

Authority: Scarborough Community Council Item SC6.1,
as adopted by City of Toronto Council on June 18 and 19,
2019

CITY OF TORONTO

Bill 1185

BY-LAW -2019

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 2130 Morningside Avenue.

Whereas Council of the City of Toronto has the authority pursuant to 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. 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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to CL (x5), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law 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, and applying the following height label to the lands as shown on Diagram 4 attached to this By-law: HT 10 ST 1;
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.10.10, Exceptions Number CL (x5) so that it reads:

Exception CL (x5)

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) On 2130 Morningside Avenue, a **building** or **structure** is permitted if in compliance with the following regulations;
- (B) In addition to the permitted uses listed in Article 30.20.20, an **Art Gallery, Artist Studio, Drive Through Facility, Performing Arts Studio and Vehicle Washing Establishment** are permitted;

- (C) Despite Regulation 30.20.20.20.100(5), a **Retail Store** – Eating Space on the **lot** does not have a size restriction for the consumption of food or beverage by patrons;
- (D) Despite Regulation 30.20.20.100(3), a **Vehicle Fuel Station** and a **Vehicle Service Shop** do not need to be on a **lot** that abuts a major street on the Policy Areas Overlay Map;
- (E) Despite Regulation 30.20.20.20.100(2), an **Eating Establishment** and a **Take-out Eating Establishment** do not have a permitted maximum **interior floor area** on the **lot**;
- (F) Despite Regulations 30.20.40.70(1)(2), no portion of a **building** or **structure** erected or used above finished ground is located other than wholly within the areas delineated by heavy lines on Diagram 3 attached to this By-law, with the exception of the following:
 - (i) canopies, awnings and unenclosed stairs may projection a maximum of 2.0 metres beyond the heavy lines shown on Diagram 3 attached to this By-law
- (G) Despite Regulation 30.20.40.40(1), the gross floor area of all permitted uses within all buildings minus the gross floor area of all basements shall not exceed 3250 square metres;
- (H) Regulation 30.20.40.80 does not apply;
- (I) Regulation 30.20.80.20(2) does not apply;
- (J) Regulation 30.20.90.10(1)(B) does not apply;
- (K) Regulation 30.20.150.1(1) does not apply;
- (L) Regulations 150.92.20.1(1)(2)(3)(4)(5); 150.92.40.70(1); 150.92.50.10(1); 150.92.60.20(1); and 150.92.60.40(1) for a **Vehicle Fuel Station** do not apply;
- (M) Regulations 150.94.40.1(1) and 150.94.50.1(1) for a **Vehicle Service Shop** do not apply;
- (N) Regulations 150.96.20.1(2)(3), 150.96.30.1(1)(A), and 150.96.40.1(1)(2) for a **Vehicle Washing Establishment** do not apply;
- (O) For the purposes of Exception CL(x5), the front yard is the lot line adjacent to Morningside Avenue;
- (P) Despite Regulation 200.5.10.1(1)(5), a minimum of 140 parking spaces shall be provided on the **lot** and is the cumulative total for all uses on the **lot**;
- (Q) Despite Regulation 200.15.1(1)(B), the width of an accessible **parking space** shall be 3.4 metres;

- (R) Despite Regulation 220.5.10.1(3)(4)(5), one Type "B" loading space shall be provided on the **lot** and is the cumulative total for all uses on the **lot**;
- (S) Despite Regulation 230.5.10.1(1), a minimum of 6 short-term **bicycle parking spaces** shall be provided on the **lot**;
- (T) Despite any future severance, partition or division of the **lot** as shown on Diagram 1 attached to this By-law, the provisions of this By-law shall apply as if no severance, partition or division occurred.
- (U) Despite the permitted uses listed in Article 30.20.20, an Education Use and Place of Worship are not permitted

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

Enacted and passed on July , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

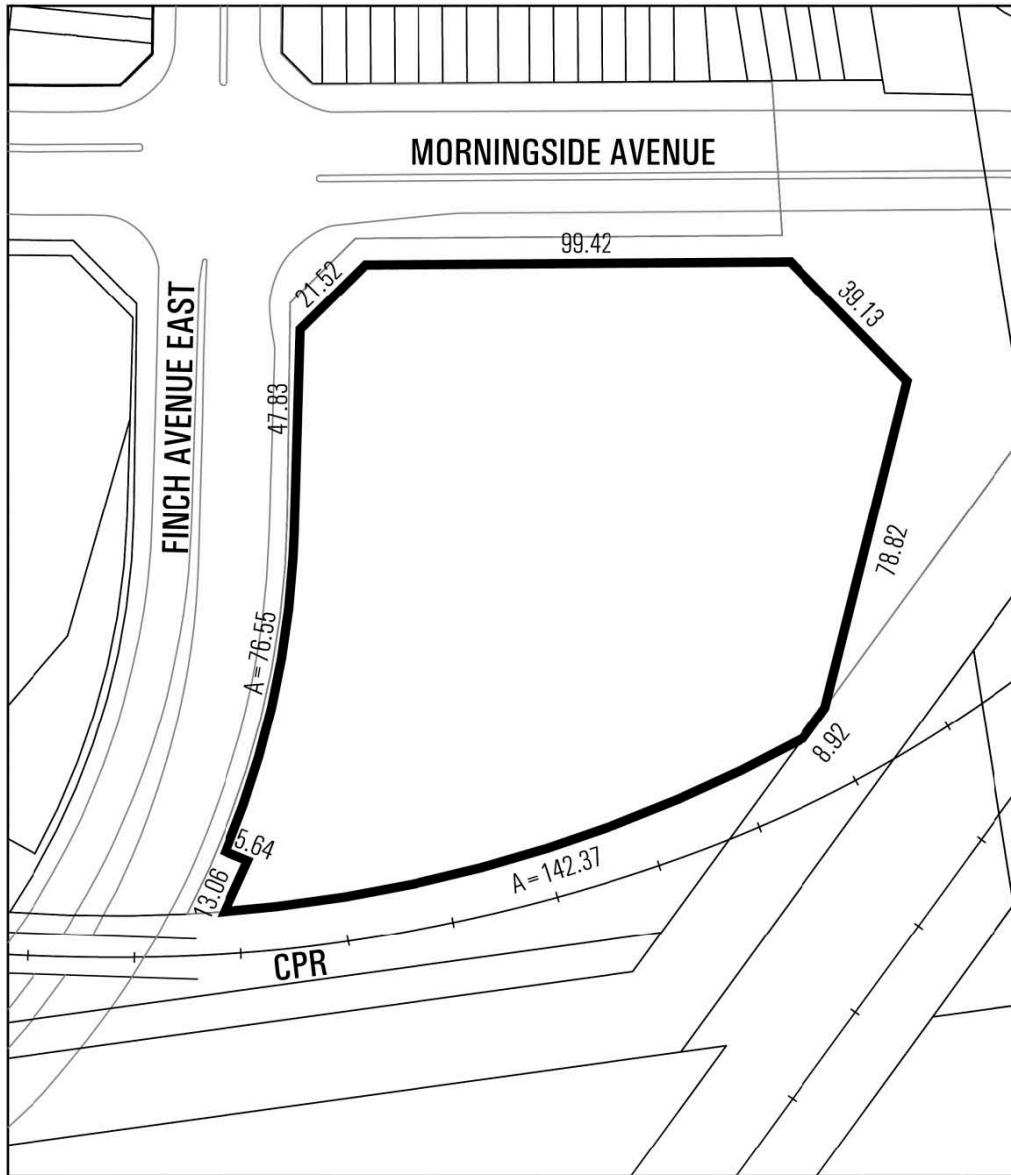
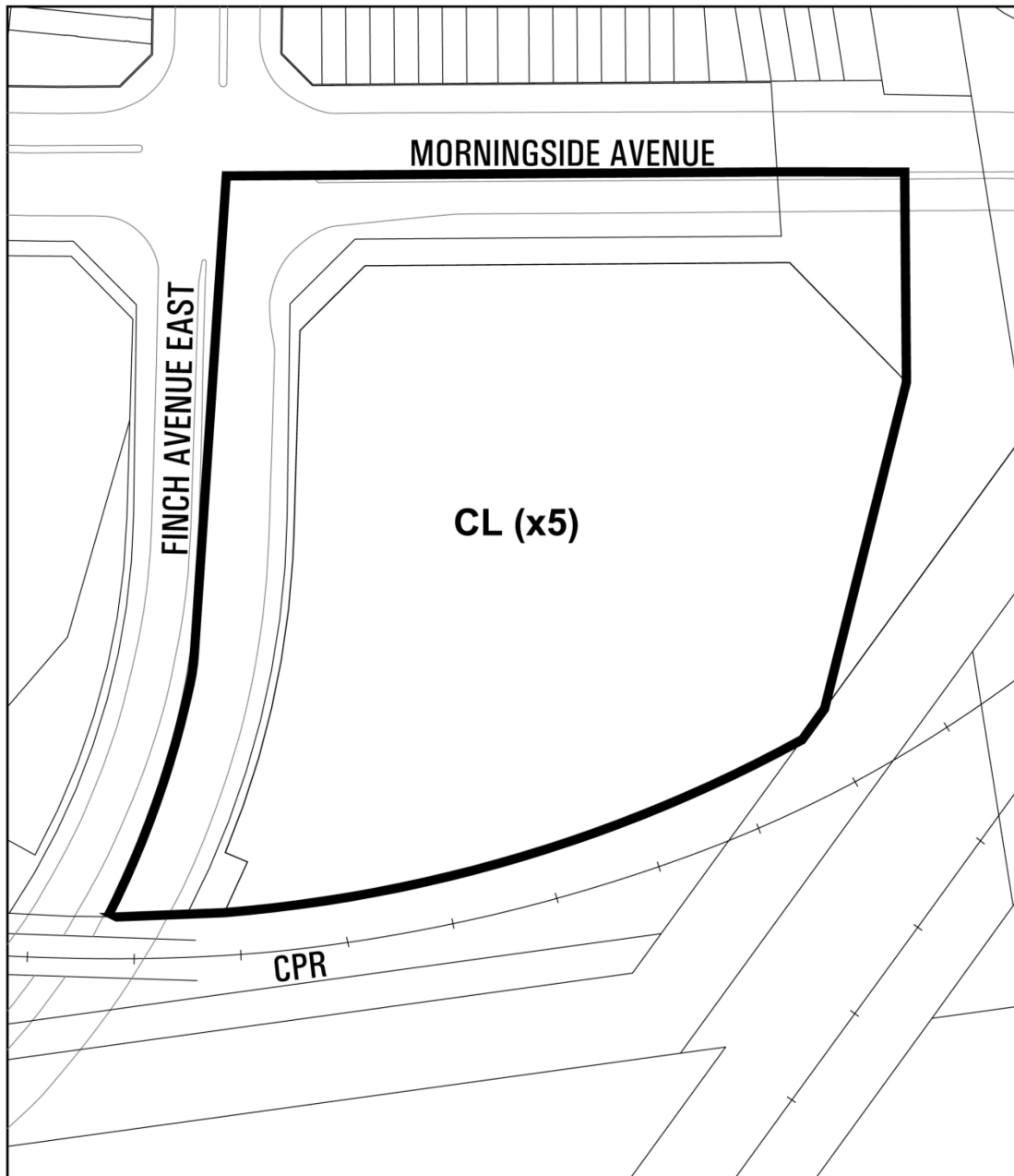



Diagram 1

2130 Morningside Avenue

File # 17 278788 ESC 42 02


City of Toronto By-law 569-2013
Not to Scale
04/11/19



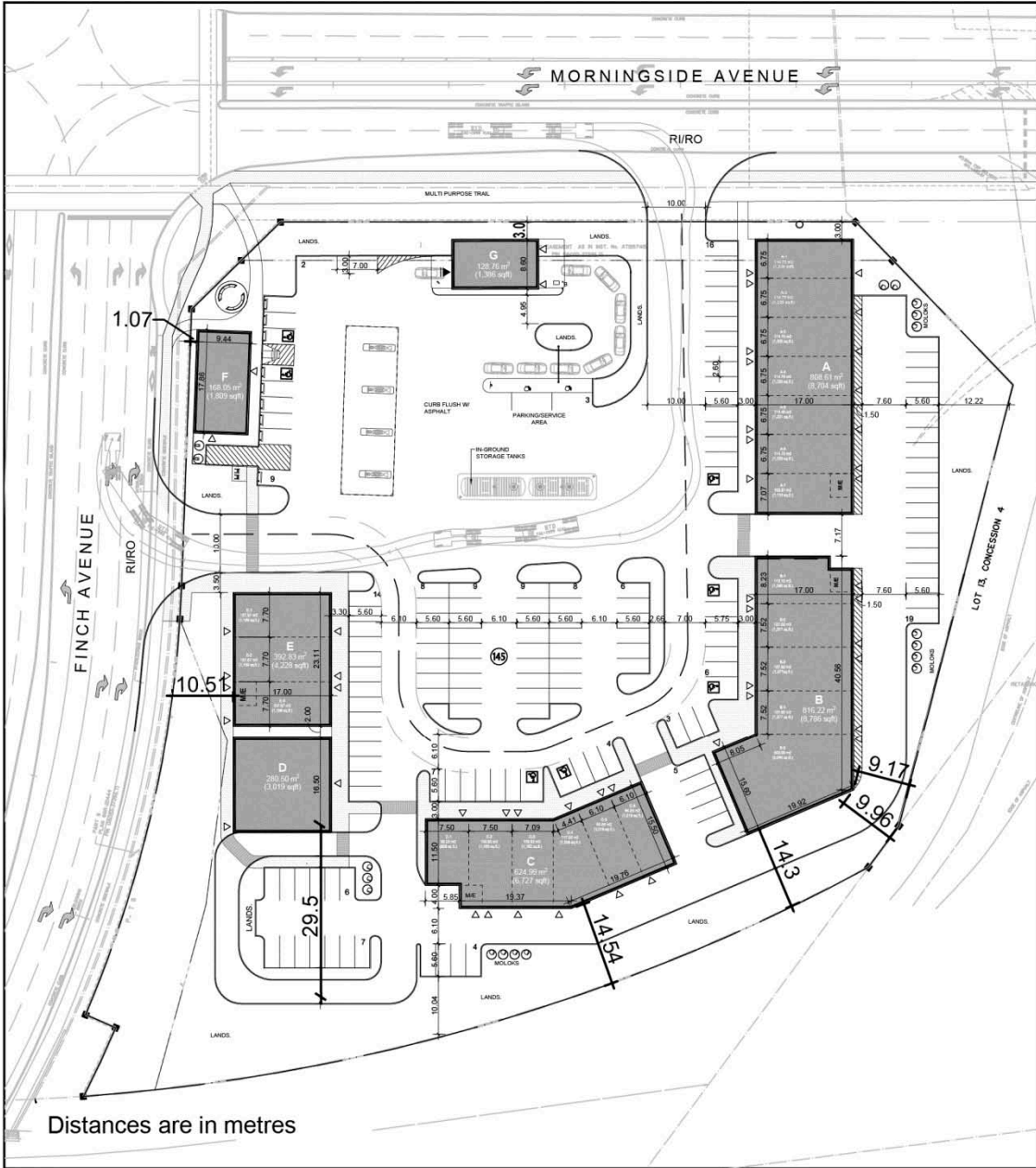
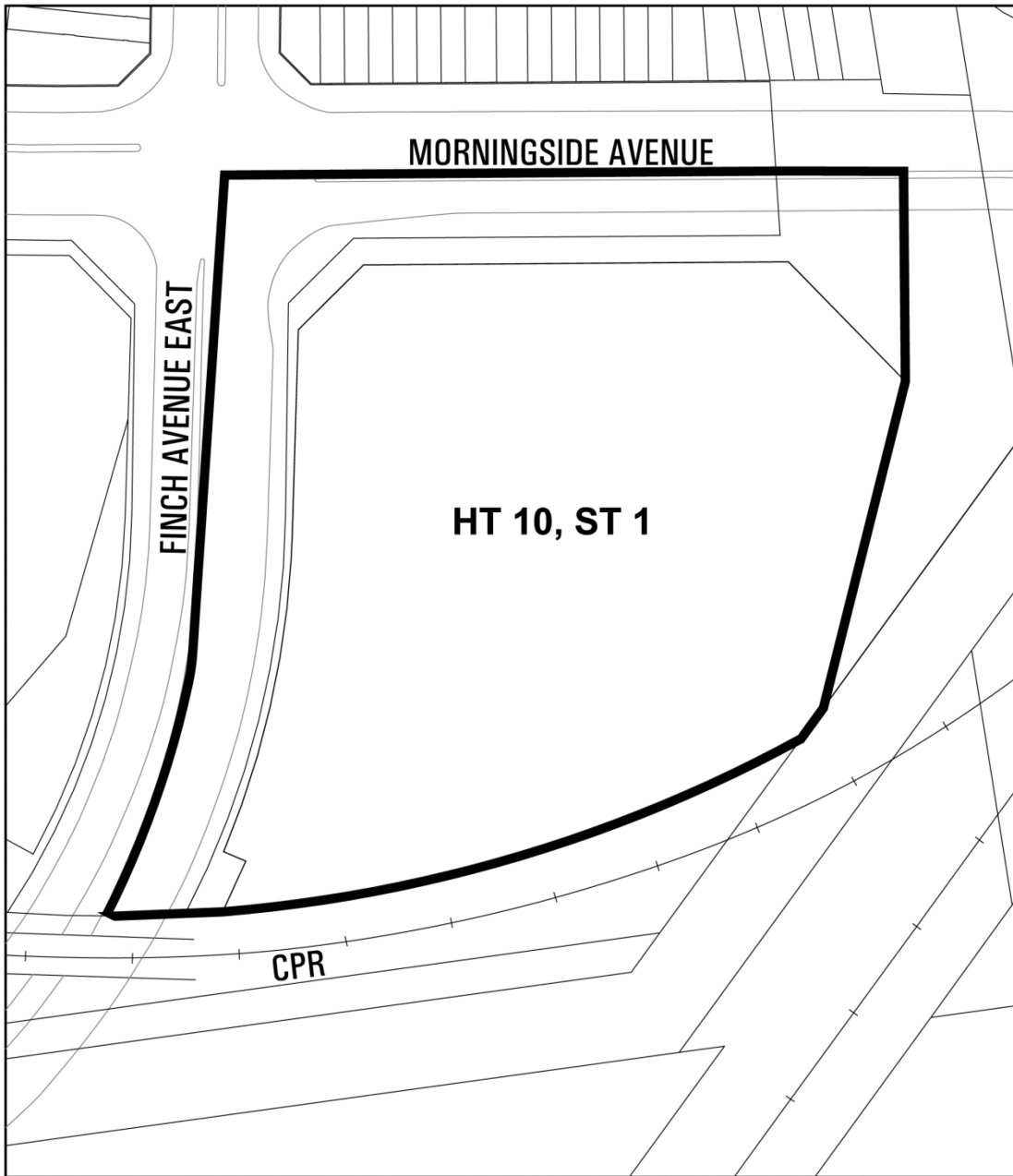



Diagram 3

2130 Morningside Avenue

File # 17 278788 ESC 42 0Z


City of Toronto By-law 569-2013
Not to Scale
04/26/2019



 **TORONTO**
Diagram 4

2130 Morningside Avenue

File # 17 278788 ESC 42 0Z


City of Toronto By-law 569-2013
Not to Scale
06/17/19