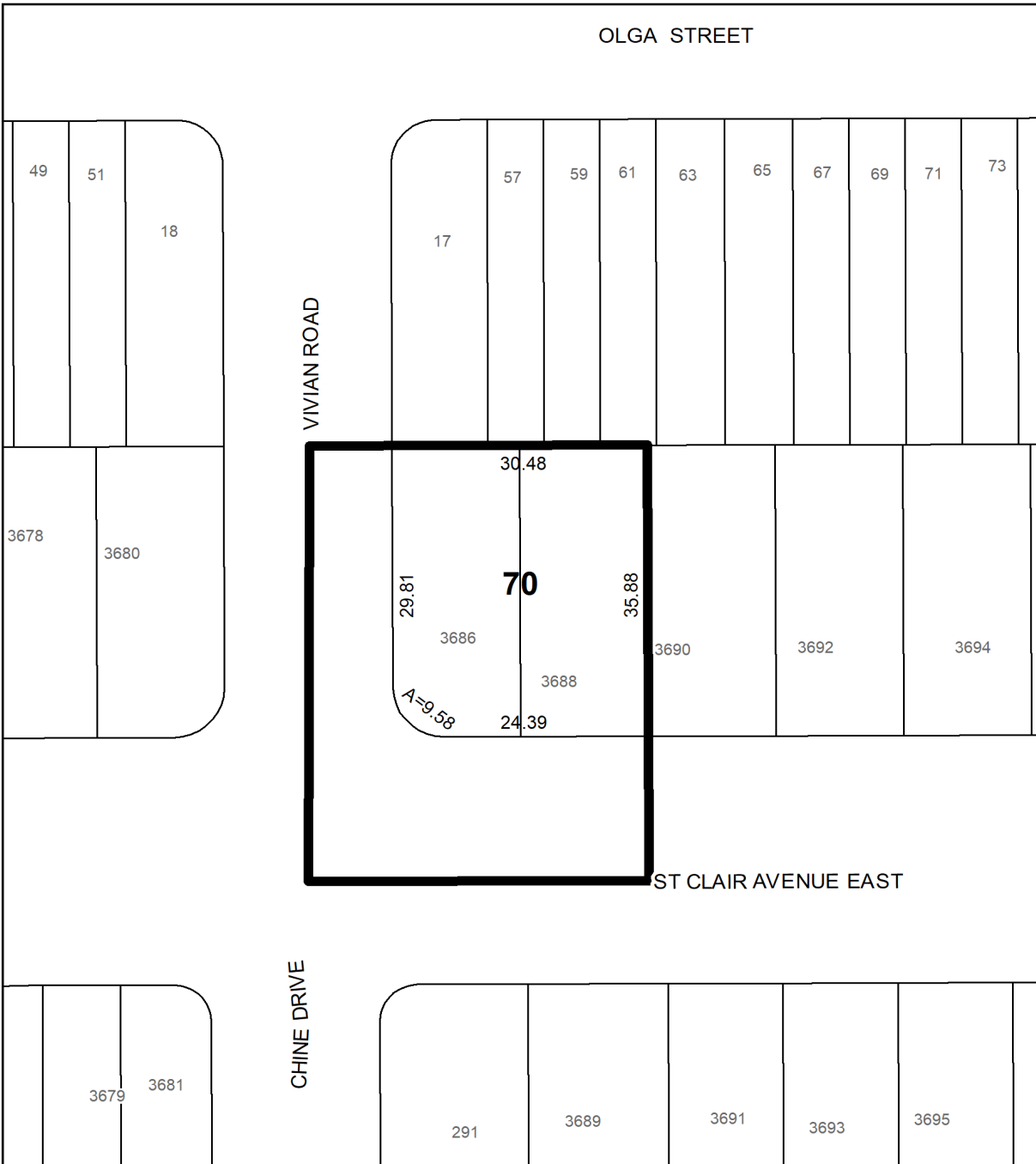
Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



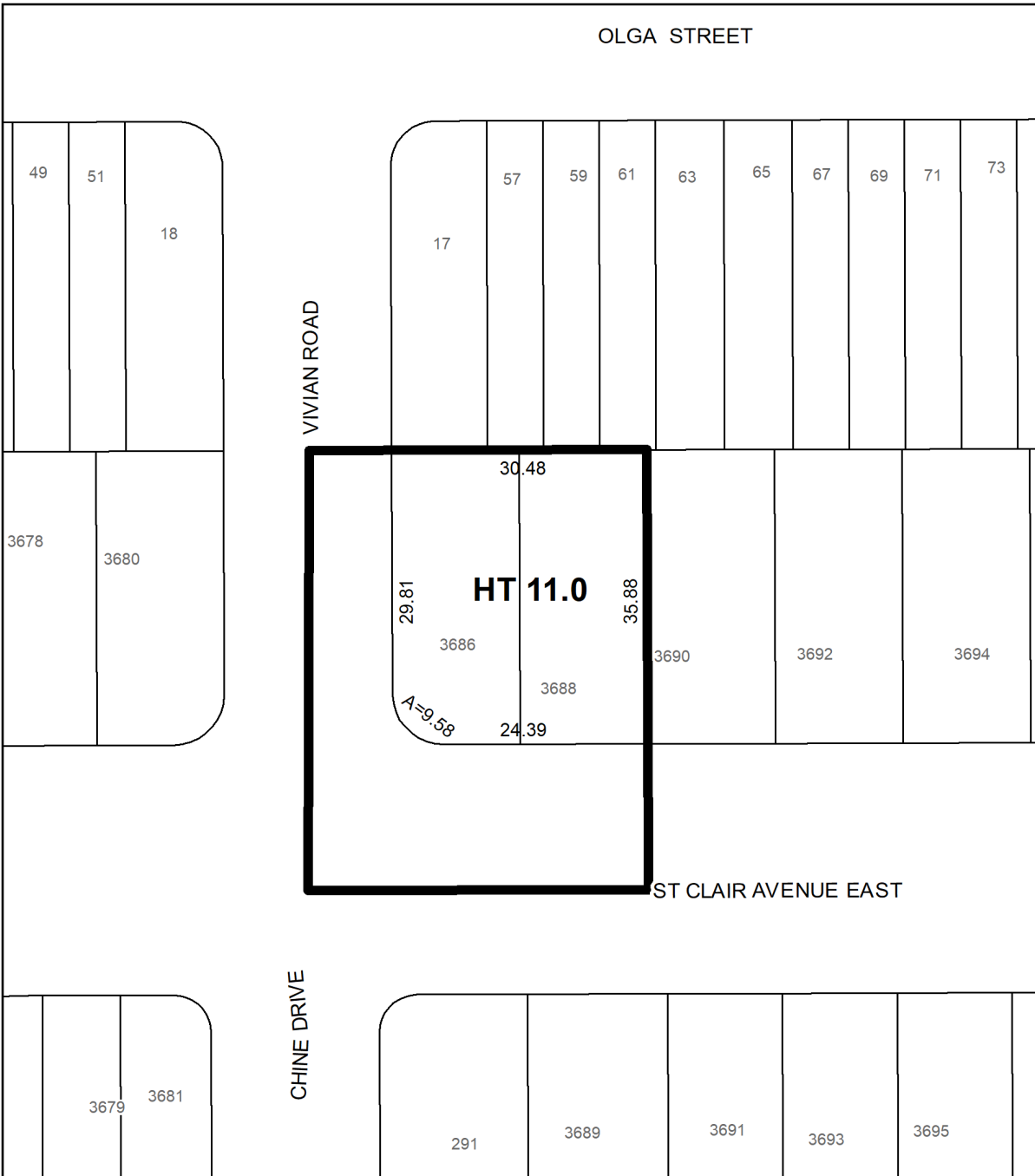




 **TORONTO**
Diagram 3

3686-3688 St. Clair Avenue East

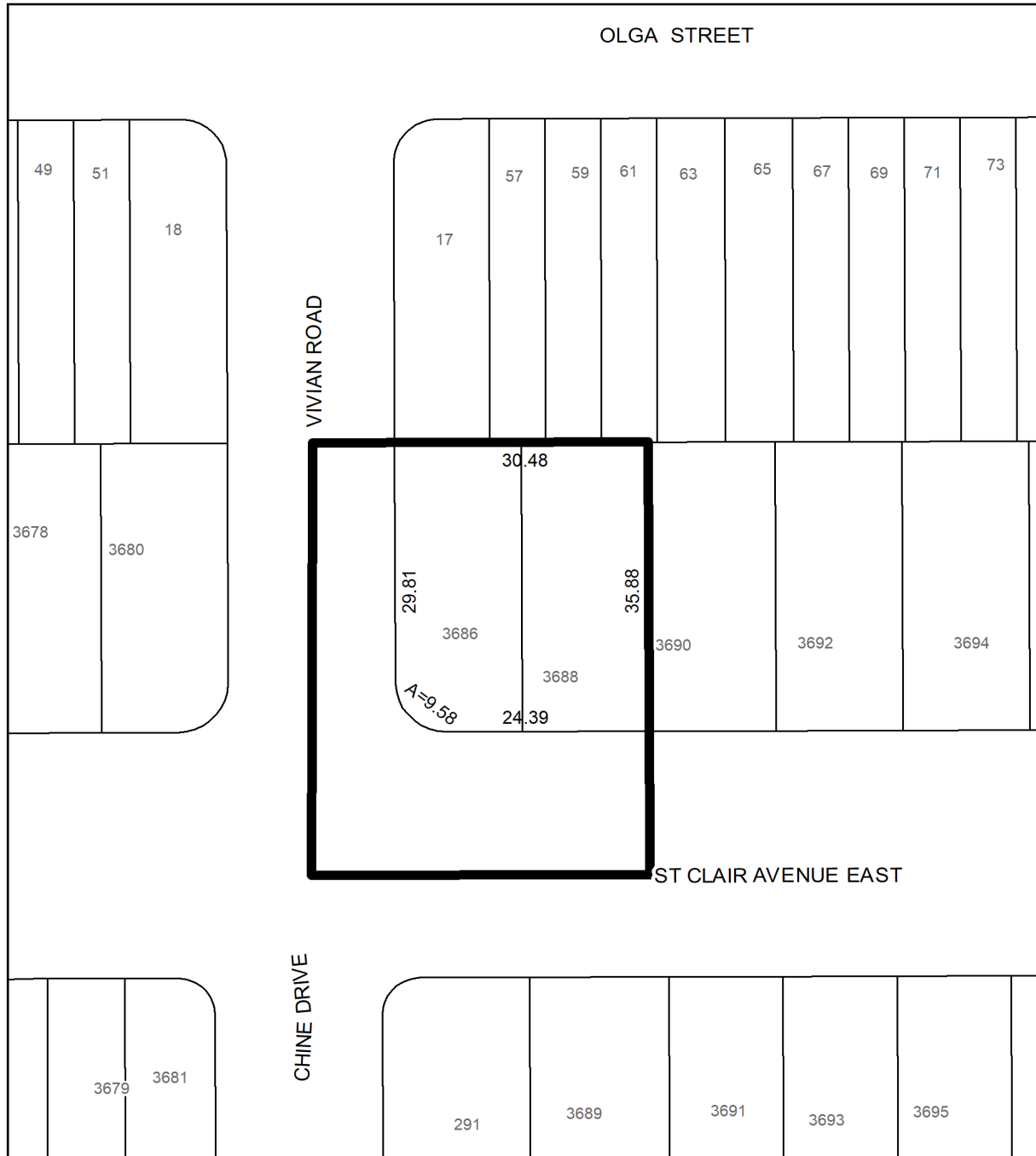
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 **TORONTO**
Diagram 4

3686-3688 St. Clair Avenue East

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 **TORONTO**
Diagram 5

3686-3688 St. Clair Avenue East

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