

Authority: Scarborough Community Council Report No. 8, Clause No. 15,
as adopted by City of Toronto Council on October 26, 27 and 28, 2004
Enacted by Council: October 28, 2004

CITY OF TORONTO

BY-LAW No. 981-2004

To amend the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, with respect to lands municipally known as 202 McNicoll Avenue.

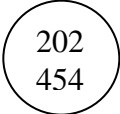
WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

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. **SCHEDULE “A”** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District) is amended by adding Exception 454 for the subject property, as shown on Schedule ‘1’, so that the following zone provisions for these lands shall apply:

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- 2. **SCHEDULE “C” EXCEPTIONS LIST** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District) is amended by adding Exception 454 as follows, on lands as shown in Schedule ‘1’:

454. (a) Additional Permitted Uses:

- **Retirement Lodge** (sole use on the property or in conjunction with the following permitted uses):
 - Offices (including Medical and Dental Offices)
 - Personal Service Shops
 - Retail Uses

Retirement Lodge

Shall mean living accommodation for senior citizens in a semi-independent living arrangement provided primarily in **bed-sitting rooms**, other than a Seniors Community House, provided there is:

- (i) a maximum of two persons per bed-sitting room;
- (ii) accommodation for one or more staff persons;
- (iii) one or more common lounges and dining areas;
- (iv) food preparation facilities shared by all residents.

Bed Sitting Room

Shall mean a suite used as living accommodation having a private entrance from a hallway inside a building, and which may include a living area, a maximum of two bedrooms, sanitary facilities, but not full food preparation facilities.

- (b) On those lands identified as Exception 454 on Schedule '1' map attached hereto and forming a part of this By-law, the following standards shall only apply to a **Retirement Lodge** including offices, personal service shops and retail uses:
- i) Minimum of 0.5 parking spaces shall be provided per bed
 - ii) Minimum of 3 parking spaces per 100 m² of **gross floor area** for offices, personal service shops and retail uses
 - iii) Minimum building setback of 4 metres from Kennedy Road
 - iv) Minimum building setback of 4.5 metres from McNicoll Avenue
 - v) Maximum floor space index of 2.75
 - vi) Maximum **gross floor area** of 24,700 m² (excluding mechanical penthouse)
 - vii) Maximum **gross floor area** of 5,600 m² (total of all offices, personal service shops and retail uses)
 - viii) Maximum of 246 **bed-sitting rooms** (maximum of 48 two bedroom bed-sitting rooms)
 - ix) Maximum **coverage** of 31%
 - x) Maximum **height** of 32 metres
 - xi) Maximum **height** of 11 storeys

ENACTED AND PASSED this 28th day of October, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'
Lot 28



 **TORONTO** Urban Development Services
Zoning By-Law Amendment

2020 McNicoll Avenue

File # 03-195543 0Z

 Area Affected By This By-Law

Milliken Employment District Bylaw
Not to Scale
8/19/04
