

Authority: Scarborough Community Council Report No. 10, Clause No. 25,
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. 693-2000

**To amend Scarborough Zoning By-law No. 24982, the Employment Districts Zoning By-law,
with respect to the Progress 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”** is amended by deleting the current zoning and substituting the following zoning as shown on the attached Schedule “1”:

CCC, CCO(H) – 786 – 809 – 913 – 1280 – 1836 – 2003

304
526

2. **SCHEDULE “B”, PERFORMANCE STANDARDS CHART**, is amended deleting the contents of Performance Standards 786, 809 and 1280 and replacing them with the following:

MISCELLANEOUS

786. The **gross floor area** of all **City Centre Commercial Zone (CCC)** uses plus the area of basement storage rooms minus the **gross floor area** of public walkways, malls, service areas, truck access and other common facilities shall not exceed 150 000 m².

809. In addition to the **gross floor area** permitted under the **City Centre Commercial Zone (CCC)**, an additional area shall be permitted for offices. The **gross floor area** for offices plus the area of **basement** storage rooms minus the **gross floor area** of public walkways, malls, service areas, truck access, and other common facilities shall not exceed 44 000 m².

REQUIRED PARKING


1280. Minimum 4.3 parking spaces per 100 m² of **gross floor area** plus the area of **basement** storage rooms minus the **gross floor area** of public walkways, malls, truck access and other common facilities for all the uses permitted in the **City Centre Commercial Zone (CCC)**.

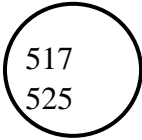
3. **SCHEDULE “B”, PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standard:

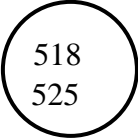
HEIGHT

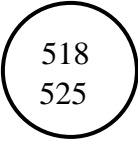
1836. Maximum **storeys** for offices – 14, excluding mechanical penthouses.

4. **SCHEDULE “A”** is amended by adding Exception Number 525 to the lands outlined on Schedule “2” so that the amended zoning shall read as follows:

CCC(H),CCO(H) - 49 – 1371 – 2029 

CCC(H),CCO(H) – 18 – 302 – 913 – 1111 – 1371 – 2029 

CCC(H),CCO(H) – 38 – 1371 – 2029 

CCC(H),CCO(H) – 18 – 1371 – 2029 

5. **SCHEDULE “C”, EXCEPTIONS LIST**, is amended by adding Exception Numbers 525 and 526 as follows:

525.1 On those lands identified as Exception Number 525, the following provisions shall apply, provided that all other provisions of this By-law, as amended, and not inconsistent with the Exception shall continue to apply:

(a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning

526. On those lands identified as Exception Number 526, the following provisions shall apply

- (a) The Holding Provision (H) may be removed in whole or in part by amending By-law to permit Offices, upon submission of a Site Plan Control Application to the satisfaction of the City, in accordance with Section 4.1.6 of the City Centre Secondary Plan (City Centre Design), and when Council is satisfied as to the availability of all transportation improvements, infrastructure or servicing necessary to accommodate any proposed development. Prior to the removal of the Holding Provision (H), only the following Zone Provisions and Performance Standards shall apply:

CCC - 786 - 913 - 1280 – 2003

304
526

- (b) Parking for the shopping centre uses located at Block M and N, R.P. M-1410 may be provided on Blocks C, D, E, F and G, R.P. M-1410 and on Parts 1, 2, 3, 4 and 5, Plan 66R-12548.

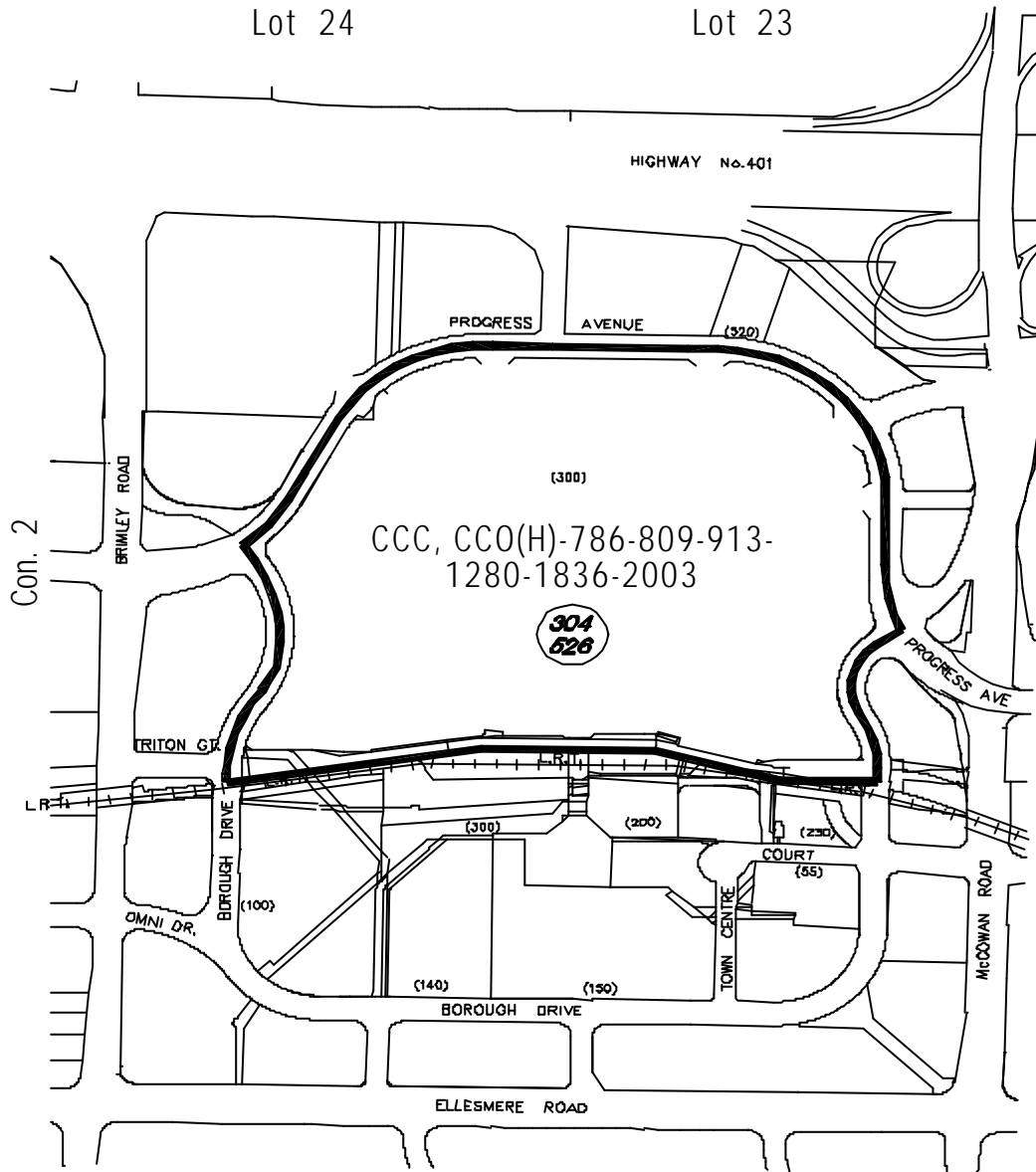
ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)


Schedule '1'



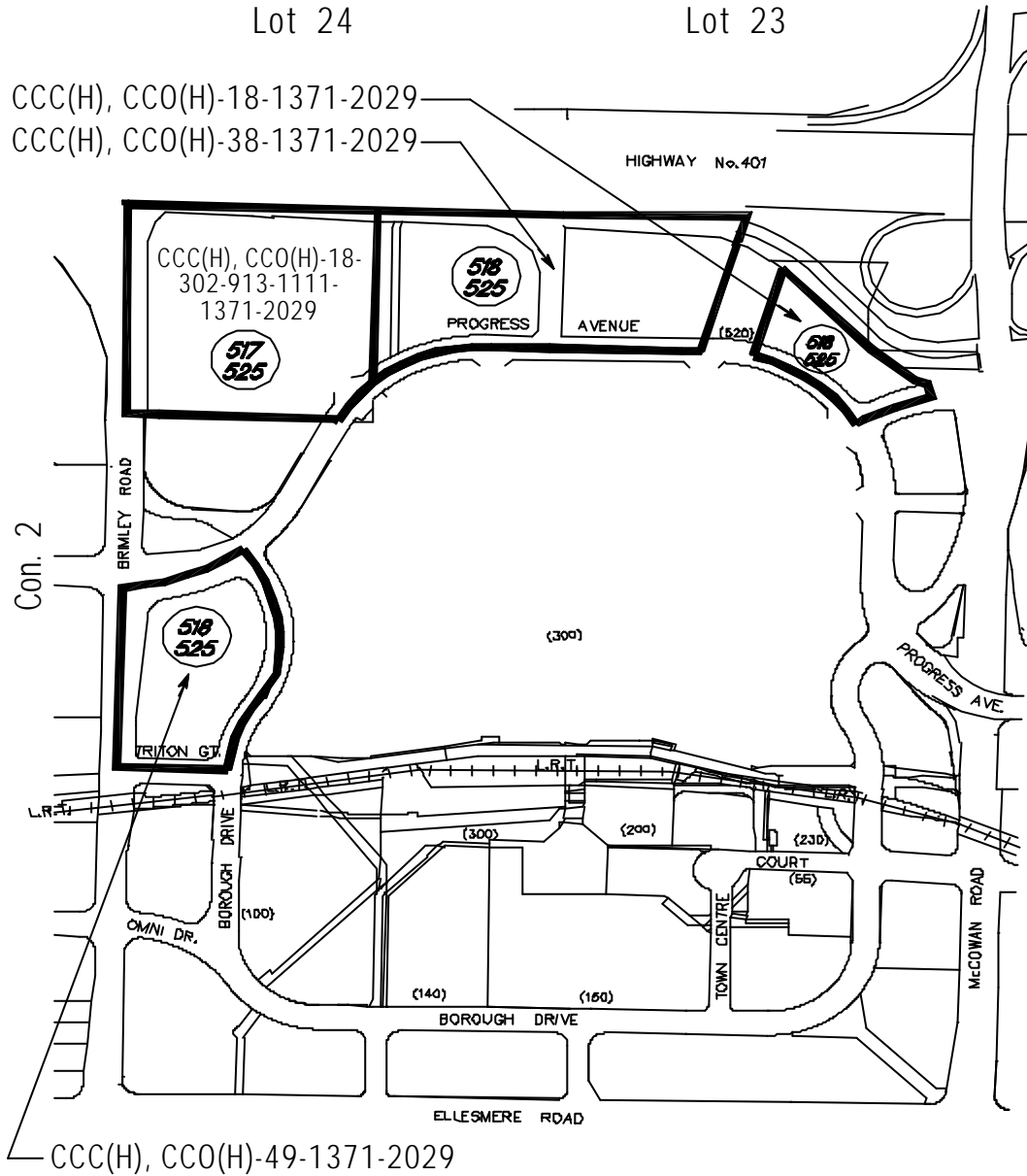
City of Toronto Urban Development Services
Zoning By-law Amendment

300 Borough Drive
 File # SC-Z2000017

 Area Affected By This Bylaw


 Not to Scale
 Progress Employment District By-law
 Extracted 28/8/00 - KP
 Job No. Z2000017-7/2-2


Schedule '2'



Toronto Urban Development Services
 Zoning By-law Amendment

300 Borough Drive
 File # SC-Z20000017

 Area Affected By This Bylaw


 Not to Scale
 Progress Employment District By-law
 Extracted 28/8/00 - KP
 Job No. Z20000017-8/Z-2

