

Authority: Scarborough Community Council Report 5, Clause 15,
as adopted by City of Toronto Council on June 27, 28 and 29, 2006
Enacted by Council: June 29, 2006

CITY OF TORONTO

BY-LAW No. 552-2006

**To amend the former City of Scarborough Sullivan Community Zoning By-law No. 10717,
as amended, with respect to lands municipally known as 3143, 3161 and
3163 Sheppard Avenue East.**

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 Sullivan Community By-law No. 10717, as amended, is hereby amended by deleting the existing Zone Provisions and Performance Standards from the subject lands and replacing them with the following zoning, as shown on Schedule ‘1’ to this By-law:

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

BUILDING SETBACKS

306. Minimum west **side yard setback** 3m.

3. **SCHEDULE “C” EXCEPTIONS LIST**, is amended by deleting and then replacing Exception 27 text as follows:

27. On those lands identified as Exception 27 on the accompanying Schedule “C” map, the following provisions shall apply:

- (a) Notwithstanding Clause VII, GENERAL PARKING REGULATIONS FOR ALL ZONES, a minimum of 5 **parking spaces** only shall be provided on site for the first 1720 m² of gross floor area for a **Place of Worship** use.
- (b) Clause VI, 6. Coverage shall not apply.

4. **SCHEDULE “C”, EXCEPTIONS MAP**, is amended by deleting **EXCEPTION 11** and adding **EXCEPTION 27** on the lands as shown outlined on Schedule ‘2’ to this By-law.

ENACTED AND PASSED this 29th day of June, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 34



Zoning By-Law Amendment

3143, 3161 and 3163 Sheppard Ave. E.

File # 05-141909 OZ



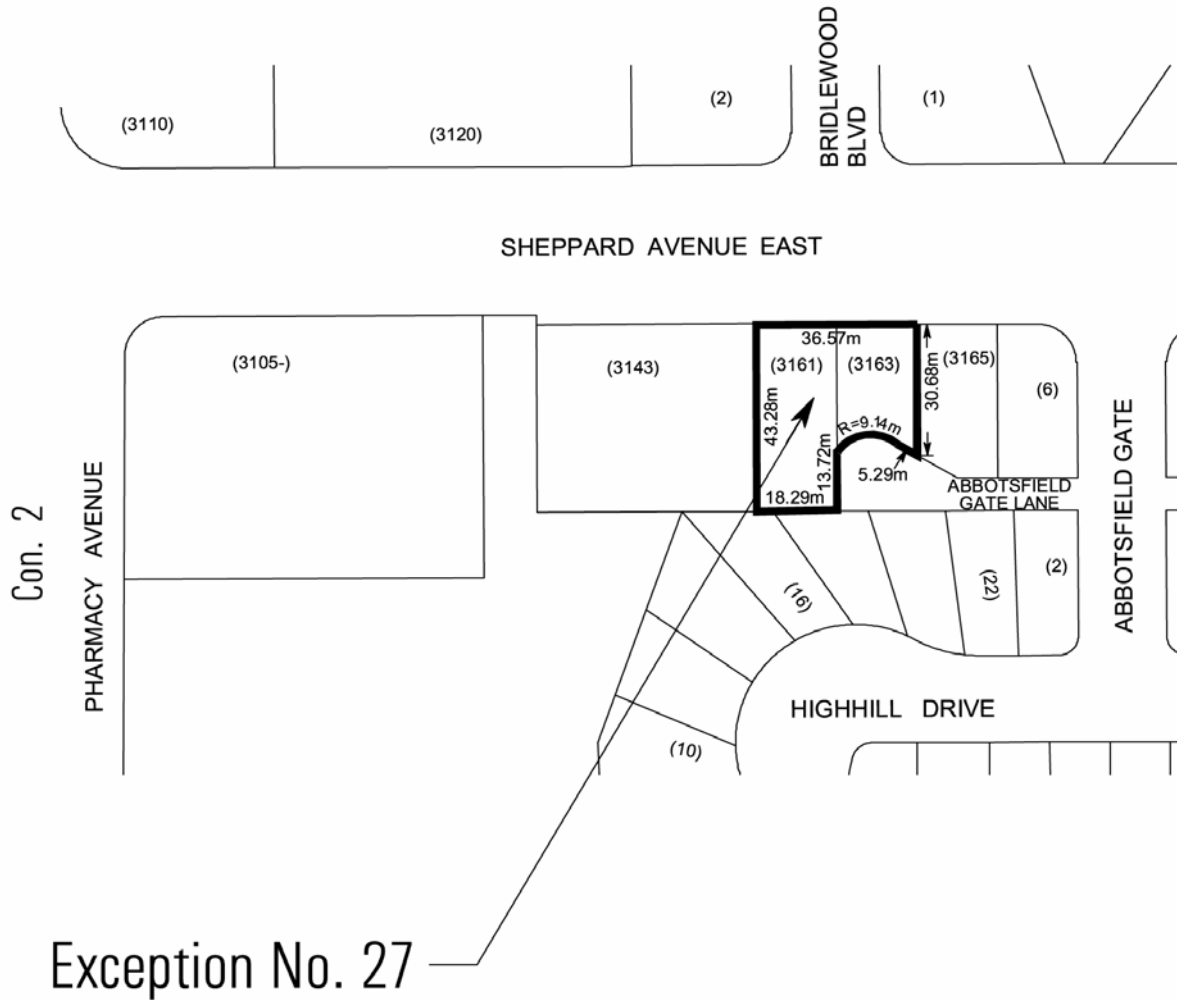
Area Affected By This By-Law

Sullivan Community By-law
Not to Scale
05/15/06



Schedule '2'

Lot 34



Toronto City Planning Division
Zoning By-Law Amendment

3161 and 3163 Sheppard Ave. E.

File # 05-141909 0Z

 Area Affected By This By-Law

Sullivan Community By-law
Not to Scale
05/15/06
