

CITY OF TORONTO

BY-LAW No. 602-2006(OMB)

To amend former City of Scarborough Zoning By-law No. 24982, as amended, the Employment District Zoning By-law with respect to the Progress Employment District.

WHEREAS the Ontario Municipal Board pursuant to its Order No. 1350 dated October 3, 2002, upon hearing the appeal of McCowan Centre Inc., under Section 34(11) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend By-law No. 24982 of the former City of Scarborough;

Therefore By-law No. 24982, as amended, of the former City of Scarborough, is further amended as follows:

1. Schedule 'A' of the Progress Employment District is amended by deleting the current zoning and replacing it with the following zoning so that the amended zoning shall read as follows on Schedule '1':

CCR – 665 – 695 – 1576 – 1837 – 2029 – 2371

CCO – 348 – 357 – 1379 – 1380 – 1714 – 2029 – 307

2. Schedule 'B', **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

INTENSITY OF USE

695. Maximum – 450 dwelling units.

PARKING

1576. Minimum 1.1 parking spaces per dwelling unit shall be provided as follows:

Minimum 1.0 parking spaces per dwelling unit for residents, plus
Minimum 0.1 parking spaces per dwelling unit for visitors.

HEIGHT

1837. Maximum number of storeys on Part One on Schedule "A" – 26 storeys, excluding mechanical penthouses.
Maximum number of storeys on Part Two on Schedule "A" – 19 storeys, excluding Mechanical penthouses.

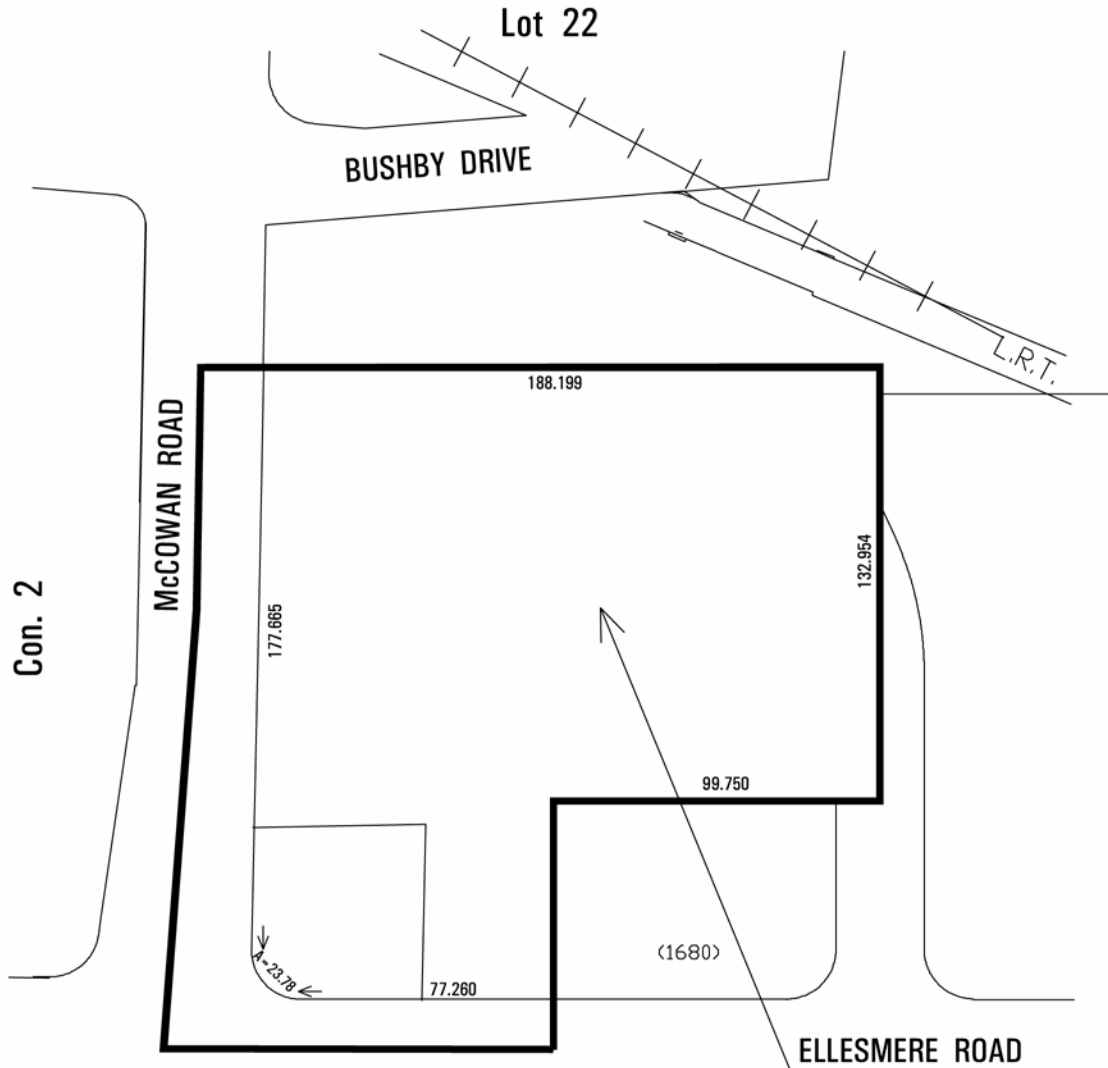
SECTION 37

2371. Matters to be provided under Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended:

The owner of the lands shall enter into an agreement with the City of Toronto pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to secure the extension of Grangeway Avenue which agreement shall be registered on title to the lands to which this provision applies.

PURSUANT TO ORDER/DECISION NO. 1350 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON OCTOBER 3, 2002 IN BOARD CASE NO. PL010827.

Schedule '1'




CCO-348-349-357-1379-1380

CCR-665-695-1565-1721-2029-2371

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

N/E Corner of McCowan Rd/Ellemere Rd
 File # SC-Z20000015, SC-P20000007

 **Area Affected By This By-Law**


 Not to Scale
 Progress Employment District By-law
 Extracted 6/15/01 - BP
 Job No. Z20000015-Sch1

Schedule '2'

Lot 22

BUSHBY DRIVE

L.R.T.

Con. 2

McCOWAN ROAD

307

95.375

177.665

7.05

(1680)

77.260

A=23.78

ELLESMERE ROAD

CCO-348-357-1379-1380-1714-2029



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Area Affected By This By-Law



Not to Scale
Progress Employment District By-law
Extracted 6/15/01 - BP
Job No. Z20000015-Sch1-2