

Authority: Scarborough Community Council Item SC7.5,  
as adopted by City of Toronto Council on July 16 and 17,  
2019

## CITY OF TORONTO

Bill 1165

BY-LAW -2019

**To amend the former City of Scarborough Employment Districts Zoning By-law 24982 (Tapscott Employment District), as amended, with respect to lands municipally known in the year 2019 as 6351 Steeles 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; and

The Council of the City of Toronto hereby enacts as follows:

1. **SCHEDULE 'A'** of the Tapscott Employment District Zoning By-law is amended by substituting new performance standards on the lands, as shown outlined on Schedule '1' attached hereto and forming part of this By-law, together with the following letters and numerals:

M-913-991-1054-1640-273-2714-2900-2901 Exception No. 508 851

MG-913-991-1054-1640-273-2714-2900-2901 Exception No. 508 851

AG-913-1159

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

### **INTENSITY OF USE:**

273: The **gross floor area** of all **buildings** minus the **gross floor area** of all **basements** is 155,000 square metres.

### **HEIGHT:**

2714: Maximum 15 metres.

### **PARKING:**

2900: a minimum of 800 **Parking spaces** must be provided:

2901: Required **parking spaces** will be permitted in the **side yard, rear yard and front yard** of the **lot**.

**3. CLAUSE V – GENERAL PROVISIONS Sub-Clause 8 Loading Space:**

Requirements will not apply.

**4. SCHEDULE '1', EXCEPTIONS LIST, of the Tapscott Employment District Zoning By-law as amended, is further amended by adding the following:**

Exception No. 851 on the lands as shown outlined on the attached Schedule '1';

Exception No. 851 on those lands identified as Exception No. 851, on the attached Schedule '1', the following additional uses will be permitted:

- (a) stormwater management facility/pond; and
  - (b) guard house
- 5.** The provisions of this By-law shall apply to all of the lands collectively regardless of future severance, partition or division.
- 6.** Within the lands shown on Schedule '1' attached to this By-law, 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.

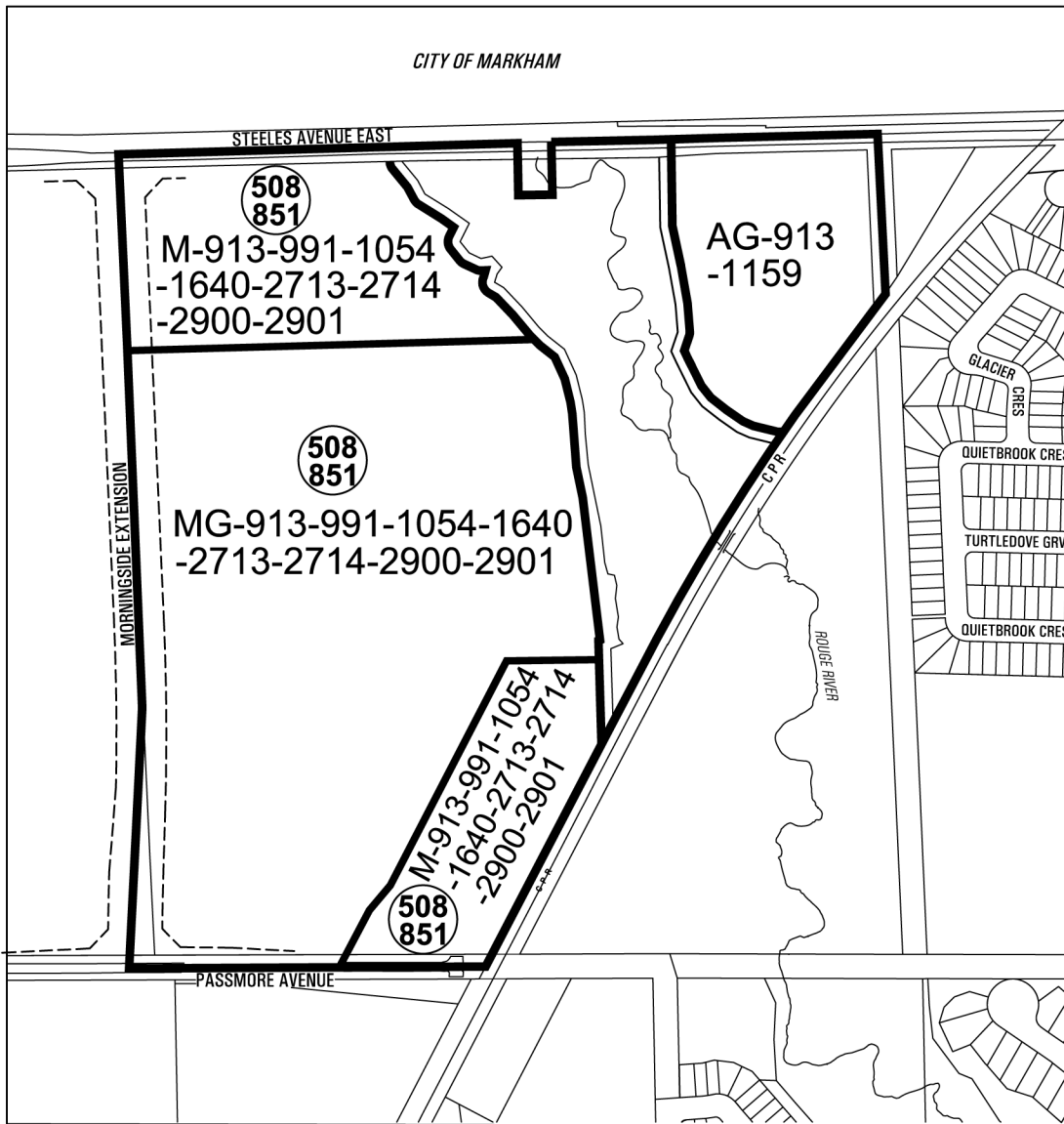
Enacted and passed on July , 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

### Schedule '1'



**Toronto**  
Zoning By-Law Amendment

6351 Steeles Avenue East  
File # 12 114223 ESC 24 0Z

 Area Affected By This By-Law

Tapscott Employment District Bylaw  
Not to Scale  
06/20/19

