

**CITY OF TORONTO**

**BY-LAW No. 2-2008(OMB)**

**To amend former City of Scarborough Employment Districts Zoning By-law No. 24982 (Marshalling Yard), as amended, with respect to lands municipally known as 50, 60, 80, 90 and 100 Scottfield Drive.**

WHEREAS authority is given to the Ontario Municipal Board under Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to enact this By-law; and

WHEREAS the Board, pursuant to its Decision/Order issued on November 29, 2007 upon hearing the appeal of the Yee Hong Centre for Geriatric Care, deems it advisable to enact an amendment to the Employment Districts Zoning By-law No. 24982 (Marshalling Yard), as amended, with respect to the lands municipally known as 50, 60, 80, 90 and 100 Scottfield Drive;

THEREFORE the Ontario Municipal Board HEREBY ORDERS as follows:

1. Clause IV - Definitions of the Employment Districts Zoning By-law is amended by adding the following definition:

**Retirement Home**

Shall mean a building or portion of a building containing private rooms used as separate living accommodations that:

1. Have a private entrance from a hallway inside a building;
  2. May include sanitary facilities but not a stove top and/or oven;
  3. Provide common facilities for the preparation and consumption of food and beverages; and
  4. May provide common lounges, recreation rooms, medical care facilities and ancillary administrative offices.
2. Schedule "A" of the Employment Districts Zoning By-law is amended for the lands outlined on the attached Schedule "1" by deleting the present zoning and replacing it so that the zoning on the lands reads as follows and as shown on Schedule "1":

I-SW, RU (H) -80-693-712-824-835-913-991-1054-1383-1640-1849-2029-2221-2223-2224 (449) (469)

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

**INTENSITY OF USE - GROSS FLOOR AREA**

80. **Gross floor area** of all buildings shall not exceed 62,000 square metres, of which a maximum of 11,000 square metres may be developed as a **Retirement Home** and/or a maximum of 111 Senior Citizens’ apartment units.

**RESIDENTIAL**

712. Maximum - 419 Senior Citizens’ apartment units.

**MISCELLANEOUS**

1640. No person shall use any land or erect or use any building or **structure** unless the following municipal services are provided to the **lot** line and the following provisions are complied with:

- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

**HEIGHT**

1849. Maximum **storeys** - 8, excluding basements and mechanical penthouses.

3. Schedule “C”, **Exceptions List**, is amended by replacing Exception 449 with the following:

449. On those lands identified as Exception 449 on the accompanying Schedule “C” map, the following additional uses shall be permitted:

- Senior Citizens’ Day Care
- Offices
- **Retirement Home**

469. The Holding Provision (H) for these lands shall be removed in whole or in part by amending By-law upon approval of a Site Plan Control Application which appropriately addresses building locations, massing and building articulation.

PURSUANT TO THE DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD  
ISSUED ON NOVEMBER 29, 2007 IN BOARD CASE NO. PL070350.

# Schedule "1"

## Lot 20



I-SW, RU(H)-80-693-712-824-835-913-991-  
 1054-1383-1640-1849-2029-2221-2223-2224

**TORONTO** City Planning Division  
 Zoning By-Law Amendment

50-100 Scottfield Drive  
 File # 05-210280 0Z

 Area Affected By This By-Law

Marshalling Yard Employment District By-law  
 Not to Scale  
 11/9/07

