

Authority: Scarborough Community Council Report No. 10, Clause No. 22,
as adopted by City of Toronto Council on October 3, 4 and 5, 2000
Enacted by Council: October 5, 2000

CITY OF TORONTO

BY-LAW No. 669-2000

**To amend Scarborough Zoning By-law No. 10010, as amended,
with respect to the Scarborough Village 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 for 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” is amended by deleting the current zoning and replacing it with the following zoning as shown on the attached Schedule ‘1’:

M – 93 – 158 – 159 – 165 – 167 – 170 – 217

2. SCHEDULE “B”, PERFORMANCE STANDARD CHART, is amended by adding the following Performance Standards:

MISCELLANEOUS

170. Minimum 1.5 m setback abutting the Single-Family Residential (S) Zone.

PARKING

217. Minimum parking requirement of 1.25 parking spaces per dwelling unit, consisting of 1 space for residents and 0.25 space for visitors. Visitor parking may be provided in tandem, in the street yard on the driveway leading to the parking space in the garage.

3. SCHEDULE “C” is amended by deleting Exception Number 6 from these lands and revising the location of the dividing line between Part A and Part B of Exception Number 13 as shown on the attached Schedule ‘2’.

4. **SCHEDULE “C”, EXCEPTIONS LIST**, is amended by deleting Exception Number 13 and replacing it as follows:

13. On those lands identified as Exception 13 on the accompanying Schedule “C” map, the following provisions shall apply, provided that all other provisions of the By-law, as amended, not inconsistent with this Exception, shall continue to apply:

13.1 On Part A:

13.1.1 Only the following uses are permitted prior to the removal of the Holding Provisions (H):

- Banks
- Business and Professional Offices
- **Day Nurseries**
- Fraternal Organizations
- Funeral Homes
- **Marketplace Signs**
- Personal Service Shops
- **Places of Worship**
- **Recreational Uses**
- Restaurants
- Retail Stores
- Studios

together with the following Performance Standards: 20 - 75 – 86

13.1.2 Only the following uses are permitted upon removal of the Holding Provisions (H) from Part A:

- All permitted uses listed in 13.1.1. above
- **Apartment Buildings**
- **Day Nurseries**
- **Group Homes**
- **Marketplace Signs**
- **Multiple-Family Dwellings**
- Nursing Homes
- Senior Citizen Homes

13.2 Maximum of 519 dwelling units for Parts A and B combined.

13.3 Maximum **gross floor area** for all uses combined on Part A, 1.5 times the lot area of Part A.

13.4 The Holding Provisions (H) used in conjunction with the Apartment Residential (A) zone shall be removed by amending

By-law when Council is satisfied that servicing capacity is available and that the necessary financially secured agreements between the applicant and the City have been entered into, to provide for that capacity as well as to provide for the required dedication and/or reconstruction of roads to support this development.

- 13.5 Matters to be provided pursuant to Section 42(3) of the Planning Act, R.S.O. 1990, c.P. 13.

In lieu of the conveyance of land for park or other public recreational purposes, a cash-in-lieu contribution shall be made to the City, prior to the issuance of a building permit, in accordance with the provisions of Section 42 of the Planning Act, R.S.O. 1990, c.P. 13, at a rate of 0.7 hectares per 1,000 persons generated by such development. For the purpose of this By-law, the following occupancy factors shall be used to calculate population generated by the development:

Multiple-Family Dwelling:	3.37 persons per dwelling unit
Apartment Dwelling:	2.18 persons per dwelling unit

ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,
Deputy Mayor

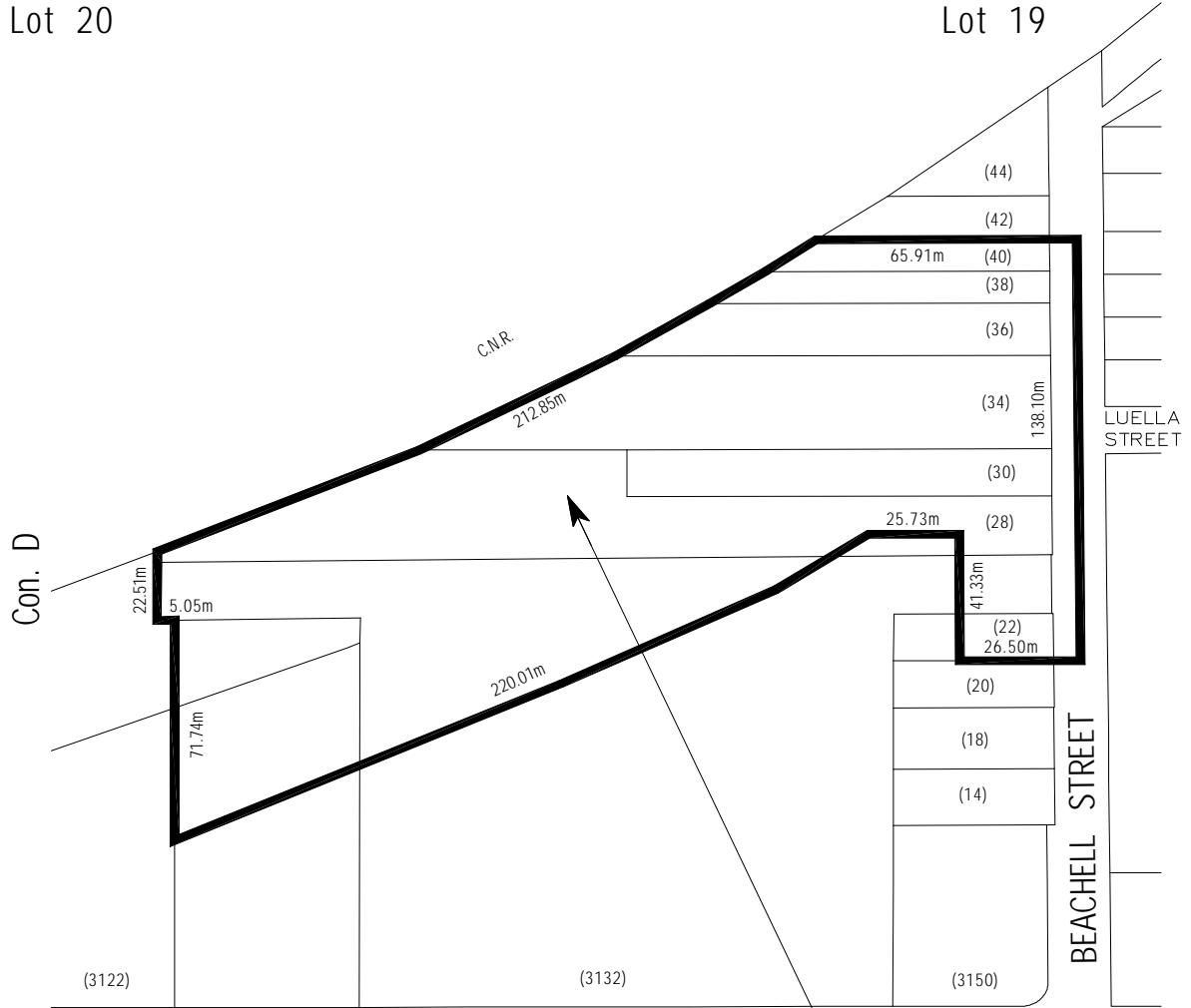
NOVINA WONG,
City Clerk

(Corporate Seal)

Schedule '1'

Lot 20

Lot 19



EGLINTON AVENUE EAST
M-93-158-159-165-167-170-217

Toronto Urban Development Services
Zoning By-Law Amendment

3132 Eglinton Ave. E. and 22-40 Beachell St.
File # SC-Z19990040

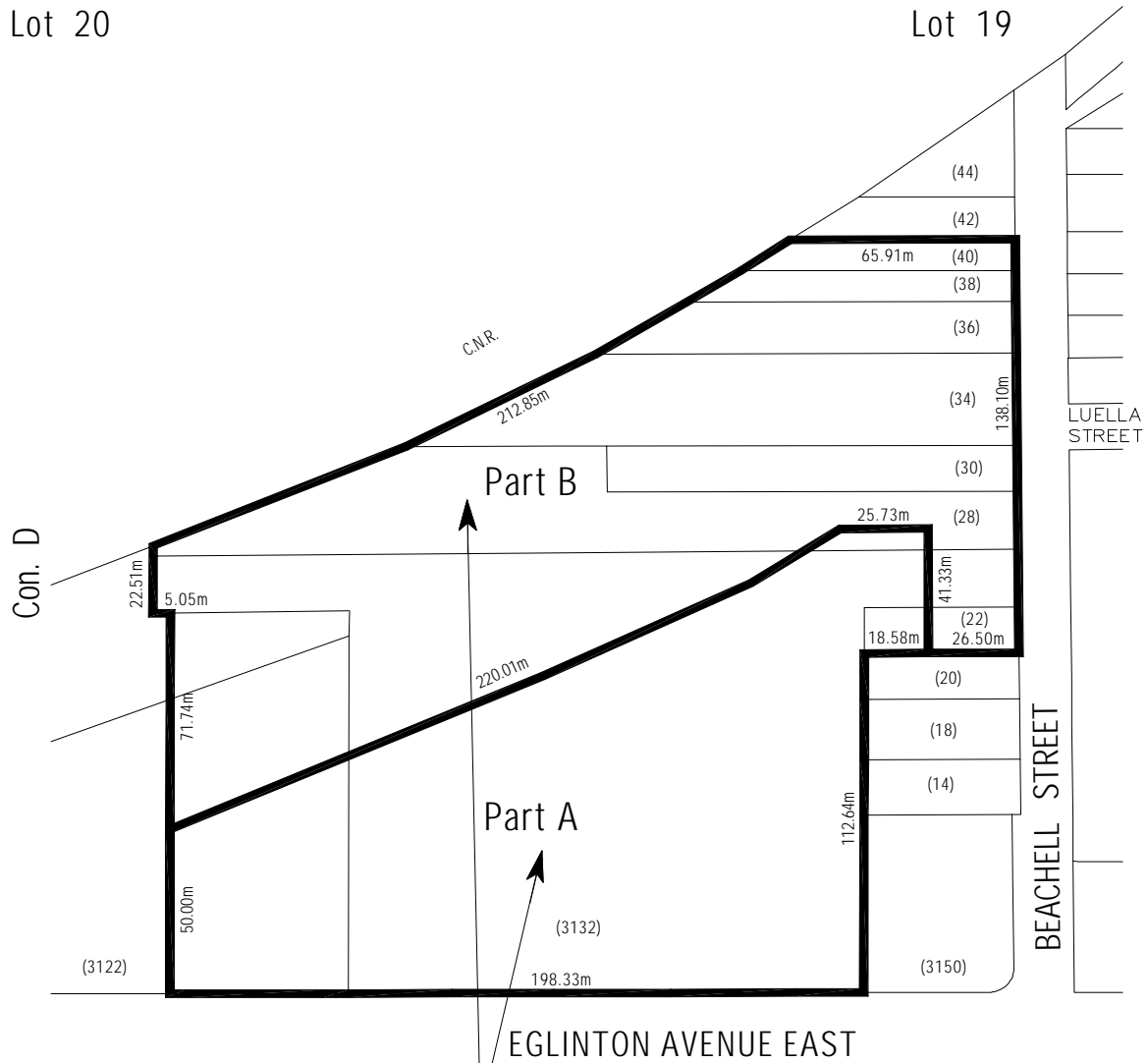
 Area Affected By This By-Law


Not to Scale
Scarborough Village Community By-law
Extracted 6/9/00 - KP
Job No. Z19990040-8/Z-2

Schedule '2'

Lot 20

Lot 19



Exception No. 13