

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 688-2019

To amend former City of Scarborough Clifcrest Community Zoning By-law 9396, as amended, with respect to the lands municipally known as 3686-3688 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 enacts:

1. **Schedule "A"** of the Clifcrest Community Zoning By-law 9396, is further amended by deleting the current zoning and replacing it with the following zoning as shown on the attached Schedule '1':

A and CC – 40G - 60G – 143- 144 – 145 – 146 – 228 – 229 – 316 – 319 – 320 – 321 – 322 – 323 – 377 – 378

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

BUILDING SETBACK FROM STREET

40G. The **main walls** shall be **setback**:

- i) minimum 2.9 metres from the **front lot line** adjacent to St. Clair Avenue East.
- ii) minimum 0.0 metres from the **side lot line** adjacent to Vivian Road.
- iii) minimum setback at the southwest corner as shown on Schedule '3' of By-law 688-2019.

BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES

60G. The **main walls** shall be **setback**:

- i) minimum 1.0 metres from the east **side lot line**.
- ii) minimum 8.9 metres from the **rear lot line**.

MISCELLANEOUS

143. Maximum lot coverage, excluding terraces over parking spaces is 70 percent.
144. Notwithstanding, the definition of **Main Wall** in **Clause V – Definitions**, the following projections and their supporting structural members shall not be considered part of the **main wall**, except that no such projection shall extend into a public street:
- i) porches, exterior steps or ramps, screen wall, railings, sill or other similar architectural feature may be located 0.0 metres to the west side lot line.
 - 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.
145. The northerly 1.5 metres shall be used for landscaping purposes only, and the main wall of the mechanical/electrical room may be located 5.0 metres from the rear lot line.
146. **CLAUSE VI – PROVISIONS FOR ALL ZONES**, Section 14 "Lands Not Covered by Buildings", shall not apply.

HEIGHT

228. Notwithstanding the definition of **Height** in **CLAUSE V – INTERPRETATION, SECTION (f), Definitions**, the height of the building, as measured from Canadian Geodetic Datum elevation of 164.4 metres to the highest point on the building, shall not exceed 11 metres.
229. The following building elements may extend above the permitted height:
- i) 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.

PARKING

320. Minimum of 7 "long term" bicycle parking spaces shall be provided.
321. Minimum of 3 "short term" bicycle parking spaces shall be provided.

322. **Vehicle** parking spaces shall be provided at the following rates:

i) Residential Use:

Bachelor Units (< 45 m ² GFA):	0.8 spaces per unit;
Bachelor Units (>45 m ² GFA):	1.0 spaces per unit;
1-Bedroom Units:	0.9 spaces per unit;
2-Bedroom Units:	1 space per unit;
3+ Bedroom Units:	1.2 spaces per unit;
Visitor Spaces:	0.2 spaces per unit;

ii) Non-residential Uses:

No parking required if Gross Floor Area < 200 m².

323. **CLAUSE VII - GENERAL PARKING REGULATIONS FOR ALL ZONES**, Sub-clause 1.2.2. Sum of Requirements, shall not apply.

INTENSITY OF USE

377. Maximum number of **dwelling units** is 16 and maximum gross floor area shall not exceed 2,000 square metres

378. Maximum non-residential gross floor area shall not exceed 100 square metres

3. **SCHEDULE "C", EXCEPTIONS LIST AND MAP**, are amended by deleting Exception No. 56 from the lands as shown on Schedule '1'.

4. **SCHEDULE "C", EXCEPTIONS LIST AND MAP** are amended by adding the following Exception No. 64 to the lands shown outlined on the attached Schedule '2' so that it reads as follows:

64. On those lands identified as Exception No. 64 on the accompanying Schedule 'C' map, the following provisions shall apply:

i) Additional Permitted Uses:

A temporary sales office for the sale/lease of residential dwelling units and non-residential gross floor area on the property

5. By-law 1365-2007, being a by-law to amend the former City of Scarborough Cliffcrest Community Zoning By-law 9396, as amended, with respect to lands municipally known as 3686 and 3688 St. Clair Avenue East in 2007, is repealed as it applies to the lands identified in Schedule '2' to this By-law.

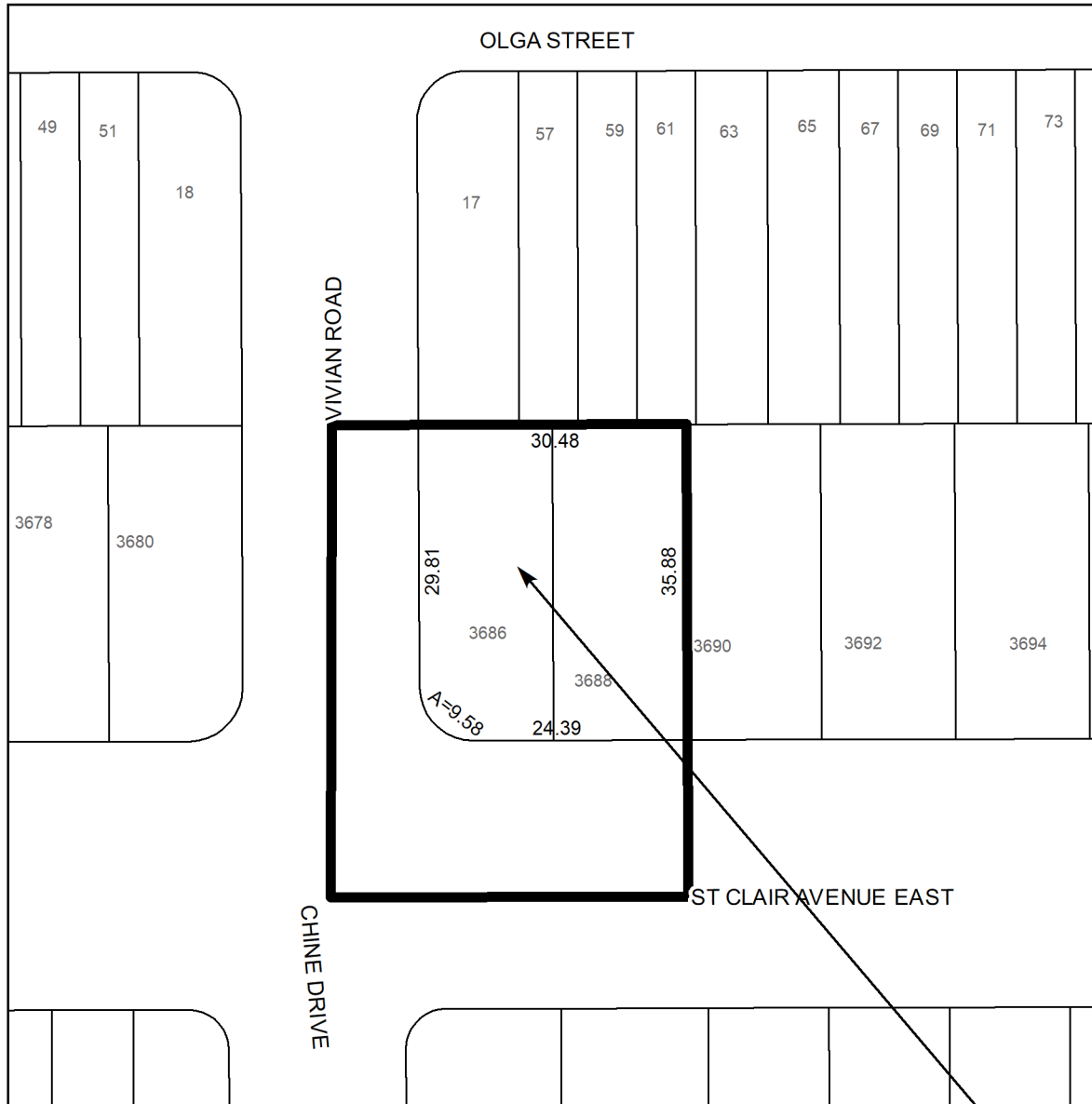
Enacted and passed on May 15, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



**A and CC-40G-60G-143-144-145-146-228-
229-316-319-320-321-322-323-377-378**

 **TORONTO**
Zoning By-law Amendment

3686-3688 St. Clair Avenue East

File # 18 126100 ESC 36 0Z

 Area Affected By This By-law

Cliffcrest Community By-law
Not to Scale
2/8/2019


Schedule '2'



Exception No. 64

Schedule '3'

