

Authority: Scarborough Community Council Report No. 3, Clause No. 17,
as adopted by City of Toronto Council on April 16, 17 and 18, 2002
Enacted by Council: June 20, 2002

CITY OF TORONTO

BY-LAW No. 553-2002

To amend former Scarborough Zoning By-law No. 24982, as amended, with respect to the Progress Employment District.

WHEREAS authority is given to Council by Section 34 and Section 36 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(H)-665-696-1574-1729-2002-2029-2372 (527)
CCC(H)-165-344-350-1515-1729-2002-2029-2372 (224) (527)
CCTS(H)-165-350-1515-1729-2002-2029-2372 (224) (444) (527)

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

INTENSITY OF USE

344. **Gross Floor Area** of all **Places of Entertainment** shall not exceed 520 square metres.
350. **Gross Floor Area** of all uses permitted in the **City Centre Commercial Zone (CCC)** , except for Libraries and **Recreational Uses**, shall not exceed 1800 square metres.
696. Maximum – 695 **dwelling units**.

PARKING

1515. The following provisions of **CLAUSE V – GENERAL PROVISIONS** are not applicable:
 - Sub-Clause 7, **General Parking Regulations for all Zones**, except for **Hotels** and **Places of Worship**.

1574. Minimum 1.1 parking spaces per **dwelling unit** shall be provided as follows:

- Minimum 1.0 parking spaces per **dwelling unit** for residents.
- Minimum 0.1 parking spaces per **dwelling unit** for visitors.

SECTION 37

2372. Matters to be provided pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

- (a) The owner of the lands, at its expense and in accordance with, and subject to, the agreements referred to in Section (b) 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) Design and construction of an enclosed public pedestrian walkway and bridge and a new western entrance into the Scarborough Centre Rapid Transit Station from the subject lands.
 - (ii) payment to the City of Toronto of \$70,000 to be allocated to fund children's playground equipment in a public park within the Scarborough City Centre area.
- (b) 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 (a)(i) 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 Numbers 224, 444, and 527:

PROHIBITED USES

224. (a) Prohibited Uses:
- **Vehicle Service Garages**
 - **Vehicle Service Stations**
 - Billiard Parlours

ADDITIONAL PERMITTED USES

444. (a) Additional Permitted Uses:

- In addition to uses permitted in the **City Centre Town Square Zone (CCTS)**, Educational and Training Facility Uses, and Community Facility Uses are also permitted.

OTHER

527. (a) Prior to the removal of the Holding Provision (H) from the zoning for this site, only the following Zone Provisions and Performance Standards shall apply:

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- (b) The Holding Provision (H) used in conjunction with the **City Centre Residential Zone (CCR)**, **City Centre Commercial Zone (CCC)**, and **City Centre Town Square Zone (CCTS)** shall be removed in whole or in part by amending By-law when Council is satisfied as to the availability of all transportation improvements, parking, infrastructure and servicing necessary to accommodate any proposed development, and as to the availability of vehicular and pedestrian access to a public street.

ENACTED AND PASSED this 20th day of June, A.D. 2002.

CASE OOTES,
Deputy Mayor

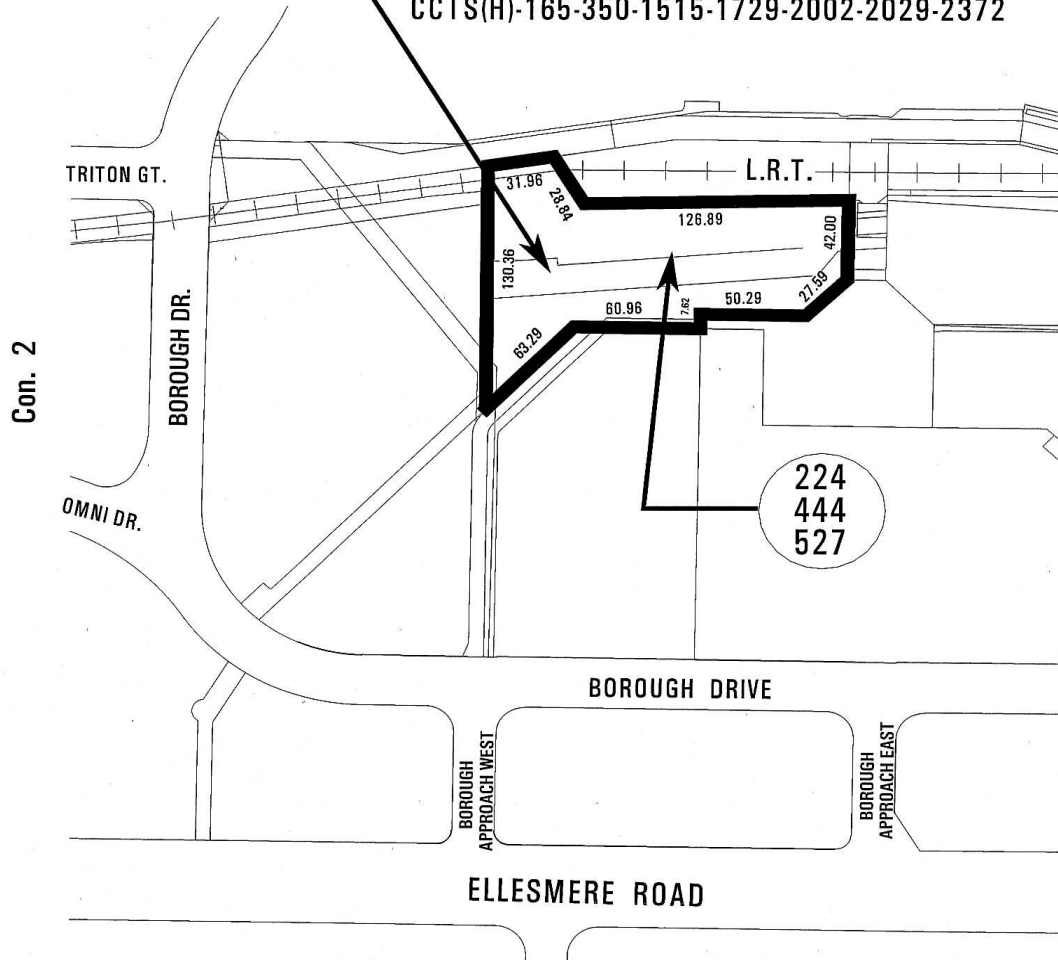
ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 24

CCR(H)-665-696-1574-1729-2002-2029-2372
CCC(H)-165-344-350-1515-1729-2002-2029-2372
CCTS(H)-165-350-1515-1729-2002-2029-2372




TORONTO Urban Development Services
Zoning By-Law Amendment

North of Borough Drive and South of Scarborough Centre Rapid Transit Station, part of Block 'K' on Reg. Plan M-1410 and part of Part 5 on Reg. Plan D-618

File # TF CMB 20010014

 Area Affected By This By-Law


Not to Scale
Progress Employment District By-law
Extracted 14/6/2001-66