

Authority: Scarborough Community Council, Report No. 9, Clause No. 19, adopted as amended,  
by City of Toronto Council on August 1, 2, 3 and 4, 2000  
Enacted by Council: October 5, 2000

**CITY OF TORONTO**

**BY-LAW No. 846-2000**

**To amend Scarborough Zoning By-law, the Employment Districts Zoning By-law No. 24982  
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”** of the Progress Employment District is amended by deleting the current  
zoning and replacing it with the following zoning as shown on Schedule ‘1’:

CCR-665-690-1573-1619-1729-2029-2205-2358

CCR(H)-665-691-1573-1619-1729-2029-2205-2358

522

or

CCO(H)-80-100-109-1218-1619-1729-2029-2205-2358

307

522

2. **Schedule “B”, PERFORMANCE STANDARD CHART**, is amended by deleting and  
replacing Performance Standard 2358 and by adding the following Performance Standards:

**INTENSITY OF USE**

80. **Gross Floor Area** of all buildings shall not exceed 26 250 m<sup>2</sup>.

690. Maximum - 350 **dwelling units**.

691. Maximum - 250 **dwelling units**.

**PARKING**

1573. Minimum 1.25 parking spaces per **dwelling unit** shall be provided as follows:

- Minimum 1.0 parking spaces per **dwelling unit** for residents;
- Minimum 0.25 parking spaces per **dwelling unit** for visitors.

**SECTION 37**

2358. Matters to be provided pursuant to Section 37 of the Planning Act, R.S.O. 1990, c. P.13, as amended:

- (1) The owner of the lands, at its expense and in accordance with, and subject to, the agreements referred to in Section (2) herein, shall provide or fund the following facilities, services and matters, in exchange for the increase in density, prior to issuance of Building Permits, as follows:
  - (i) payment to the City of Toronto, the lesser of:
    - (a) \$2,000.00 per residential dwelling unit for which the building permit is being issued; or
    - (b) 30% of the increased value of the land divided by 600 and multiplied by the number of residential dwelling units for which the building permit is being issued.
  - (ii) 75% of the payment required in paragraph (i) above shall be allocated to a fund specifically for the Scarborough City Centre and 25% of the payment shall be allocated to the City's Capital Revolving Fund for Affordable Housing.
- (2) 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 (1) herein, which agreement shall be registered as a first charge on title to the lands to which this By-law applies.

3. **Schedule "C", EXCEPTIONS LIST**, is amended by adding the following Exception Number 522:

**OTHER**

522. (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to parking areas in association with residential development on the abutting lands to the west on Registered Plan M-2288, and model suites and a sales centre.

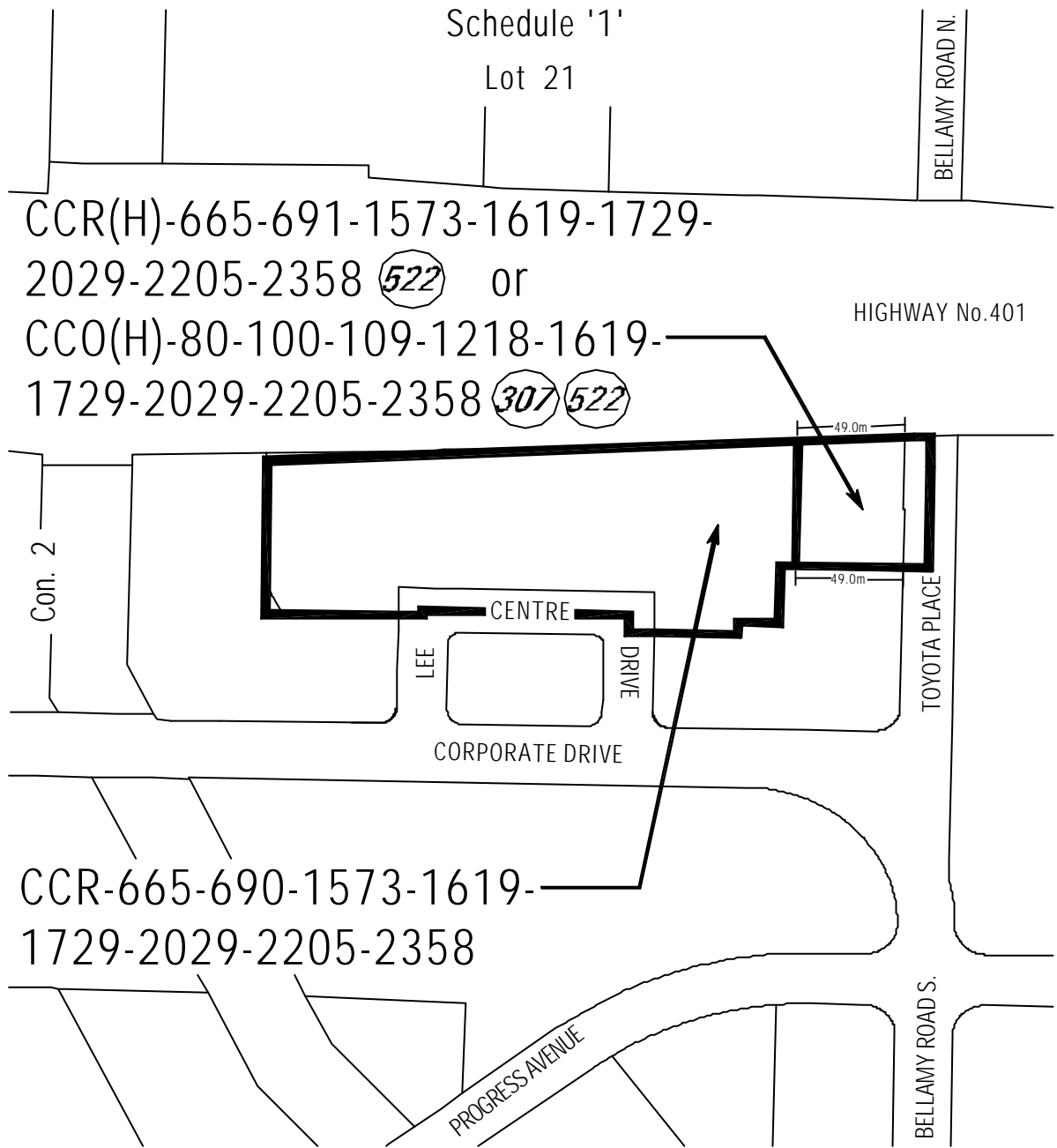
- (b) The Holding Provision (H) used in conjunction with the **City Centre Residential (CCR) Zone** and **City Centre Office (CCO) Zone** shall be removed in whole or in part by amending By-law upon submission of a Site Plan to the satisfaction of the City, in accordance with Section 4.1.6 of the City Centre Secondary Plan (City Centre Design), and when Council is satisfied as to the availability of all transportation improvements, infrastructure and servicing necessary to accommodate any proposed development, and as to the availability of the necessary lands required for the planned Bellamy Road overpass.

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

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk


(Corporate Seal)



**Toronto** Urban Development Services  
Zoning By-Law Amendment

Lee Centre Drive  
File # SC-Z19990016, SC-P19990013

 Area Affected By This By-Law

  
Not to Scale  
Progress Employment District By-law  
Extracted 09/14/00 - JA  
Z99016-z/z-2