

Authority: Scarborough Community Council Item SC7.4,
as adopted by City of Toronto Council on July 16 and 17,
2019

CITY OF TORONTO

Bill 1181

BY-LAW -2019

To amend the former City of Scarborough L'Amoreaux Community By-law 12466, as amended, with respect to the lands municipally known in the year 2018 as 2775 Birchmount Road.

Whereas authority is given to Council of the City of Toronto 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 L'Amoreaux Community By-law 12466, as amended, is amended by adding the following Schedule '1' so that the amended zoning shall read as follows:

NC-280-332-515-516-517-518-519-520-521-522-580

2. **PERFORMANCE STANDARDS CHART – SCHEDULE 'B'**, of the L'Amoreaux Community By-law 12466, as amended, is hereby further amended by adding the following Performance Standards:

INTENSITY OF USE

332. **Gross floor area** of all buildings minus the **gross floor area** of all **basements** shall not exceed 425 square metres.

PARKING

580. A minimum of 12 **vehicular parking spaces** shall be provided

MISCELLANEOUS

515. Minimum **front yard setback** (from Glendower Circuit) shall be 1.0 metres
516. Minimum **interior side yard setback** shall be 1.0 metres
517. Minimum **exterior side yard setback** (from Birchmount Road) shall be 1.0 metres
518. Minimum **rear yard setback** shall be 1.0 metres
519. The **Vehicular Washing Establishment** shall be setback a minimum of 15 metres from the **rear lot line** (south) where it abuts a residential zone

520. The **Vehicular Stacking Space** shall be setback a minimum of 19 metres from the (east) **lot line** where it abuts a residential zone
521. A minimum of 7 **vehicular stacking spaces** shall be provided
522. A minimum 1.0 metre **landscape strip** shall be maintained between the east, west, north and south lot lines
3. **SCHEDULE 'C' EXCEPTIONS LIST**, of the L'Amoreaux Community By-law 12466, as amended, is further amended by adding the following Exception Number 97 as shown on Schedule '2':
- Exception 97: On those lands identified as Exception 97, the following additional uses shall be permitted:
- Additional Permitted Uses:**
- i. **Drive-Through Facility**
 - ii. **Vehicle Washing Establishment**

Enacted and passed on July , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



NC-280-332-515-516-517-518-519-520-521-522-580

Toronto
Zoning By-law Amendment

2775 Birchmount Road

File # 18 158580 ESC 39 0Z

 Area Affected By This By-law

L'Amoreaux Community By-law
Not to Scale
6/5/2019


Schedule '2'



Exception No. 97

 **TORONTO**
Zoning By-law Amendment

2775 Birchmount Road

File # 18 158580 ESC 39 0Z

 Area Affected By This By-law

L'Amoreaux Community By-law
Not to Scale
6/5/2019
