

Authority: Scarborough Community Council Item 37.34,  
as adopted by City of Toronto Council on August 25, 26 and 27, 2010  
Enacted by Council: August 27, 2010

**CITY OF TORONTO**

**BY-LAW No. 1008-2010**

**To amend the former City of Scarborough Sullivan Community Zoning By-law No. 10717,  
as amended, with respect to lands municipally known as 2901 and 2925 Sheppard  
Avenue East.**

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" to the Sullivan Community Zoning By-law No. 10717 is hereby amended for the lands shown outlined by heavy black line in the attached Schedule '1' to this By-law by deleting the existing zoning and replacing with the Highway Commercial, HC-29-49-126-127 zone.
2. PERFORMANCE STANDARDS CHART – SCHEDULE "B" to By-law No. 10717 is hereby amended by adding the following performance standards 126 and 127:
  126. A 1.0 m strip of land immediately abutting "S" zones shall not be used for any purpose other than landscaping.
  127. The **Gross Floor Area** of all buildings shall not exceed 45% of the lot area.

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

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

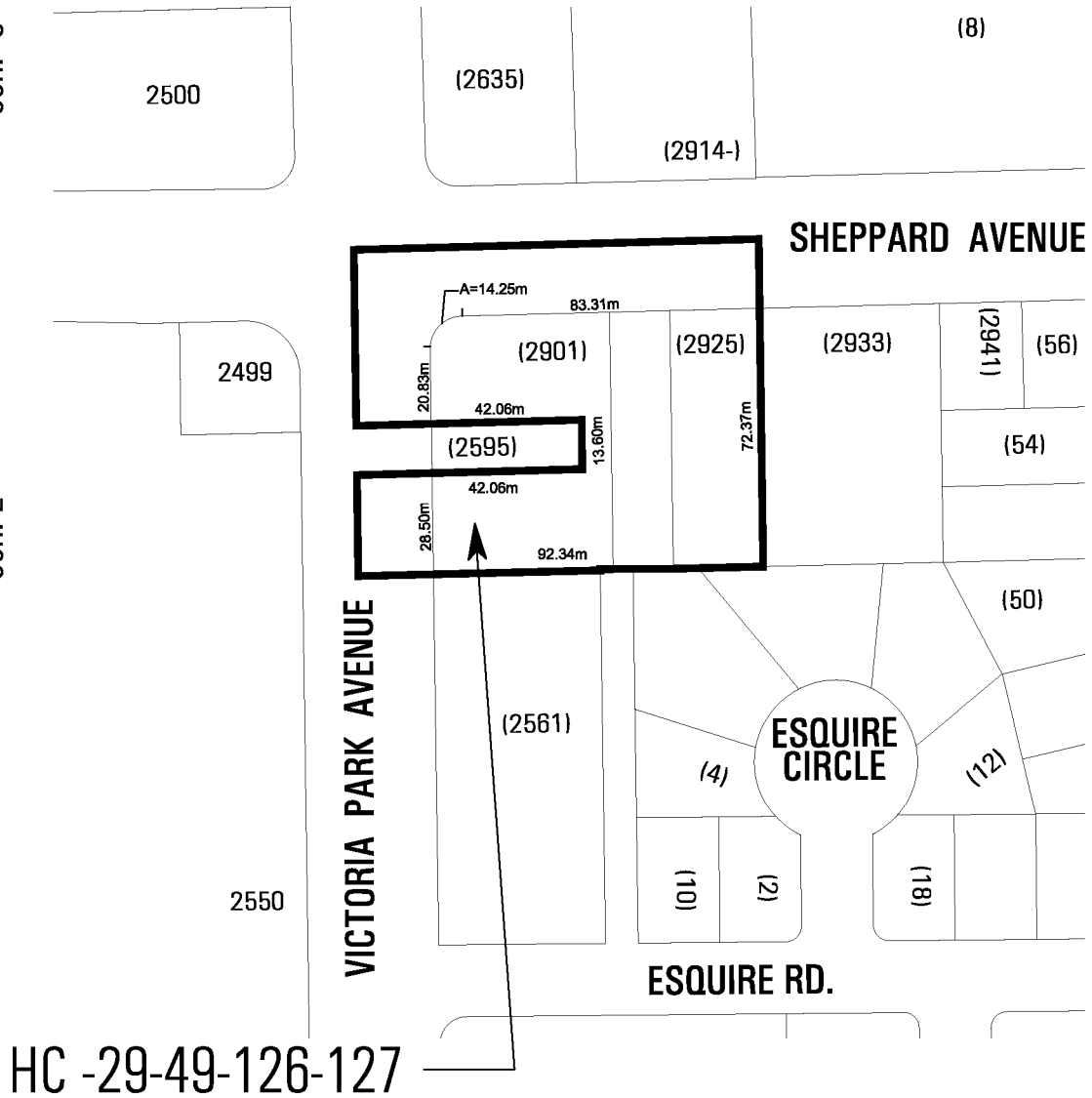
(Corporate Seal)

**Schedule '1'**

Lot 35

Con. 3

Con. 2

**Zoning By-Law Amendment**

2901 &amp; 2925 Sheppard Avenue East

File # 10-107303 0Z



Area Affected By This By-Law

Sullivan Community Bylaw  
Not to Scale  
06/17/10

