

Authority: Scarborough Community Council Report No. 7(21), July 29, 30 and 31, 1998
Intended for first presentation to Council: July 29, 1998
Adopted by Council: July 31, 1998

CITY OF TORONTO

BY-LAW No. 517-1998

To amend the Scarborough Employment Districts Zoning By-law No. 24982 with respect to the Ellesmere Employment District.

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" of the Ellesmere Employment District is amended by deleting the current zoning and substituting the following zoning as shown on Schedule "1":

ME (H) - 332 - 333 - 355 - 822 - 913 - 991 - 1054 - 2029 - 2301 (521)

2. Schedule "B", **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

INTENSITY OF USE - GROSS FLOOR AREA

332. **Gross floor area** of all **Restaurants**, including take-out **Restaurants**, shall not exceed 510 m².

333. **Gross floor area** of all **ancillary Vehicle Service Garages** and **Vehicle Service Stations** shall not exceed 370 m².

INTENSITY OF USE - MISCELLANEOUS

822. Retail Stores, **Financial Institutions**, **Personal Service Shops** and **Restaurants** shall only be located within 140 m of the Warden Avenue **street line**.

3. **Schedule "C", EXCEPTIONS LIST**, is amended by adding the following Exception Number 521.

OTHER

521. (a) Prior to the removal of the Holding Provision (H), all uses in the **Mixed Employment Zone (ME)** are permitted except **Restaurants**, take-out **Restaurants** and **Financial Institutions**. In addition to uses permitted in the **Mixed Employment Zone (ME)**, **Vehicle Service Garages** and **Vehicle Service Stations** providing **ancillary** facilities and services to the primary

industrial function of the property are also permitted. The dispensing of fuel in association with a **Vehicle Service Station** shall be limited to propane.

- (b) The Holding Provision (H) used in conjunction with the **Mixed Employment Zone (ME)** shall be removed in whole or in part by amending By-law when Council is satisfied as to the acceptability of mutual access arrangements between the various uses on the property or the abutting property at 1575 Warden Avenue, as well as the acceptability of the proposed Site Plan, to adequately accommodate vehicle access from and egress to Warden Avenue.
- (c) Education and Training Facilities shall not be permitted in this **Mixed Employment Zone**.

ENACTED AND PASSED this 31st day of July, A.D. 1998.

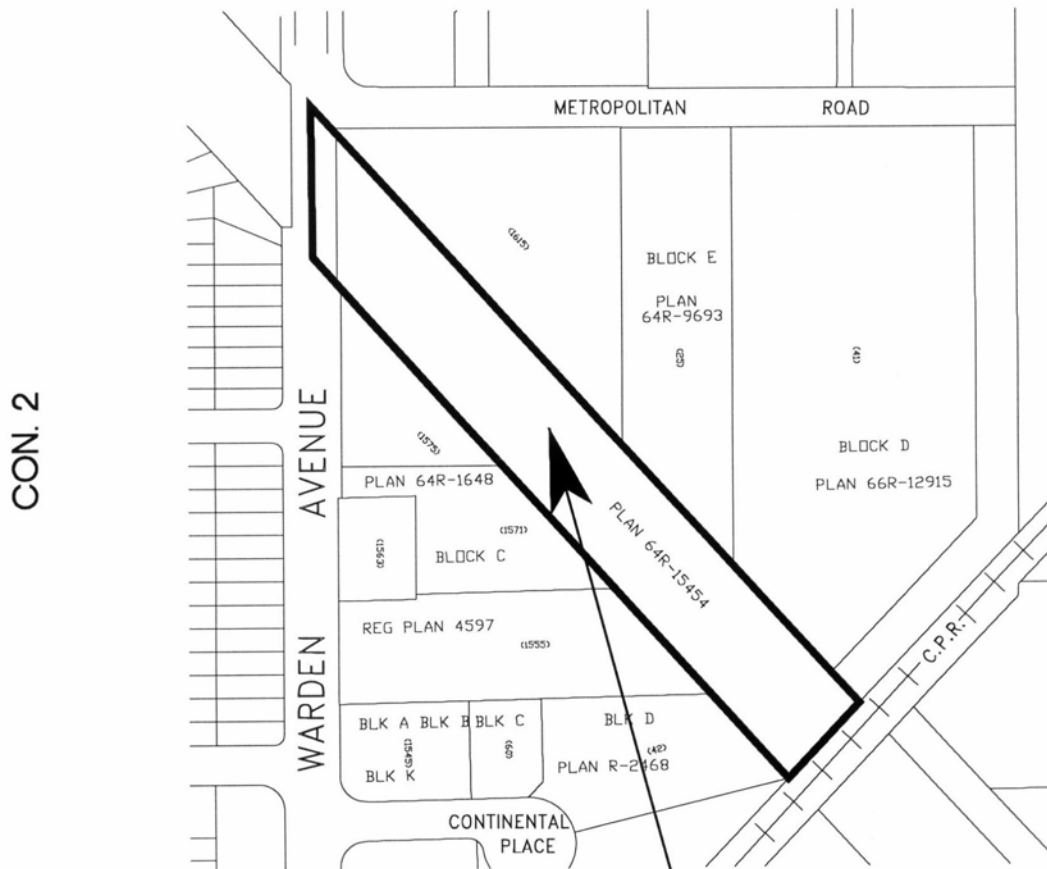
CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "1"

LOT 32



ME(H)-332-333-355-822-
913-991-1054-2029-2301

521



AREA AFFECTED BY THIS BY-LAW

