

Authority: Scarborough Community Council Item 17.29,  
as adopted by City of Toronto Council on July 11, 12 and 13, 2012  
Enacted by Council: July 13, 2012

**CITY OF TORONTO**

**BY-LAW No. 1020-2012**

**To amend Tam O'Shanter Community Zoning By-law No. 12360, as amended, of the former City of Scarborough with respect to the lands municipally known as 175, 185, 195, 205 and 215 Bonis Avenue and 3850 and 3900 Sheppard Avenue East and 2330 and 2350-2362 Kennedy 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 Tam O'Shanter Community Zoning By-law No. 12360 is amended by removing the Holding Provision (H) from the lands known as 175, 185, 195, 205 and 215 Bonis Avenue as shown on Schedule '1' attached hereto and forming part of this by-law.
2. **SCHEDULE "B", PERFORMANCE STANDARD CHART**, is amended by deleting Performance Standards 305 and 306 and replacing them with the following:

**INTENSITY OF USE**

305. The maximum **gross floor area** of all uses combined on the lands identified as Exceptions 7 and 9 as shown on the accompanying Schedule "C" map, not including any portion of the lands dedicated to the municipality for road purposes, shall not exceed 1.55 times the area of the lands.

A maximum of 44,129 square metres of **gross floor area** is permitted on Parts A and B of Exception 9 as shown on the accompanying Schedule "C" map.

Notwithstanding Clause V (f) **gross floor area** shall also exclude the following areas: any mezzanine area used for storage purposes for the occupants of the building or buildings; enclosed areas used for pedestrian walkways; above grade parking structures; public utilities; subway stations, transit and ancillary facilities; elevator shafts; mechanical penthouse; stairwells; and heating, cooling and ventilation ducts or utility shafts.

306. A maximum of 1,063 **dwelling units** shall be permitted on the lands identified as Exception 9 as shown on the accompanying Schedule "C" map, of which no more than 485 **dwelling units** shall be permitted on Parts C and D of Exception 9 as shown on the accompanying Schedule "C" map and no more than 578 **dwelling units** shall be permitted on Parts A and B of Exception 9 as shown on the accompanying Schedule "C" map.

**3. SCHEDULE "C", EXCEPTIONS LIST**, is amended as follows:

EXCEPTION 9 is hereby amended as follows:

The provisions of Exception 9 (iii) are deleted and replaced as follows:

(iii) Prior to the removal of the Holding Provision (H) in whole or in part from the lands, the following intensity of uses shall be permitted:

Intensity of Uses Prior to the (H) Removal:

- A maximum non-residential **gross floor area** of 36,850 m<sup>2</sup> as defined in Performance Standard 305.

The provisions of Exception 9 (vii) are deleted in their entirety.

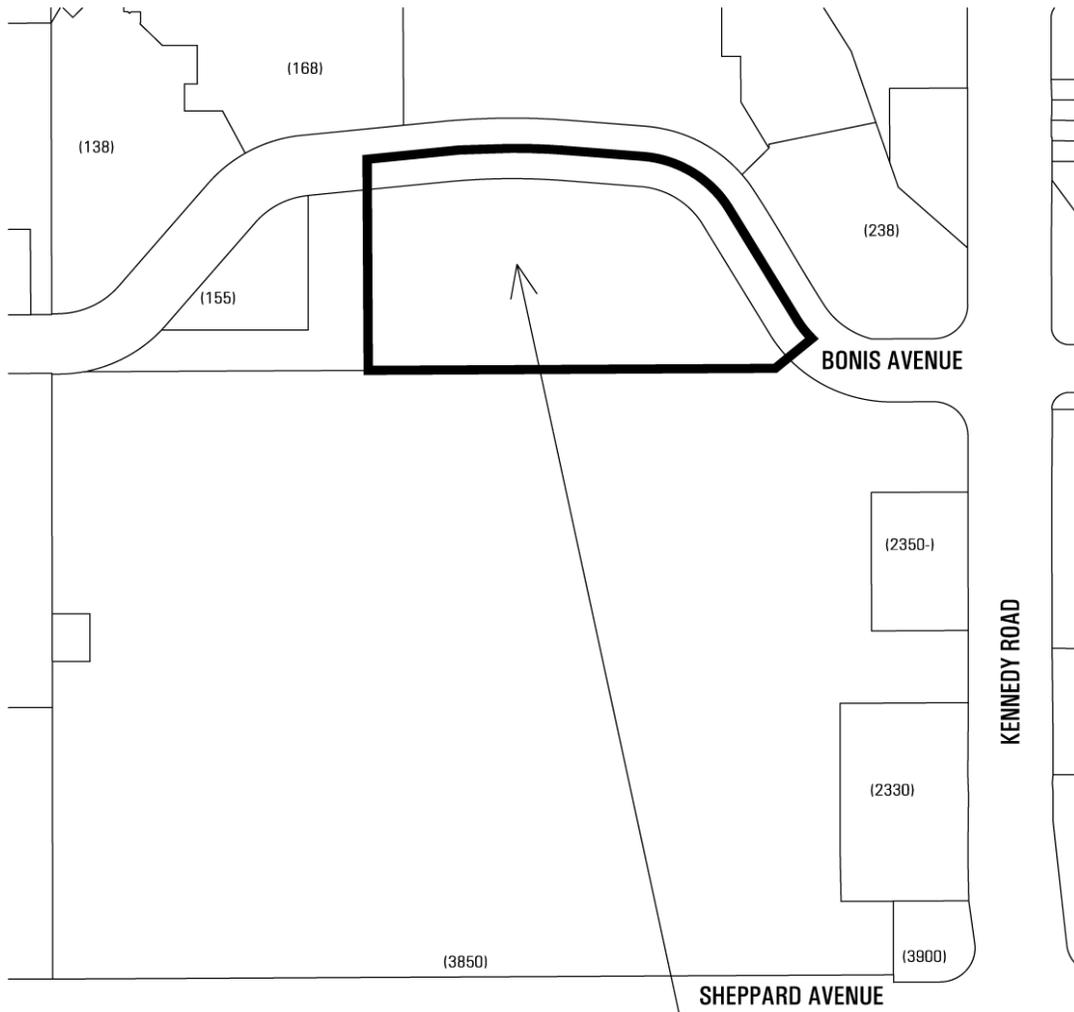
ENACTED AND PASSED this 13th day of July, A.D. 2012.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

### Schedule '1'



A and M and CC-79Q-86-  
 201-305-306-426-452

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

175, 185, 195, 205, 215 Bonis Avenue and  
 3850, 3900 Sheppard Ave. East; 2330, 2350-2362 Kennedy Rd.  
 File # 11 316949 ESC 40 OZ

 Area Affected By This By-Law

Tam O'Shanter Com. Bylaw  
 Not to Scale  
 05/10/12

