

CITY OF TORONTO

BY-LAW No. XXX-2015 (OMB)

To amend former City of Scarborough Zoning By-law No. 9350, the Bendale Community Zoning By-law, as amended, with respect to portions of the lands municipally known as 1555 Midland Avenue

Whereas the Council of the City of Toronto has been requested to amend its Zoning By-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, with respect to portions of the lands municipally known in the year 2015 as 1555 Midland Avenue (the “Lands”); and

Whereas the Ontario Municipal Board, by its Order issued on ____, 2015 in Board File No. PL ____, determined to amend Zoning By-law No. 9350, as amended, with respect to the Lands; and

Therefore pursuant to the Order of the Ontario Municipal Board issued on ____, 2015 in Board File No. PL ____ the Ontario Municipal Board orders as follows:

1. **SCHEDULE “A”** of the Bendale Community Zoning By-law No. 9350, is amended by substituting new zoning on portions of the lands as shown outlined on Schedules ‘1’ and ‘2’ attached hereto and forming part of this By-law, together with the following letters and numerals:

S – 20D – 34 – 56B – 128 – 133 – 135

S – 20E – 34 – 56C – 129 – 133 – 134 – 135

T – 20F – 34 – 56C – 129 – 133 – 134 – 135

T – 20F – 34 – 56C – 130 – 133 – 134 – 135

T – 20F – 34 – 56C – 128 – 133 – 135

M – 20G – 35 – 56A – 128 – 131 – 135

M – 20H – 40 – 132 – 134 – 135 – 136

M – 20I – 40 – 132 – 134 – 135 - 136

P

11

12

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

INTENSITY OF USE

- 20D. One **Single-Family dwelling** per lot having a minimum frontage of 9.0 metres and a minimum **lot area** of 300 square metres.
- 20E. One **Single-Family dwelling** per lot having a minimum frontage of 13.0 metres and a minimum **lot area** of 430 square metres.
- 20F. One **Two-Family dwelling** per lot having a minimum frontage of 15.0 metres and a minimum **lot area** of 400 square metres.
- 20G. Maximum 8 **townhouse dwelling units** having an attached garage and a minimum unit width of 6.0 metres.
- 20H. Maximum 46 **townhouse dwelling units** having a rear attached garage and a minimum unit width of 4.2 metres.
- 20I. Maximum 42 **townhouse dwelling units** having a rear attached garage and a minimum unit width of 4.5 metres.

SETBACKS

34. Minimum building **setback** 4.5 metres from the **street** line, except that the garage **main wall** containing the vehicular access shall be set back a minimum of 6.0 metres from the **street** line.
35. Minimum building **setback** 3.0 metres from the **street** line except that the garage **main wall** containing the vehicular access shall be set back a minimum of 6.0 metres from the **street** line.
- 56A. Minimum **side yard setback** 1.5 metres.
- 56B. Minimum **side yard setback** 1.2 m on one side and 0.6 metres on the other side.
- 56C. Minimum **side yard setback** 1.2 metres.
128. Minimum **rear yard setback** 7.0 metres.
129. Minimum 6.0 metres from the rear **main wall** to the detached garage.
130. Minimum 3.0 metres from the rear **main wall** to the detached garage.

HEIGHT

131. Maximum 14 metres and 3 **storeys**, excluding **basements**, as measured from the average finished grade along the **main wall** of the **dwelling unit** facing any **street** line.
132. Maximum 14 metres and 4 **storeys**, as measured from the average finished grade along the **main wall** of the **dwelling unit** facing any **street** line.
133. Maximum 10 metres and 2 storeys, excluding **basements**, as measured from the average finished grade along the **main wall** of the **dwelling unit** facing any **street** line.

MISCELLANEOUS

134. Where an attached or detached garage is serviced by a rear **lane**, a minimum of 0.5 metre setback from a **lane** having a minimum width of 6.0 metres.
 135. Measurement of required **yard** and building setbacks shall be from the **street** or **lane** line, and shall not be affected by required corner roundings.
 136. Where garages, accessed from a **lane**, are attached to a **dwelling unit** there shall be a minimum 15 square metres of outdoor amenity area provided on the roof of the attached garage.
3. **CLAUSE VI – PROVISIONS FOR ALL ZONES, Sub-Clause 5. Landscaping Requirements, 6. Coverage, 7. Day Nurseries, 16. Regulations for Single-Family, Duplex and Two-Family Dwellings, 20. Front Yard Landscaping and Front Yard Soft Landscaping Requirements** shall not apply.
 4. **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES, Sub-Clause 1.3 Parking Space and Driveway Dimensions, 2.1.4 Garages, Carports and Accessory Buildings, 2.2 Regulations for Single-Family Dwellings, Semi-Detached and Two-Family Dwellings, Duplexes and Street Townhouse Dwellings** shall not apply.
 5. On those lands identified as Exception No. 11 on Schedule ‘2’ attached hereto, the following provisions shall apply:
 - (a) Additional Permitted Uses:
 - a. Townhouse dwelling
 - b. A temporary sales trailer for the sale of residential dwelling units
 - c. A model home

- (b) The following definitions shall apply to the lands encompassed by Exception No. 11:
- a. **Lane** – shall mean a public or private right-of-way which is not for general traffic circulation and which may provide an alternate means of access to abutting lots.
 - b. **Model Home** - shall mean a finished **dwelling unit** for temporary display to the public prior to occupancy for residential purposes.
 - c. **Townhouse dwelling** – shall mean a **building** containing three or more **dwelling units** in which **dwelling units** are separated from each other vertically, and each of which has a separate entrance directly from outside.

2. On those lands identified as Exception No. 12 on Schedule ‘2’ attached hereto, the following provisions shall apply:

- (a) **Permitted Projections** – the following projections, to the maximum distance shown below, shall not be considered part of the **main wall**, except that no such projection shall extend into a public **street** or **lane**:

Projections	Distance
Deck, porch, balcony or similar structure	1.5 m
Decorative or screen wall	1.0 m
Exterior steps or ramps	3.0 m
Bay window, box window or other projecting window	0.6 m
Roof overhang, eave or roof of dormer window	0.6 m provided they are no closer to a lot line than 0.3 m
Chimney, pilaster and projecting columns	0.6 m

- (b) 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.

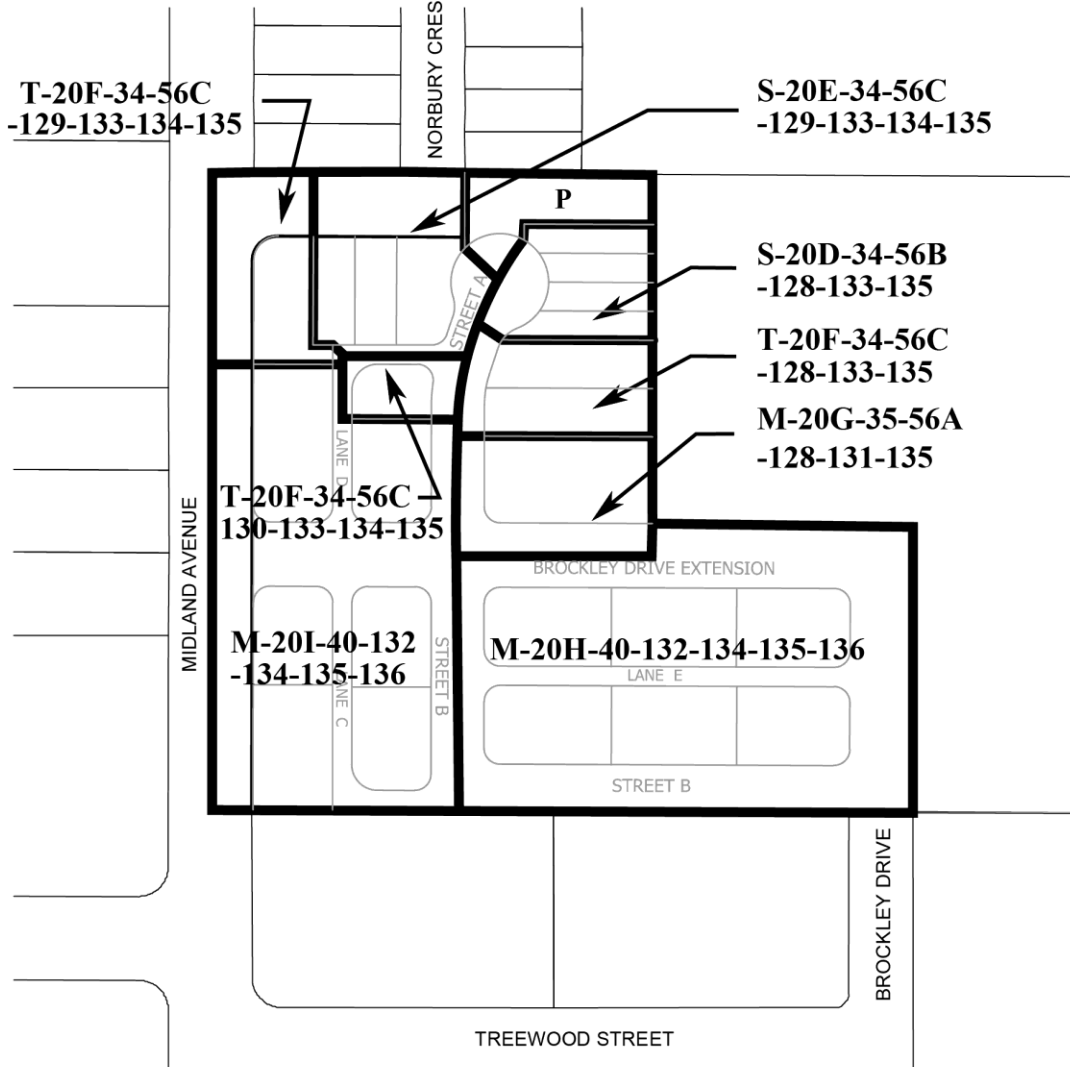
Enacted and passed on, ~2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'

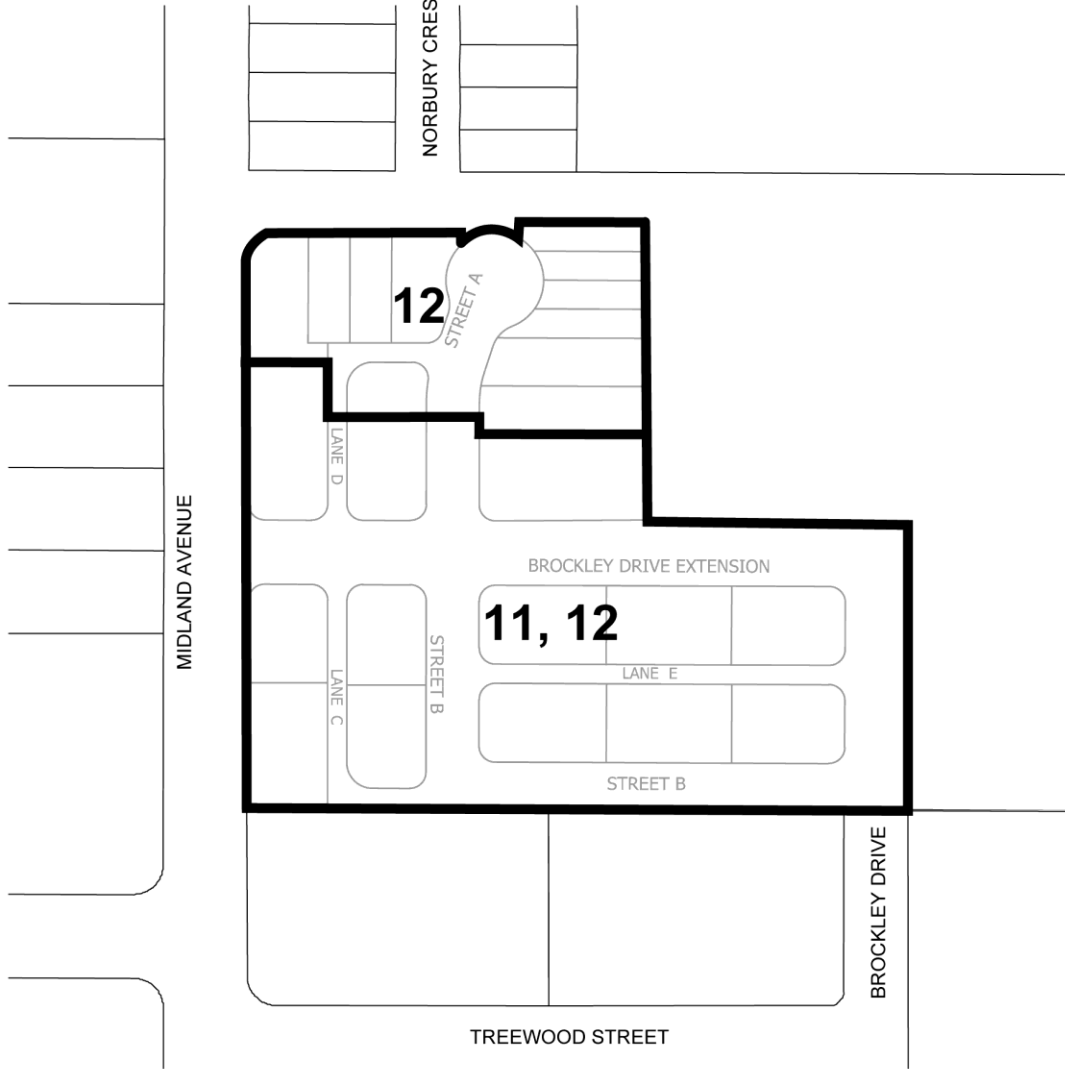


 Area Affected By This By-Law

Bendale Community By-Law
 Not to Scale
 6/5/15



Schedule '2'



TORONTO City Planning Division
Zoning By-Law Amendment

1555 Midland Avenue
 File # 13 218652 ESC 38 0Z

 Area Affected By This By-Law

Bendale Community By-Law
 Not to Scale
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