

Authority: Scarborough Community Council Item 20.34,  
as adopted by City of Toronto Council on December 1, 2 and 3, 2008  
Enacted by Council: January 27, 2010

## CITY OF TORONTO

### BY-LAW No. 140-2010

#### **To amend the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, with respect to the lands municipally known as 2890 - 2900 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 Employment District), is amended by deleting the current zoning in its entirety for the lands shown on Schedule '1' attached hereto and forming part of this By-law, and replacing them with the following letters and numerals:

SDC-254-255-256-257-258-259-260-501-1400-1640-2211-2228-2229-2377-2703(140)

2. **SCHEDULE 'B' - PERFORMANCE STANDARDS CHART** of the Employment Districts Zoning By-law No. 24982, as amended, is hereby further amended by adding the following Performance Standards:

#### INTENSITY OF USE

254. the maximum **gross floor area** (all uses) including common areas is restricted to 20 788 square metres.
255. the maximum **gross floor area** of retail stores is restricted to 6 636 square metres.
256. the maximum **gross floor area** of one individual retail unit is restricted to 400 square metres, the remaining **gross floor area** of any other individual retail units shall not exceed 300 square metres.
257. the maximum **gross floor area** of mall food court retail uses is restricted to 488 square metres.
258. the minimum **gross floor area** of convention centre uses is 2 600 square metres.
259. the maximum **gross floor area** of **restaurant** uses is restricted to 1 912 square metres.

260. the maximum **gross floor area** of any individual **restaurant** use shall not exceed 500 square metres.

#### COVERAGE

501. the maximum building **coverage** is restricted to 76%.

#### REQUIRED PARKING

1400. Notwithstanding the provisions of **CLAUSE V – GENERAL PROVISIONS Section 7.2 Table of Required Parking Rates**, parking shall be provided for all uses as follows:

A minimum of 4.25 parking spaces per 100 square metres of **gross floor area**.

#### HEIGHT

2703. Maximum number of storeys - 3.

#### 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.
2211. Mall Food Court Retail Outlet shall mean a building or structure or part thereto which abuts an enclosed climate controlled public walkway or mall where food and beverages are prepared and offered for sale or sold to the public primarily for consumption on the premises, but does not include a **restaurant**.
2228. Convention Centre shall mean a premises used for trade shows, special events, conferences, banquets which may include but not be limited to meeting rooms, accessory office uses and other uses normal and incidental to the convention centre use.
2229. Common Areas shall include hallways, atrium, stairs, etc. These areas are not devoted to any other uses and shall be excluded from the **gross floor area** of all permitted uses.

3. **SCHEDULE 'C' – EXCEPTIONS LIST**, of the Employment District Zoning By-law No. 24982, as amended, is further amended by adding the following Exception Number:

**ONLY THE FOLLOWING USES ARE PERMITTED**

140. On those lands identified as Exception Number 140, the following uses are permitted:

Convention Centre  
**Day Nurseries**  
**Financial Institutions**  
Offices  
Mall Food Court Retail Outlet  
**Personal Service Shops**  
**Restaurants**  
Retail Stores  
**Recreational Uses**  
**Service Shops**  
Studios

**SECTION 37**

2377. On those lands identified as Exception 2377 on Schedule 'C' and matters to be provided pursuant to Section 37 of the *Planning Act*, the following provisions shall apply:

The density of development permitted by this By-law is subject to the Owner of the land, at its expense, and in accordance with and subject to entering into one or more agreements with the City of Toronto, pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, and that such agreement(s) be registered against the title of the lot, to secure capital facilities and/or cash contributions toward specific capital facilities as follows:

1. The provision of a \$400,000 cash payment to the City of Toronto, prior to the issuance of above-grade building permits for works associated with the expansion of the Milliken Park Community Recreation Centre;
2. The Owner(s) shall provide a Letter of Credit in the amount of \$100,000, prior to the issuance of above grade structural building permits to secure the provision of public art. The public art will be subject to approval by the City; and

3. The Owner(s) shall construct or provide securities equal to 100 percent of the cost of the implementation, of transportation improvements identified in the Traffic Impact Study as may be revised to the satisfaction of the Executive Director, Technical Services.

ENACTED AND PASSED this 27th day of January, A.D. 2010.

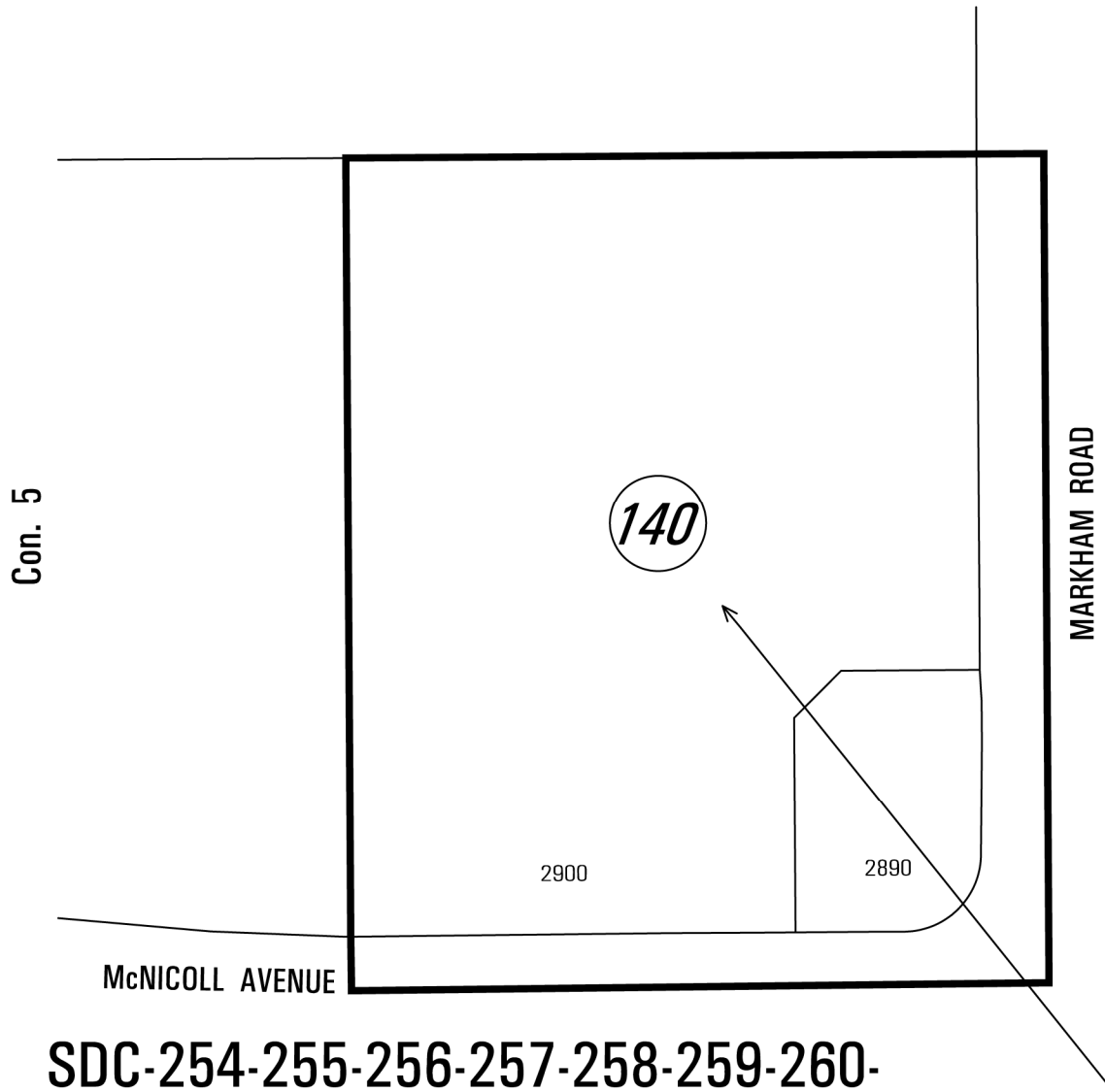
SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**Schedule '1'**

**Lot 18**



**SDC-254-255-256-257-258-259-260-  
501-1400-1640-2211-2228-2229-2377-2703**



**Zoning By-Law Amendment**

**2890, 2900 Markham Road**

**File # 07-256519 0Z**



**Area Affected By This By-Law**

Tappscott Employment District Bylaw  
Not to Scale  
11/18/08

