

Authority: Scarborough Community Council Report No. 9, Clause No. 24,
as adopted by City of Toronto Council on October 2, 3 and 4, 2001
Enacted by Council: October 4, 2001

CITY OF TORONTO

BY-LAW No. 769-2001

To amend Scarborough Zoning By-law No. 10827, as amended, with respect to the Highland Creek Community.

WHEREAS authority is given to Council by Sections 34, 36 and 41 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 Highland Creek Community Zoning By-law is amended by deleting the current zoning and substituting the following, so that the amended zoning shall read as follows on Schedule '1':

I(H) – 258 – 303 – 405

2. Schedule "B", **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

MISCELLANEOUS

258. A landscape strip adjacent to outdoor surface parking lots shall be provided as follows: 3.0 metres abutting the Morningside Avenue and Ellesmere Road street line and 5.0 metres abutting the Military Trail street line. Notwithstanding the foregoing, parking lots in existence prior to the date of enactment of this By-law may remain as constructed.

FLOOR AREA

303. Maximum **gross floor area** of each parcel: 1.5 times the area of the parcel.

HEIGHT

405. Maximum 5 storeys, excluding **basements** and mechanical penthouses.
3. Schedule "C", is amended by expanding the boundaries of Exception No. 26 to include certain lands on the north side of Ellesmere Road, as shown on Schedule '2':

4. Schedule “C”, **EXCEPTIONS LIST**, is amended by deleting the contents of Exception No. 26 and replacing them as follows:
26. On those lands identified as Exception 26 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:
- (a) Additional permitted use: parking.
 - (b) Clause VII, Section 1., Subsection 1.4, Location, shall not apply, except that the parking shall be provided on the lands encompassed by this exception.
 - (c) A minimum of 2.15 **parking spaces** per 100 m² of **gross floor area** shall be provided.
5. Schedule “C” is amended by adding Exception No. 29 to certain lands on the north side of Ellesmere Road, as shown on Schedule ‘3’:
6. Schedule “C”, **EXCEPTIONS LIST**, is amended by adding the following Exception No. 29:
29. On those lands identified as Exception 29 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:
- 29.1 On Part A
- 29.1.1 Only the following uses are permitted prior to the removal of the Holding Provision (H):
- Institutional Uses to a maximum **gross floor area** of 24154 square metres.
 - Surface parking lots
 - **Recreational Uses** - For the purpose of this Exception, Recreational Uses may only include outdoor playing fields with a permeable surface.

29.2 On Part B

29.2.1 Only the following uses are permitted prior to the removal of the Holding Provision (H):

- Gravel parking lots
- **Recreational Uses** – For the purpose of this Exception, Recreational Uses may only include outdoor playing fields with a permeable surface.

29.3 The Holding Provisions (H) used in conjunction with the Institutional Uses (I) Zone shall be removed in whole or in part by amending By-law, when Council is satisfied that:

- (i) Additional studies are undertaken to evaluate the existing City infrastructure in order to determine the impact that the new development will have on existing municipal services, and identifying the measures required to mitigate such impacts.
- (ii) An updated Transportation Study is undertaken which assesses the potential impact of any additional development and identifies appropriate mitigation measures.
- (iii) Environmental studies, including Subsurface Investigations, are undertaken to confirm that the soil conditions and other matters relating to environmental quality, can meet the relevant Ministry of the Environment guidelines for the proposed use.
- (iv) Storm / Ground Water Management reports are undertaken to determine the impact that the new development will have on the Highland Forest Environmentally Significant Area.
- (v) The necessary financially secured agreements between the applicant and the City have been entered into to provide for any additional capacity required to accommodate the proposed development, as well as to provide for the required dedication and/or improvements to, or reconstruction of roads to support this development.

7. The University lands located on the north side of Ellesmere Road, shown on Schedule '1' are hereby designated as a Site Plan Control Area.

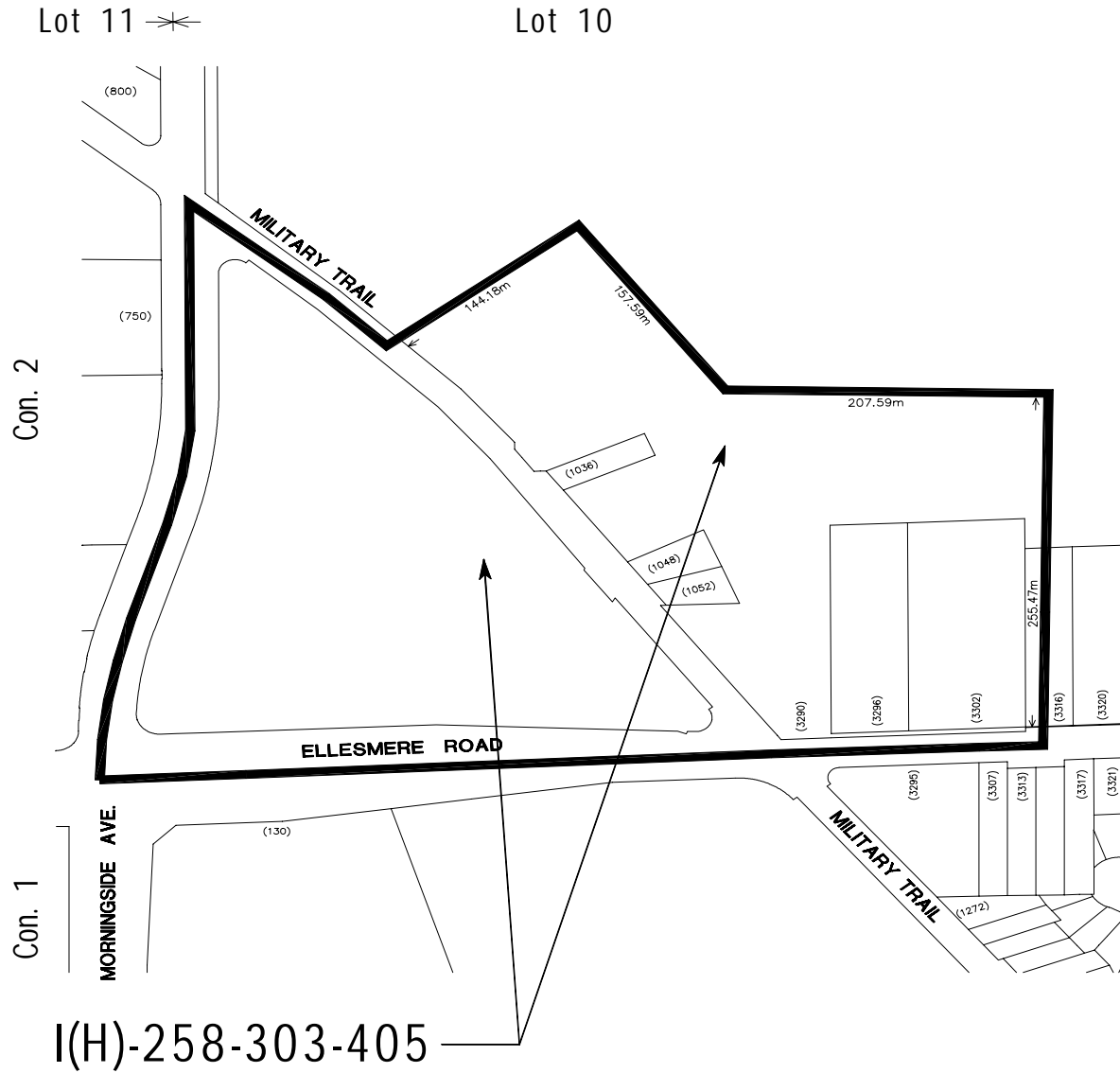
ENACTED AND PASSED this 4th day of October, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI WATKISS
City Clerk

(Corporate Seal)

Schedule '1'



Toronto Urban
Development Services
Zoning By-Law Amendment

N/E Corner of Ellesmere Rd. & Morningside Ave.
File # TF ZBL 2001 0002

 Area Affected By This By-Law

↑
Not to Scale
Highland Creek Community By-law
Extracted 17/7/01 - KP
Job No. ZBL20010002-Z

Lot 10



Schedule '3'

