

Authority: Scarborough Community Council Report No. 7(27), 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. 532-1998**

#### **To amend Scarborough Zoning By-law No. 12360, with respect to the Tam O'Shanter Community.**

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. **CLAUSE IV - ZONES**, is amended by adding the following zone after the words Railway Corridor:

Residential/Employment                      RE

2. **CLAUSE V - INTERPRETATION**, (f) **Definitions**, is amended by adding the following definition:

#### **Residential/Employment Unit**

means a **dwelling unit** which may be combined with one or more of the following non-residential uses;

- **Day Nursery**
- tutorial facilities
- offices
- personal service shops
- retail stores
- service shops and agencies
- studios

occupied and operated by one or more persons residing in the dwelling unit.

3. **CLAUSE VIII - ZONE PROVISIONS**, is amended by adding the following zone:

#### **19. Residential/Employment (RE) Zone**

##### **(a) Permitted Uses**

- Day Nurseries**
- Dwelling Units**
- Residential/Employment Units**

(b) Ancillary Uses Permitted

**-Private Home Day Care**

(c) Supplementary Regulations

4. Schedule "A", is amended by deleting the current zoning and substituting the following zoning as shown on Schedule "1":

RE -84-182D-202-307-308-309-310-311-427-453

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

**MISCELLANEOUS**

84. **CLAUSE VI-PROVISIONS FOR ALL ZONES**, Sub-Clause 6, **Coverage**, shall not apply.

**BUILDING SETBACKS**

202. Minimum building setback 3 m from the street line, excluding decorative entrance features which may project into the minimum required setback.

**INTENSITY OF USE**

307. Maximum 78 **dwelling units** including a maximum of 27 ground floor related **Residential/Employment Units**.

308. Maximum 93 m<sup>2</sup> **gross floor area** of non-residential uses may be combined within each **Residential/Employment Unit**. The non-residential uses shall be delineated and separated from the dwelling unit by solid partition walls and limited to the ground floor.

309. Maximum total **gross floor area** of non-residential uses 930 m<sup>2</sup>.

310. The total **gross floor area** of all medical and dental offices combined, shall not exceed 186 m<sup>2</sup> and shall not occupy more than 4 **Residential/Employment Units**.

311. The total **gross floor area** of all tutorial facilities combined, shall not exceed 186 m<sup>2</sup> and shall not occupy more than 4 **Residential/Employment Units**. Each tutorial facility shall be limited to a maximum classroom size for 5 students.

**HEIGHT**

427. Maximum number of **storeys**, excluding parking levels, chimneys, skylights, vents, antennae, elevator machine rooms, rooftop mechanical equipment and penthouse, and parapet walls: **3 storeys**.

**PARKING**

453. Minimum parking requirement:

- i) 1.2 parking spaces per **dwelling unit**, of which 0.2 spaces per **dwelling unit** shall be reserved for visitors.
- ii) The greater of:
  - 2.4 parking spaces per **Residential/Employment Unit**, of which 1.4 spaces per **Residential/Employment Unit** shall be reserved for visitors, or
  - 1 parking space per **Residential/Employment Unit** plus 4 spaces per 100 m<sup>2</sup> **gross floor area** of non-residential uses within each **Residential/Employment Unit**.

**6.** Schedule “C”, **EXCEPTIONS LIST**, is amended by adding Exception Number 8 as follows:

8. On those lands identified as Exception Number 8 as shown on Schedule “2”, the following provisions shall apply, provided that all other provisions of the By-law not inconsistent with this Exception shall continue to apply:
- (a) Prohibited Uses:
    - on-site food preparation and food consumption in association with retail stores
    - auto-related service shops

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

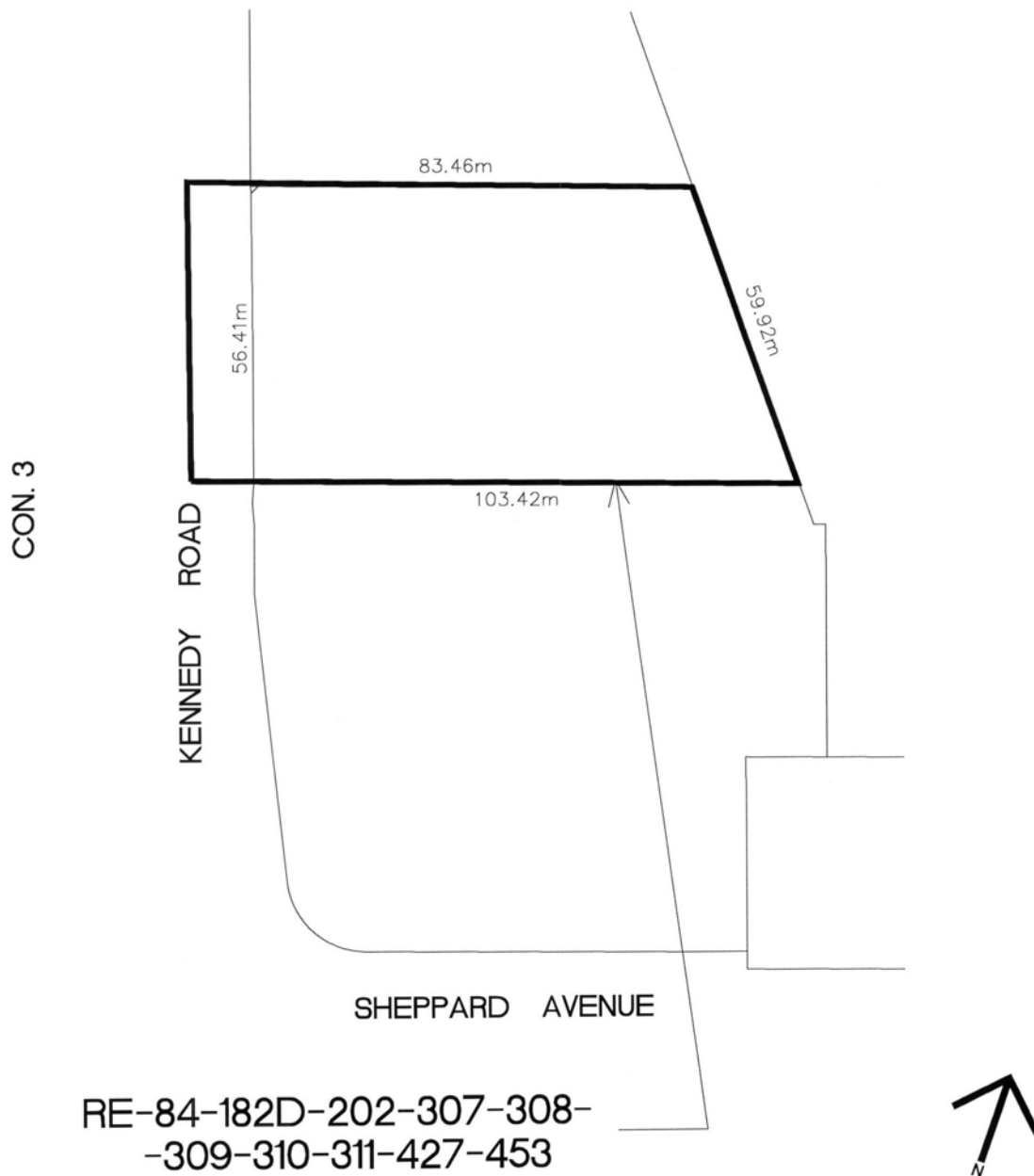
CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**SCHEDULE "1"**

**LOT 28**



 AREA AFFECTED BY THIS BY-LAW

**SCHEDULE "2"**

**LOT 28**

