

Authority: Scarborough Community Council Report 4, Clause 22,
as adopted by City of Toronto Council on May 23, 24 and 25, 2006
Enacted by Council: May 25, 2006

CITY OF TORONTO

BY-LAW No. 408-2006

To amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, with respect to lands located at the south-east corner of Steeles Avenue East and Markham Road, municipally known as 3351 Markham Road.

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 (Tapscott) is amended by deleting the zoning applying to the lands at 3351 Markham Road shown outlined on Schedule ‘1’
2. Schedule “A” of the Employment Districts Zoning By-law No. 24982 (Tapscott) is amended by substituting new zoning on the subject lands as shown on Schedule ‘1’ attached hereto and forming part of this By-law, together with the following letters and numerals:

SDC(H) – 410(a) – 913 – 2029 – 2215

202
464
832

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

GROSS FLOOR AREA (MINUS THE GROSS FLOOR AREA OF ALL BASEMENTS)

410. (a) **Gross floor area** of all Retail Stores and **Personal Service Shops** shall not exceed 6 100 m².

4. Schedule “C” of the Employment Districts Zoning By-law No. 24982, **EXCEPTIONS LIST**, is further amended by adding the following Exception No. 464:

464. (a) Additional Permitted Uses:

In addition to the uses permitted in the Special District Commercial Zone (SDC), the following uses are also permitted within 75 m from the **street line** of Tapscott Road:

- **Vehicle Service Stations**
- **Mechanical and Automatic Car Wash**

5. Schedule “C” of the Employment Districts Zoning By-law No. 24982, **EXCEPTIONS LIST**, is further amended by adding the following Exception No. 832:

832. On those lands identified as Exception Number 832, the following provisions shall apply:

- (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for the lands shall be restricted to those uses currently permitted in the Agricultural (AG) Zone and the existing uses on the property.
- (b) The Holding Provision (H) used in conjunction with the **Special District Commercial Zone (SDC)** shall be removed in whole or in part by amending By-law when Council is satisfied as to:
 - (i) submission of a comprehensive Site Plan Control Application to the satisfaction of the City which illustrates and provides for, among other matters, an appropriate gateway feature at the southeast corner of Steeles Avenue East and Markham Road, site plan organization, building locations, site circulation, massing and building articulation, pedestrian safety, pedestrian amenities and pedestrian circulation;
 - (ii) submission to the City of appropriate financial securities to the satisfaction of the Toronto Transit Commission for transit signal priorities and transit related improvements as deemed necessary by the Toronto Transit Commission; and

- (iii) the owner entering into a financially secured Servicing Agreement with the City of Toronto to secure, among others matters, servicing related to the delivery of core services to the property and to ensure the orderly development of the site.

ENACTED AND PASSED this 25th day of May, A.D. 2006.

DAVID R. MILLER,
Mayor

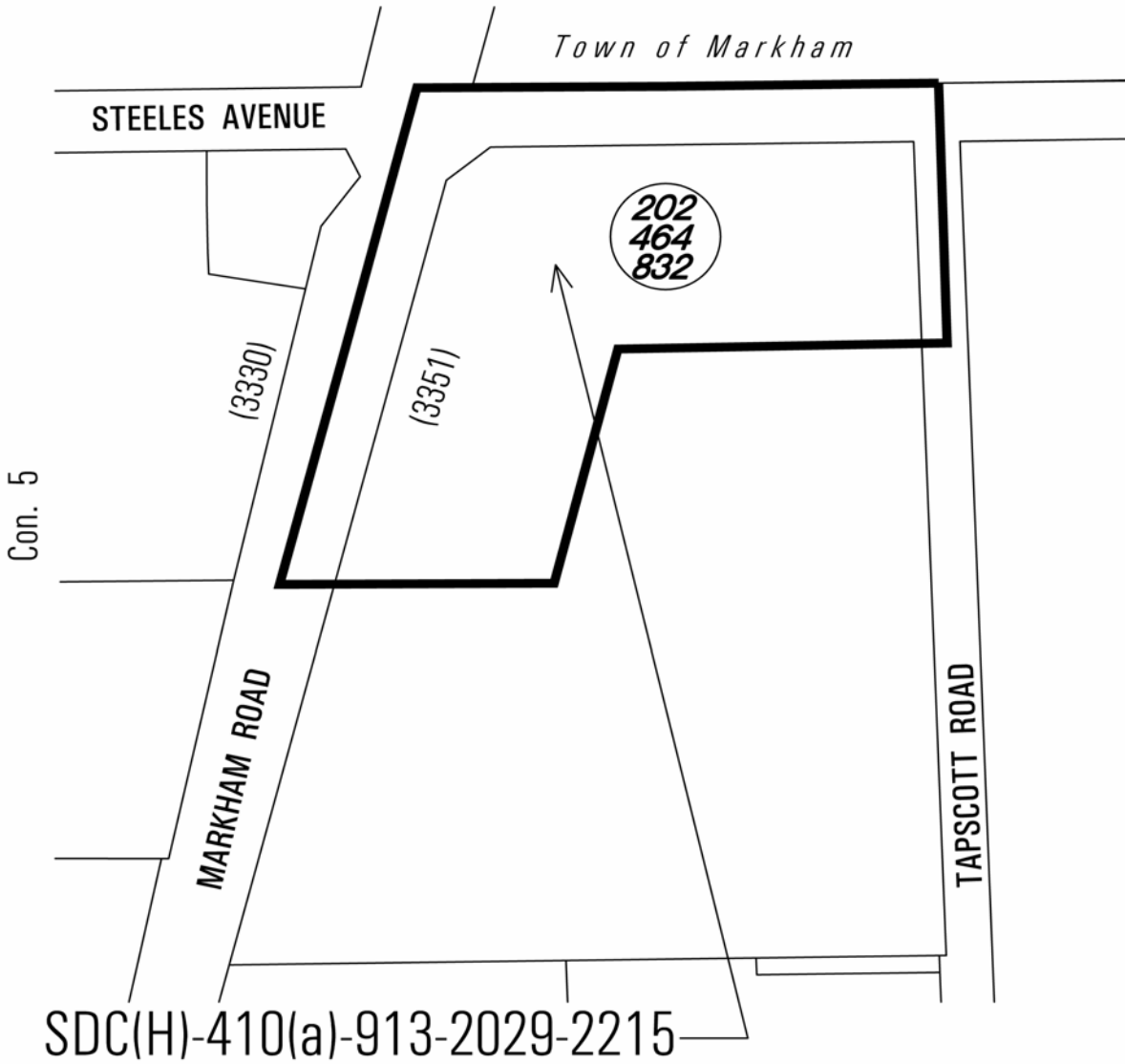
ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 17

Town of Markham



Zoning By-Law Amendment

3351 Markham Road

File # 03-035261 OZ

 Area Affected By This By-Law

Tapscott Employment Bylaw
Not to Scale
04/03/06
