

Authority: Scarborough Community Council Report No. 4, Clause No. 13,
as adopted by City of Toronto Council on April 11, 12 and 13, 2000
Enacted by Council: April 13, 2000

CITY OF TORONTO

BY-LAW No. 237-2000

To amend Scarborough Zoning By-law No. 24982, the Employment Districts Zoning By-law with respect to the Ellesmere Employment District; and to amend Scarborough Zoning By-law No. 9508, the Dorset Park Community Zoning By-Law.

WHEREAS authority is given to Council by Sections 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this by-law and whereas Council provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, R.S.O. 1990;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Amendments to Employment District By-law No. 24982:
 - 1.1 The provisions of By-law No. 24982, shall not apply to the lands shown on Schedule "1".
2. Amendments to By-law No. 9508, the Dorset Park Community By-law:
 - 2.1 Schedule "A", is amended with respect to the land outlined on Schedule "1", by adding thereto the land shown outlined, together with the following zone provision and performance standards:

A – 32 – 102 – 133 – 134 – 142 – 206 - 224
 - 2.2 Schedule "B" PERFORMANCE STANDARDS CHART, is amended by adding the following Performance Standards.

MISCELLANEOUS

142. The following provisions apply:
 - (a) The front lot line shall be Ellesmere Road.
 - (b) The maximum permitted gross floor area of retail stores and personal service shops is 475 square metres.
 - (c) Retail stores and personal service shops shall only be permitted on the ground floor.
 - (d) Minimum side yard setback - 12.0m
 - (e) Minimum flankage yard - 12.0m
 - (f) Minimum rear yard abutting an "ST" zone - 25.0m

- (g) Minimum rear yard abutting any other zone - 7.5m
- (h) Retail stores and personal service shops shall be setback a minimum of 180 metres from Mondeo Drive.
- (i) The maximum number of storeys - 16.

PARKING

206. Parking space shall be provided at the rate of:

- (a) Resident -1.2 spaces per unit.
- (b) Visitor 0.2 spaces per unit.

INTENSITY OF USE

224. The maximum number of dwelling units - 400.

2.3 Schedule "C", Exceptions List, is amended by adding Exception Number 31 with respect to the lands outlined on Schedule "1":

31 On those lands identified as Exception 31 on the accompanying map, the following provisions shall apply, provided that all other provisions of this By-law, as amended, not inconsistent with the Exception shall continue to apply:

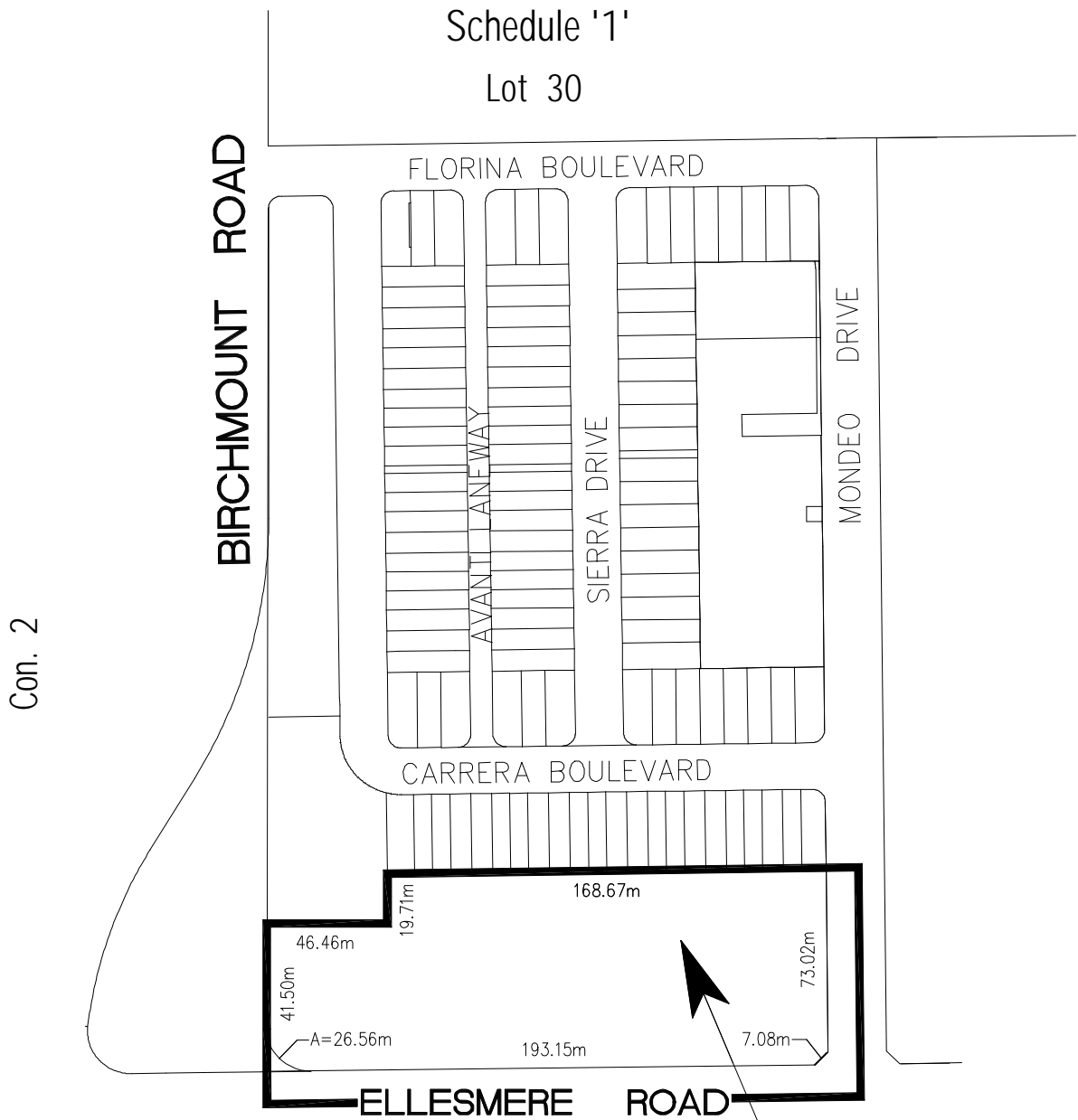
- 1. Additional permitted uses:
 - retail stores – excluding the preparation of food
 - personal service shops - excluding the preparation of food

ENACTED AND PASSED this 13th day of April, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)



Con. 2

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