

Authority: Scarborough Community Council Report No. 9, Clause No. 13,
as adopted by City of Toronto Council on August 1, 2, 3 and 4, 2000
Enacted by Council: October 4, 2001

CITY OF TORONTO

BY-LAW No. 761-2001

To amend Scarborough Zoning By-law Number 8786, the Birchcliff Community Zoning By-law; and To amend Scarborough Zoning By-law Number 9350, the Bendale Community Zoning By-law; and To amend Scarborough Zoning By-law Number 10048, the Eglinton Community Zoning By-law; and To amend Scarborough Zoning By-law Number 9276, the Kennedy Park Community Zoning By-law; and To amend Scarborough Zoning By-law Number 9089, the Ionview Community Zoning By-law; and To amend Scarborough Zoning By-law Number 9508, the Dorset Park Community Zoning By-law; and To amend Scarborough Zoning By-law Number 10327, the West Hill Community Zoning By-law; and To amend Scarborough Zoning By-law 24982, the Employment Districts Zoning By-law; and To amend Scarborough Zoning By-law Number 13219, the Malvern East Agricultural Holding 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. Birchcliff Community Zoning By-law No. 8786 is amended as follows:

1.1 Performance Standard 189 introduced by By-law No. 32-2000, is repealed.

1.2 **SCHEDULE “A”**, is amended with respect to the land outlined on Schedule ‘1’ (Map Reference SB-1), by adding the Performance Standard 230 so that the amended zoning reads as follows:

L I – 40A – 85 – 119 – 148 – 199 – 200 - 230

1.3 **SCHEDULE “B”, PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standard:

MISCELLANEOUS

230. Maximum building, **coverage** 45 % of the lot area.

2. Bendale Community By-law 9350 is amended as follows:

2.1 **SCHEDULE “C”, EXCEPTIONS LIST**, is amended by adding Exception Number 6 to the lands outlined on Schedule ‘1’ (Map References SCC-7 (a) and (b)).

3. Eglinton Community Zoning By-law No. 10048 is amended as follows:

- 3.1 The provisions of By-law No. 10048, shall not apply to the lands shown on Schedule '1' (Map Reference SCC-1) and the lands are removed from the by-law.

4. Kennedy Park Community Zoning By-law No. 9276 is amended as follows:

- 4.1 **SCHEDULE "A"**, is amended with respect to the land outlined on Schedule '1' (Map Reference SCC-1), by adding thereto the land shown outlined, together with the following zone provision and Performance Standards:

HC – 38 – 96 – 401

- 4.2 **SCHEDULE "B", PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

FRONT YARD

38. Minimum Building Setbacks

For "NC", "CC", "HC" and "OU" Zones, 16.5 m from the centre line of the original road allowance of Midland Avenue, 23 m from the centre line of the original road allowance of Eglinton Avenue or 5 m from the street line thereof, whichever is the greater setback; 18 m from the centre line of the original road allowance of Kennedy Road, or 3 m from the street lines thereof, whichever is the greater setback; and 3 m from the street lines of all other streets.

- 4.3 **SCHEDULE "C", EXCEPTIONS LIST**, is amended by adding Exception Numbers 20 with respect to the land outlined on Schedule '2' (Map Reference SCC-1):

20. On those lands identified as Exception Number 20 on the accompanying map, the following provisions shall apply:

Highway Commercial Uses shall include commercial uses of the following nature:

- (a) Those which necessitate their location adjacent to a major traffic artery and may require channelization of off-street parking, and do not require large areas for sustained off-street parking; or
- (b) Those which are not suited to locations in shopping centres; or

- (c) Those which perform a specialized commercial function and may require limited processing of a product, but are not essentially industrial in character; and shall include such uses as the following:

- Automobile Sales, service and maintenance uses excluding auto body repair and/or auto wrecking yard
- Fraternal Organizations
- Funeral Homes
- Hotels and Motels
- **Place(s) of Worship**
- Professional and Business Offices
- Recreational Uses
- Specialized Commercial Uses

5. Ionview Community Zoning By-law No. 9089 is amended as follows:

- 5.1 The provisions of By-law No. 9089, shall not apply to the lands shown on Schedule '1' (Map Reference SCC-2) and the lands are removed from the by-law.
- 5.2 SCHEDULE "C", EXCEPTIONS LIST, is amended by deleting Exception Number 4 and 20.

6. Kennedy Park Community Zoning By-law No. 9276 is amended as follows:

- 6.1 **SCHEDULE "A"**, is amended with respect to the land outlined on Schedule '1' (Map Reference SCC-2), by adding thereto the land shown outlined, together with the following zone provision and Performance Standards:

HC-38-96-210
 HC--38-131-212-305-355
 HC-38-72-96
 CC-A-110-132-211-402
 PU

- 6.2 **SCHEDULE "B" PERFORMANCE STANDARD CHART**, is amended by adding thereto the following Performance Standards:

MISCELLANEOUS

131. Minimum 0.42 **parking space** per 100 m² of **gross floor area**, minus the **gross floor area** of **basements**, for all uses.
132. Minimum 0.95 **parking spaces** per 100 m² of **gross floor area** for all commercial uses.

INTENSITY OF USE

210. **Gross floor area**, minus the **gross floor area** of **basements**, shall not exceed 60% of the lot area. The **gross floor area** located on any one storey shall not exceed 40% of the lot area.
211. Maximum 24 dwelling units.
212. **Gross floor area**, minus the **gross floor area** of **basements**, shall not exceed 200% of lot area.

SIDE YARD

305. Minimum 0.9 m for that portion of the building which is one-storey high and a minimum side yard of 2.4 m for that portion of the building which is over one-storey high.

BUILDING SETBACKS

355. 0 m from the Hydro-Electric Power Commission of Ontario lands.

FLOOR AREA

402. Maximum **gross floor area** 0.2 times the area of the lot or parcel for commercial uses.

- 6.3 **SCHEDULE “C”, EXCEPTIONS LIST**, is amended by adding Exception Numbers 19, 21 and 22 with respect to the land outlined on Schedule ‘2’ (Map Reference SCC-2):

19. On those lands identified as Exception Number 19 on the accompanying Schedule “C” map, the following provisions shall apply:
- (a) Only the following uses shall be permitted in the Community Commercial (CC) zone:
 - Business and Professional Offices
 - **Ground Signs** which are **non-accessory**
 - **Marketplace Signs**
 - Personal Service Shops
 - Retail Stores
 - Service Shops and Agencies
 - **Wall Signs** which are **non-accessory**
 - (b) **Games Arcades** are prohibited.

21. On those lands identified as Exception Number 21 on the accompanying Schedule “C” map, the following provisions shall apply:

(a) The following use shall be not be permitted in the Highway Commercial (HC) zone:

- Automobile Service Stations

22. On those lands identified as Exception Number 22 on the accompanying map, the following provisions shall apply:

Additional Permitted Use

- Vehicle Parking

2.1 **SCHEDULE “A”**, is amended with respect to the land outlined on Schedule ‘1’ (Map Reference SCC-3), by adding to the land shown outlined together with the following zone provision:

SC

7. Dorset Park Community Zoning By-law No. 9508 is amended as follows:

7.1 **SCHEDULE “B”, PERFORMANCE STANDARD CHART**, is amended deleting the contents of Performance Standard 206 and adding text so that it reads as follows:

PARKING

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

(a) Resident - 1.2 spaces per unit.

(b) Visitor - 0.2 spaces per unit.

7.2 **CLAUSE VI – PROVISIONS FOR ALL ZONES**, is amended by deleting Sub-Clause 15, “Landscaping”. Any clauses within the by-law that refer to Sub-Clause 15 are amended to refer to Sub-Clause 5.

8. West Hill Community Zoning By-law No. 10327 is amended as follows:

8.1 **SCHEDULE “A”**, is amended with respect to the land outlined on Schedule ‘1’ (Map Reference SHC-1), by deleting Performance Standard 85 and adding Performance Standard 60G so that the amended zoning reads as follows:

S – 1 – 45 – 60G – 80S – 91 – 110 – 142

T – 9 – 45 – 60G – 80T – 91 – 110 – 142

- 8.2 **SCHEDULE “A”**, is amended with respect to the land outlined on Schedule ‘1’ (Map Reference SHC-2), by deleting Performance Standard 388 and adding Performance Standard 383 so that the amended zoning reads as follows:

M – 15 – 119 – 129A – 300 – 383 – 384 – 385 – 400

- 8.3 **SCHEDULE “C”, EXCEPTIONS LIST**, is amended with respect to the land outlined on Schedule ‘1’ (Map Reference SHC-3), by deleting Exception Numbers 76 and 77.

9. Employment Districts Zoning By-law No. 24982 is amended as follows:

- 9.1 **SCHEDULE “B” PERFORMANCE STANDARD CHART**, is amended by deleting the contents of Performance Standard 1282 and adding text so that it reads as follows:

1282. Minimum of 5.0 parking spaces per 100m² of **gross floor area** for **Retail Stores, Personal Service Shops, Service Shops, Restaurants, Recreational Uses and Places of Entertainment**.

- 9.2 **SCHEDULE “C”, EXCEPTIONS LIST** is amended by adding to Exception Number 113 the following additional use:

- Personal Service Shops

10. Amendments to the Malvern East Agricultural Holding By-law No. 13219 is amended as follows:

- 10.1 The provisions of By-law No. 13219 shall not apply to the lands outlined on Schedule ‘1’ (Map Reference SM-5) and the lands are removed from the by-law.

ENACTED AND PASSED this 4th day of October, A.D. 2001.

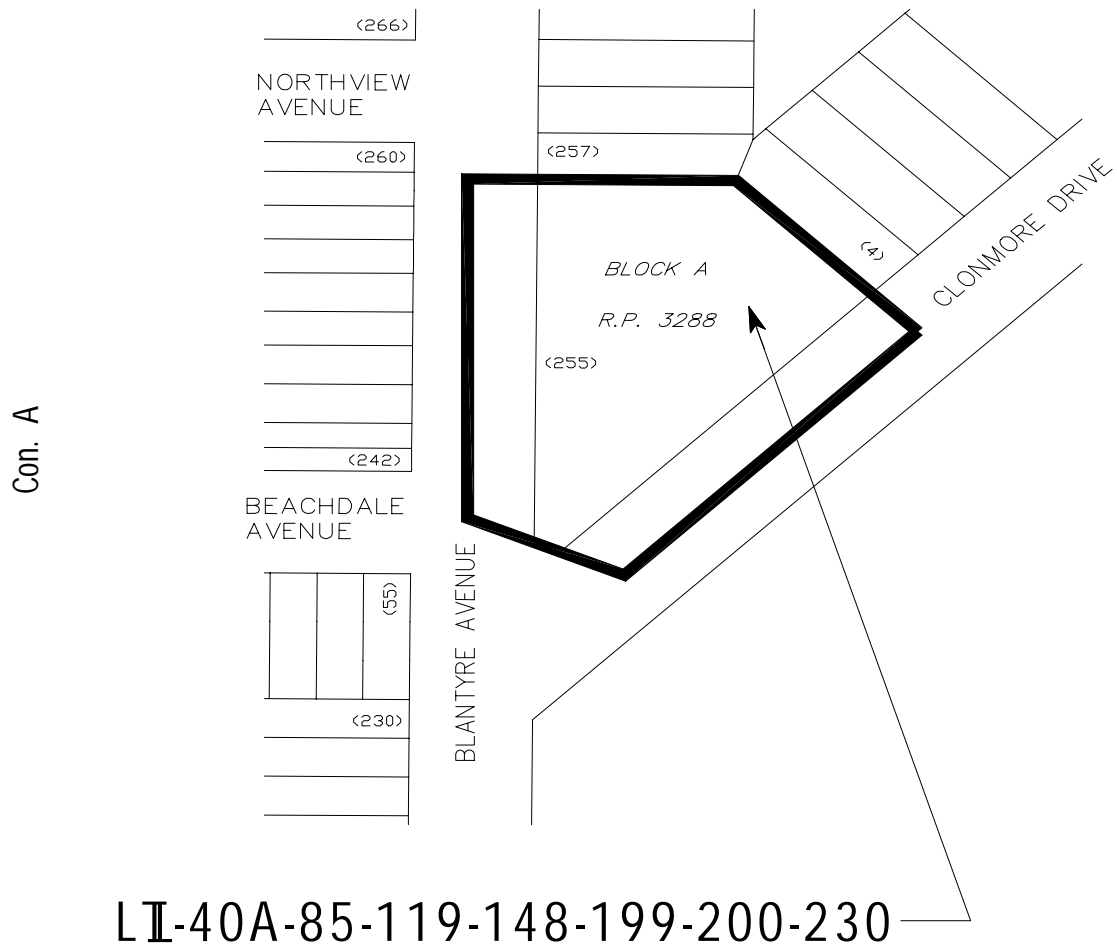
CASE OOTES,
Deputy Mayor

ULLI WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 35



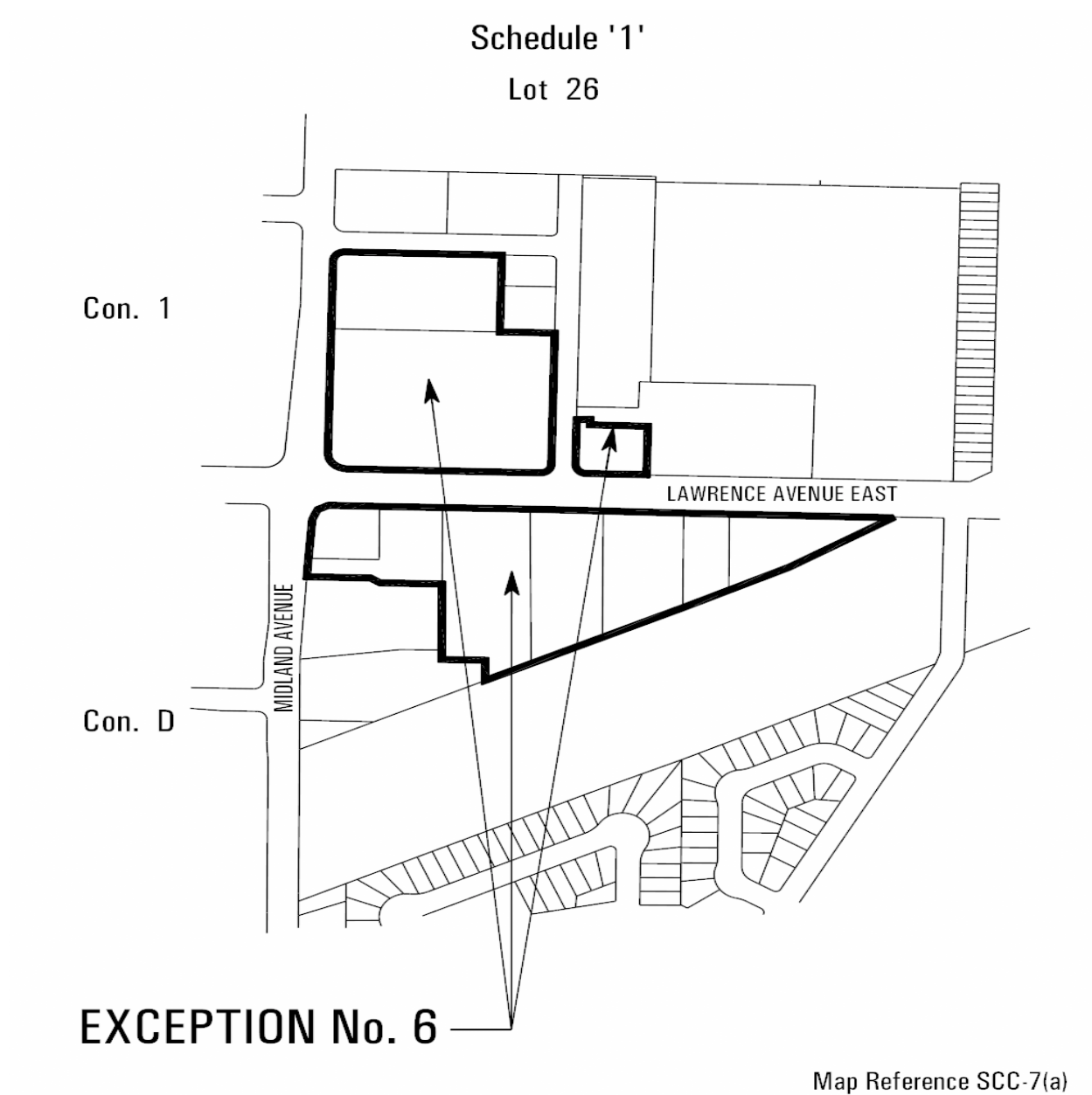
Map Reference SB-1

Toronto Urban Development Services
Zoning By-Law Amendment

255 Blantyre Avenue
File # W97033

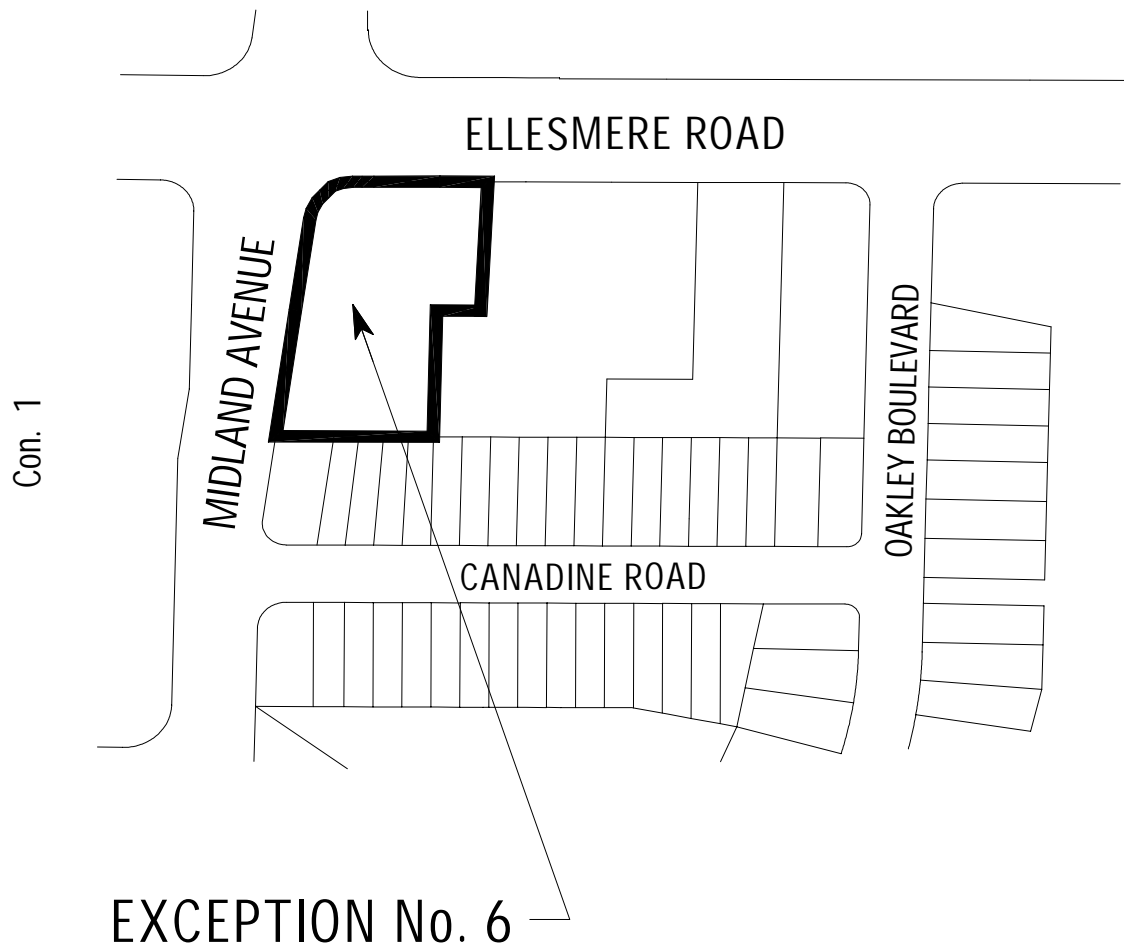
 Area Affected By This By-Law


Not to Scale
Birchcliff Community By-law
Extracted 31/5/2000-GG



Schedule '1'

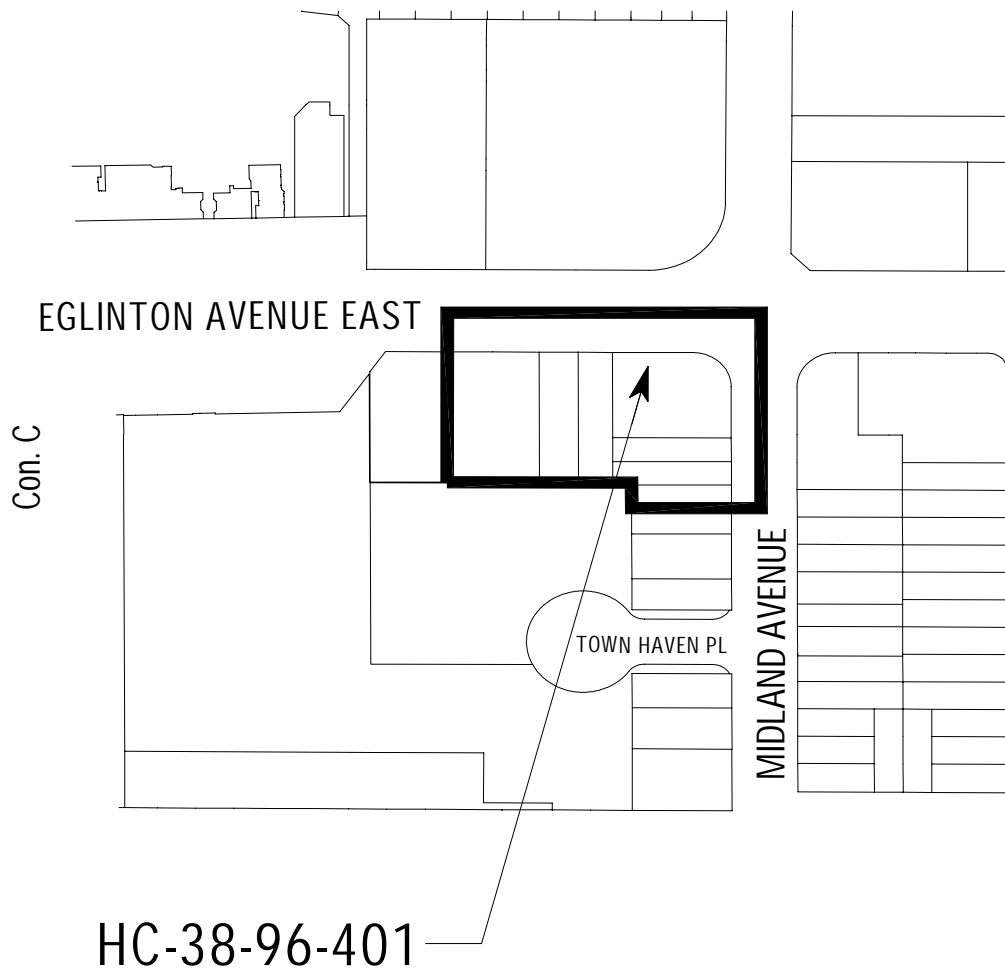
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Map Reference SCC-7(b)

Schedule '1'

Lot 27




Map Reference SCC-1

Toronto Urban
Development Services
Zoning By-Law Amendment

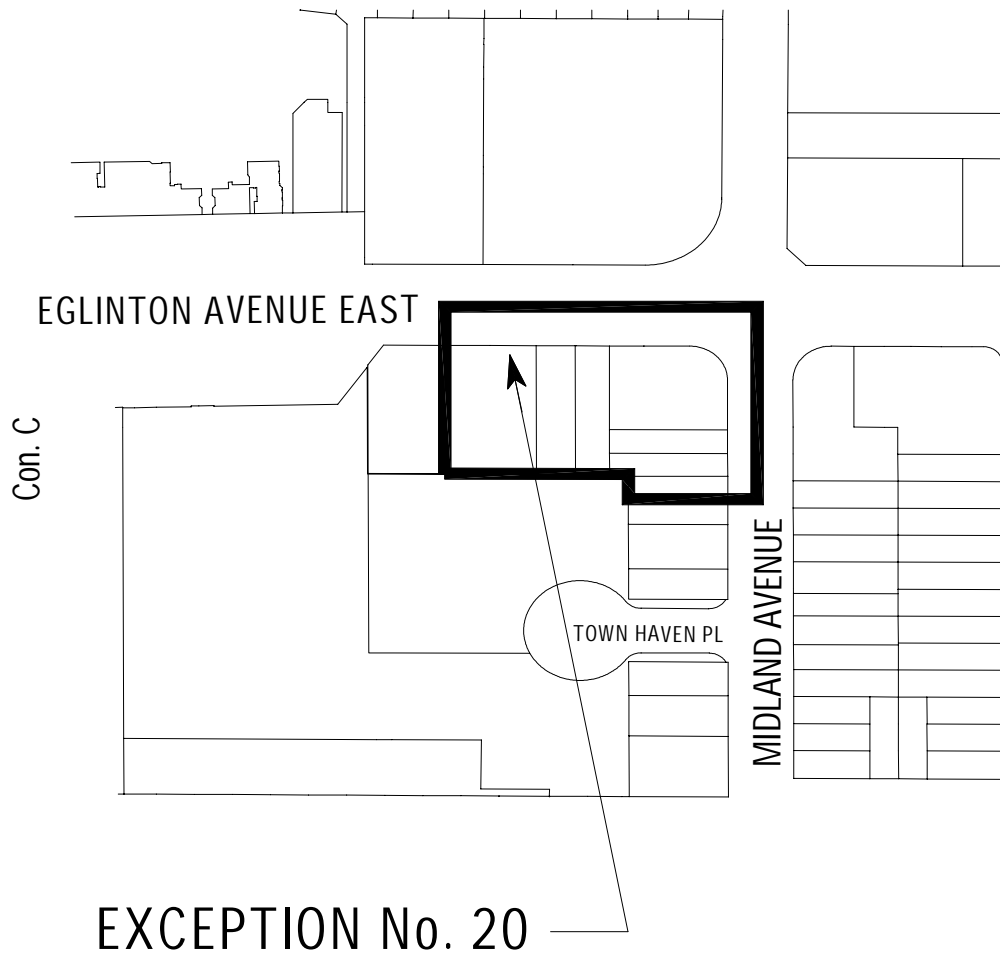
S/W Corner of Eglinton Ave. & Midland Ave.
File # W97033

 Area Affected By This By-Law


Not to Scale
Kennedy Park Community By-law
Extracted 31/5/2000-GG

Schedule '2'

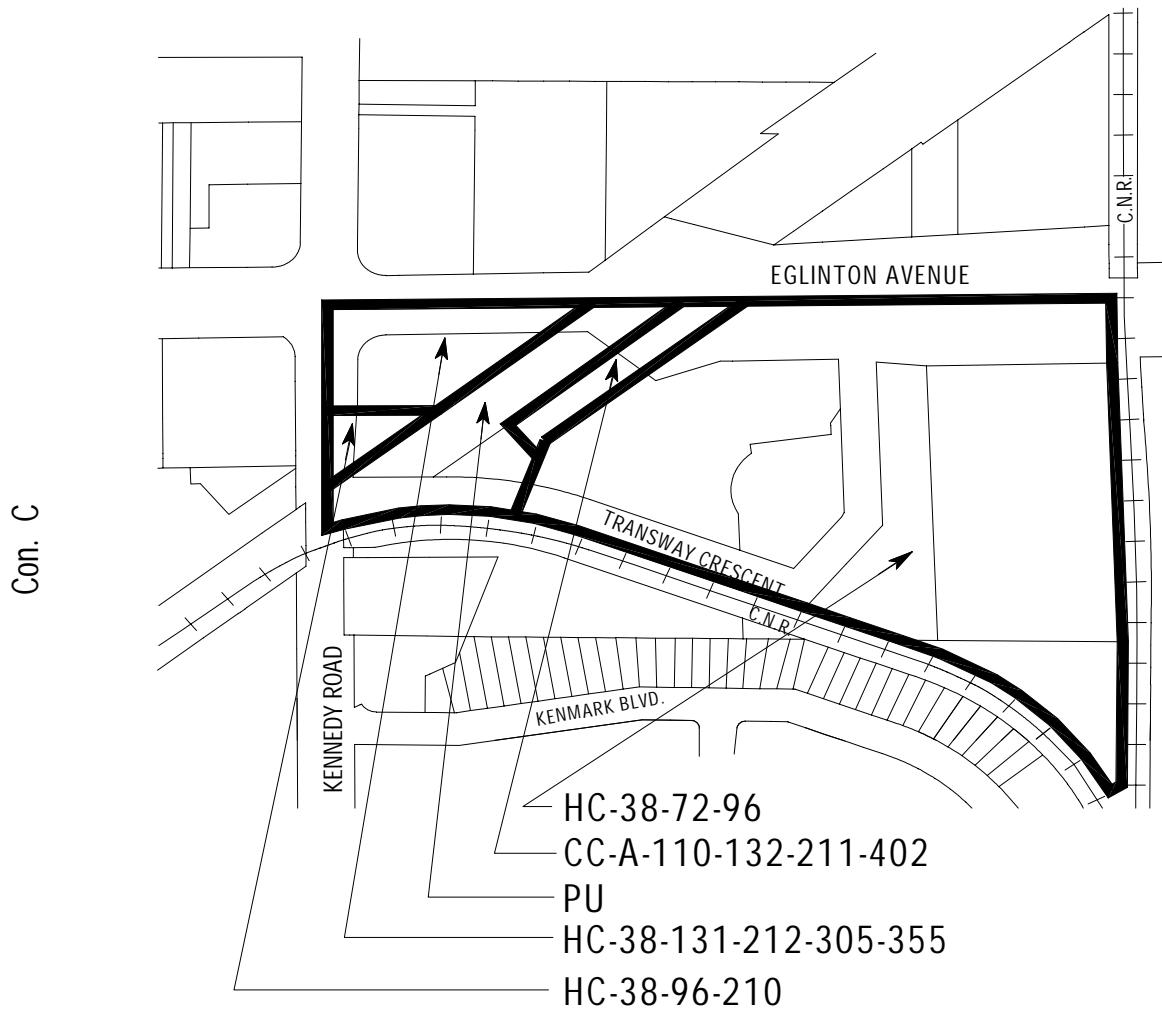
Lot 27



Map Reference SCC-1

Schedule '1'

Lot 28



Map Reference SCC-2



Zoning By-Law Amendment

S/E Corner Eglinton Ave. & Kennedy Rd.

File # W97033



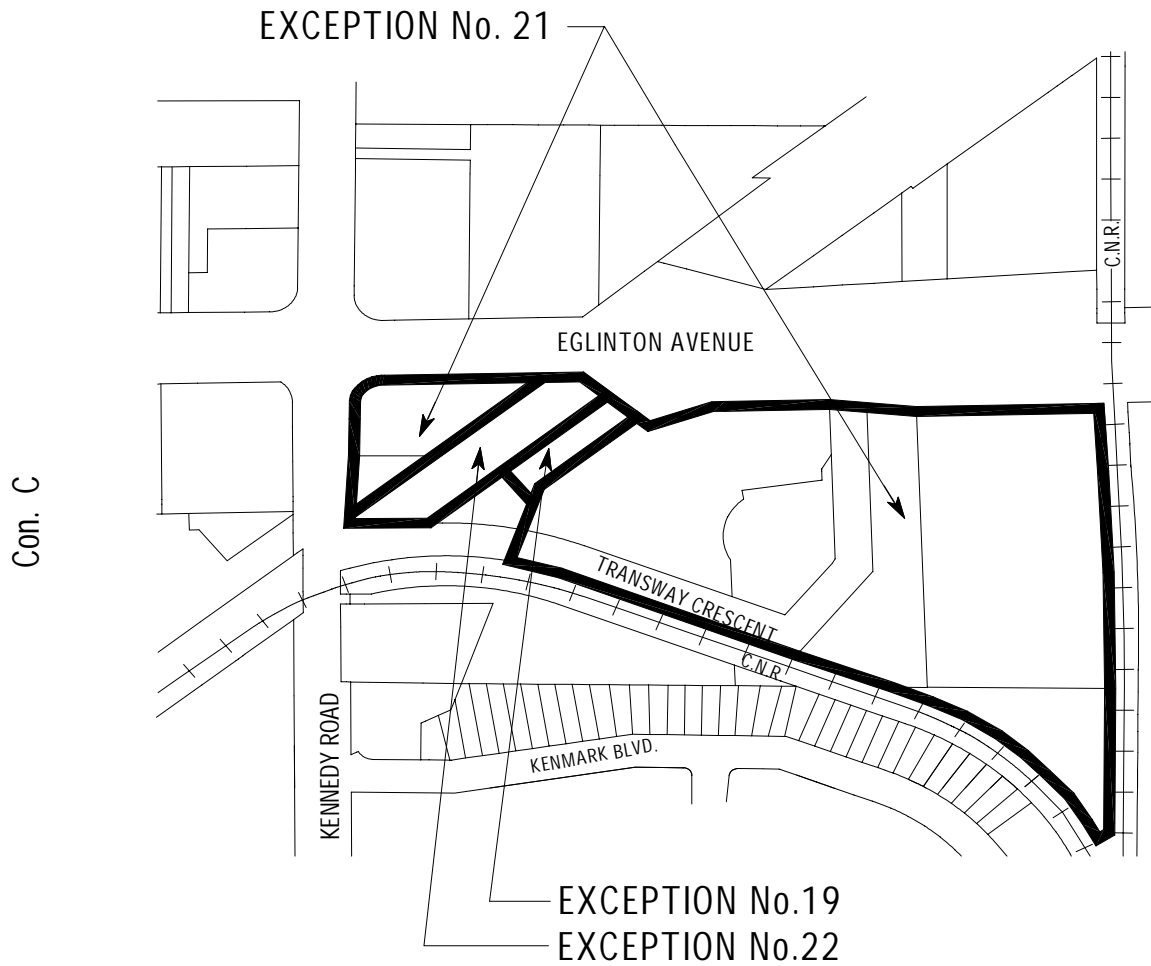
Area Affected By This By-Law



Not to Scale
Kennedy Park Community By-law
Extracted 1/6/2000-GG

Schedule '2'

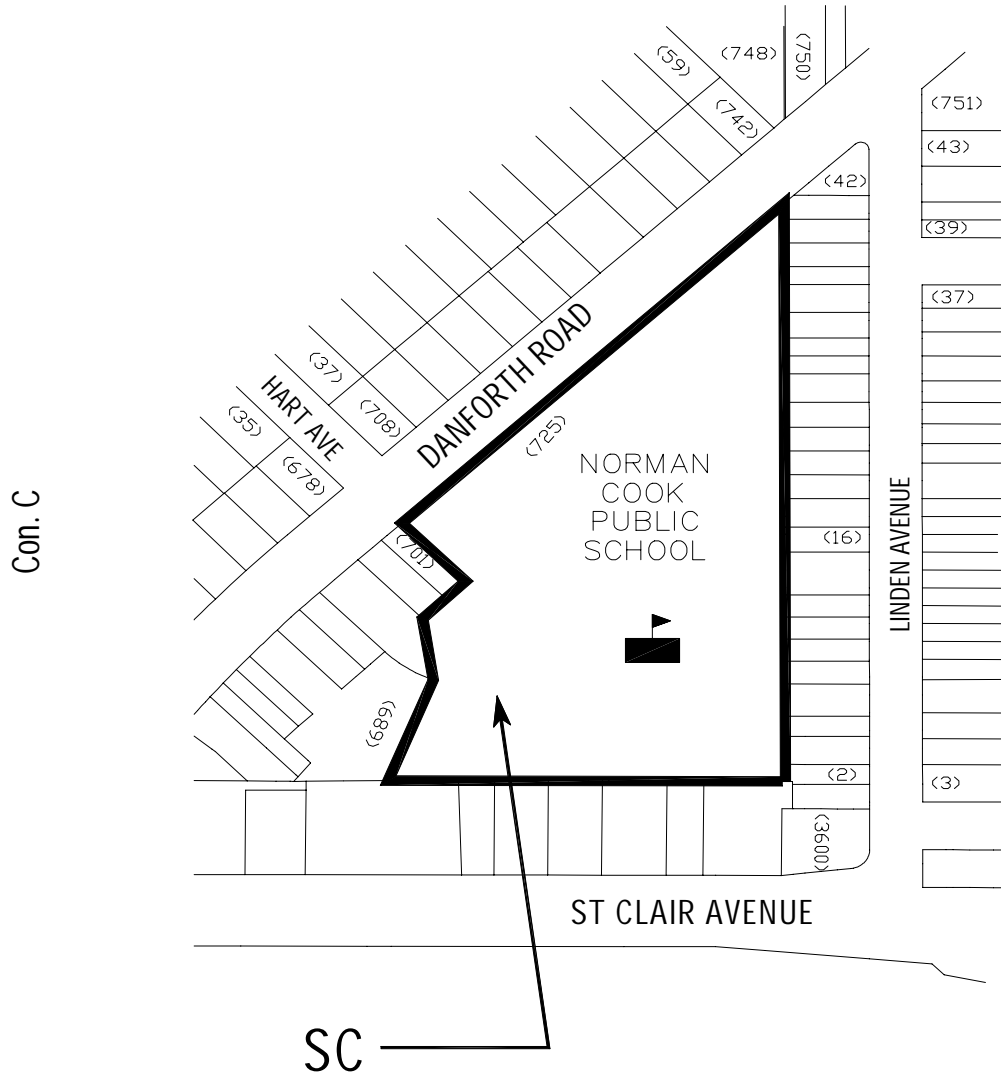
Lot 28



Map Reference SCC-2

Schedule '1'

Lot 28




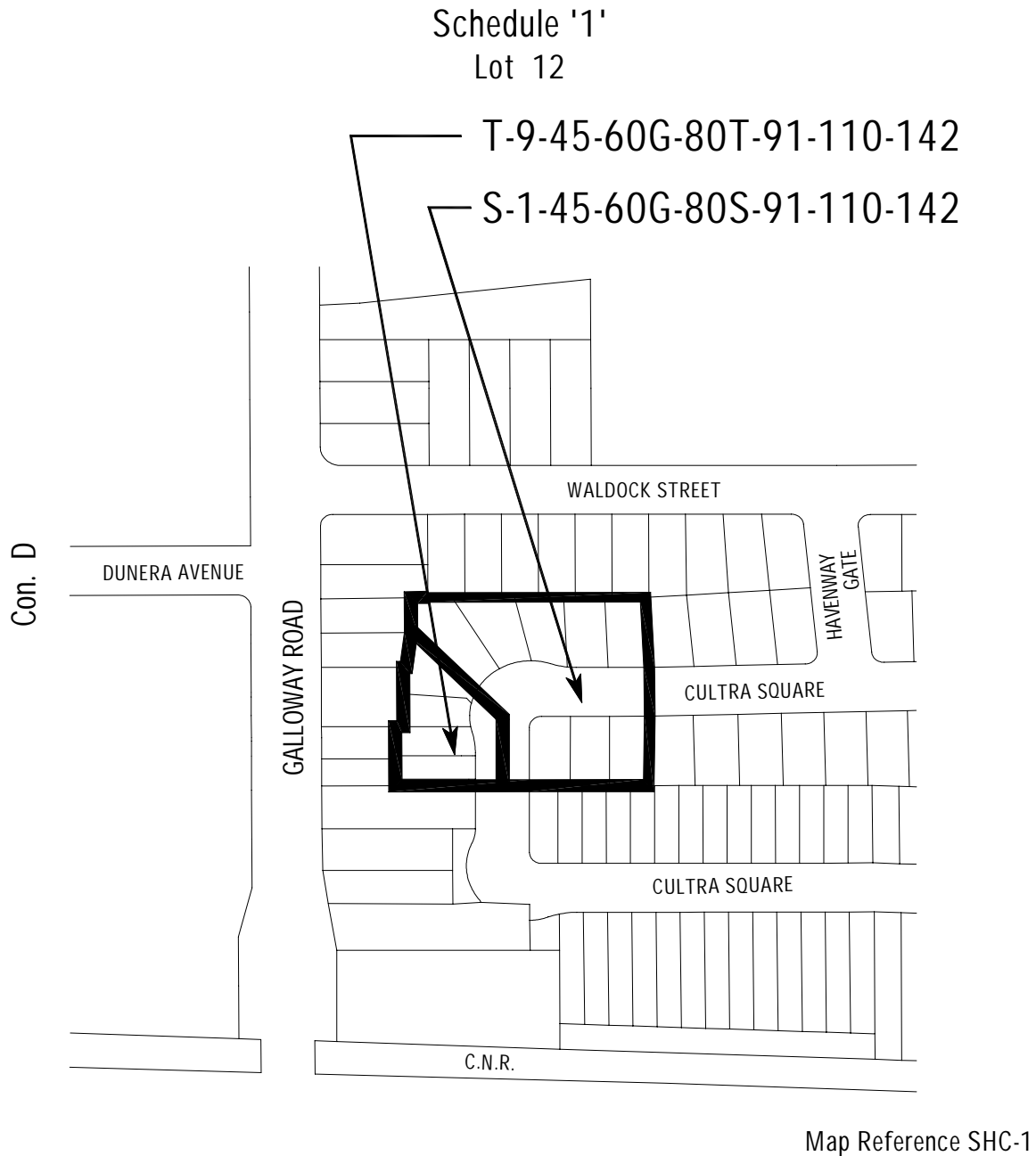
Map Reference SCC-3

Toronto Urban Development Services
Zoning By-Law Amendment

725 Danforth Road
File # W97033

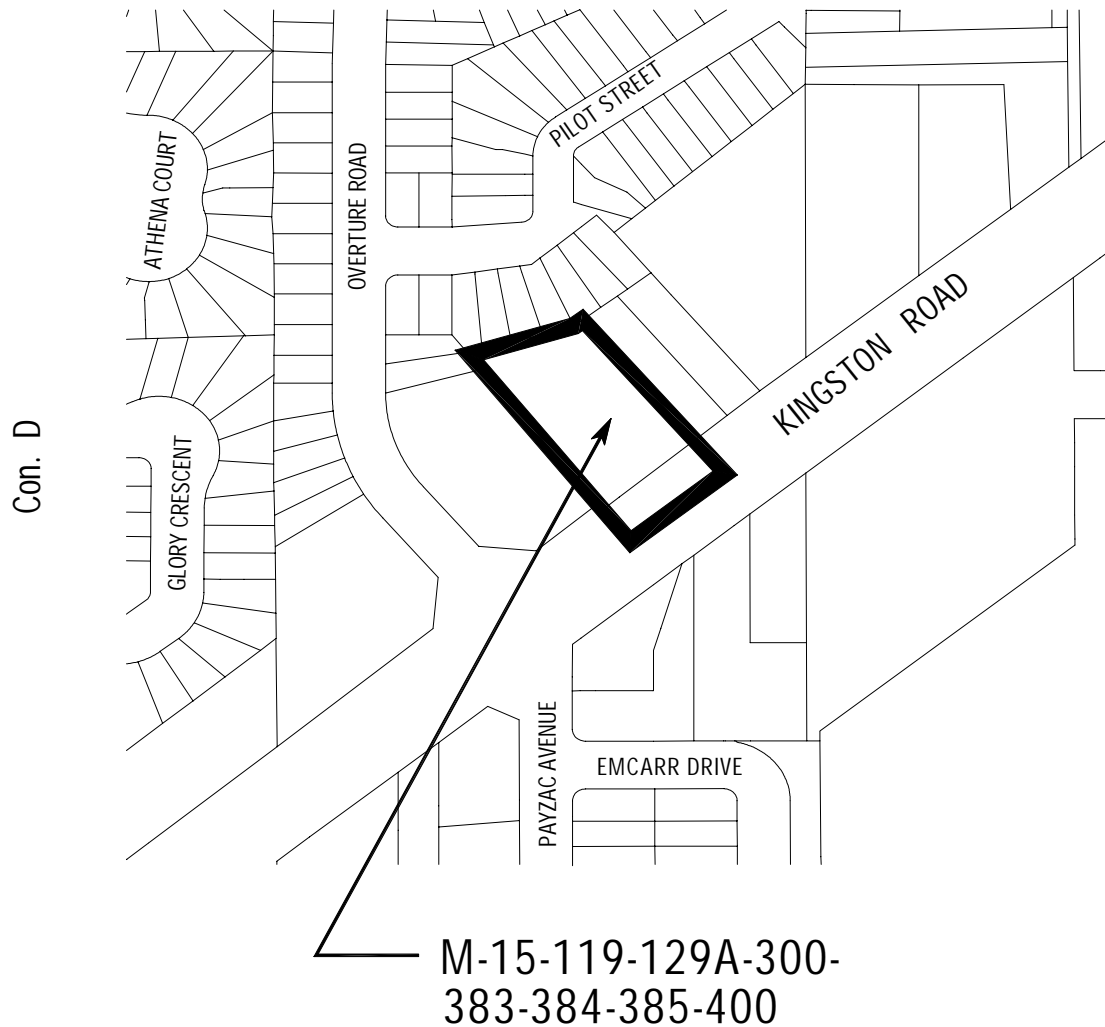
 Area Affected By This By-Law


Not to Scale
Kennedy Park Community By-law
Extracted 1/6/2000-GG



Schedule '1'

Lot 13




Map Reference SHC-2

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

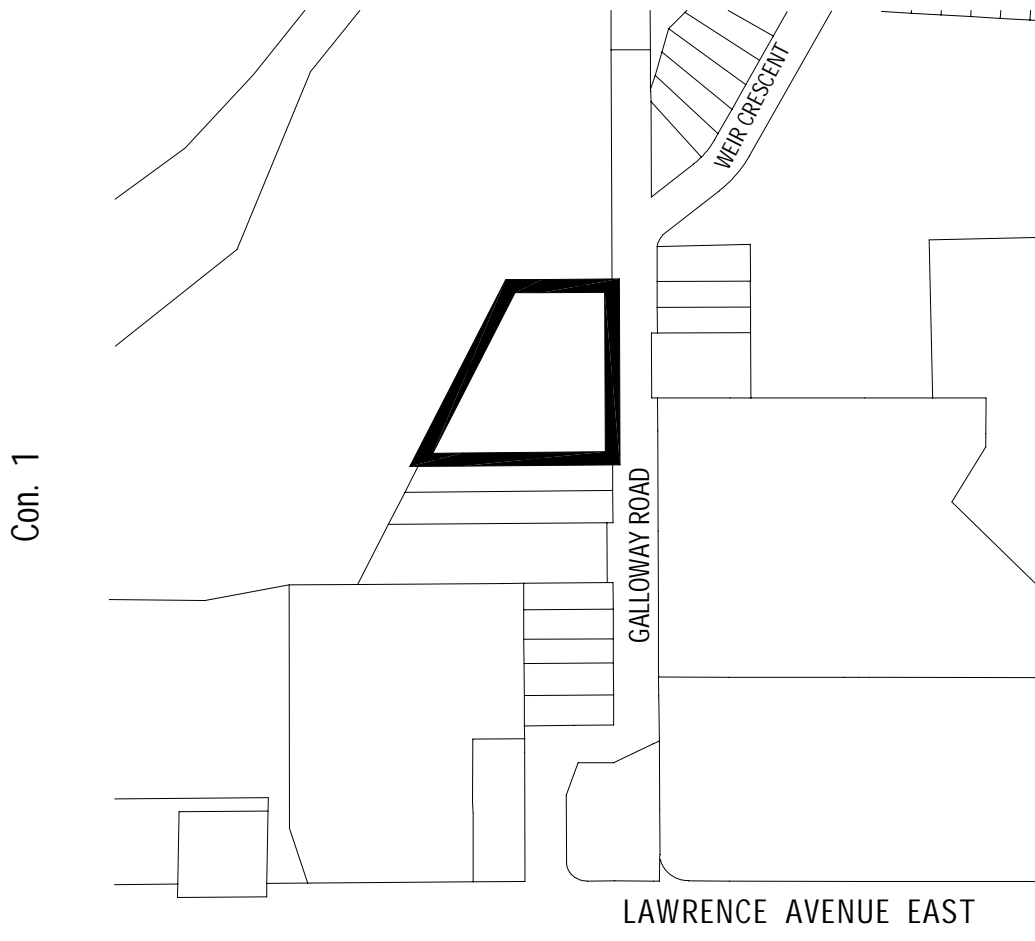
4200 Kingston Road
File # W97033

 Area Affected By This By-Law


Not to Scale
West Hill Community By-law
Extracted 2/6/2000-GG

Schedule '1'

Lot 13




Map Reference SHC-3

Toronto Urban
Development Services
Zoning By-Law Amendment

242 Galloway Road
File # W97033

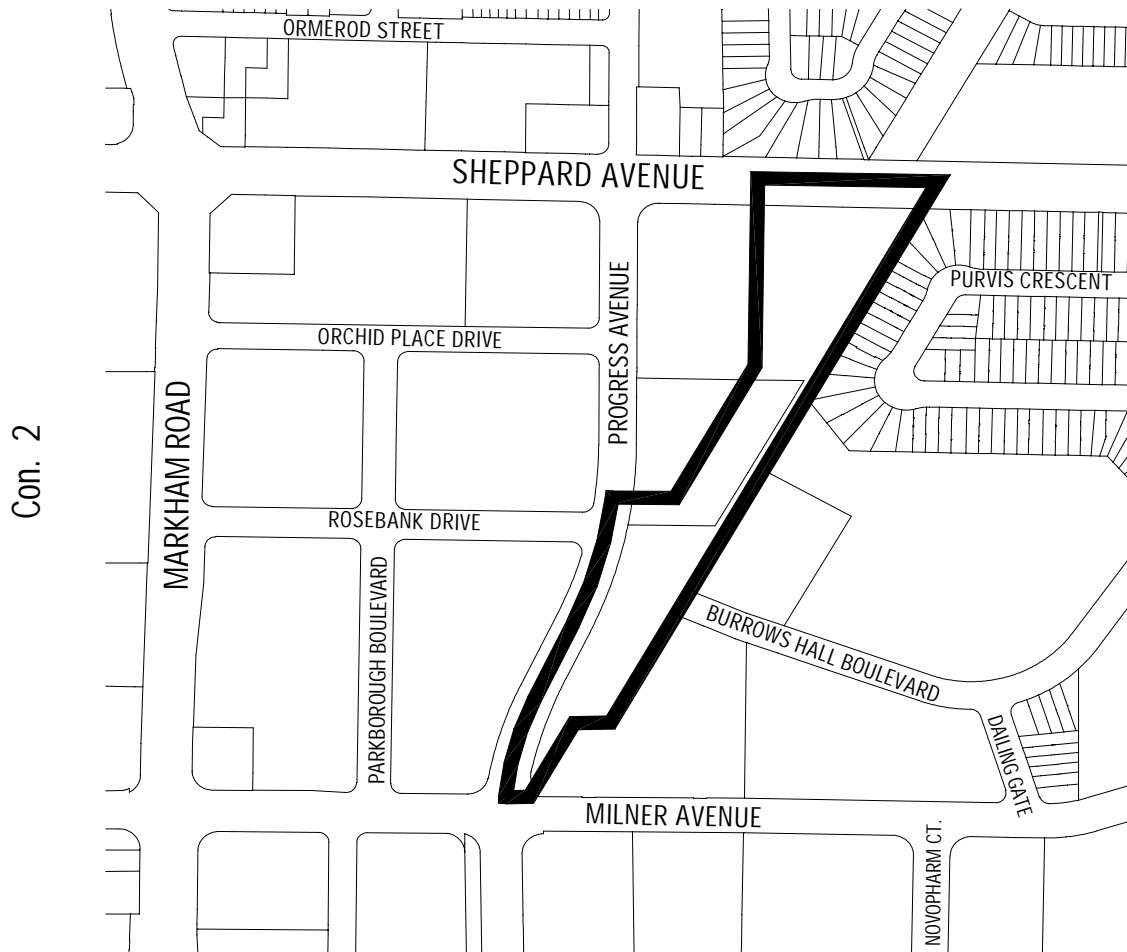
 Area Affected By This By-Law


Not to Scale
West Hill Community By-law
Extracted 2/6/2000-GG

Schedule '1'

Lot 18

Lot 17



Map Reference SM-5

Toronto Urban
Development Services
Zoning By-Law Amendment

East Side of Progress Avenue
Milner Ave. to Sheppard Ave.

File # W97033

 Area Affected By This By-Law


Not to Scale
Malvern East Agricultural Holding By-law
Extracted 2/6/2000-GG

