

0 Clemes Drive – Zoning Amendment Application – Final Report

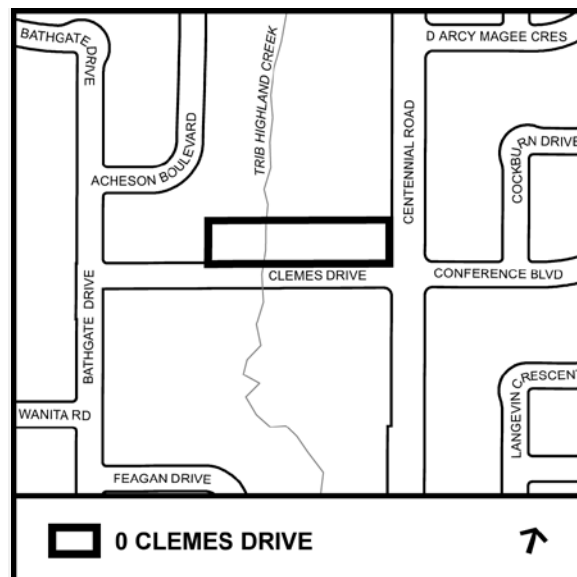
Date:	January 29, 2015
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 44 – Scarborough East
Reference Number:	13 236747 ESC 44 OZ

SUMMARY

This application proposes to rezone the lands at 0 Clemes Drive (the "Site") to permit the construction of seven detached dwellings. The ravine portion of the Site will be conveyed to the Toronto and Region Conservation Authority, and re-zoned Major Open Spaces (O) Zone in the Centennial Community Zoning By-law No. 12077, as amended, and Open Space – Natural (ON) Zone in the City-wide Zoning By-law No. 569-2013, as amended.

The proposal conforms to the City's Official Plan and the Provincial Growth Plan for the Greater Golden Horseshoe, and is consistent with the Provincial Policy Statement. The proposed number of detached dwellings, along with their height, lot coverage, floor area and setbacks represent an appropriate and compatible form of infill development that will fit naturally into the surrounding neighbourhood. The rezoning of the ravine portion of the Site, which forms part of the Natural Heritage System, the Ravine By-law Protected area, and Toronto and Region Conservation Authority's Fill Regulated Area is appropriate for the future protection of the lands, and meets several important objectives of the land use, *Green Space System* and natural heritage system policies.

This report reviews and recommends approval of the application to amend the Zoning By-law.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Centennial Community Zoning By-law No. 12077, as amended, for the lands at 0 Clemes Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 6 to report dated January 29, 2015 from the Director of Community Planning, Scarborough District.
2. City Council amend City-wide Zoning By-law No. 569-2013, as amended, for the lands at 0 Clemes Drive substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 7 to report dated January 29, 2015 from the Director of Community Planning, Scarborough District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

There are no previous development applications pertaining to the subject property. At one time, a single detached dwelling occupied a portion of the Site, however aerial photographs indicate that the dwelling was removed sometime around 1981. The Site has remained vacant since that time.

Staff prepared a preliminary report for this application, which Scarborough Community Council adopted at its November 19th, 2013 meeting. The report included background information on the proposal and recommended that a community consultation meeting be held and notice be given in accordance with the regulations in the *Planning Act*. The preliminary report is available through the following web link:

<http://www.toronto.ca/legdocs/mmis/2013/sc/bgrd/backgroundfile-63158.pdf>

ISSUE BACKGROUND

Proposal

This application proposes to rezone the east and west portions of the Site from an Agricultural Uses (AG) Zone to a Single-Family Residential (S) Zone under the Centennial Community Zoning By-law No. 12077, as amended, in order to permit the construction of seven (7) single detached dwellings on the Site. The Centennial Creek ravine portion of the Site would be rezoned to a Major Open Spaces (O) Zone, so that these lands could be conveyed into public ownership. As part of the application, the residential and ravine portions of the Site would be incorporated into City-Wide Zoning By-law No. 569-2013, as amended, under the Residential Detached (RD) Zone and Open Space – Natural (ON) Zone.

Two of the proposed residential lots are to be located to the west of the existing Centennial Creek ravine, and would each have lot frontages of 13.5 metres (44.3 feet) and lot areas of approximately 501 square metres (5,399 square feet) and 507 square metres (5,459 square feet) respectively. Four of the five remaining lots located to the east of the ravine would have lot frontages of 14.2 metres (46.6 feet) and would have an average lot area of 535 square metres (5,758.7 square feet). The lot located on the northwest corner of Clemes Drive and Centennial Road would be slightly larger, with a frontage of 14.8 metres (48.6 feet) and a lot area of approximately 563 square metres (6,061 square feet). All seven lots would front directly onto Clemes Drive.

A consent application will be required to sever the existing lot into seven new residential lots and to convey an approximately 2,232 square metre (24,026 square foot) parcel to the Toronto and Region Conservation Authority (TRCA). For more information, refer to Attachment 1: Concept Site Plan and Attachment 5: Application Data Sheet.

Site and Surrounding Area

The Site is a rectangular parcel located at the northwest corner of Clemes Drive and Centennial Road. It is approximately 0.59 hectares (1.47 acres) in size, and has 157.9 metres (518 feet) of frontage on Clemes Drive and 37.5 metres (123 feet) of frontage on Centennial Road.

The Site is vacant and generally flat except for the steeply sloped Centennial Creek ravine lands that bisect the Site in a north-south direction. Centennial Creek is a tributary of the larger Highland Creek watershed system. The ravine portion of the lot is heavily treed, but there is little tree cover on the tableland.

Abutting uses include:

South, East and West: Single-family detached dwellings

North: St. Brendan Catholic School

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The east and west portions of the Site are designated *Neighbourhoods*, and the central ravine portion of the Site is designated *Parks and Open Spaces Areas – Natural Areas*, according to the Official Plan land use map. The ravine portion of the Site is also identified as part of the Natural Heritage System on Map 9 and the *Green Space System* on Map 2- Urban Structure.

Neighbourhoods are physically stable areas where residential uses in lower scale buildings such as detached houses are permitted. Policies and development criteria aim to ensure that physical changes to established neighbourhoods are sensitive, gradual and generally “fit” the existing physical character. Development in established neighbourhoods is required to respect and reinforce the existing physical character of the neighbourhood, including in particular: prevailing building types, size and configuration of lots; setbacks of buildings from the street or streets; prevailing patterns of rear and side yard setbacks and landscaped open space; and continuation of special landscape or built form features that contribute to the unique physical character of a neighbourhood. No changes are to be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

Parks and Open Space Areas - Natural Areas are areas to be maintained primarily in a natural state while allowing for compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on natural features and functions. Also permitted are conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, and that are designed to have only minimal adverse impacts on natural features and functions.

Natural Heritage System: The Official Plan protects significant natural areas through a series of mapping “layers” with associated policies, one of which is the natural heritage system shown on Map 9. The natural heritage system represents a sensitive network of natural habitats, features and functions. Proposed development in or near the natural heritage system will be evaluated to assess impacts to biodiversity, as well as air, soil and water quality, and will identify measures to mitigate any potential impacts and protect, enhance and restore these areas.

Green Space System: The *Green Space System* is comprised of connected lands with a *Parks and Open Space Areas* designation that are large and have significant natural heritage or recreational value. The *Green Space System* contributes to quality of life and the health of the natural ecosystem, so Official Plan policies require that actions be taken to preserve and enhance it. These include restoration and protection, and the expansion of the system through the acquisition of associated with private development.

Zoning

The subject property is currently zoned Agricultural Uses (AG) in the Centennial Community Zoning By-law No. 12077, as amended. The Agricultural Uses (AG) Zone is designed to provide temporary use of land pending the extension of storm and sanitary sewers, and other municipal services to enable a more intensive or permanent use of lands. Properties that were zoned Agricultural Uses (AG) were excluded from the City-wide Zoning By-law until such time as a new development application could remove this zoning and incorporate them into the new Zoning By-law under a more appropriate zoning category.

Site Plan Control

A site plan control application is not required for the development of the proposed detached residential dwellings.

Ravine Control

Centennial Creek runs through the centre of the Site, and is surrounded by a forested riparian habitat, making it subject to the Ravine and Natural Feature Protection By-law, Chapter 658 of the City of Toronto Municipal Code. The By-law protects designated lands from development impacts such as the injury or destruction of trees, filling, grading and dumping. The applicant has plotted the limits of the Ravine Control By-law on their drawings (refer to Attachment 1: Concept Site Plan). The applicant has submitted a Natural Heritage Impact Study, including a Ravine Stewardship Plan and Tree Preservation Plan indicating that all trees located within the valley feature will be protected and that the new development will not encroach beyond the dripline of significant vegetation, in accordance with the Ravine and Natural Feature Protection By-law.

Centennial Creek and its surrounding habitat is also regulated by the Toronto & Region Conservation Authority (TRCA), which seeks to protect watercourses, valley and stream corridors as open natural land forms. Development is required to respect a buffer zone of 10 metres inland from the "long term top of slope", which is determined through a geotechnical assessment. The proposed development is outside the 10 metre buffer zone in accordance with this regulation.

Reasons for Application

The proposed residential uses are not permitted in an Agricultural Uses (AG) Zone. The proposed zoning by-law amendments would permit the residential uses and facilitate the creation of seven new lots for single detached houses. The central ravine-protected portion of the lands including Centennial Creek would be rezoned to Major Open Spaces (O) zone in the Centennial Community Zoning By-law No. 12077, as amended, and to an Open Space – Natural (ON) Zone in the City-wide Zoning By-law No. 569-2013, so that they can subsequently be conveyed into public ownership.

Community Consultation

A community consultation meeting was held on March 18, 2014. The meeting was attended by City Planning staff, the Ward Councillor, the property owner and their planning consultant, and approximately fourteen (14) members of the public.

One resident inquired as to the proposed built form, and expressed a desire to ensure that the proposed new dwellings would adhere to similar performance standards that apply to the wider neighbourhood, such as side yard setbacks and building height.

While not directly related to this proposal, several residents expressed their concerns about vehicles speeding on portions of Clemes Drive and Centennial Road, and suggested that the City consider additional traffic-calming measures.

Some residents asked how much land would be dedicated to the TRCA, and whether the Official

Plan requirement that new development be setback 10 metres from the ravine's stable top-of-bank was measured from the buildings or the nearest lot line.

Other questions and comments related to the availability of on-street parking on both Clemes Drive and Centennial Road as well as space for picking up and dropping off students at nearby St. Brendan Catholic School.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe. Both the PPS and the Growth Plan encourage contextually appropriate intensification and redevelopment in urban areas. The proposal makes efficient use of a large site that is already serviced by municipal utilities, while also providing for the ecological restoration of the ravine. The proposed single detached dwellings are contextually appropriate and represent a form of reinvestment that will contribute to the strength and health of the community.

Land Use

The proposed re-zoning of the Site from an agricultural zoning category to single family residential and open space categories implements the Official Plan land use policies for the Site. The portion of the Site designated *Neighbourhoods* permits the proposed residential use and building type. The portion of the Site designated *Parks & Open Space Areas- Natural Areas* will be maintained in a natural state and transferred to public ownership, meeting several important objectives of the land use, *Green Space System* and natural heritage system policies.

Lot Pattern

Policy 4.1.5 of the Official Plan requires that new development in established *Neighbourhoods* respect and reinforce the existing physical character of the neighbourhood. This includes street and block patterns, size and configuration of lots, height, massing and scale of dwellings, setbacks and landscaped open space.

The proposed severance plan maintains the lot characteristics of the adjacent residential community. Lot frontage and area requirements in surrounding single family zones range from 12 metres (39 feet) at the street line and 510 square metres (5,490 square feet) to 18 metres (59 feet) and 929 square metres (10,000 square feet). The average lot area in the surrounding neighbourhood is approximately 700 square metres (7,534.7 square feet) and the average lot frontage is approximately 15.9 metres (52.2 feet).

The proposed lot areas in this development range from approximately 501 square metres (5,399.2 square feet) to approximately 563 square metres (6,061.2 square feet). The proposed lot frontages in range from 13.5 metres (44.3 feet) to 14.8 metres (48.6 feet). The lot characteristics of the proposed development respect and reinforce the existing physical character of the surrounding neighbourhood.

Built Form

Infill residential development is expected to respect and reinforce the character of the surrounding area. In the community consultation meeting, area residents expressed the desire to ensure that the proposed development was compatible with the lot sizes and building heights in the surrounding area.

The Site is within a neighbourhood context of two-storey dwellings interspersed with one-and-a-half-storey split-level residences. There are many mature trees and the front yards are well landscaped. All of the proposed two-storey homes will be limited to 9 metres (29.5 feet) in height, which is consistent with the existing zoning restrictions in the area.

The proposed detached residential dwellings have lot sizes, front and side yard setbacks that are comparable to the existing built form and zoning permissions in the surrounding neighbourhood.

The current zoning for this area requires a minimum side yard setback of 1.2 metres (3.9 feet) for a one-storey dwelling and an additional 0.6 metres (2 feet) for a second storey. The exterior side wall of an integral garage is permitted to be located 0.3 metres from a side lot line. Each of the seven proposed two-storey dwellings will have a side yard setback of 1.2 metres (3.9 feet), as well as a reduced side yard setback for an integral garage, however the proposed dwelling on the corner lot will have an increased street side yard setback of 2.4 metres (7.9 feet) from the Centennial Road street line in order to be consistent with the pattern of front yard setbacks for the other dwellings fronting that street and to provide adequate sightlines for vehicles and pedestrians. All of the proposed lots will have front yard setbacks of at least 6 metres (19.7 feet), which is typical for new development in the area and provides adequate space for the parking of one vehicle between the front wall and the front lot line.

The Zoning By-law typically requires a minimum rear yard setback of 7.5 metres (24.6 feet) and each of the proposed dwellings will maintain this pattern of rear yard setbacks.

Planning staff are of the opinion that the proposed development is compatible with adjacent neighbourhood in terms of built form.

Traffic Impact, Access, Parking

Some residents expressed concerns about the impact of the proposal on existing traffic conditions. In particular, neighbourhood residents were concerned about the increased traffic being generated by this development and with the potential for conflict between vehicles leaving the Site and with the school to the north.

Transportation Planning staff are satisfied that the scale of development proposed does not warrant a traffic impact study and that the seven proposed new dwellings will not adversely affect the surrounding road network.

Servicing

A Functional Servicing Report has been submitted in support of the application. The Engineering and Construction Services Division have reviewed and accepted the report.

Tree Preservation

The applicant submitted an Environmental Impact Study, Arborist Report, Tree Preservation Plan and Planting Plan in support of these applications, all of which have been reviewed and accepted by Urban Forestry and TRCA staff. The Tree Preservation Plan ensures that all trees within the protected ravine area will be preserved. Two White Ash trees outside the ravine protected area are proposed to be removed, both of which are in poor condition and at some potential risk from the Emerald Ash Borer.

The owner proposes to plant fifteen (15) new trees in the road allowances along Clemes Drive and Centennial Road, and in the and rear yards of the proposed new homes. In addition to planting trees around the perimeter of the Site, two areas adjacent to the 10 metre buffer zone surrounding the ravine-protected area will be planted with large calliper native trees spaced 5-6 metres apart.

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Official Plan shows the local parkland provisions across the City. The lands which are the subject of this application are in an area with 3.00 + hectares of local parkland per 1,000 people. The Site is located in the highest quintile of current provision of parkland. The Site is not subject to the Alternative Parkland Dedication By-law, but is subject to a 5% residential parkland dedication rate through the City Wide Parkland Dedication By-law No. 1020-2010, which equates to a parkland dedication of 0.03 hectares (297.2m²).

The parkland dedication for the Site is too small to be functional and as such is required to be satisfied through a cash-in-lieu payment. The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the Planning Act, and is required as a condition of the building permit application process.

Environment

The central portion of the Site surrounding Centennial Creek is regulated by the TRCA, subject to the City's Ravine Protection By-law and is part of the Natural Heritage System. In support of the application, the applicant submitted a Natural Heritage Impact Study, Environmental Impact Study, Ravine Stewardship Plan, Arborist Report and Tree Preservation Plan, all of which have been reviewed and accepted by TRCA, Ravine and Natural Feature Protection and Urban Forestry staff.

All of the proposed new single detached dwellings will be constructed on the tableland beyond Centennial Creek and the protected riparian forest habitat. The new development respects a 10-metre buffer from the long term stable top of slope and will not encroach into the drip line of significant vegetation.

In response to staff comments, the applicant has proposed "soak away pits" located in the rear yard of each proposed new home. A soak away pit is an excavated trench filled with porous material. They are intended to help speed rainwater infiltration and prevent runoff from reaching Centennial Creek. Each of the driveways for the new single detached dwellings will be constructed using porous paving materials.

The applicant intends to convey a 2,232 square metre (0.55 acre) parcel to the TRCA, which will include the section of Centennial Creek passing through the Site, along with the surrounding riparian habitat. The Ravine Stewardship Plan prepared for the parcel describes the removal of invasive species, and the extensive re-planting of the 10 metre buffer zones on either side of the ravine in order to enhance the ecological resiliency and environmental function of this feature. The Planting Plan organizes plantings into four different habitats to create a transition from the tableland to the ravine. Implementation of both plans will coincide with construction of the single detached dwellings, and monitored over a two-year period.

Toronto Green Standard

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The design of the Site ensures that there will be little impact to the ravine from the new single detached dwellings. The applicant is providing extensive new plantings organized into four different habitat types surrounding the ravine, and providing a treed buffer at the edge of the 10 metre top of slope ravine setback to ensure that the landscaping is maintained following residential occupancy. The applicant's stormwater management strategy has been reviewed and accepted by Engineering and TRCA staff, and includes permeable driveways, and rear yard infiltration areas to prevent runoff from the residential lots from reaching Centennial Creek. The proposal meets a wide variety of Tier 1 standards related to air quality, water quality and ecology.

Conclusion

The proposed rezoning of the subject lands to permit seven detached dwellings is consistent with the PPS, does not conflict with the Growth Plan and meets the intent of the Official Plan policies. The quantity and scale of the single detached dwellings in terms of building heights, lot coverage and floor area together with the proposed building setbacks results in a built form that is appropriate for the site and compatible with the surrounding neighbourhood.

The ravine portion of the Site will undergo ecological restoration so that it can be maintained in a natural state and transferred to public ownership, meeting several important objectives of the land use, *Green Space System* and natural heritage system policies. Staff recommend that Council support the draft Zoning By-law amendments and authorize the City Solicitor and the Chief Planner and Executive Director, City Planning to continue to work with the applicant on the final form of the draft Zoning By-law amendment.

CONTACT

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Fax No. (416) 396-4265

E-mail: joreill@toronto.ca

SIGNATURE

Raymond David, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Concept Site Plan

Attachment 2: Draft R-Plan

Attachment 3: Elevations

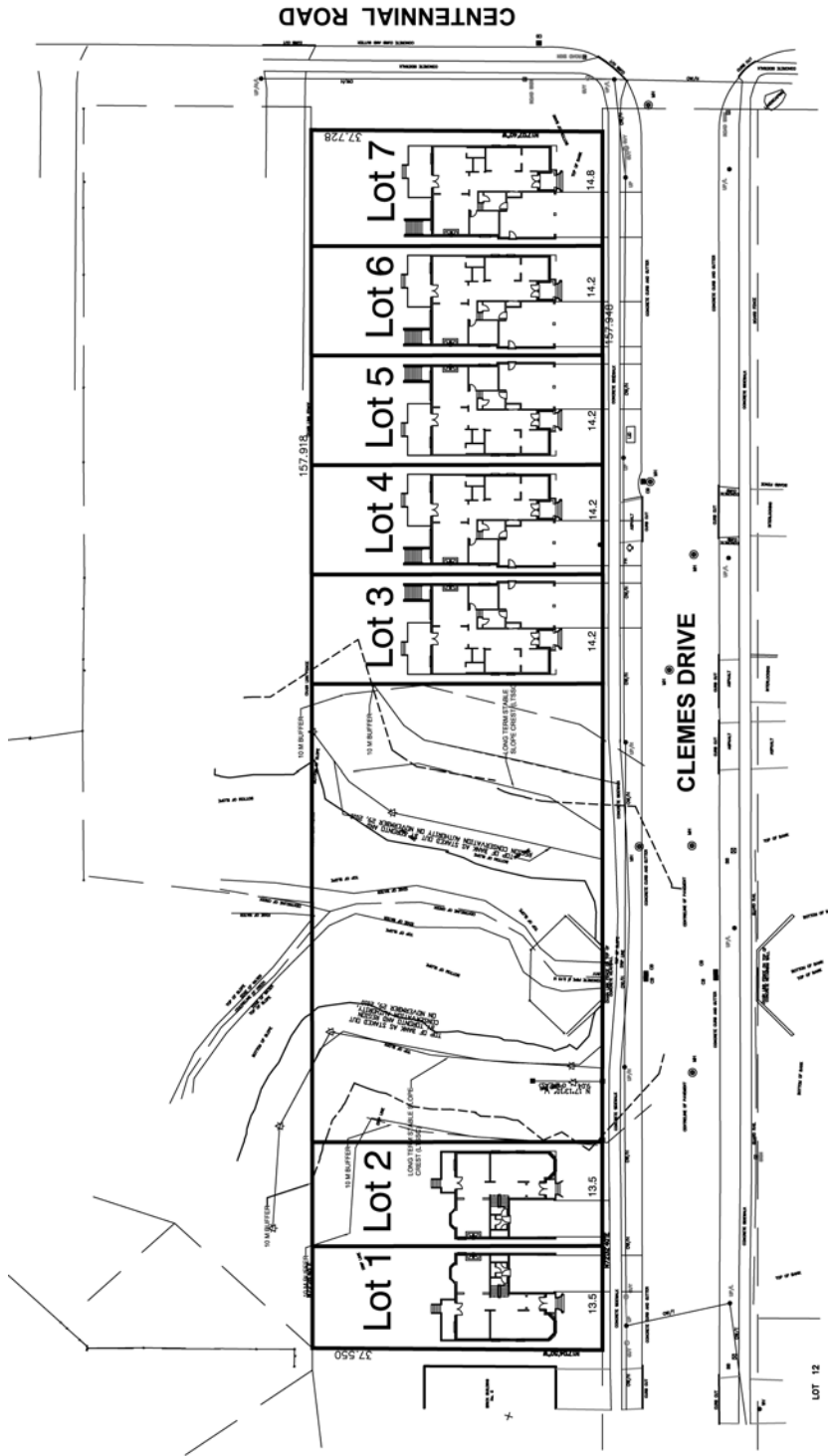
Attachment 4: Zoning

Attachment 5: Application Data Sheet

Attachment 6: Draft Zoning By-law Amendment (Centennial Community Zoning By-law 12077)

Attachment 7: Draft Zoning By-law Amendment (Zoning By-law 569-2013)

Attachment 1: Concept Site Plan



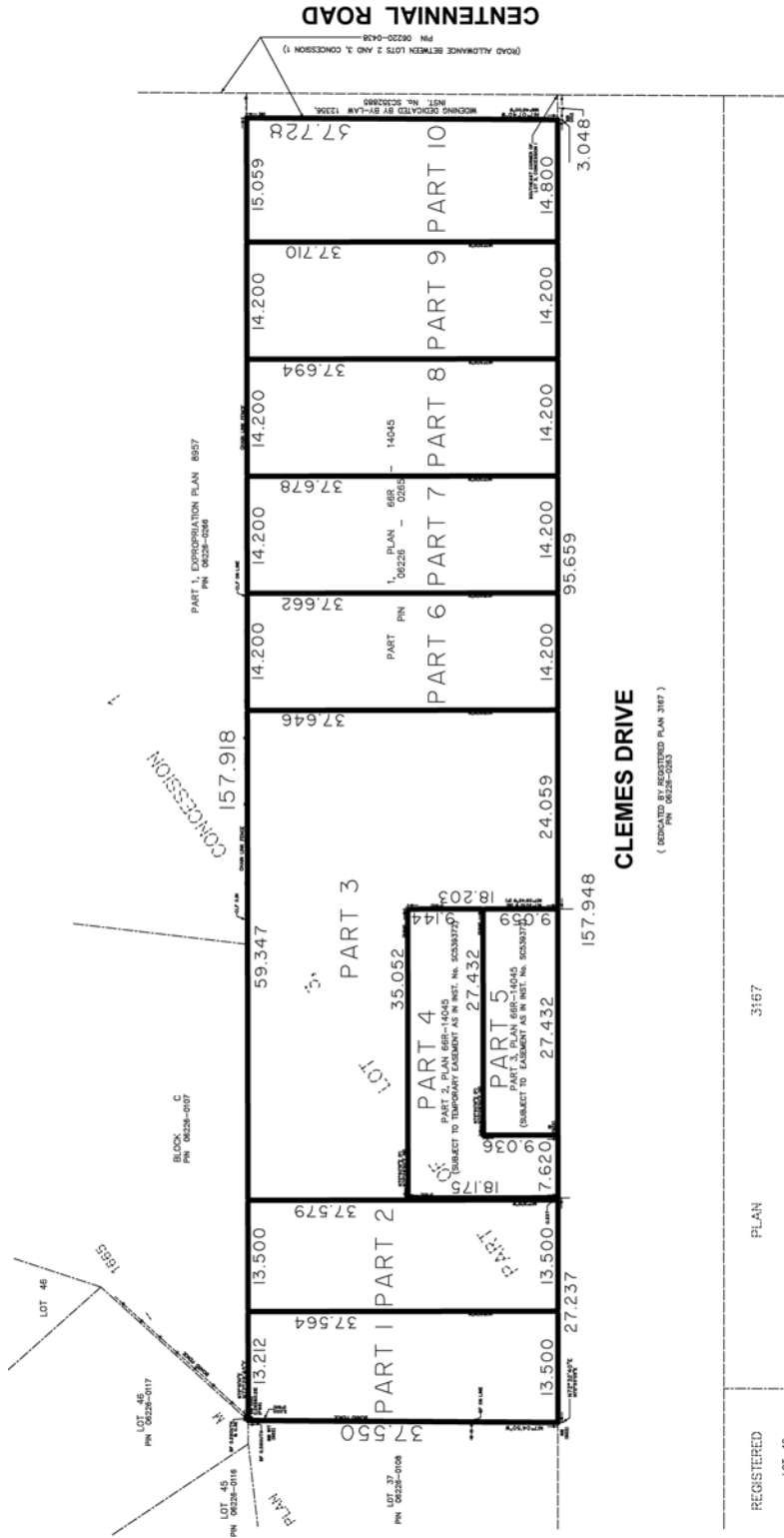
0 Clemes Drive

Concept Site Plan
 Applicant's Submitted Drawing
 Not to Scale
 01/05/15



File # 13 236747 ESC 44 0Z

Attachment 2: Draft R-Plan



0 Clemes Drive

Draft R-Plan Plan

Applicant's Submitted Drawing

Not to Scale
01/05/15

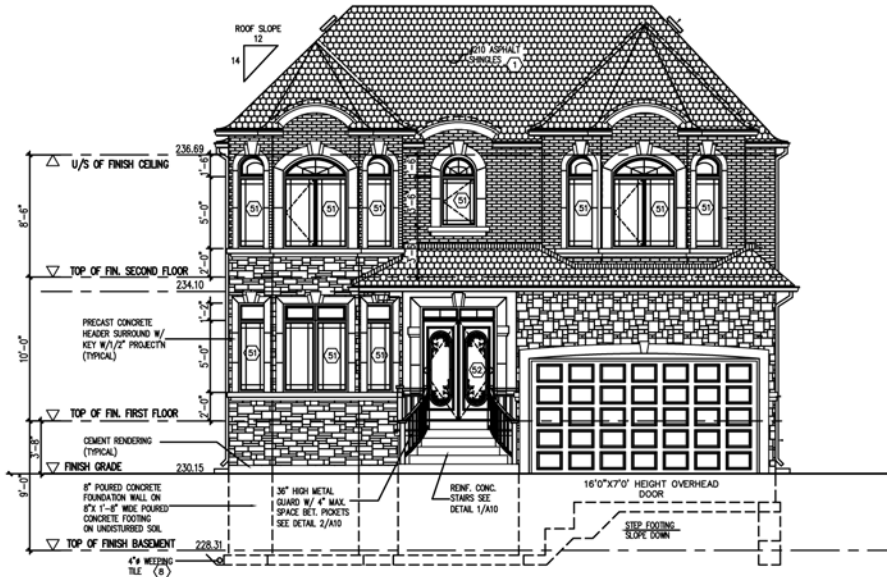
File # 13 236747 ESC 44 OZ



Attachment 3: Elevations



14.2m Lot Frontage
South Elevation (Clemes Drive)



13.5m Lot Frontage
South Elevation (Clemes Drive)

Elevations

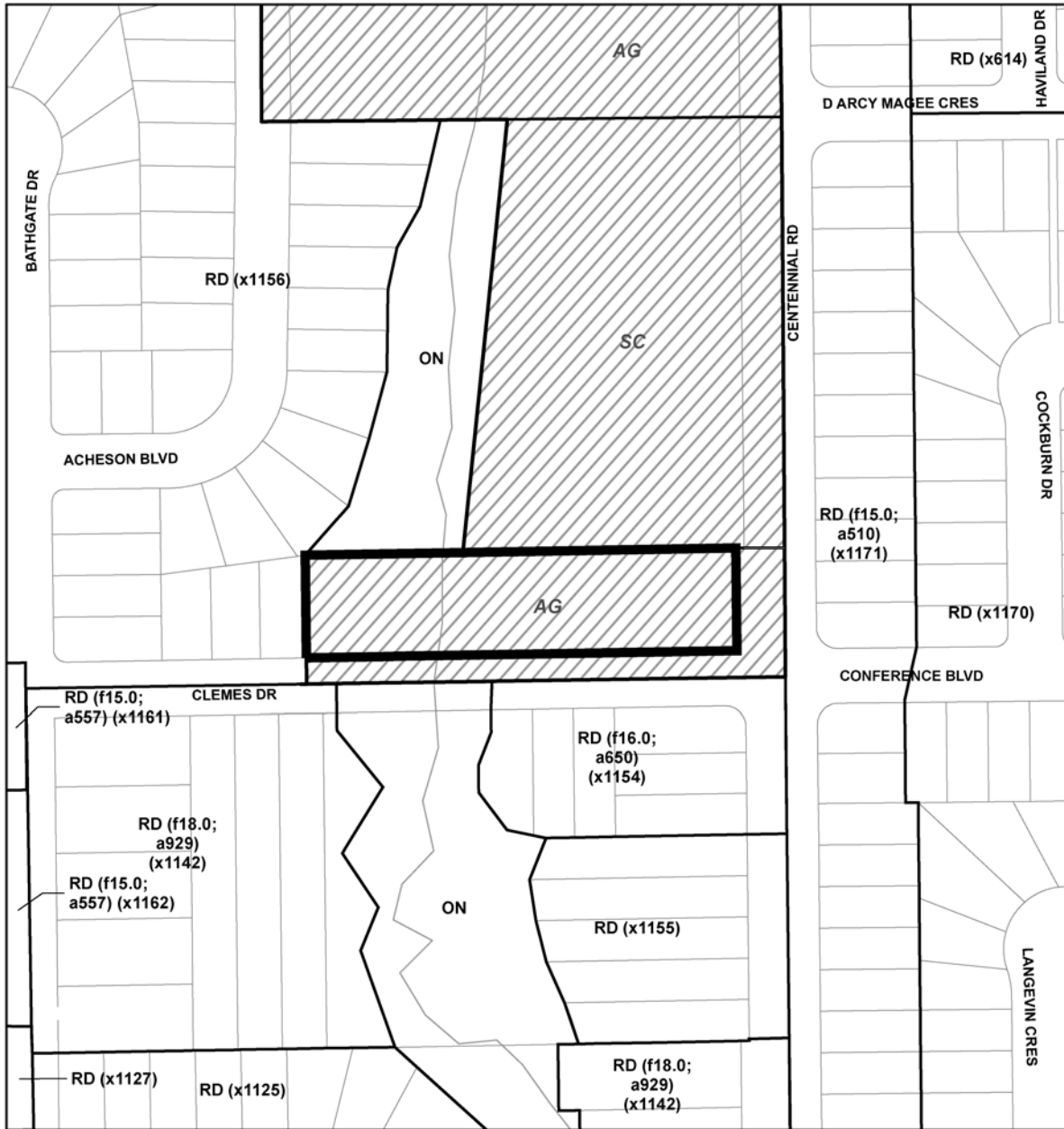
Applicant's Submitted Drawing

Not to Scale
01/05/15

0 Clemes Drive

File # 13 236747 ESC 44 0Z

Attachment 4: Zoning




Zoning By-law 569-2013

0 Clemes Drive

File # 13 236747 ESC 44 0Z

-  Location of Application
- RD Residential Detached
- ON Open Space Natural

-  See Former City of Scarborough Centennial Community Bylaw No. 12077
- AG Agricultural Uses
- SC School



Not to Scale
Extracted: 05/08/2014

Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	13 236747 ESC 44 OZ
Details	Rezoning, Standard	Application Date:	September 17, 2013
Municipal Address:	0 CLEMES DR N S		
Location Description:	CON 1 PT LOT 3 **GRID E4407		
Project Description:	Proposed rezoning from Agricultural to Residential to permit the construction of seven single-family detached dwellings, subject to severance.		

Applicant:	Agent:	Architect:	Owner:
PMG PLANNING CONSULTANTS	JULIUS DE RUYTER		NEWFIN LAND DEVELOPMENT COMPANY LIMITED

PLANNING CONTROLS

Official Plan Designation:	Neighbourhoods and Parks & Open Space – Natural Areas	Site Specific Provision:
Zoning:	AG	Historical Status:
Height Limit (m):		Site Plan Control Area:

PROJECT INFORMATION

Site Area (sq. m):	5944	Height:	Storeys:	2	
Frontage (m):	158		Metres:	9.5	
Depth (m):	37.5				
Total Ground Floor Area (sq. m):	0				Total
Total Residential GFA (sq. m):	2340		Parking Spaces:	14	
Total Non-Residential GFA (sq. m):	0		Loading Docks	0	
Total GFA (sq. m):	2340				
Lot Coverage Ratio (%):	35% to 38%				
Floor Space Index:	0.60x to 0.65x				

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Freehold			
Rooms:	0	Residential GFA (sq. m):	2340	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0	0
Total Units:	7			

CONTACT:	PLANNER NAME:	John O'Reilly
	TELEPHONE:	(416) 396-5279

Attachment 6: Draft Zoning By-law Amendment (Centennial Community Zoning By-law 12077)

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To amend the Centennial Community Zoning By-law No. 12077, as amended, with respect to the lands municipally known in the year 2015 as 0 Clemes Drive

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 HEREBY ENACTS as follows:

1. **SCHEDULE “A”** is amended by deleting the current zoning and replacing it with the following zoning for the lands as shown on the attached Schedule “1”:

S – 39 – 58A – 58B – 101 – 163 – 166 – 234 – 358

O

S – 39 – 48 – 58A – 58B – 101 – 163 – 166 – 238 – 358

2. **SCHEDULE “B” – PERFORMANCE STANDARD CHART** is amended by adding Performance Standard Nos. 166, 234 and 238 so that they read as follows:

INTENSITY OF USE

166. Maximum building **height** of 9.5 metres and 2 storeys.

234. One **single-family dwelling** per parcel of land having a minimum lot frontage of 13.5 m and a minimum lot area of 500 m².

238. One **single-family dwelling** per parcel of land having a minimum lot frontage of 14.2 m (14.8 m for corner lots) and a minimum lot area of 530 m².

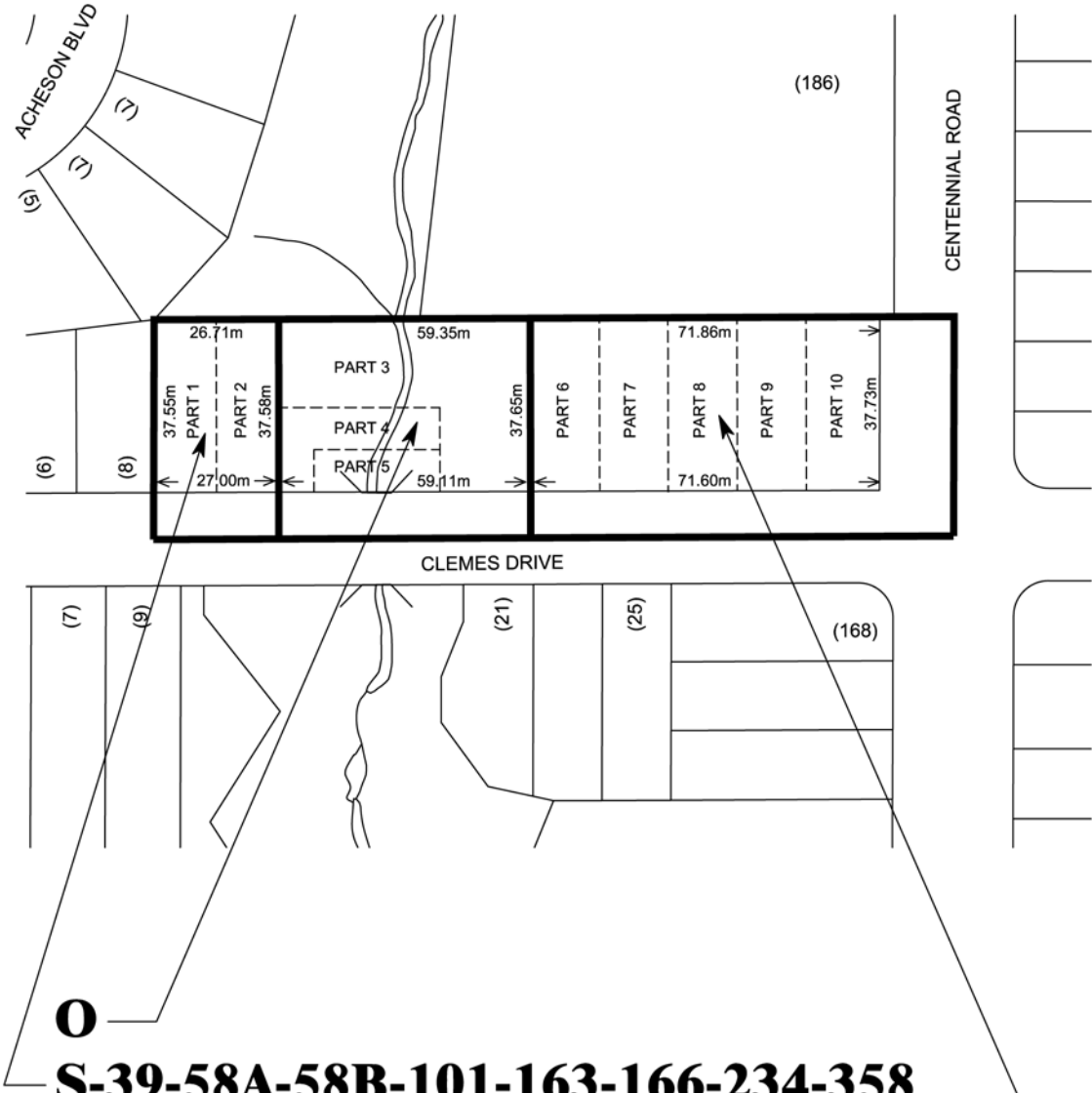
3. **SCHEDULE “C” – EXCEPTIONS MAP** is amended by deleting Exception Nos. 1 and 2 from the lands as shown on the attached Schedule “2”.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

Schedule '1'



O
S-39-58A-58B-101-163-166-234-358
S-39-48-58A-58B-101-163-166-238-358

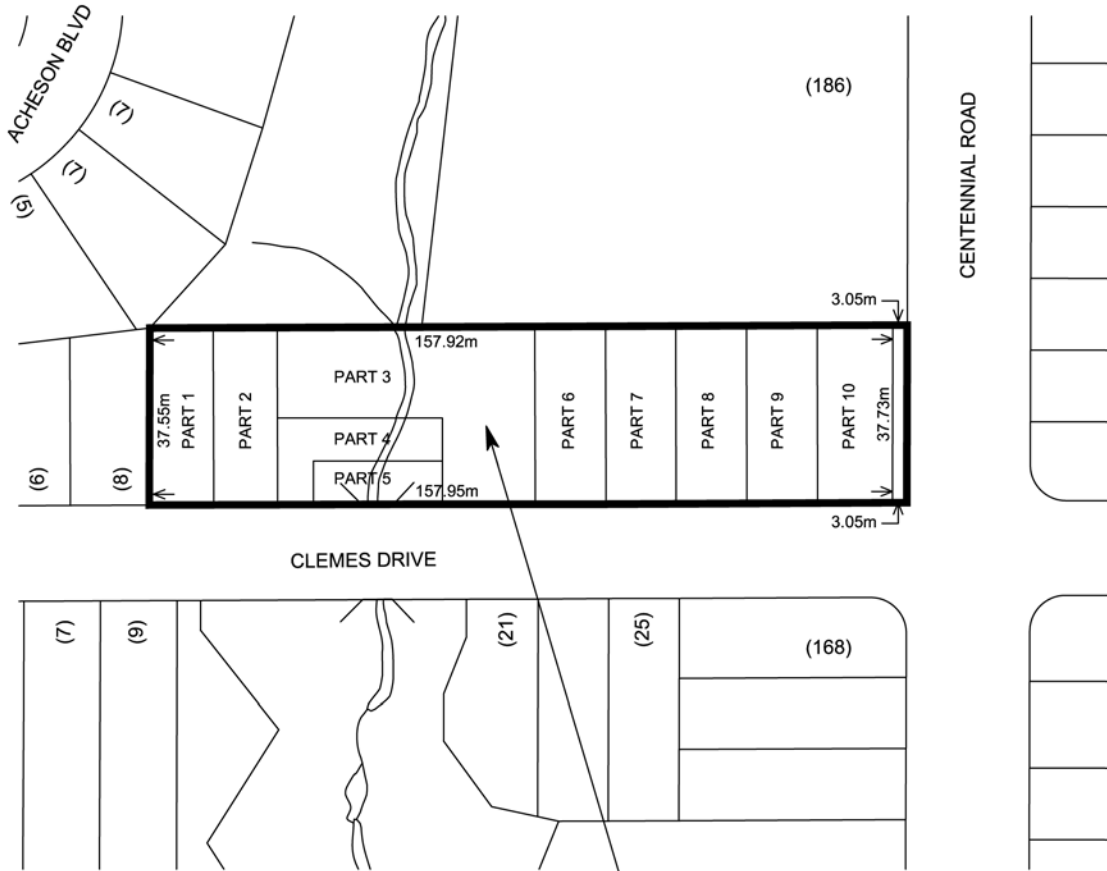
TORONTO City Planning Division
Zoning By-Law Amendment

0 Clemes Drive
 File # 13 236747 ESC 44 0Z

 Area Affected By This By-Law

Centennial Community By-Law
 Not to Scale
 29/01/15


Schedule ' 2 '



Exception Nos. 1 and 2

Toronto City Planning Division
Zoning By-Law Amendment

0 Clemes Drive
File # 13 236747 ESC 44 OZ

 Area Affected By This By-Law

Centennial Community By-Law
Not to Scale
22/12/14

Attachment 7: Draft Zoning By-law Amendment (Zoning By-law 569-2013)

Authority: Scarborough Community Council Item ~ [or Report No. ~, Clause No. ~] as
adopted by City of Toronto Council on ~, 20~
Enacted by Council; ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. [0001, 2014]

To amend the Zoning By-law for the City of Toronto, being By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 0 Clemes Drive

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law;

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 HEREBY ENACTS as follows:

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 No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 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 labels to these lands as shown on Diagram 2 attached to this By-law:

RD (f 13.5; a500) (x347)

ON

RD (f 14.2; a530) (x347)

RD (f 14.8; a530) (x347)

4. Zoning By-law No. 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

height and storey label HT 9.5, ST 2 to these lands, as shown on Diagram 3 attached to this By-law; and

5. Zoning By-law No. 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 a lot coverage label of 40% to these lands, as shown on Diagram 4 attached to this By-law; and
6. Zoning By-law No. 569 -2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Area Overlay Map in Section 995.10.1 and the Rooming House Overlay Map in Section 995.40.1, as shown on Diagram 1 attached to this By-law; and
7. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 347 so that it reads:

Exception RD 347

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) The minimum **building setback** from a side **lot line** that abuts a **street** is 2.4 metres;
- (B) The minimum **building setback** from a side **lot line** is 1.2 metres;
- (C) The minimum garage **setback** from a side **lot line** is 0.3 metres;
- (D) The required **parking space** must be located in the **residential building**; and
- (E) The maximum floor area, excluding **basements** and garages, is 0.65 times the area of the **lot**.

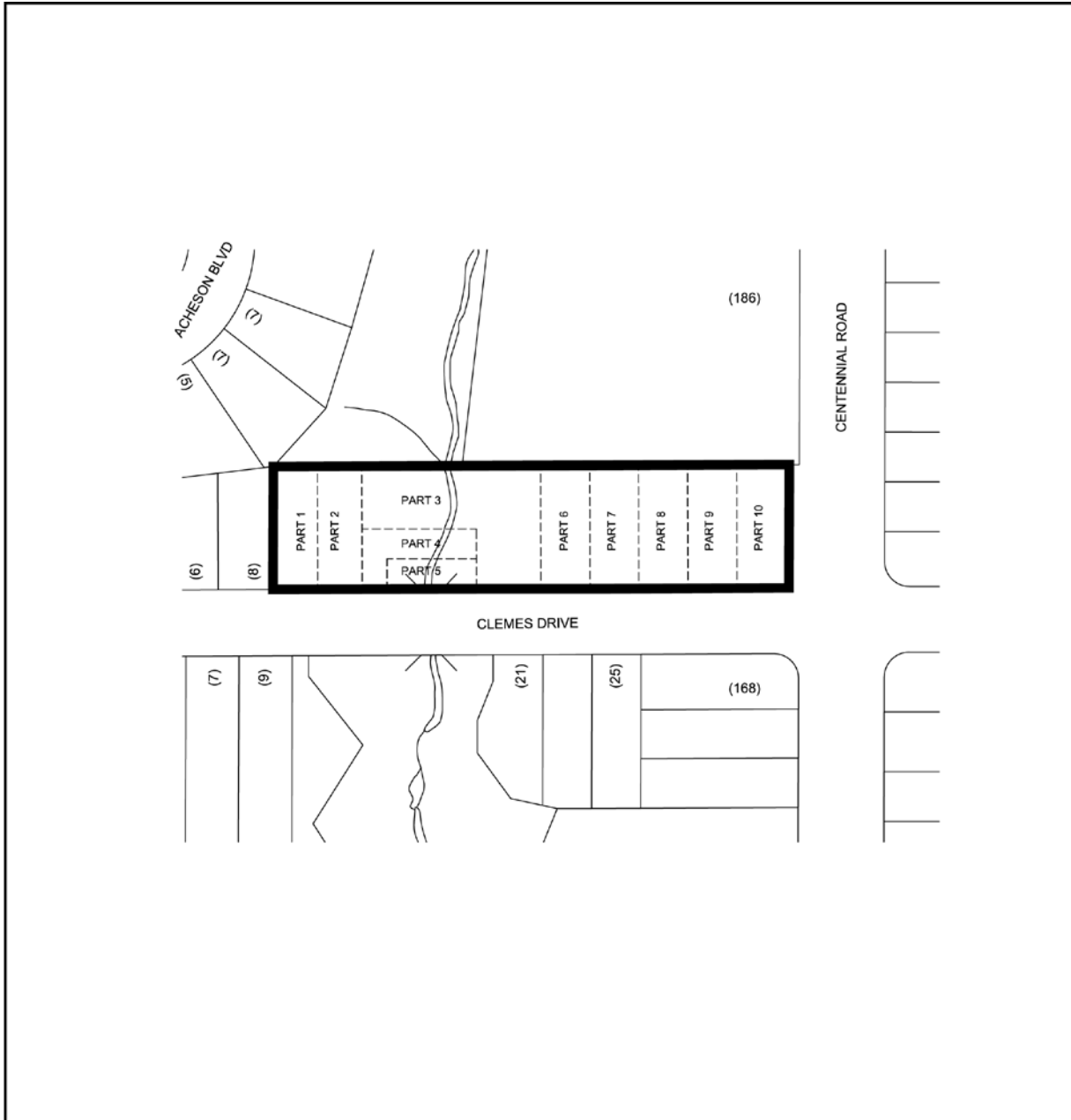
Prevailing By-laws and Prevailing Sections (None Apply).

ENACTED AND PASSED this ~ day of ~, A.D. 20XX.

Name,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



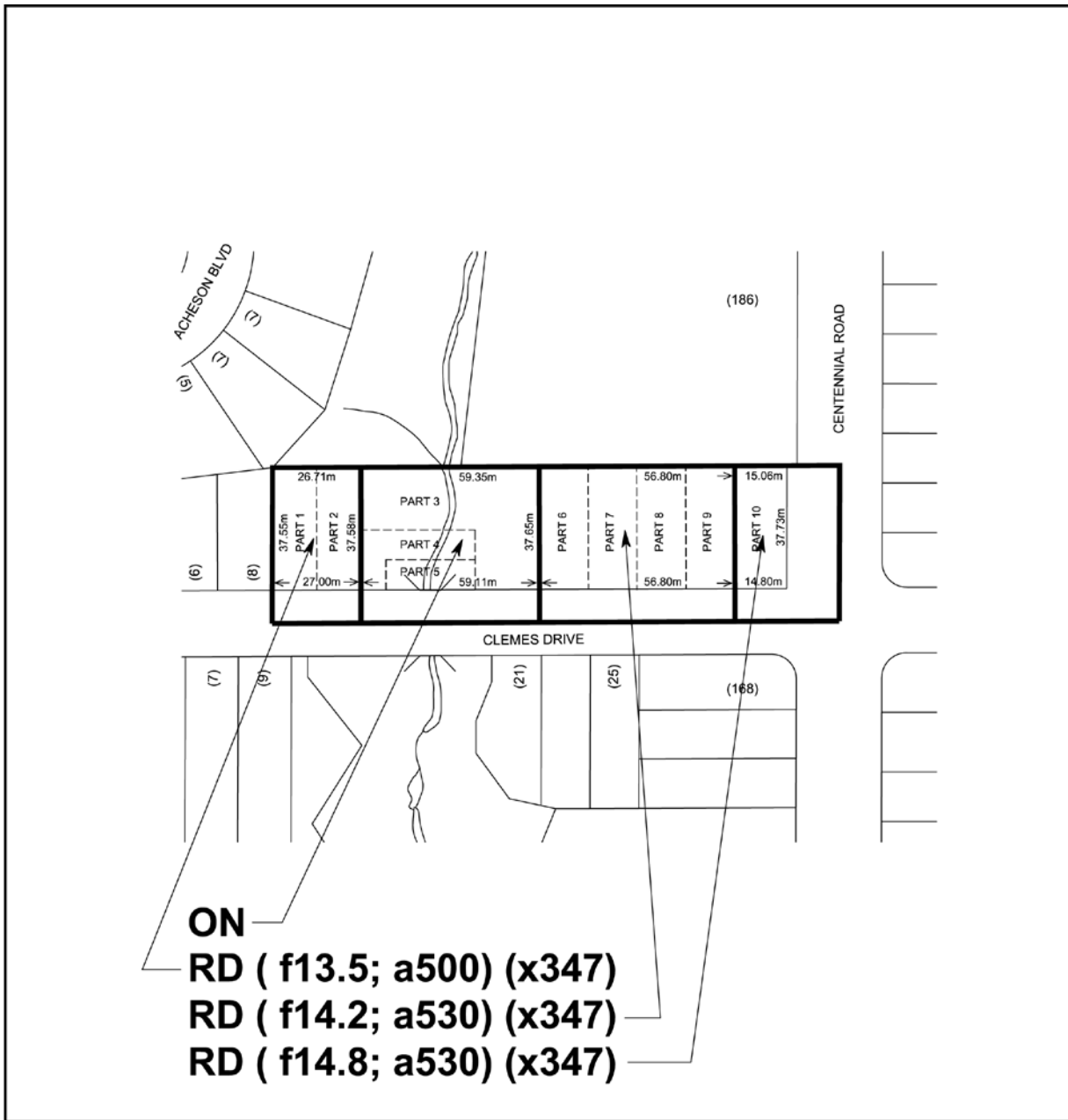
TORONTO City Planning
Diagram 1

0 Clemes Drive

File # 13 236747 ESC 44 0Z

Approved by: J. O'Reilly

City of Toronto By-Law 569-2013
 Not to Scale
 22/12/2014



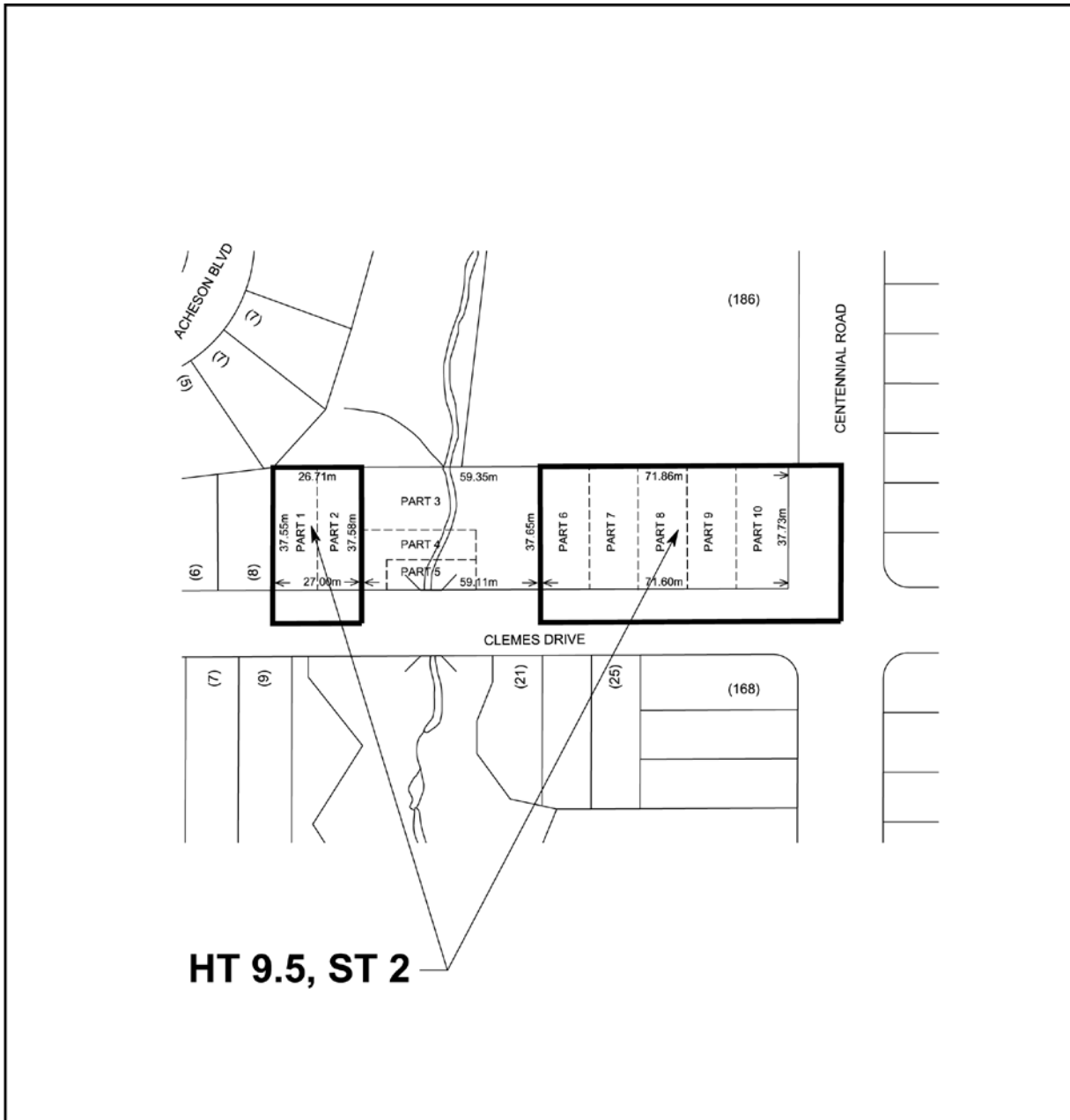
TORONTO City Planning
Diagram 2

0 Clemes Drive

File # 13 236747 ESC 44 0Z

Approved by: J. O'Reilly

City of Toronto By-Law 569-2013
 Not to Scale
 22/12/2014



HT 9.5, ST 2

