

Authority: Scarborough Community Council Report No. 6, Clause No. 14,
as adopted by City of Toronto Council on June 18, 19 and 20, 2002
Enacted by Council: October 3, 2002

CITY OF TORONTO

BY-LAW No. 759-2002

To amend Scarborough Zoning By-law No. 9508, as amended, with respect to the Dorset Park Community.

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. **CLAUSE IV – ZONES**, is amended by adding the following zone:

<u>Zones</u>	<u>Letter</u>
Commercial	C

2. **CLAUSE V – INTERPRETATION**, (f) **Definitions**, is amended by adding “C,” to the definition of **Main Wall** following “NC,”.
3. **CLAUSE VI – PROVISIONS FOR ALL ZONES**, is amended by adding “C,” following “NC,” for Sub-Clause 5., **Landscaping Requirements**, Sub-Clause 13., **Underground Structures in “NC”, “CC” and “HC” Zones**, Sub-Clause 14., **Lands Not Covered by Buildings**, and Sub-Clause 16, **Use of Basements**.
4. **CLAUSE VI – PROVISIONS FOR ALL ZONES**, Sub-Clause 12., **Non-Accessory Signs**, is amended by adding “Commercial (C)”, following “Neighbourhood Commercial (NC)”, in Sub-Sections 12.1 and 12.4.
5. **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES**, Sub-Clause 1., General Parking Requirements, is amended by adding the following parking rate to Section 1.1, Table of Required Parking Rates:

<u>Use</u>	<u>Minimum Rate of Parking Space Supply Required</u>
Educational and Training Facility Uses	- 3 spaces per 100 m ² of gross floor area

6. **CLAUSE VIII – ZONE PROVISIONS**, is amended by adding the following zone:
19. Commercial (C)
- (a) Permitted Uses
- Vehicle Service Garages
 - Vehicle Service Stations
 - **Day Nursery**
 - Educational and Training Facility Uses
 - Financial Institutions
 - Medical Centres
 - Offices
 - Personal Service Shops
 - **Recreational Uses**
 - Restaurants
 - Retail Stores
7. **SCHEDULE “A”** of the Dorset Park Community By-law, is amended by deleting the letters “NC”, “CC”, and “HC” and replacing them with the letter “C”, as shown, for the lands outlined on the attached Schedules ‘1’ and ‘2’.
8. **SCHEDULE “B”, PERFORMANCE STANDARD CHART**, is amended by adding “C” following “NC” in Performance Standards 27, 30, 31, 48, 49, 51, 111, 115 and 127.
9. **SCHEDULE “C”, EXCEPTIONS LIST**, Exception No. 4 is amended by deleting and replacing its contents with the following:
4. On those lands identified as Exception No. 4 on the accompanying Schedule ‘C’ map the following provisions shall apply:
- (a) Prohibited Uses:
- Vehicle Service Garages
 - Vehicle Service Stations
 - **Games Arcades**
10. **SCHEDULE “C”, EXCEPTIONS LIST**, Exception No. 7 is amended by adding Section (d) as follows:
- (d) Additional Permitted Uses:
- Vehicle Sales Operations
 - Funeral Homes
 - Fraternal organizations

- Hotels
- **Place(s) of Worship**
- Specialized Commercial uses

11. **SCHEDULE “C”, EXCEPTIONS LIST**, Exception No. 10 is amended by deleting Section (a) and replacing it with the following:

(a) Prohibited Uses:

- Vehicle Service Garages
- Vehicle Service Stations
- **Games Arcades**

12. **SCHEDULE “C”, EXCEPTIONS LIST**, is amended by deleting Exception No. 13 and replacing it with Exception No. 4 as follows:

4. On those lands identified as Exception No. 4 on the accompanying Schedule ‘C’ map.

13. **SCHEDULE “C”, EXCEPTIONS LIST**, is amended by adding the following Exception No. 14:

14. On those lands identified as Exception No.14 on the accompanying Schedule ‘C’ map, the following provisions shall apply:

(a) Additional Permitted Uses:

- Vehicle Sales Operations
- Funeral Homes
- Fraternal organizations
- Hotels
- **Place(s) of Worship**
- Specialized Commercial Uses

14. **SCHEDULE “C” EXCEPTIONS LIST**, Exception No. 15 is amended by adding “Education and Training Facility Uses,” following the words “**recreational uses**,” in Sub-Section (i) and by adding Sub-Section (iv) as follows:

(iv) Additional Permitted Uses:

- Vehicle Sales Operations
- Funeral Homes
- Fraternal organizations
- Hotels
- **Place(s) of Worship**

- Specialized Commercial Uses

15. **SCHEDULE “C”, EXCEPTIONS LIST**, is amended by adding the following Exception No. 17:

17. On those lands identified as Exception No. 17 on the accompanying Schedule ‘C’ map, the following provisions shall apply:

(a) Prohibited Uses:

- **Games Arcades**

16. **SCHEDULE “C”, EXCEPTIONS LIST**, Exception No. 18, Section (iv), is amended by adding “except for **Day Nurseries**, Restaurants, **Recreational Uses**, Educational and Training Facility Uses, for which parking shall be provided in accordance with the **GENERAL PARKING REGULATIONS FOR ALL ZONES**” following the word “uses”, and Section (i) is amended by deleting and replacing it with following:

(i) Prohibited Uses

- Vehicle Service Garages
 - Vehicle Service Stations
 - **Games Arcades**

17. **SCHEDULE “C”, EXCEPTIONS LIST**, Exception No. 23, is amended by deleting and replacing Section (a) and adding Section (c) as follows:

(a) Prohibited Uses:

- Vehicle Service Garages
 - Vehicle Service Stations

(c) One games machine is permitted per commercial establishment, incidental to the commercial operation.

18. **SCHEDULE “C”, EXCEPTIONS LIST**, Exception No. 24, Section (ii) is amended by adding “**Day Nurseries**, Educational and Training Facility Uses,” following the word “**entertainment**”.

19. **SCHEDULE “C”, EXCEPTIONS LIST**, Exception No. 26, is amended as follows:

(a) Delete Section (a) and replace it as follows:

(b) Notwithstanding Clause V, Section (f), the following projection, to the maximum distances shown below, shall be permitted to extend into a yard, which is required to separate a building from a street.

Roof overhang

1 m

(b) Delete Section (b) and replace it as follows:

(b) Prohibited Uses:

- **Ground Signs** which are **non-accessory**
- **Wall Signs** which are **non-accessory**
- **Games Arcades**

20. SCHEDULE “C”, EXCEPTIONS LIST, Exception No. 27 is deleted and replaced with the following:

27. On those lands identified as Exception No. 27 on the accompanying Schedule ‘C’ map, the following provisions shall apply:

(a) Additional Permitted Uses:

- Vehicle Sales Operations
- Commercial Storage
- Custom Workshop
- Places of Entertainment
- Service Shops
- Studios

(b) One games machine is permitted per commercial establishment, incidental to the commercial operation.

21. SCHEDULE “C”, EXCEPTIONS LIST, Exception No. 32 is amended by deleting Section (a) and replacing it with the following:

(a) Prohibited Uses:

- Vehicle Service Garages
- Vehicle Service Stations
- **Games Arcades**

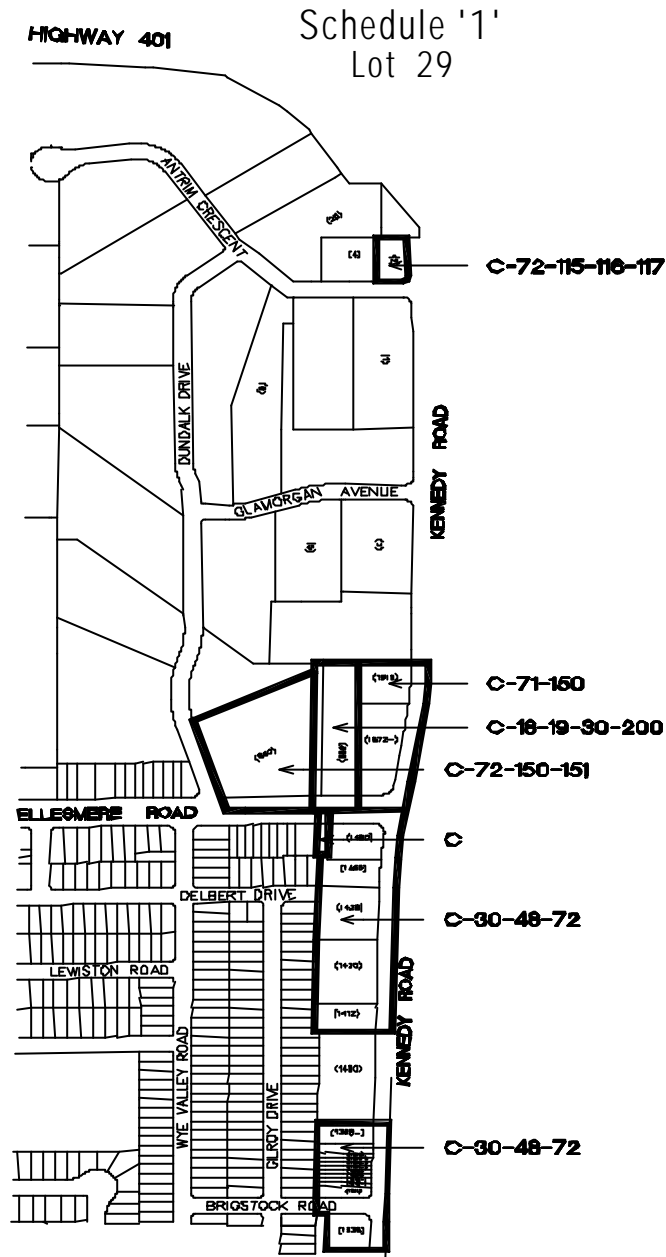
ENACTED AND PASSED this 3rd day of October, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

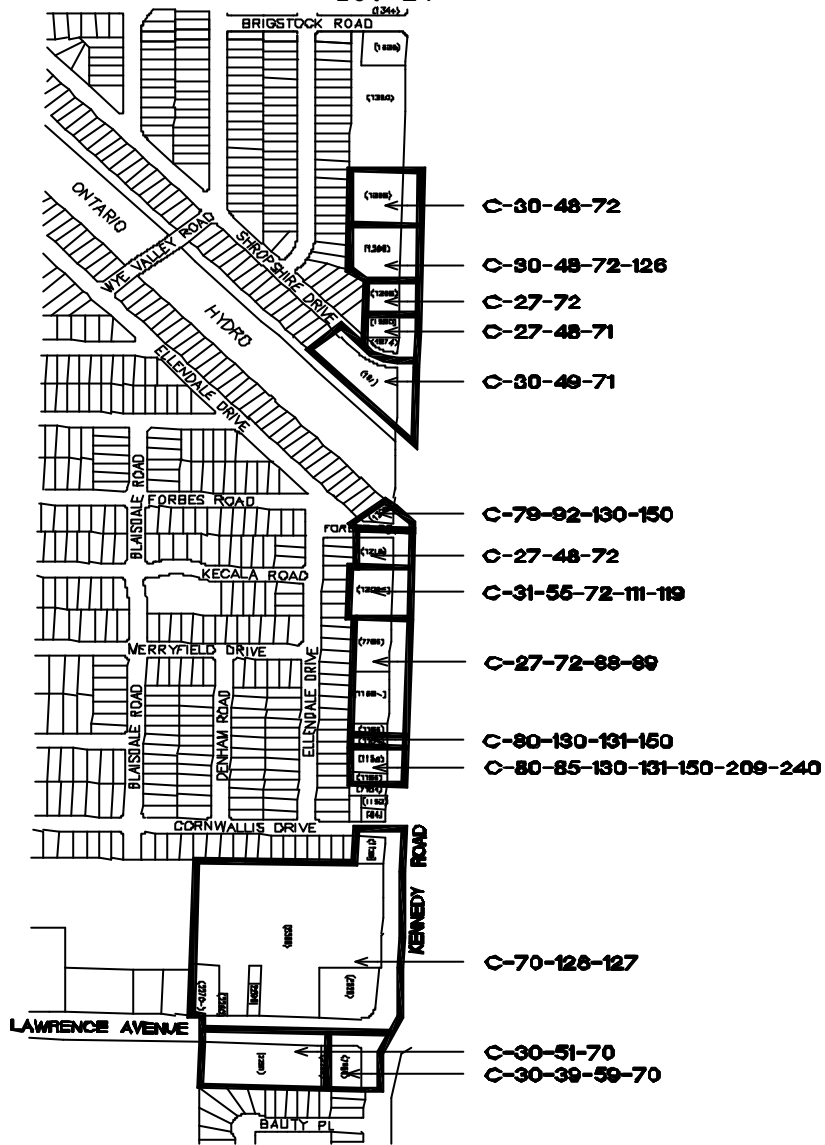
Con. 2



 Area Affected By This By-Law

Schedule '2'
Lot 29

Con. 1

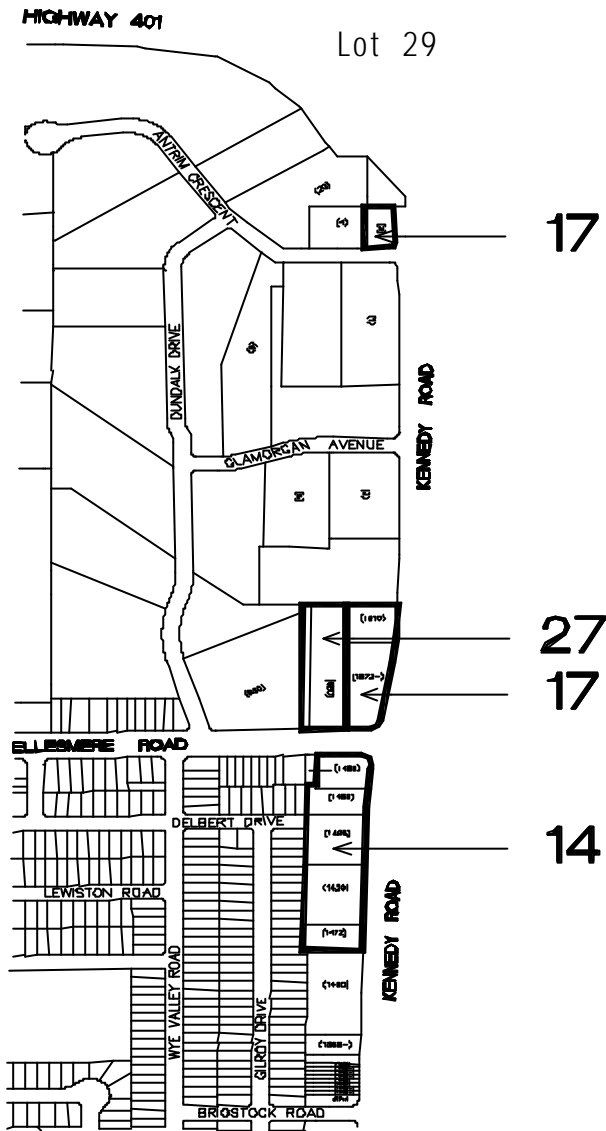


 Area Affected By This By-Law

Schedule 'C'

Lot 29

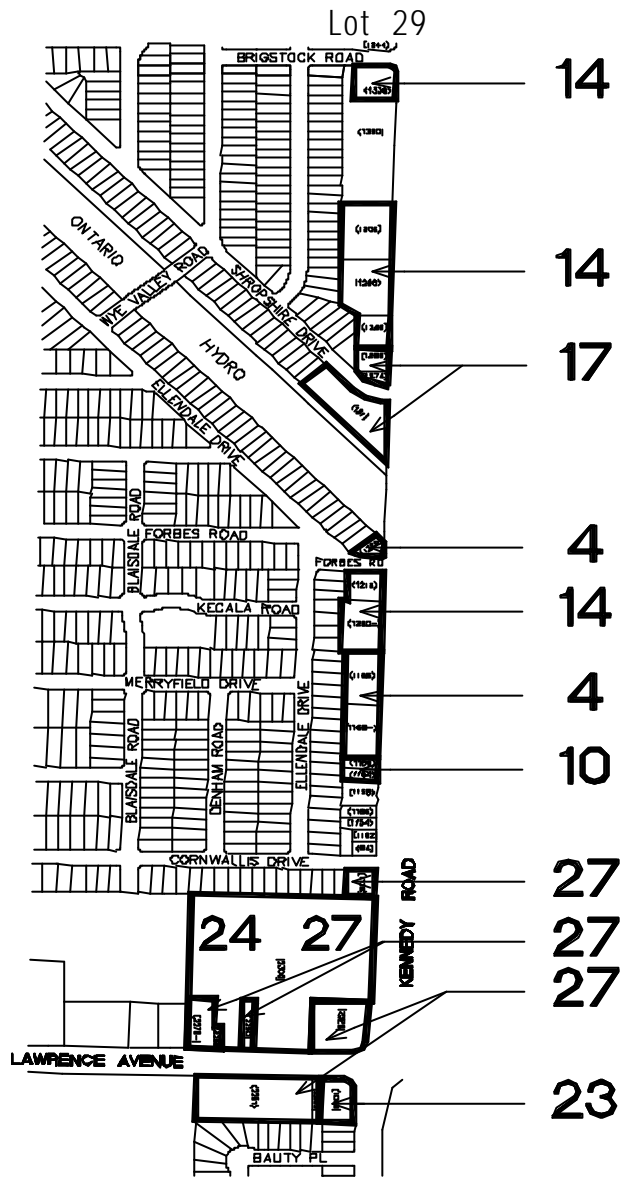
Con. 2



 Area Affected By This By-Law

Schedule 'C'

Con. 1



 Area Affected By This By-Law