

CITY OF TORONTO

BY-LAW No. 1128-2001(OMB)

A By-law to amend the Employment Districts Zoning By-law No. 24982, of the former City of Scarborough with respect to the Marshalling Yard Employment District.

WHEREAS the Ontario Municipal Board has pursuant to its Order No. 1017 issued July 12, 2000, as amended by its Order No. 1144 issued August 4, 2000, upon hearing an appeal under Section 34(11) of the *Planning Act*, c.P. 13, as amended, deemed it advisable to amend By-law No. 24982;

NOW THEREFORE pursuant to Section 34 (11) of the *Planning Act*, the Ontario Municipal Board determines as follows:

1. Schedule “A” of the Marshalling Yard Employment District is amended as follows with respect to lands located at the south east corner of Finch Avenue and Middlefield Road:

(i) By deleting the current zoning and substituting the following zoning as shown on the attached Schedule “1”;

CR-RU-20-688-913-991-1054-1568-1635-1794-2029 222
I-SW-RU-20-245-689-693-824-913-991-1054-1377-1635-1796-2029-2221
MF-8-694-916-1111-1568-1635-1709-1792-2029

(ii) By adding the following designation to the legend of Schedule “A”:

MF Multiple Family Residential Zone

2. Schedule “B”, Performance Standards Chart is further amended by adding the following Performance Standards:

245. Gross floor area of senior’s nursing home, Senior Citizens’ Apartments, Senior Citizens’ Day Care, community centre, offices and support facilities shall not exceed 35,000 m².

688. Maximum – 252 dwelling units

689. Maximum – 250 Senior Citizen apartment units.

693. Maximum – 250 nursing beds.

694. Maximum – 80 dwelling units.

824. Minimum 1 m² of indoor recreation floor space per Senior Citizens’ apartment unit shall be provided. Recreation space may include Senior Citizens’ Day Care facilities.

1377. Parking shall be provided at the following ratios:

- Minimum .25 spaces per nursing bed; and
- Maximum .50 spaces per Senior Citizens' apartment unit.

1635. Existing general zoning provisions applying to the Industrial (M) zone shall continue to apply.

2221. Seniors' nursing home shall mean a building in which lodging with meals is provided to the occupants who require nursing care and which is licensed by the Province of Ontario.

3. Clause IV Definitions is amended by adding the following definitions:

Multiple-Family Dwelling means two or more **dwelling units** arranged in a building so that not more than four dwelling units have a common external access to the ground outside the building.

Senior Citizens' Apartments mean **dwelling units** which are operated in conjunction with a nursing home.

Senior Citizens' Day Care means a facility for the provision of temporary care for Senior Citizens', for a continuous period not exceeding twenty-four hours. Services provided at the centre may include preventive medicine, remedial and counselling services, and social, recreational and educational programmes, for Senior Citizens only.

4. Clause IV Section 22 is amended by adding Senior Citizens' Day Care facilities to the uses permitted in the Institutional – Social Welfare Zone (I-SW).

5. Clause IV Zone Provisions is amended by adding the following permitted uses:

35. **Multiple Family Residential Zone (MF)**

(a) **Permitted Uses**

- **Day Nurseries**
- **Multiple-Family Dwellings**

(b) **Ancillary Permitted Uses**

- **Private Home Day Care**

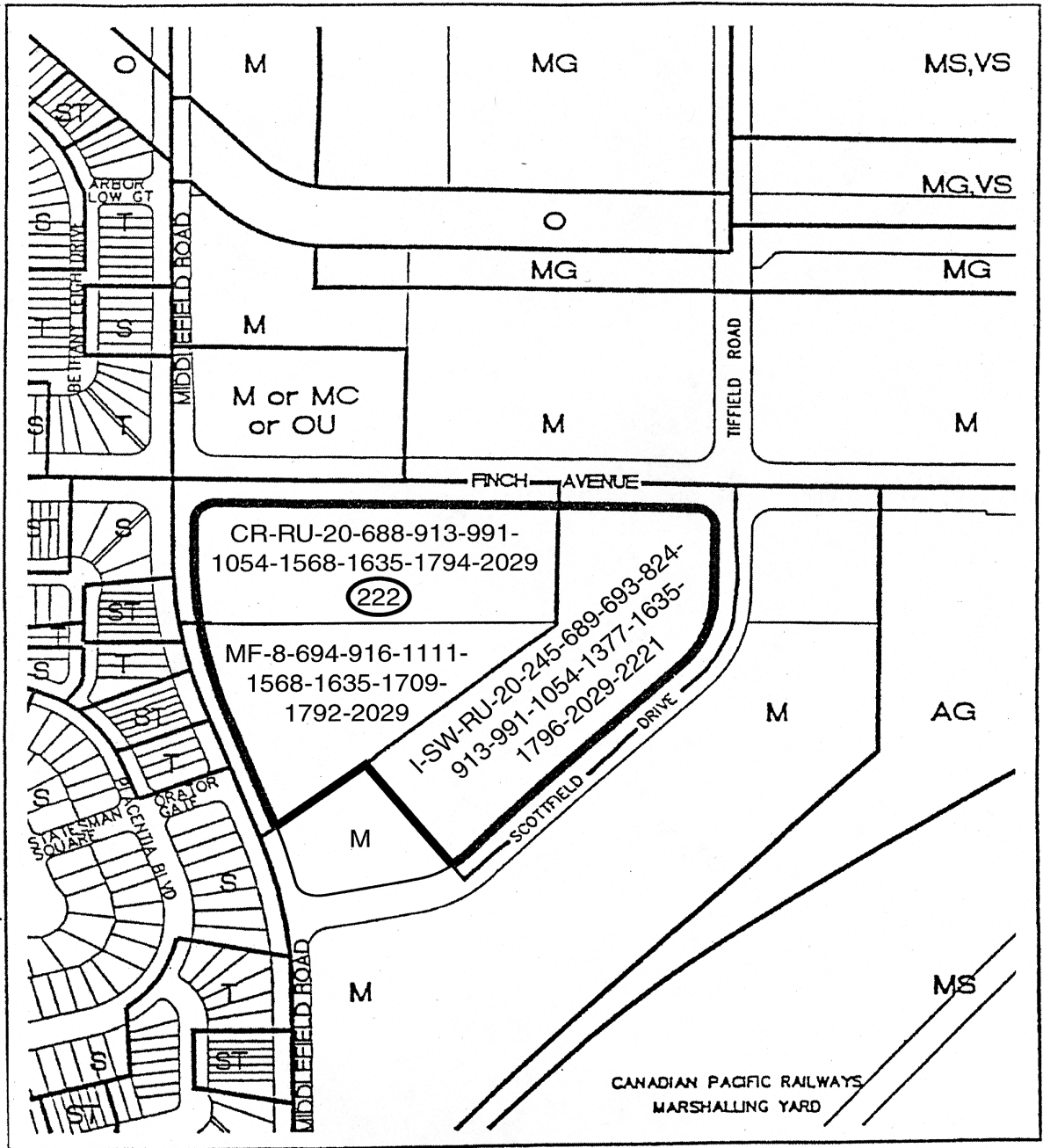
6. **SCHEDULE “C”, EXCEPTIONS LIST**, is further amended by adding the following Exception Number 222:

222. (a) Prohibited Uses:

- Karaoke halls
- Adult Video stores

PURSUANT TO ORDER NO. 1017 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JULY 12, 2000 IN BOARD CASE NO. PL990749.

SCHEDULE "1"



Schedule "1" to By-law No. _____