

Authority: Scarborough Community Council Item 34.23,
as adopted by City of Toronto Council on May 11 and 12, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1031-2010

To amend former City of Scarborough Zoning By-law No. 24982, Tapscott Employment District, as amended, with respect to lands municipally known as 2761 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 Tapscott Employment District Zoning By-law, as amended, is further amended with respect to the land outlined on Schedule '1' by retaining the Industrial Zone (M) and removing the General Industrial Zone (MG) designation, removing the Performance Standards and replacing them with the following:

M-935-1009-1082-1643-2613-2614-Exception 473

2. **PERFORMANCE STANDARD CHART – SCHEDULE "B"** of the Tapscott Employment District Zoning By-law, as amended, is hereby amended by adding the following Performance Standards:

INTENSITY OF USE

2613. Gross Floor Area of all buildings minus the Gross Floor Area of all basements, public walkways, corridors, stairs, elevators, service areas, and other common facilities shall not exceed 3 100 square metres.

2614. The Uses as listed in Exception 473, (A) Additional Permitted Uses of Schedule 'C' of this by-law, are restricted to a maximum of 40% of the maximum permitted Gross Floor Area or 1 240 square metres.

PARKING

1643. Minimum 111 parking spaces are to be provided.

SETBACKS

935. Minimum street yard setback 2.5 metres.

1009. Minimum rear yard setback 2.5 metres.

1082. Minimum side yard setback 1.0 metre.

3. Within the lands shown on Schedule '1' 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.
4. **EXCEPTIONS LIST – SCHEDULE "C"**, of the Tapscott Employment District Zoning By-law, as amended, is hereby further amended by adding the following Exception 473:

(A) ADDITIONAL PERMITTED USES

Bakery
Computer sales and service
Dry cleaning establishment
Machinery sales and service
Personal service shops
Repair and service of business equipment
Shop for the sale of only tobacco products, confections, magazines, books, newspapers, prepared foods, soft drinks
Restaurants, to a maximum gross floor area of 465 square metres each unit
Vehicle renting and leasing

Maximum gross floor area of any unit containing any of the above uses, except for restaurants, shall not exceed 250 square metres.

(B) ADDITIONAL PERMITTED EMPLOYMENT USES

Artist and photo studio
Courier services, mailbox, fax
Financial institution
Medical and dental offices
Printing shop
Studio

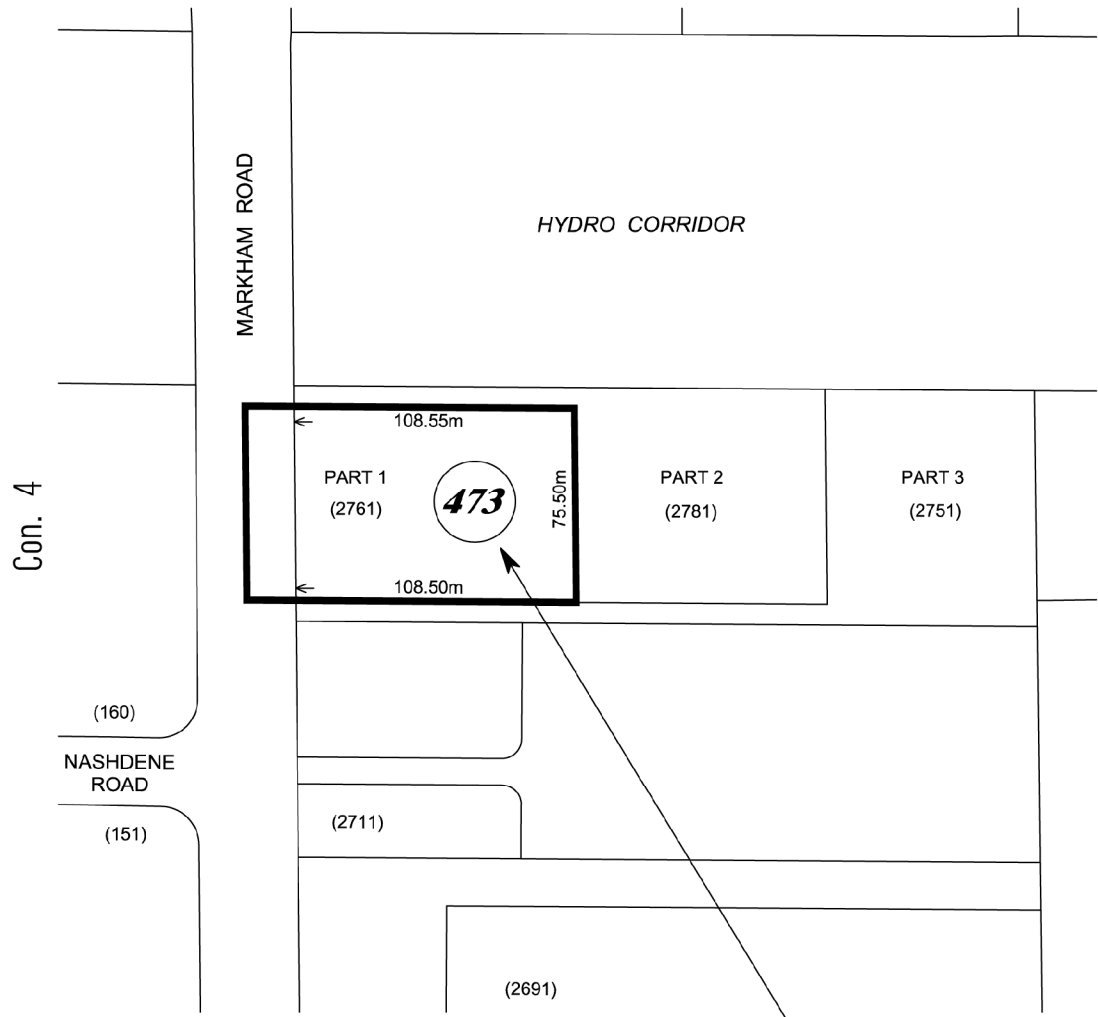
ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'
Lot 17



M-935-1009-1082-1643-2613-2614

Toronto City Planning Division
Zoning By-Law Amendment

2761 Markham Road
File # 09-109604 0Z

 Area Affected By This By-Law

Tapscott Employment District By-law
Not to Scale
3/31/10
