

Authority: Scarborough Community Council Item 31.22,
as adopted by City of Toronto Council on January 26 and 27, 2010
Enacted by Council: February 23, 2010

CITY OF TORONTO

BY-LAW No. 233-2010

To amend the former City of Scarborough Midland/St. Clair Community Zoning By-law No. 842-2004, as amended; the Malvern Community Zoning By-law No. 14402, as amended; the Dorset Park Community Zoning By-law No. 9508, as amended; the Morningside Heights Zoning By-law as approved by the Ontario Municipal Board on June 17, 2002, as amended; the Birchmount Park Community Zoning By-law No. 9174, as amended; the Scarborough Employment Districts Zoning By-law No. 24982, as amended.

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. The Midland St. Clair Community Zoning By-law No. 842-2004 is amended as follows:
 1. **SCHEDULE "A"** is amended by adjusting the boundary lines between areas with different zoning as shown for the lands outlined on the attached Schedule '1'.
 - 1.2 **PERFORMANCE STANDARD CHART – SCHEDULE "B"**, Performance Standard Nos. 1, 2, 7 and 8 are amended by deleting the text and replacing it with the following:

INTENSITY OF USE

1. Minimum of one **townhouse dwelling** per parcel having a minimum frontage on a public street of 6.7 metres per dwelling unit and a minimum area of 200 m² per dwelling unit.
2. Minimum of one **townhouse dwelling** per parcel having a minimum frontage on a public street of 6.0 metres per dwelling unit and a minimum area of 180 m² per dwelling unit.
7. Minimum of one **semi-detached dwelling** per lot having a minimum frontage of 15.0 metres on a public street and a minimum area of 450 m² and each dwelling unit shall have a minimum street line of 7.5 metres and a minimum parcel area of 225 m².
8. Minimum of one **townhouse dwelling** per parcel having a minimum frontage on a public street of 4.5 metres per dwelling unit or a minimum parcel width of 4.5 metres per dwelling unit and a minimum area of 112 m² per dwelling unit.

2. The Malvern Community Zoning By-law No. 14402 is amended as follows:

- 2.1 **PERFORMANCE STANDARD CHART – SCHEDULE "B"**,
Performance Standard No 557 (ii) is amended by deleting the text and replacing it with the following:

INTENSITY OF USE

557(ii).the maximum **gross floor area** of any individual office unit be restricted to 372 square metres.

3. The Dorset Park Community By-law No. 9508 is amended as follows:

- 3.1 **SCHEDULE "A"** is amended by deleting Performance Standard No. 203 for the lands outlined on the attached Schedule '2' and replacing it with Performance Standard No. 205 so that the zoning on the lands reads as follows:

RE-133-139-152-153-205-222

4. The Morningside Heights Community Zoning By-law as approved by the Ontario Municipal Board on June 17, 2002, as amended, is amended as follows:

- 4.1 **SCHEDULE "A"** is amended by adding Performance Standard No. 60 for the lands outlined on the attached Schedule '3' so that the zoning on the lands reads as follows:

**ST-1-20-21-22-34-50-60 or
SD-2-20-21-23-31-34-50-60 or
ST-6-20-21-23-34-51-60**

5. Birchmount Park Community By-law No. 9174 is amended as follows:

- 5.1 **SCHEDULE "A"** is amended by adding Performance Standard No. 114 for the lands outlined on the attached Schedule '4' so that the zoning on the lands reads as follows:

A-30-49-50-82-105-107-108-109-110-111-112-113-114-203-204-205-302

- 5.2 **PERFORMANCE STANDARD CHART – SCHEDULE "B"**, is amended by adding the following performance standard:

MISCELLANEOUS

114. Within the lands shown on Schedule '4' attached to this By-law, 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.
- 6. Scarborough Employment District By-law No. 24982 (Tapscott Employment District), is amended as follows:
 - 6.1 **SCHEDULE "A"** is amended by deleting Performance Standard No. 1441, 1442, and 1443 for the lands outlined on the attached Schedule '5' and replacing it with Performance Standard No. 1446, 1447 and 1448 so that the zoning on the lands reads as follows:

M-6-916-985-1054-1446-1447-1448-1814-1905
 - 6.2 **PERFORMANCE STANDARD CHART – SCHEDULE "B"**, is amended by adding the following performance standards:
 - 1446. A minimum of 2.4 parking spaces per 100 m² of **gross floor area** for **Vehicle Sales Operation & Vehicle Service Garage**.
 - 1447. A maximum of 2 vehicles may be displayed in the Markham Road street yard and a maximum of 2 vehicles may be displayed in the Nashdene Road street yard.
 - 1448. Notwithstanding **Clause V –General Provisions**, Sub clause 7.5 **Parking Spaces in 'M', 'MG' and 'MS' Zones** the parking spaces in street yards shall be restricted to a maximum of 12 parking spaces and shall only be permitted in the Nashdene Road street yard.
- 7. Scarborough Employment District By-law No. 24982 is amended as follows:
 - 7.1 **PERFORMANCE STANDARD CHART – SCHEDULE "C"**, is amended by re-establishing the following Exception:
 - 502 (a) The entire building may be used for the Retail Sale and Warehousing of Furniture.

ENACTED AND PASSED this 23rd day of February, A.D. 2010.

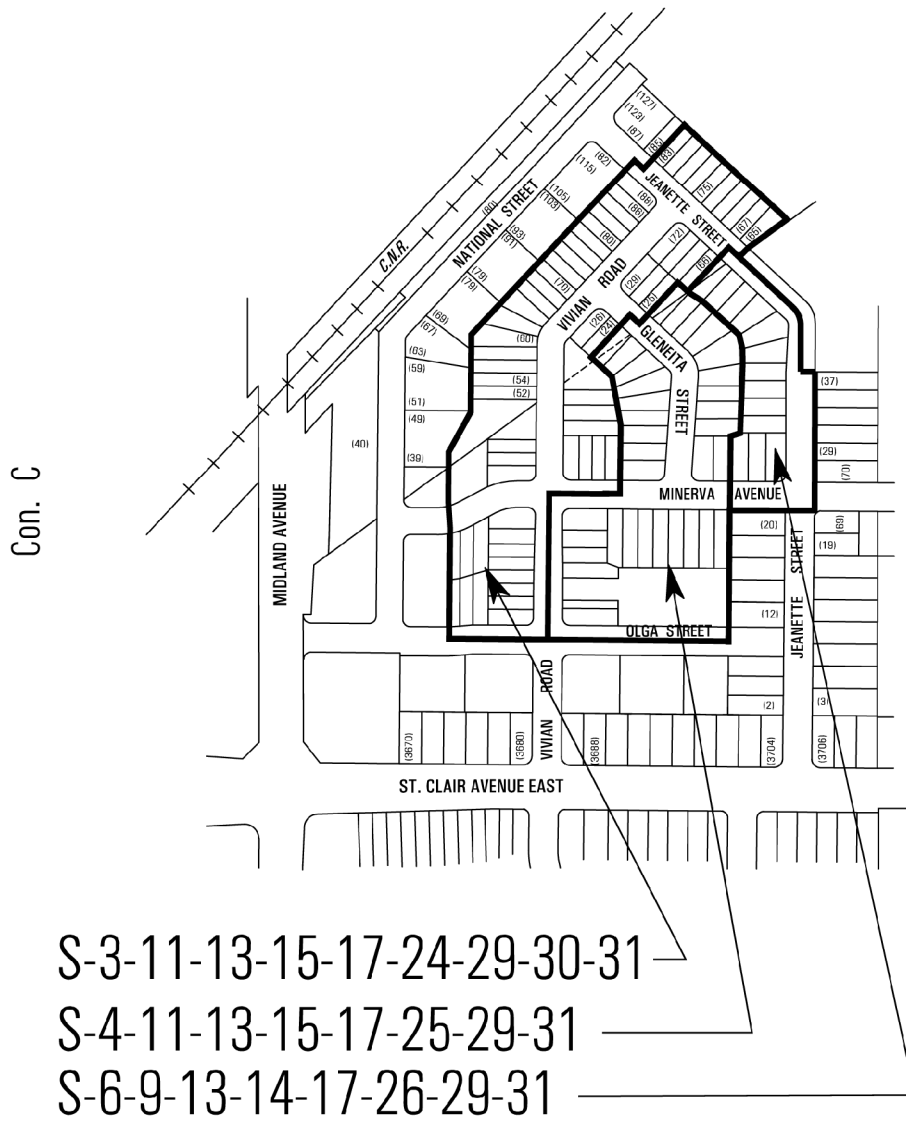
SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 26

**Zoning By-Law Amendment**

Midland Ave. / Brimley Rd. north of St. Clair Ave E

File # 09 188714 EPS 00 TM



Area Affected By This By-Law

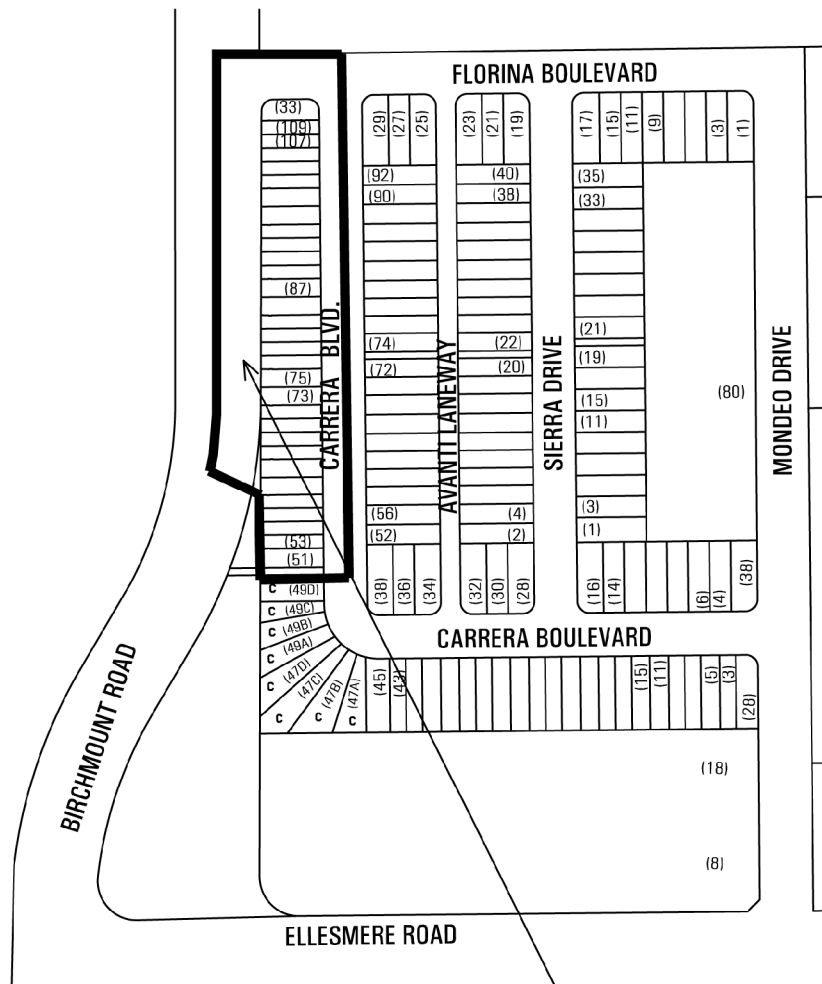
Midland St. Clair Community Bylaw
 Not to Scale
 12/10/09



Schedule '2'

Lot 30

Con. 2



RE-133-139-152-153-205-222



Zoning By-Law Amendment

51-109 Carrera Blvd. & 33 Florina Blvd.

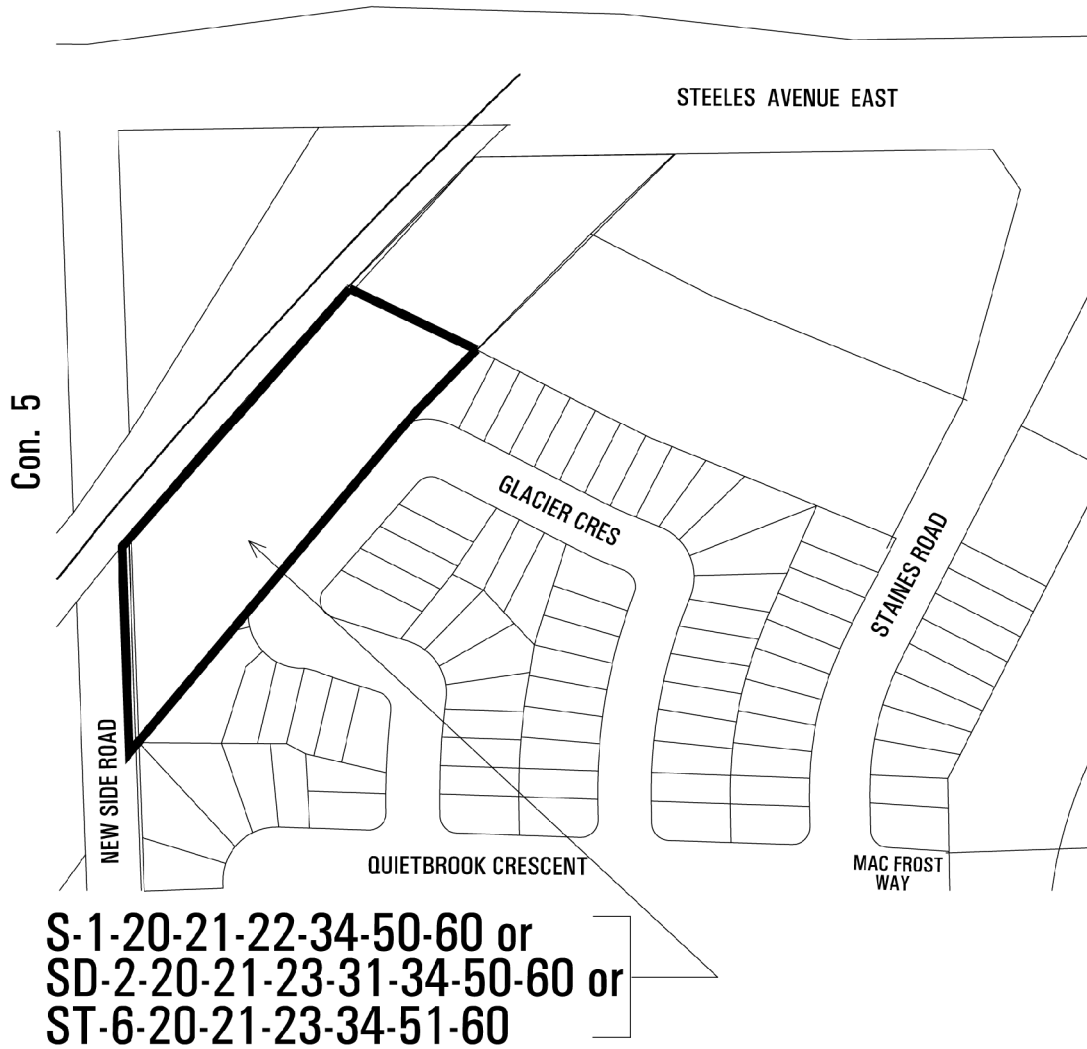
File # 09-188714



Area Affected By This By-Law

Dorset Park Community Bylaw
Not to Scale
12/11/09



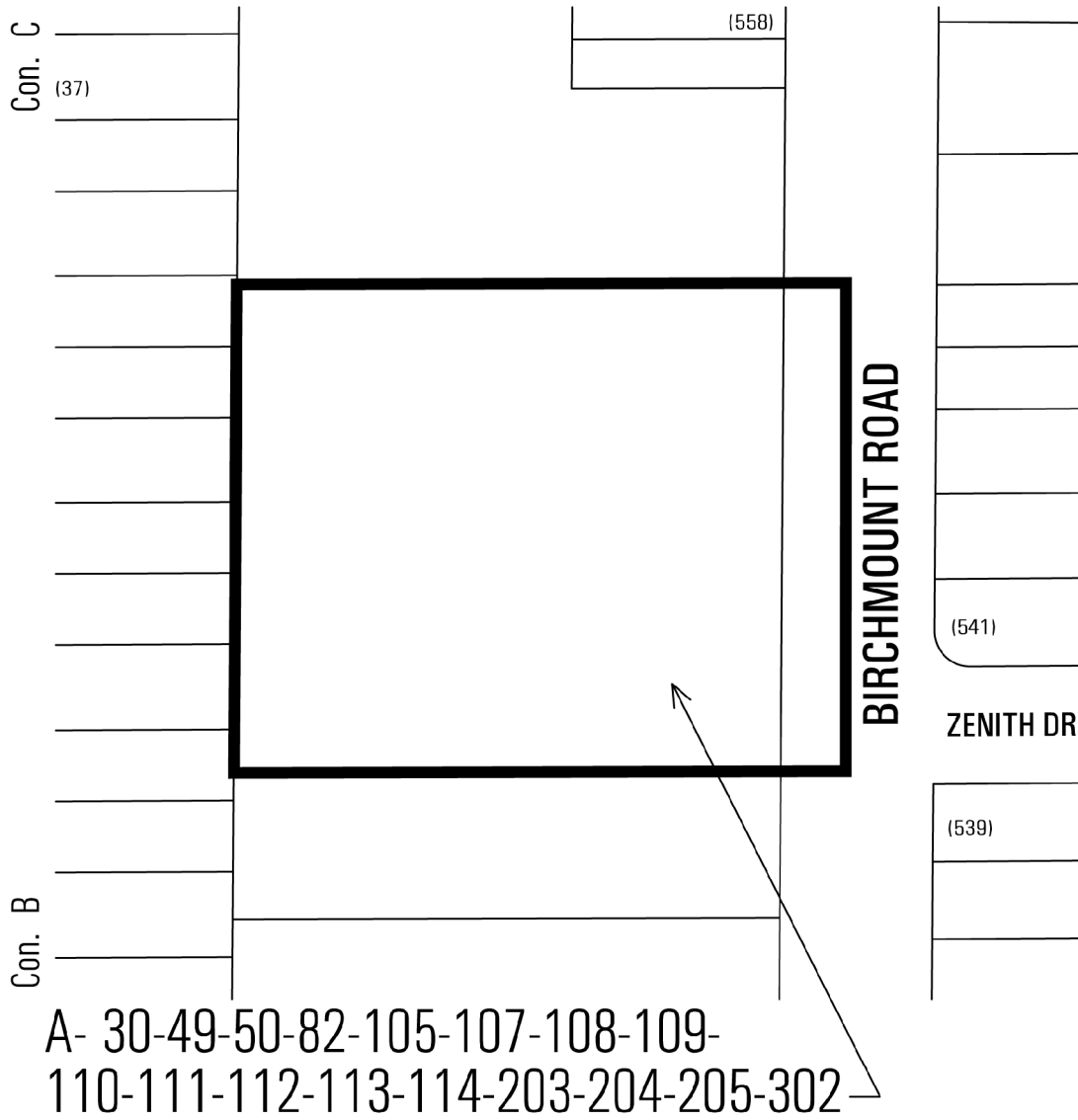
Schedule '3'**Lot 14****Zoning By-Law Amendment****26-50 Glacier Crescent****File # 09-188714****Area Affected By This By-Law**

Morningside Heights Community Bylaw

Not to Scale
12/11/09

Schedule '4'

Lot 31



Toronto City Planning Division
Zoning By-Law Amendment

544 Birchmount Road

File # 09-188714



Area Affected By This By-Law

Birchmount Park Community Bylaw

Not to Scale
12/11/09