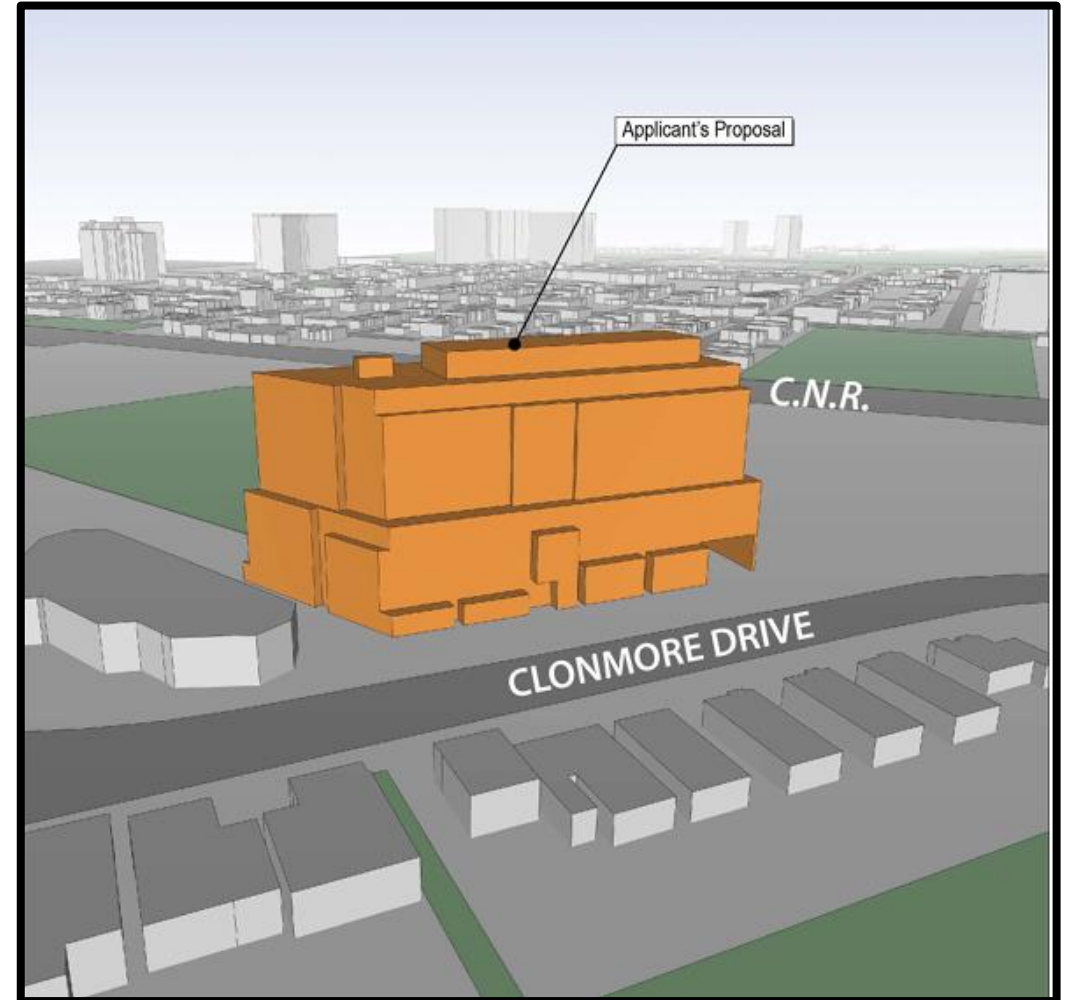


150 Clonmore Drive – Decision - Approval

- City Staff are recommending approval of the application to amend the Zoning By-law in order to permit the following:
 - 12 storeys (39.9m) with MPH(42.89 m).
 - 290 residential units
 - 162 parking spaces.
 - 18,144 square metres of residential gross floor area.



Staff Comments and Analysis

- ✓ **Mixed Use Areas** designation on a **Major Street**.
- ✓ **Height** falls under the **Angular Plane**.
- ✓ Acceptable built form.
- ✓ Responds to the emerging context.

SUBJECT SITE



Legend



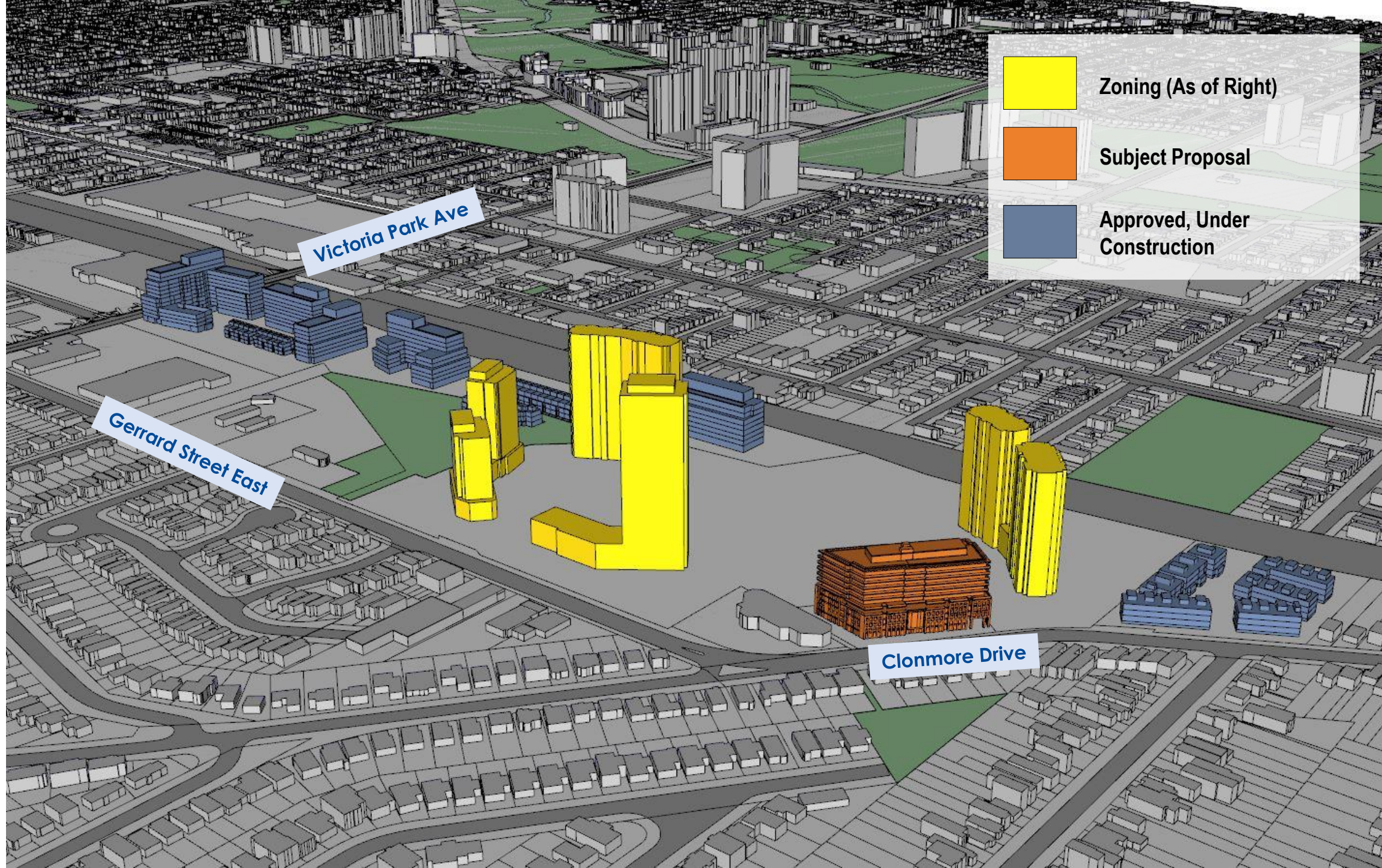
Neighbourhoods



Mixed Use Areas



Parks



Zoning (As of Right)

Subject Proposal

Approved, Under Construction

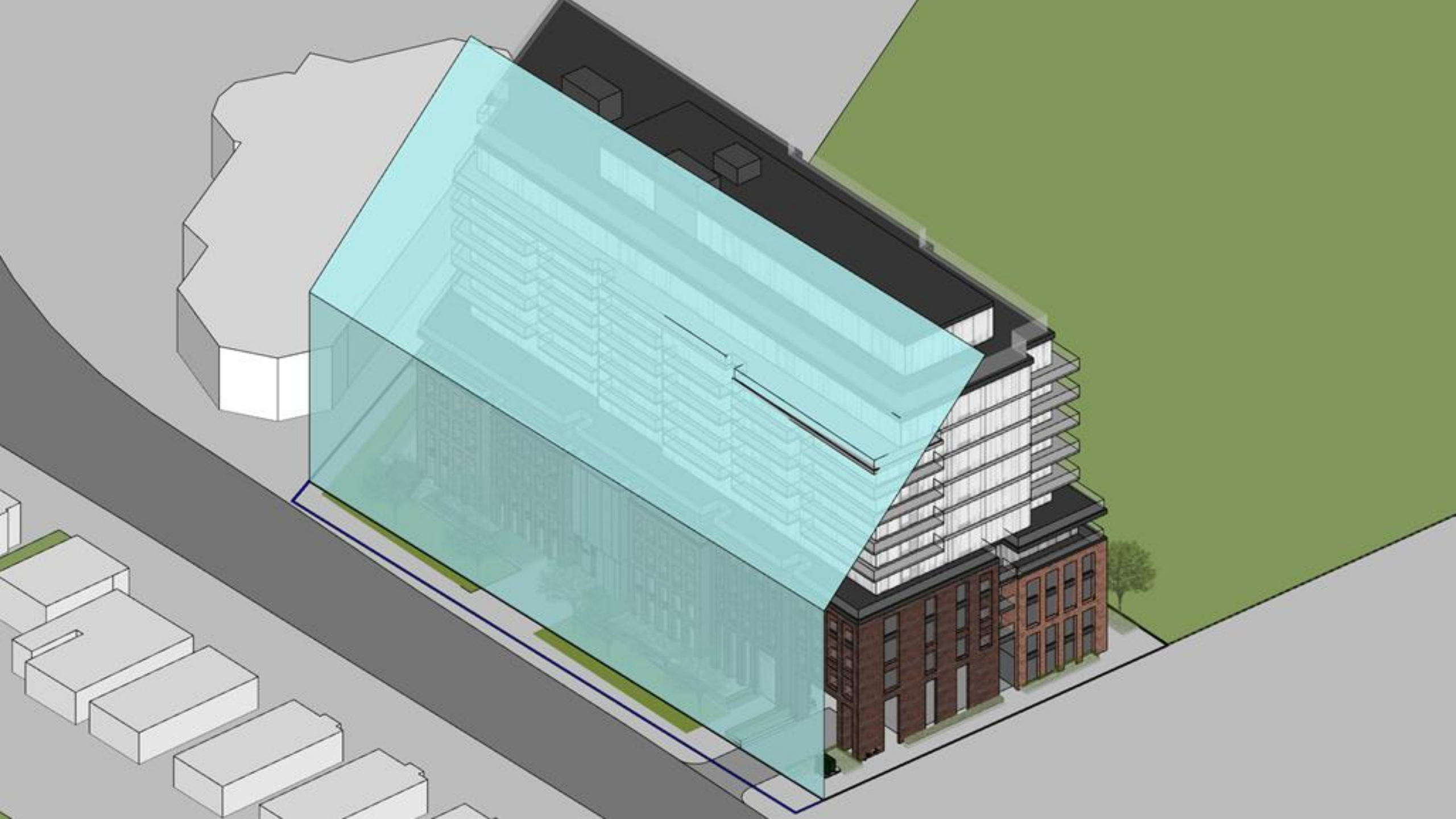
Victoria Park Ave

Gerrard Street East

Clonmore Drive

Appendix

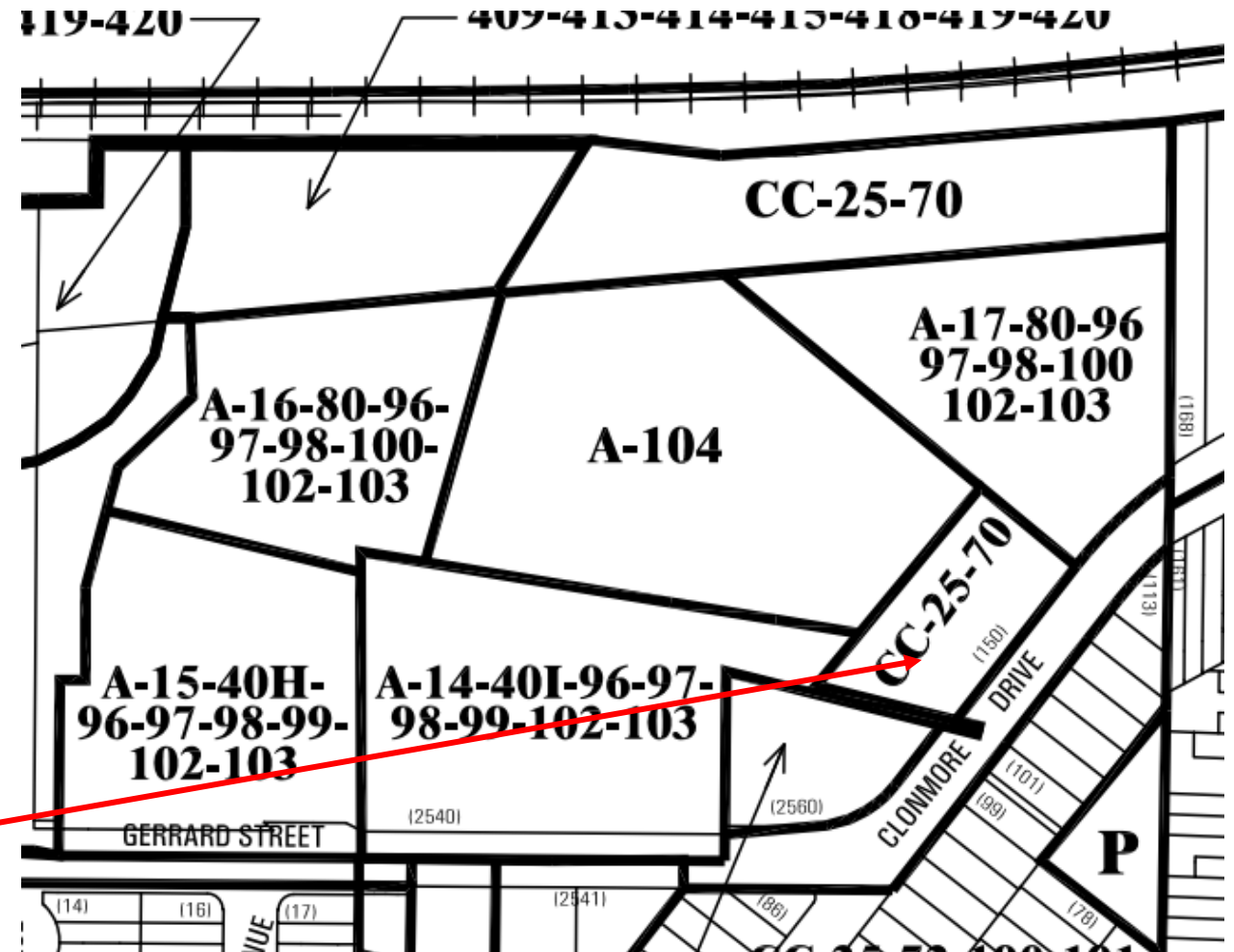




Zoning

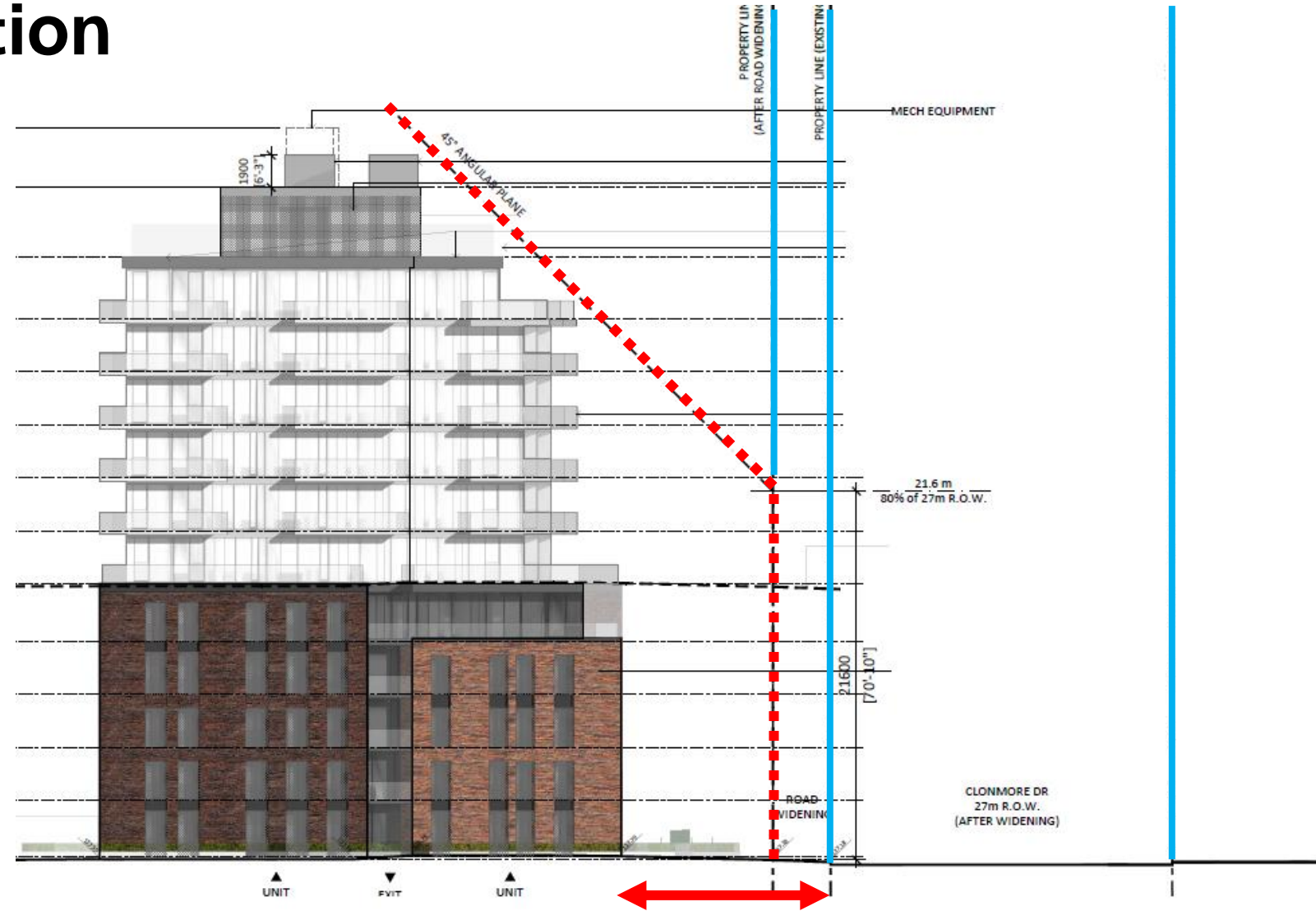
- Former City of Scarborough Birchcliff Community Zoning By-law 8786 applies and is zoned **Community Shopping Commercial (CC-25-70)**.
- Permits a range of commercial, entertainment and restaurant uses including retail stores, automobile service stations, banks and places of worship. **Residential uses are not permitted.**
- There is no height limit.

**SUBJECT
SITE**



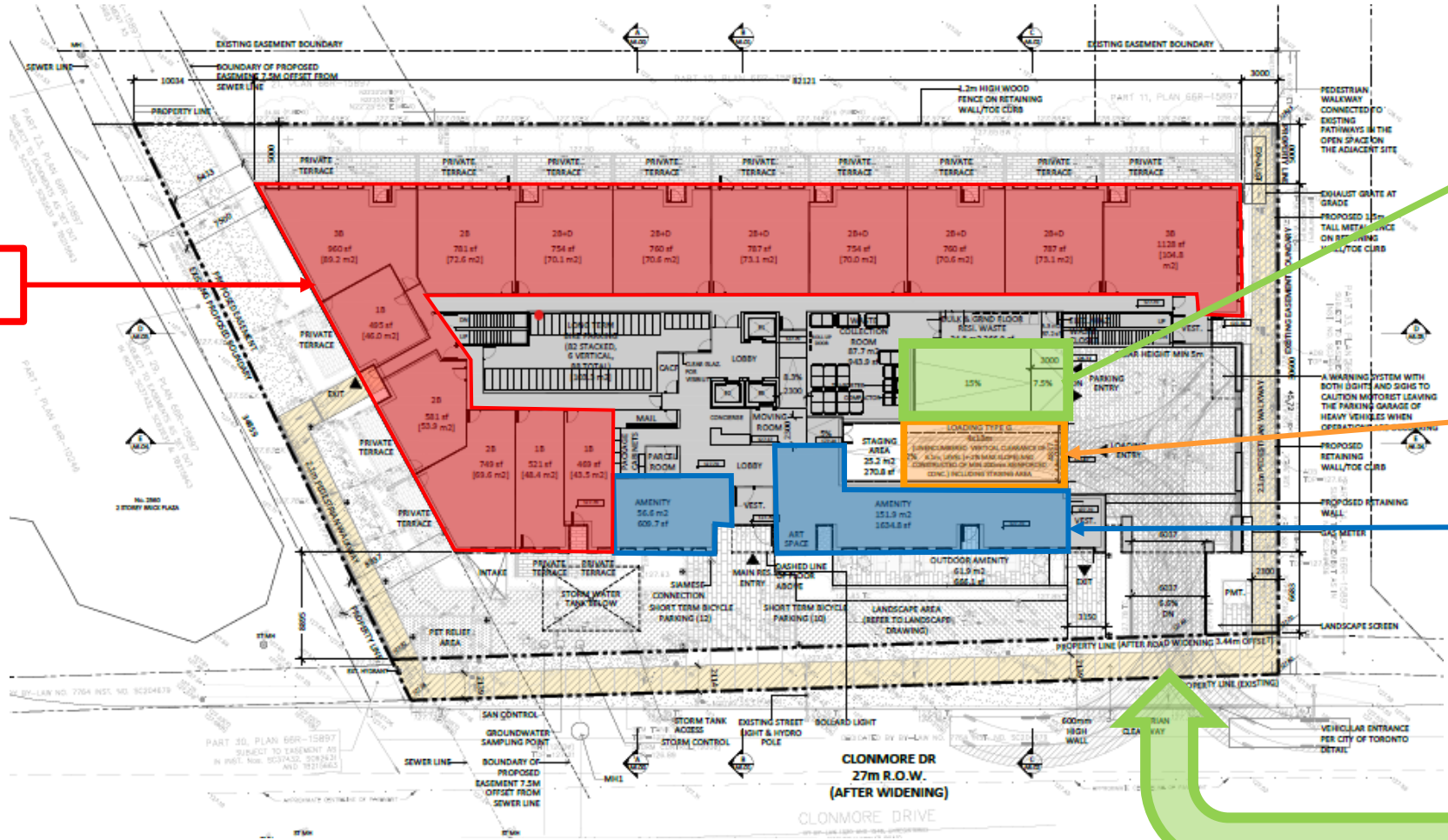


South Elevation



Proposed Site Plan

Residential



Parking Ramp

Loading

Amenity

Vehicle Access