

Authority: Scarborough Community Council Item 36.35,
as adopted by City of Toronto Council on July 6, 7 and 8, 2010
Enacted by Council: July 8, 2010

CITY OF TORONTO

BY-LAW No. 842-2010

To amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Progress West), as amended, with respect to the lands municipally known as 2025 Midland Avenue.

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 (Progress West) is amended by deleting the current zoning for the lands municipally known as 2025 Midland Avenue and replacing it with the following zoning provisions as shown on Schedule '1' attached hereto and forming part of this by-law:

M – 357 – 913 – 991 – 1054 – 1141 – 1146 – 1640

476

2. **SCHEDULE "C", EXCEPTIONS LIST**, of the Employment Districts Zoning By-law No. 24982 (Progress West), as amended, is hereby further amended by adding the following Exception No. 476:

476. (a) Additional Permitted Uses

- Medical and Dental Offices
- Retail Uses, which shall be limited to:
 - Pharmacy
 - Optical Retail Outlet
 - Medical equipment and supplies sales and service establishment
 - Sales of Supplies, Equipment, Furniture and Hardware for Offices
 - Sales of Work Clothing, Footwear, Safety Equipment, Tools and Supplies for Work
 - Health Food and Nutritional Supplements
 - Florist
 - Convenience Store
 - Post Office/Courier Service
- Restaurants

- (b) On those lands identified as Exception 476 on Schedule '1' map attached hereto and forming a part of this By-law, the following standards shall only apply to Medical/Dental Office, Retail and Restaurant Uses:
- (i) **Gross floor area** of all medical/dental offices, retail and restaurant uses shall not exceed 2787 m².
 - (ii) Maximum **gross floor area** of 627 m² for all retail uses, which shall be wholly located on the ground floor of the medical/dental office building.
 - (iii) Maximum **gross floor area** of 60 m² for all restaurants, which shall be wholly located on the ground floor of the medical/dental office building.
 - (iv) Maximum **height** of 16 m.
 - (v) Minimum side yard setback of 2 m.
 - (vi) Minimum of 2.87 parking spaces per 100 m² of **gross floor area** for medical/dental offices, retail and restaurant uses.
- (c) The following provision of **CLAUSE V – GENERAL PROVISIONS** is not applicable:
- Sub-Clause 6, **Underground Structures**

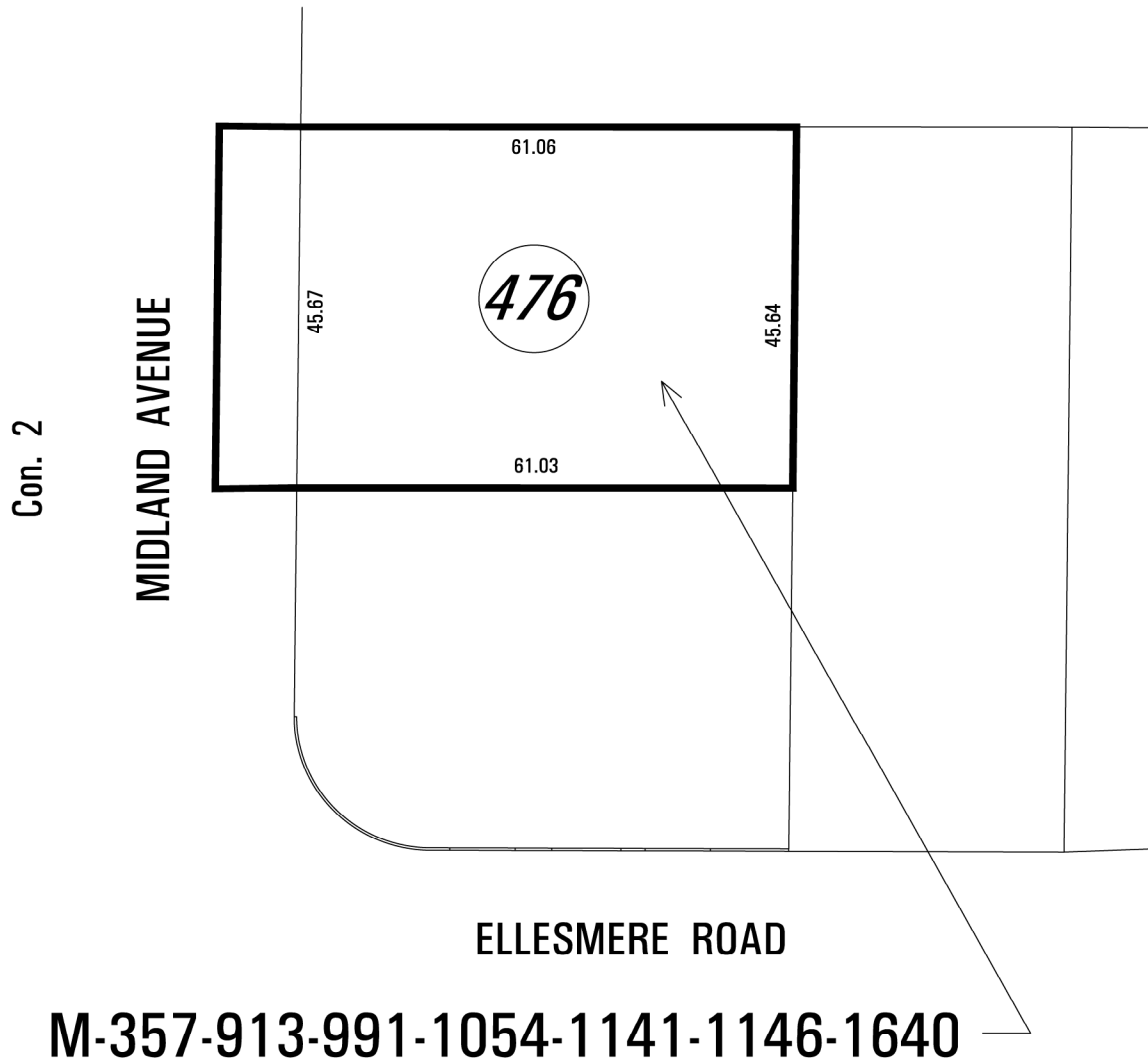
ENACTED AND PASSED this 8th day of July, A.D. 2010.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'
Lot 26



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

2025 Midland Avenue
File # 09-196300 0Z

 **Area Affected By This By-Law**

Progress Employment District Bylaw
Not to Scale
5/6/10