

Authority: Scarborough Community Council Item 16.16,
as adopted by City of Toronto Council on June 6, 7 and 8, 2012
Enacted by Council: June 8, 2012

CITY OF TORONTO

BY-LAW No. 801-2012

To amend former City of Scarborough Employment Districts Zoning By-law No. 24982, as amended, (Tapscott Employment District) respecting lands municipally known as 3270 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 By-law is amended for the lands outlined in the attached Schedule '1' by deleting the existing Agricultural (AG) Zone and Performance Standards and replacing it with Industrial (M) Zone and Performance Standards as shown on Schedule '1' so that the amended Zoning shall read as follows:

M – 718-913-991-1054-1640-1647-2012-2064-2707

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2. Schedule "B" PERFORMANCE STANDARDS CHART is amended by adding the Performance Standards 718, 1647, 2064 and 2707 as follows:

GROSS FLOOR AREA

718. **Gross Floor Area** shall not exceed 5,668 square metres, and a minimum 12% of all **gross floor area** shall be used for worship purposes.

REQUIRED PARKING

1647. Minimum 189 parking spaces.

MISCELLANEOUS

2064. Notwithstanding the provisions of **CLAUSE V – GENERAL PROVISIONS, Section 7.5 Parking Spaces in "M", "MG" and "MS" Zones**, 36 parking spaces shall be permitted in the **flankage yard**.

HEIGHT

2707. Maximum **height** of 4 **storeys** and 25 metres, excluding a minaret which shall be permitted to a maximum **height** of 42 metres.

3. Schedule "C" Exceptions List of the Employment Districts Zoning By-law No. 24982 is hereby amended by adding Exception 148 as follows, on lands as shown in Schedule '1':

148. Only the following uses are permitted in the Industrial Zone (M)

Places of Worship

Incidental Uses to include only:

Libraries

Gymnasiums

Pools

Day Nurseries

General Purpose Recreational Space, excluding change rooms, to a maximum of 570 square metres

Mortuary uses to a maximum **gross floor area** of 48 square metres

Notwithstanding the definition of **Place of Worship**, private schools and religious residences are not permitted.

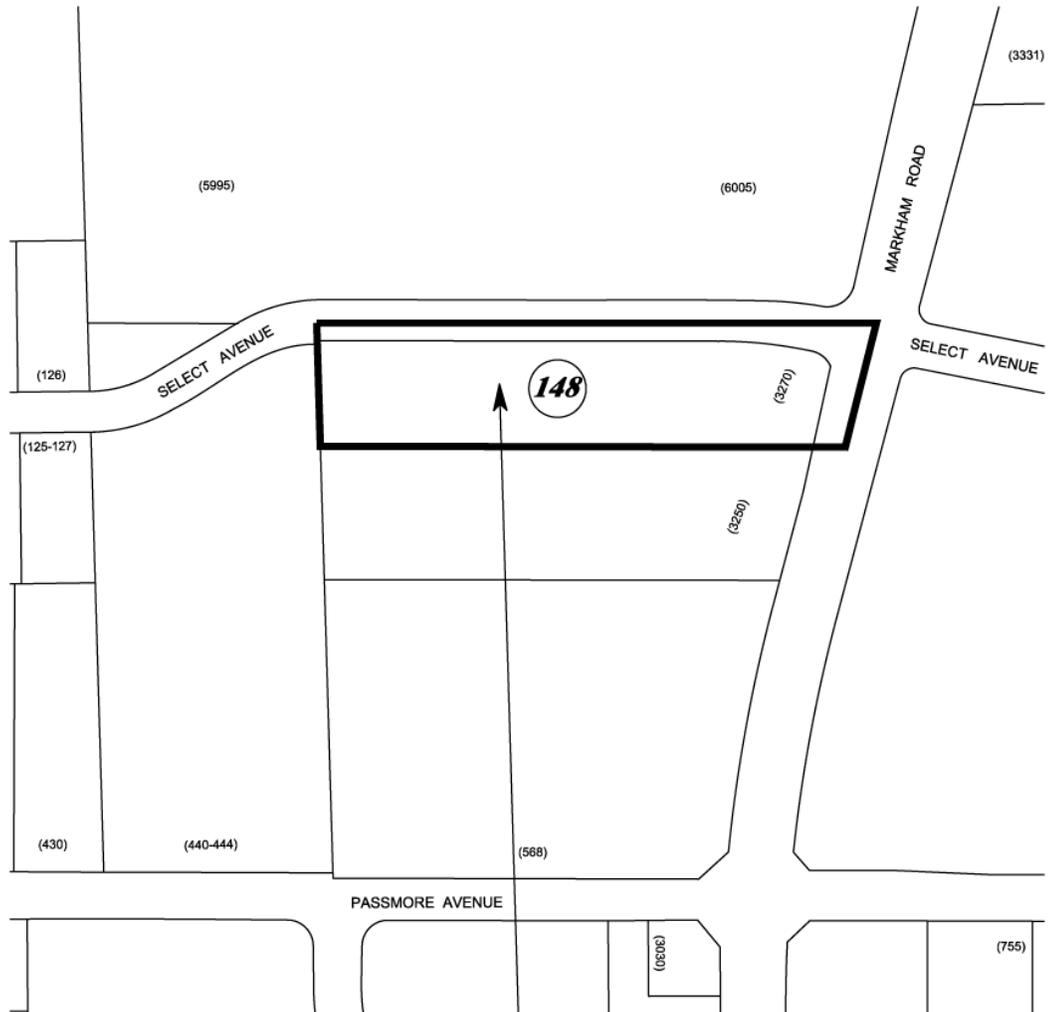
ENACTED AND PASSED this 8th day of June, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'



M-718-913-991-1054-1640-
1647-2012-2064-2707

TORONTO City Planning
Division
Zoning By-Law Amendment

3270 Markham Road
File # 09 190533 ESC 40 OZ

 Area Affected By This By-Law

Tapscott Employment District Bylaw
Not to Scale
4/25/12
