

Authority: Scarborough Community Council Report No. 9, Clause No. 16,
as adopted by City of Toronto Council on August 1, 2, 3 and 4, 2000
Enacted by Council: August 3, 2000

CITY OF TORONTO

BY-LAW No. 538-2000

**To amend By-law No. 24982, the Employment Districts
Zoning By-law (Marshalling Yard).**

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 has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, R.S.O. 1990, c.P. 13, as amended;

Therefore, the Council of the City of Toronto **HEREBY ENACTS** as follows:

1. Schedule “1” is amended, with respect to the land shown outlined, by deleting Performance Standards 776, 2214, adding Performance Standards 1289, 2212 and adding Exception No. 395 so that the amended zoning shall read as follows on Schedule “1”:

MDC – 31 – 178 – 802 – 913 – 1289 – 2212 – 2354

44
202
395

2. Schedule “B”, **PERFORMANCE STANDARDS CHART**, is amended by deleting Performance Standards 776 and 2214 and, replacing the text of Performance Standards 178 and 2354, Section (a)(ii) and Section (b) as follows:

INTENSITY OF USE – GROSS FLOOR AREA

178. **Gross floor area** of all **Restaurants**, and Mall Food Retail Outlets and associated seating areas shall not exceed 1505 square metres, within which the **gross floor area** of all **Restaurants** shall not exceed 680 square metres. The associated seating areas shall be permanently delineated and separated from the enclosed halls used for walkway purposes.

PERFORMANCE STANDARDS – SECTION 37

2354(a)(ii) The provision of the following road improvements to the satisfaction of the Commissioner of Works and Emergency Services:

- Exclusive northbound (northbound to eastbound on Sheppard) and southbound (southbound to westbound on Sheppard) right turn lanes at the Sheppard/Brimley intersection.

- The existing northbound near side (south-east corner) and southbound near side (north-west corner) bus stops and shelters at the Sheppard/Brimley intersection must be maintained in conjunction with the widening for the northbound and southbound right turn lanes.
 - An exclusive right turn lane on Brimley Road from Sheppard Avenue to the proposed access.
 - Any traffic signal plant required to optimize signal timing and phasing to improve the operation of the intersection.
- (b) The owner of the lands shall enter into one or more agreements with the City of Toronto, pursuant to Section 37 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to secure the facilities, services and matters referred to in Section (a)(i) and (a)(ii) herein, and which shall be registered on title to the lands to which this By-law applies, prior to the issuance of any building permit.

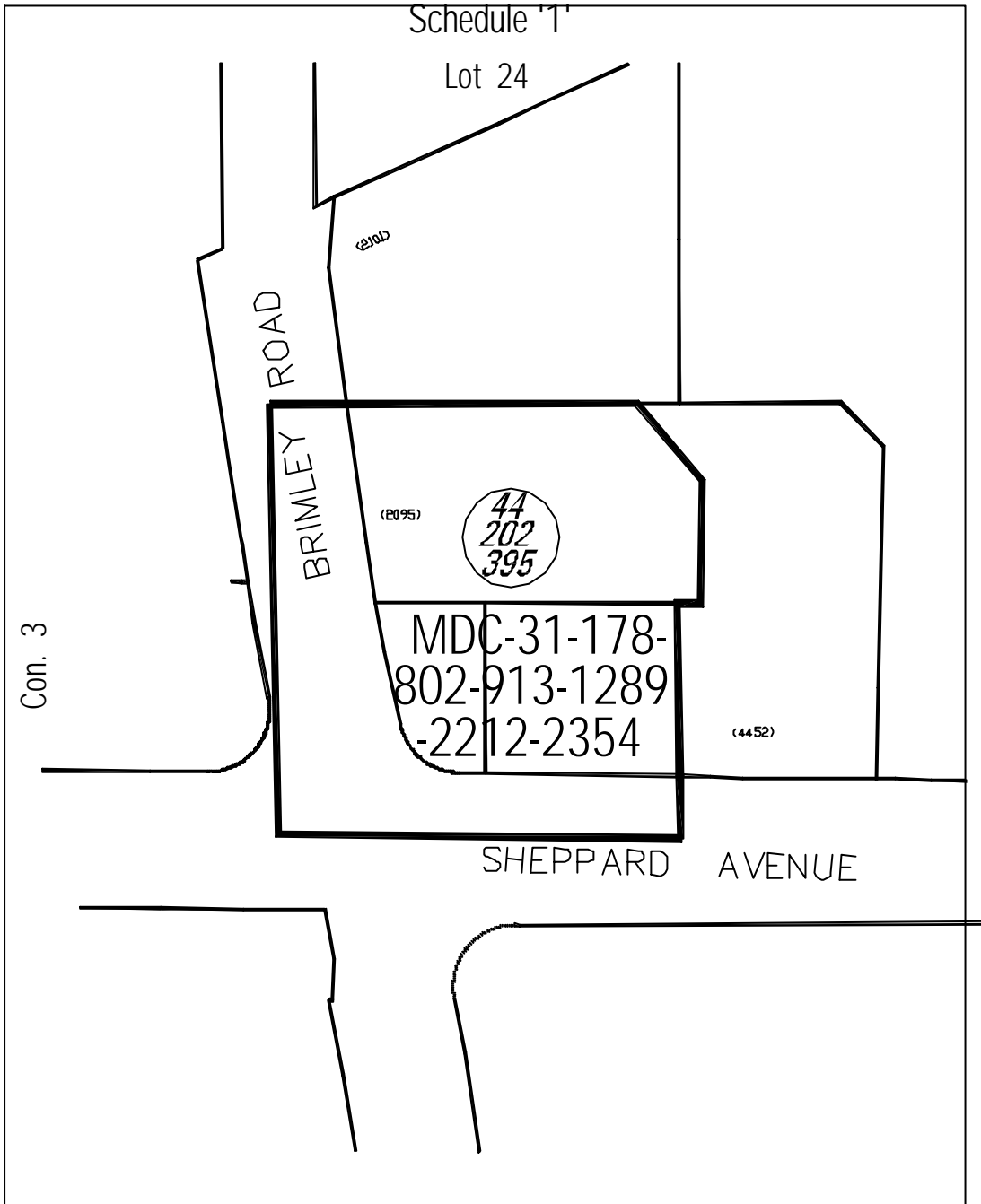
3. Schedule "C", **EXCEPTIONS LIST**, is amended by deleting Hotels, excluding Adult Entertainment Parlours in Exception No. 44(a).

ENACTED AND PASSED this 3rd day of August, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)



City of Toronto Urban Development Services
Zoning By-Law Amendment

2095 Brimley Road
File # SC-Z20000001

 Area Affected By This By-Law


Not to Scale
Marshalling Yard Employment District By-law
Extracted 7/6/00 - BP
Job No. Z20000001