

Authority: Scarborough Community Council Report No. 7, Clause No. 25,
as adopted by City of Toronto Council on September 28, 29, 30 and October 1, 2004
Enacted by Council: September 30, 2004

CITY OF TORONTO

BY-LAW No. 846-2004

**To amend Employment Districts Zoning By-law No. 24982 (Oakridge Employment District),
as amended, of the former City of Scarborough with respect to lands municipally known as
675-679 Warden Avenue.**

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. The Employment Districts Zoning By-law No. 24982 (Oakridge Employment District), as amended, is further amended as follows:

(a) Schedule “A” is amended by deleting the current zoning of the property and substituting the following so that the amended zoning shall read as follows on Schedule ‘1’, attached to and forming part of this By-law, together with the following letters and numerals:

M-357-913-991-1054-1378 202 453

MG,MS-357-913-991-1054-1378 453

M-406-913-991-1054-1378 202 453

MG,MS-406-913-991-1054-1378 453

(b) Schedule “B”, entitled **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standard:

INTENSITY OF USE

406. Gross floor area of all buildings minus the **gross floor area** of **basements** shall not exceed 0.5 times the area of the **lot**, except a long term care facility shall be permitted a **gross floor area** minus the **gross floor area** of the **basement** of 0.9

times the area of the **lot**.

- (c) Schedule “C”, entitled **EXCEPTIONS LIST**, is amended by adding Exception 453 as follows:

453. The following provisions shall apply, provided that all other provisions of this By-law, as amended, not inconsistent with this Exception, shall continue to apply:

- (a) Additional Permitted Uses:

- Long Term Care Facility, when there is no **Industrial Use** or **Special Industrial Use** of the remainder of the lands.

ENACTED AND PASSED this 30th day of September, A.D. 2004.

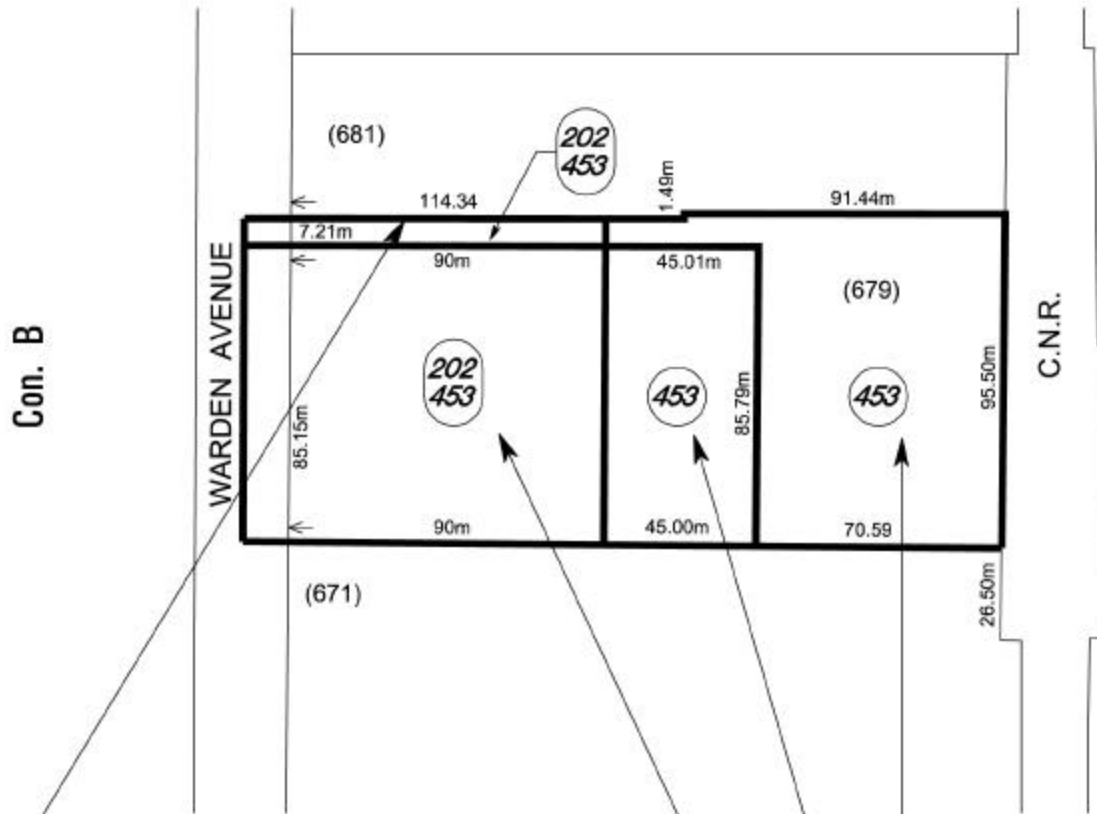
DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 32



M-357-913-991-1054-1378
 M-406-913-991-1054-1378
 MG, MS-406-913-991-1054-1378
 MG, MS-357-913-991-1054-1378

Toronto Urban Development Services
 Zoning By-Law Amendment

675-679 Warden Avenue

File # 04-113582 0Z

 Area Affected By This By-Law

Oakridge Employment District Bylaw
 Not to Scale
 10/13/04