

Authority: Scarborough Community Council Item 34.27,  
as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

## CITY OF TORONTO

### BY-LAW No. 1006-2014

To amend By-law No. 1055-2013, Centennial Community Zoning By-law No. 12077, Cliffcrest Community Zoning By-law No. 9396, Dorset Park Community Zoning By-law No. 9508, By-law No. 1391-2012(OMB), By-law No. 233-2014, Malvern Community Zoning By-law No. 14402, Malvern West Community Zoning By-law No. 12181, Midland/St. Clair Community Zoning By-law No. 842-2004, Milliken Community Zoning By-law No. 17677, By-law No. 641-2014(OMB), By-law No. 1421-2007, By-law No. 642-2014(OMB), By-law No. 811-2007, By-law No. 1135-2007, By-law No. 127-2012, Rouge Community Zoning By-law No. 15907, By-law No. 356-2014(OMB), West Hill Community Zoning By-law No. 10327 and former City of Scarborough Employment Districts Zoning By-law No. 24982 (Milliken Employment District, Marshalling Yard Employment District, Tapscott Employment District and Rouge Employment District), to make technical amendments.

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 enacts:

1. By-law No. 1055-2013, being a By-law to amend the Birchcliff Community Zoning By-law No. 8786, as amended, is amended as follows:
  - 1.1 Section 8 is amended by adding Exception No. 42 as follows:
    8. **SCHEDULE "C" - EXCEPTIONS LIST and MAP**, is amended by adding Exception No. 42 to the lands as shown on the attached Schedule '10' so that it reads as follows:
      42. On those lands identified as Exception No. 42 on the accompanying Schedule "C" Map, the following performance standards shall apply:
        - (a) Retail, Service, Office, **Restaurant, Recreational Uses, and Places of Entertainment** up to, and including, 1000 square metres of the **gross floor area**, on one land parcel, shall be subject to a minimum parking requirement of 1 parking space per 100 square metres **gross floor area**.

If the **gross floor area** of these uses exceeds 1000 square metres, the reduced parking requirement shall apply to the 1000 square metres of **gross floor area** of these uses having the lowest requirement in the Table of Required Parking Rates.

- (b) A vehicle shall not be parked or stored within the Kingston Road **street yard** and individual vehicular access to **street townhouse dwellings** from Kingston Road shall not be permitted.
- (c) Bicycle parking spaces shall be provided at the rate of 0.5 bicycles per **dwelling unit**, of which 80% is for occupant use, and 20% is for visitor use. Bicycle parking spaces shall not be provided within a **dwelling unit** or on a balcony associated therewith, and shall be provided as follows:
- (1) where the bicycles are to be parked in a horizontal position, the space shall have horizontal dimensions of at least 0.6 metres by 1.8 metres per bicycle and a vertical dimension of at least 1.9 metres;
  - (2) where the bicycles are to be parked in a vertical position, the space shall have horizontal dimensions of at least 0.6 metres by 1.2 metres per bicycle and a vertical dimension of at least 1.9 metres;
  - (3) resident bicycle parking spaces shall be located in a secured room or area; and
  - (4) visitor bicycle parking spaces shall be located outside on the ground floor or first underground parking level in a publicly accessible area.
- (d) Minimum of two **storeys** and a maximum of 6 **storeys** not exceeding an overall **height** of 20 metres, excluding **basements** and rooftop mechanical penthouses.
- Maximum **Gross Floor Area** 3.5 times the area of the lot or parcel.
- (e) The **main wall** of the first two **storeys** of building(s) fronting or abutting Kingston Road shall have a minimum width of 70% of the lot at the Kingston Road **street line** for lots having frontage or flankage of more than 30 metres and 60% for lots having frontage or flankage of 30 metres or less.
- (f) Minimum building **setback** of 1.5 metres from the lot line along Kingston Road.

- (g) Buildings shall not exceed a **45-degree angular plane** from the lot line of abutting **Single-Family Residential (S), Two-Family Residential (T) and Multiple-Family (M) Zones**.
- (h) Minimum 5 metres building **setback** from the **rear lot line** abutting **Single-Family Residential (S), Two-Family Residential (T) and Multiple-Family (M) Zones**.
- (i) Balconies and unenclosed porches shall not project into the Kingston Road **street yard**.
- (j) For that portion of a building above four **storeys** or 14 metres in **height**, buildings shall be stepped back a minimum of 1.5 metres from the front **main wall** along Kingston Road.
- (k) For that portion of a building above six **storeys** or 20 metres in **height**, excluding the parking garage level, buildings shall be stepped back a minimum of 5.5 metres from the **side lot line**.
- (l) A minimum 1.5 metres strip of land immediately abutting **Single-Family Residential (S), Two-Family Residential (T), Multiple-Family (M) Zones** shall be used for **soft landscaping** purposes only.
- (m) Minimum floor to ceiling height of the **first floor** shall be 4.5 metres for buildings or structures. This provision shall not apply to buildings containing **townhouse** units on the **first floor**.
- (n) No person shall erect or use a building containing 20 or more **dwelling units** unless **amenity space** is provided in accordance with the following:

Type of <b>Amenity Space</b> Required	Amount of <b>Amenity Space</b> Required
<b>Amenity space</b> or contiguous <b>amenity space</b> , at least one of which contains a kitchen and a washroom:	Minimum of 2 square metres of <b>amenity space</b> for each <b>dwelling unit</b> .

Type of <b>Amenity Space</b> Required	Amount of <b>Amenity Space</b> Required
<b>Amenity space</b> located outdoors:	Minimum of 2 square metres of <b>amenity space</b> for each <b>dwelling unit</b> of which at least 40 square metres is to be provided in a location adjoining or directly accessible from the indoor <b>amenity space</b> .

- (o) **Basements** may be used for **dwelling units** provided that **dwelling units** are not wholly located in the **basement**.

- 1.2 Section 9 is deleted.
- 1.3 Schedule '9' is amended by deleting Exception No. 41 from the lands as shown on the attached Schedule '1'.
- 1.4 Schedule '10' is amended by deleting Exception No. 41 and replacing it with Exception No. 42 for the lands as shown on the attached Schedule '2'.

**2.** Centennial Community Zoning By-law No. 12077, as amended, is amended as follows:

- 2.1 **SCHEDULE "A"** of the Centennial Community Zoning By-law No. 12077, as amended, is amended by adding Performance Standard No. 163 so that the amended zoning shown on the attached Schedules '3', '4' and '5' reads as follows:

S - 40J - 123 - 132 - 138 - 163 - 228 - 303 - 350 - 351

S - 40J - 123 - 132 - 163 - 231 - 303 - 350 - 351

S - 40J - 123 - 132 - 163 - 213 - 303 - 350 - 351 - 352

S - 40J - 123 - 132 - 163 - 232 - 303 - 350 - 351

S - 1 - 30 - 48 - 58E - 66 - 120 - 149 - 158 - 163 - 358

S - 1 - 40J - 40U - 43 - 85 - 147 - 151 - 159 - 161 - 163 - 311 - 359 - 407

ST - 1 - 39B - 40U - 43 - 85 - 137 - 151 - 160 - 162 - 163 - 311 - 360 - 408

S - 1 - 39B - 40U - 43 - 85 - 147 - 151 - 159 - 161 - 163 - 311 - 359 - 407

- 2.2 **SCHEDULE "B" - PERFORMANCE STANDARD CHART** is amended by adding Performance Standard No. 163 as follows:

**MISCELLANEOUS**

163. 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:

- (i) 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
- (ii) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

- 2.3 **SCHEDULE "C", EXCEPTION LIST and MAP**, is amended by deleting Exception No. 36.

3. Cliffcrest Community Zoning By-law No. 9396, as amended, is amended as follows:

- 3.1 **SCHEDULE "A"** is amended by adding Performance Standard No. 142 so that the amended zoning shown on the attached Schedule '6' reads as follows:

A - 17 - 23 - 32 - 46 - 71 - 81 - 82 - 83 - 84 - 142

- 3.2 **SCHEDULE "B" - PERFORMANCE STANDARD CHART** is amended by adding Performance Standard No. 142 as follows:

**MISCELLANEOUS**

142. 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:

- (i) 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
- (ii) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

4. Dorset Park Community Zoning By-law No. 9508, as amended, is amended as follows:

- 4.1 **SCHEDULE "A"** is amended by deleting Performance Standard No. 134 and replacing it with Performance Standard No. 143 so that the amended zoning shown on the attached Schedules '7' and '8' reads as follows:

A - 133 - 142 - 143 - 155 - 156 - 206 - 224

M - 57 - 58 - 103 - 132 - 133 - 143 - 204

- 4.2 **SCHEDULE "B" - PERFORMANCE STANDARD CHART** is amended by deleting Performance Standard No. 134.
5. By-law No. 1391-2012(OMB), being a By-law to amend the L'Amoreaux Community Zoning By-law No. 12466, as amended, is amended as follows:
- 5.1 Section 1 is amended by deleting Exception No. 93 as follows:
1. **SCHEDULE "A"** 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 the Place of Worship (PW) Zone and Performance Standards as shown on Schedule '1' so that the amended zoning shall read as follows:  
  
PW - 40L - 59I - 59J - 60E - 249 - 288 - 289 - 290 - 291 - 292 - 293
- 5.2 Section 3 is amended by adding a reference to the Schedule "C" Exceptions Map as follows:
3. **SCHEDULE "C" - EXCEPTIONS LIST and MAP** is amended by adding Exception No. 93 as follows, on the lands as shown on the attached Schedule '2'.
- 5.3 Schedule '1' is amended by adding Performance Standard No. 291 as shown on Schedule '9'.
6. By-law No. 233-2014, being a being a By-law to amend the L'Amoreaux Community Zoning By-law No. 12466, as amended, is amended as follows:
- 6.1 Section 2 is amended by adding a reference to the Schedule "C" Exceptions Map as follows:
2. **SCHEDULE "C" - EXCEPTIONS LIST and MAP** is amended by deleting Exception Nos. 10, 22 and 38.
- 6.2 Section 3 is amended by adding Exception No. 94, by deleting and replacing Exception No. 31, and by adding a reference to Schedule '2' as follows:
3. **SCHEDULE "C" - EXCEPTIONS LIST and MAP** is amended by deleting Exception No. 31 and replacing it with a new Exception No. 31, as set out below, and by adding Exception No. 94 as further set out below, on the lands as shown on the attached Schedule '2':

- 31.** On those lands identified as Exception No. 31 on the accompanying Schedule "C" Map, the following provisions shall apply:
- (1) Pursuant to Section 37 of the *Planning Act*, the height and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law including the provision by the owner of the lot of the facilities, services and matters set out below, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in Exception 31.2 of this By-law.
  - (2) Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the *Planning Act* securing the provision of the facilities, services or matters set out in below, the lot is subject to the provisions of this By-law, provided that in the event the said agreement(s) requires the provision of a facility, service or matter as a precondition to the issuance of a building permit, the owner may not erect or use such building until the owner has satisfied the said requirements.
  - (3) Pursuant to Section 37 of the *Planning Act* and subject to compliance with the provisions of this By-law, the increase in height and density of development on the lands is permitted in return for the provision by the owner of the following facilities, services and matters to the City at the owner's sole expense:
    - (a) A cash contribution of \$1,600,000 (indexed annually in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto from the date the Zoning by-law comes into full force and effect) payable to the City of Toronto, as follows:
      - (i) \$800,000 payable prior to the issuance of the first residential building permit on the north block (Phase 1) towards capital improvements for the expansion of the Bridlewood Library;
      - (ii) \$800,000 payable prior to the issuance of the first residential building permit on the south block (Phase 2) towards capital improvements for the expansion of the Bridlewood Library.

- 94.** On those lands identified as Exception No. 94 on the accompanying Schedule "C" Map, the following provisions shall apply:

**Gross floor area**, minus the **gross floor area** of storage areas, enclosed walkways and malls, and underground truck terminal and associated service areas, shall not exceed 40 000 square metres.

- 6.3 Schedule "C" is amended by deleting the title and replacing it with Schedule '2' and by adding Exception No. 31 to the lands as shown on the attached Schedule '10'.

- 7. SCHEDULE "B" - PERFORMANCE STANDARD CHART** of the Malvern Community Zoning By-law No. 14402, as amended, is amended by deleting Performance Standard No. 903 and replacing it as follows:

**MINIMUM BUILDING SETBACK**

903. Notwithstanding the provisions of Clause VII, Section 1.5.2 of the Malvern Community Zoning By-law, the **basement** parking garage and storage shall be minimum 0.5 metres from all **lot lines**.

- 8. SCHEDULE "A"** of the Malvern West Community Zoning By-law No. 12181, as amended, is amended by deleting Performance Standard No. 116A and by replacing references to Performance Standard No. 122 with 123 and replacing references to Performance Standard No. 123 with 122 so that the amended zoning shown on the attached Schedule '11' reads as follows:

S - 1 - 19 - 31 - 42 - 60 - 74 - 106 - 123

S - 1A - 40C - 51C - 60 - 80 - 106 - 122 - 450

S - 1A - 40C - 51C - 60 - 80 - 106 - 123 - 450

- 9. SCHEDULE "A"** of the Midland/St. Clair Community Zoning By-law No. 842-2004, as amended, is amended by deleting Performance Standard No. 281 so that the amended zoning shown on the attached Schedule '12' reads as follows:

TH - 8 - 24 - 55 - 91 - 162 - 163 - 164 - 242 - 243 - 311 - 312 - 356 - 357 - 398 - 399 - 400 - 401 - 402 - 403

- 10.** The Milliken Community Zoning By-law No. 17677, as amended, is amended as follows:

- 10.1 **SCHEDULE "B" - PERFORMANCE STANDARD CHART** is amended by adding Performance Standard No. 152 as follows:



**MISCELLANEOUS**

152. 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:

- (i) 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
- (ii) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

10.2 **SCHEDULE "A"** is amended by adding Performance Standard No. 152 so that the amended zoning shown on the attached Schedule '13' reads as follows:

S - 16 - 30 - 53 - 89 - 137 - 152 - 204 - 283

11. By-law No. 641-2014(OMB), being a By-law to amend the Morningside Community Zoning By-law No. 11883, as amended, is amended as follows:

11.1 Section 4 is amended by deleting subsection 1 and replacing it so that it reads as follows:

4. **SCHEDULE "C" - EXCEPTIONS LIST** and **MAP** is amended by adding Exception No. 27 to the lands shown on the attached Schedule '2' as follows:

27. On those lands identified as Exception No. 27 on the accompanying Schedule "C" Map, the following provisions shall apply:

- (1) Notwithstanding the definition of **street** contained in Clause V, Section (f), a **street** means a common and public highway and having a minimum width of 17 metres.
- (2) Notwithstanding Clause VI - Provisions for All Zones, Sub-clause 16, Regulations for Single-Family and Two-Family Dwellings, maximum **height** of dwellings shall be 11.0 metres.

11.2 Section 5 is amended by deleting Exception No. 28 and replacing it with Exception No. 31 as follows:

5. **SCHEDULE "C" - EXCEPTIONS LIST** and **MAP** is amended by adding Exception No. 31 to the lands shown on the attached Schedule '2' as follows:

31. On those lands identified as Exception No. 31 on the accompanying Schedule "C" Map, the following provisions shall apply:
- (1) Notwithstanding the minimum **frontage** requirement of 11 metres on a public street, **frontages** shall be measured at the building setback.
- 11.3 Schedule '2' is amended by deleting Exception No. 28 and replacing it with Exception No. 31 as shown on the attached Schedule '14'.
12. By-law No. 1421-2007, being a By-law to amend the Morningside Community Zoning By-law No. 11883, as amended, is amended by deleting "Morningside Avenue" and replacing it with "Ellesmere Road" on Schedules '1' and '2' as shown on the attached Schedules '15' and '16'.
13. By-law No. 642-2014(OMB), being a By-law to amend the Morningside Heights Community Zoning By-law approved as Exhibit Nos. 76 and 77 in OMB Decision/Order No. 0873, as amended, is amended as follows:
- 13.1 By-law No. 642-2014(OMB) is amended by deleting Section 8 and replacing it as follows:
8. **SCHEDULE "C" - EXCEPTIONS LIST AND MAP** is amended by adding Exception No. 4 to the lands outlined on the attached Schedule '1' as follows:
    4. On those lands identified as Exception No. 4 on the accompanying Schedule "C" map, the following provisions shall apply:
      - (1) Notwithstanding **CLAUSE IV - DEFINITIONS, Lot Line, Front**, the front lot lines are deemed to be as shown on Schedule "C".
- 13.2 By-law No. 642-2014(OMB) is amended by deleting Section 9 and replacing it as follows:
9. **SCHEDULE "C" - EXCEPTIONS MAP** is amended by adding Exception No. 3 to the lands outlined on the attached Schedule '2'.
- 13.3 By-law No. 642-2014(OMB) is amended by deleting Section 10 and replacing it as follows:
10. **SCHEDULE "C" - EXCEPTIONS LIST AND MAP** is amended by adding Exception No. 5 to the lands outlined on the attached Schedule '3' as follows:

5. On those lands identified as Exception No. 5 on the accompanying Schedule "C" map, the following provisions shall apply:

(1) **CLAUSE IV - DEFINITIONS, Lot Line, Front**, shall not apply.

13.4 By-law No. 642-2014(OMB) is amended by adding Section 11 as follows:

**11. SCHEDULE "C" - EXCEPTIONS LIST** is amended by adding the following preamble:

**EXCEPTIONS**

Notwithstanding the following exceptions, all other provisions of this By-law, as amended, and not inconsistent with the exception, shall continue to apply.

**14.** By-law No. 811-2007, being a By-law to amend the Morningside Heights Community Zoning By-law approved as Exhibit Nos. 76 and 77 in OMB Decision/Order No. 0873, as amended, is amended as follows:

14.1 Section 1 is amended by adding Performance Standard No. 60 as follows:

**1. SCHEDULE "A"** is amended by deleting the holding symbol (H) from the Single-Family Residential, Semi-Detached Residential, and Street Townhouse Residential, and Multiple Family Residential Zones, so that the amended zoning shall read as follows as shown on Schedule '1':

S - 1 - 20 - 21 - 22 - 34 - 50 - 60 or

SD - 2 - 20 - 21 - 23 - 31 - 34 - 50 - 60 or

ST - 6 - 20 - 21 - 23 - 34 - 51 - 60

M - 14 - 20 - 21 - 23 - 34 - 50 - 60

14.2 Schedule '1' is amended by adding Performance Standard No. 60 as shown on the attached Schedule '17'.

**15.** By-law No. 1135-2007, being a By-law to amend the Morningside Heights Community Zoning By-law approved as Exhibit Nos. 76 and 77 in OMB Decision/Order No. 0873, as amended, is amended by deleting Section (b) and replacing it as follows:

(b) **SCHEDULE "C" - EXCEPTIONS LIST AND MAP**, is amended by deleting Exception No. 1 from the lands as shown on the attached Schedule '1'.

**16.** By-law No. 127-2012, being a By-law to amend the Oakridge Community Zoning By-law No. 9812, as amended, is amended by deleting the zoning on the lands shown on

Schedule '1', Map 'B' and replacing it with the previous zoning for the site, as shown on the attached Schedule '18' so that it reads as follows:

CR - 39B - 145 - 146 - 148 - 149 - 150 - 155 - 156 - 157 - 158 - 159 - 160 - 161 - 162 - 163 - 407 - 412

17. Rouge Community Zoning By-law No. 15907, as amended, is amended as follows:

17.1 **SCHEDULE "B" - PERFORMANCE STANDARD CHART** is amended by deleting Performance Standard No. 474 introduced by By-law No. 1227-2009 and replacing it with Performance Standard No. 484 as follows:

**MISCELLANEOUS**

484. Minimum 30.7% of the **lot** area to be used for **landscaping** only.

17.2 **SCHEDULE "A"** is amended by deleting Performance Standard No. 474 and replacing it with Performance Standard No. 484 so that the amended zoning shown on the attached Schedule '19' reads as follows:

A and CC - 73 - 137 - 232 - 338 - 402 - 427 - 475 - 476 - 477 - 478 - 484

18. By-law No. 356-2014(OMB), being a By-law to amend the Rouge Community Zoning By-law No. 15907, as amended, is amended as follows:

18.1 Section 2 is amended by deleting Performance Standard Nos. 56, 57 and 58, deleting Performance Standard No. 126 and replacing it with Performance Standard No. 138, and deleting Performance Standard No. 334 and replacing it with Performance Standard No. 341 as follows:

1. **SCHEDULE "A"** is amended by adding the following zoning as shown on the attached Schedule "1":

S - 113 - 203 - 205 - 213 - 331 - 400 - 465

S - 113 - 203 - 205 - 216 - 331 - 400 - 465

S - 138 - 203 - 209 - 216 - 331 - 400 - 465

SD - 59 - 113 - 203 - 205 - 213 - 331 - 400 - 465

SD - 60 - 138 - 203 - 209 - 213 - 331 - 400 - 465

ST - 61 - 113 - 203 - 208 - 218 - 321 - 331 - 400 - 466

MFAT - 62 - 127 - 128 - 138 - 313 - 341 - 403 - 439 - 461 - 462 - 513 - 515

NC - 127 - 128 - 138 - 341 - 439 - 461 - 462 - 463 - 500 - 504

I-SW - 127 - 128 - 138 - 341 - 439 - 461 - 462 - 464

PW - 127 - 128 - 138 - 341 - 439 - 461 - 462  
OU - 127 - 128 - 138 - 341 - 439 - 461 - 462

O

P

S(H) - 113 - 203 - 205 - 213 - 331 - 400 - 465

S(H) - 113 - 203 - 205 - 216 - 331 - 400 - 465

S(H) - 138 - 203 - 209 - 216 - 331 - 400 - 465

SD(H) - 59 - 113 - 203 - 205 - 213 - 331 - 400 - 465

SD(H) - 60 - 138 - 203 - 209 - 213 - 331 - 400 - 465

ST(H) - 61 - 113 - 203 - 208 - 218 - 321 - 331 - 400 - 466

MFAT(H) - 62 - 127 - 128 - 138 - 313 - 341 - 403 - 439 - 461 - 462 - 513 -  
515

NC(H) - 127 - 128 - 138 - 341 - 439 - 461 - 462 - 463 - 500 - 504

I-SW(H) - 127 - 128 - 138 - 341 - 439 - 461 - 462 - 464

PW - 127 - 128 - 138 - 341 - 439 - 461 - 462

MFAT(H) - 62 - 127 - 128 - 138 - 313 - 341 - 403 - 439 - 461 - 462 - 513 -  
515

NC(H) - 127 - 128 - 138 - 341 - 439 - 461 - 462 - 463 - 500 - 504

I-SW(H) - 127 - 128 - 138 - 341 - 439 - 461 - 462 - 464

PW - 127 - 128 - 138 - 341 - 439 - 461 - 462

OU - 127 - 128 - 138 - 341 - 439 - 461 - 462

- 18.2 Section 3 is amended by deleting Performance Standard Nos. 56, 57 and 58, by deleting Performance Standard No. 126 and replacing it with Performance Standard No. 138, and by deleting Performance Standard No. 334 and replacing it with Performance Standard No. 341 as follows:

3. **SCHEDULE "B" PERFORMANCE STANDARD CHART** is amended by adding the following Performance Standards:

**MAIN WALL SETBACKS FROM STREETS**

138. Except as otherwise provided, the minimum building **setback** shall be 3.0 metres from the **street lot line**, except the garage **main wall** containing the vehicular access shall be set back a minimum of 6 metres.

**FLOOR AREAS, GROUND FLOOR AREAS, DWELLING UNIT COMPOSITION:**

341. Maximum **coverage** 50%.
- 18.3 Section 4 is amended by deleting Exception Numbers 32 and 33.
- 18.4 Schedule '1' is amended by deleting Performance Standard Nos. 56, 57 and 58, by deleting Performance Standard No. 126 and replacing it with Performance Standard No. 138, and by deleting Performance Standard No. 334 and replacing it with Performance Standard No. 341 as shown on the attached Schedule '20'.
- 18.5 Schedule'2' is amended by deleting Exception Nos. 32 and 33.
- 19.** West Hill Community Zoning By-law No. 10327, as amended, is amended as follows:
- 19.1 **SCHEDULE "A"** is amended by deleting Performance Standard Nos. 618 and 619 and replacing them with Performance Standard Nos. 621 and 622 so that the amended zoning as shown on the attached Schedule '21' reads as follows:
- S - 261 - 317 - 412 - 510 - 554 - 614 - 622
- S - 261 - 317 - 411 - 509 - 553 - 614 - 622
- S - 35 - 86 - 261 - 317 - 509 - 614 - 622
- S - 35 - 261 - 317 - 393 - 509 - 614 - 622
- S - 22 - 50 - 261 - 317 - 510 - 614 - 622
- S - 22 - 86 - 261 - 317 - 510 - 614 - 621 - 622
- S - 86 - 261 - 317 - 410 - 509 - 614 - 622
- 19.2 **SCHEDULE "B" - PERFORMANCE STANDARD CHART**, is amended by deleting Performance Standard Nos. 618 and 619 introduced by By-law No. 1292-2013 and replacing them with Performance Standard Nos. 621 and 622 as follows:

**MISCELLANEOUS**

621. Maximum building **height** of 10.5 metres.
622. **CLAUSE VI - PROVISIONS FOR ALL ZONES**, Sub-section 15.3, Maximum total **floor area** per **dwelling** unit, shall not apply.
- 19.3 **SCHEDULE "C" - EXCEPTIONS LIST and MAP** is amended by deleting Exception Nos. 74 and 80.

20. The Employment Districts Zoning By-law No. 24982, as amended, is amended as follows:
- 20.1 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Marshalling Yard Employment District), as amended, is amended by deleting Performance Standard No. 835 so that the zoning as shown on the attached Schedule '22' reads as follows:
- I-SW, RU - 81 - 693 - 712 - 824 - 913 - 991 - 1054 - 1383 - 1640 - 1849 - 2029 - 2221 - 2223 - 2224 (449) (469)
- 20.2 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, is amended by deleting Exception No. 2380 and replacing it with Performance Standard No. 2380, and by deleting Performance Standard No. 1641 and replacing it with Performance Standard No. 1525 so that the zoning as shown on the attached Schedule '23' reads as follows:
- SDC - 496 - 497 - 498 - 913 - 988 - 1054 - 1525 - 1639 - 1640 - 1850 - 2029 - 2380 - 2606 - 2607 - 2700 (133) (468)
- 20.3 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, is amended by deleting Exception No. 476 and replacing it with Exception No. 149 so that the zoning as shown on the attached Schedule '24' reads as follows:
- M, ME - 414 - 913 - 1054 - 1644 - 2615 - 2616 - 2617 - 2618 (149) (202)  
(205) (475) (477)
- 20.4 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, is amended by adding Performance Standard No. 1640 so that the zoning as shown on the attached Schedule '25' reads as follows:
- SDC - 15 - 913 - 988 - 1054 - 1640 - 1791 - 2029 (480)
- 20.5 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended is amended by deleting Performance Standard No. 1639 so that the zoning as shown on the attached Schedule '26' reads as follows:
- ME - 10 - 913 - 1640 - 1648 - 2007 - 2029 (481)
- 20.6 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, is amended by deleting Performance Standard No. 360 and replacing it with Performance Standard No. 475 so that the zoning as shown on the attached Schedule '27' reads as follows:

MDC - 475 - 625 - 719 - 1013 - 1087 - 1193 - 1640 - 1649 (202) (482)

- 20.7 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Rouge Employment District), as amended, is amended by deleting Exception No. 471 and replacing it with Exception No. 484 so that the zoning as shown on the attached Schedule '28' reads as follows:

CC - 357 - 625 - 913 - 988 - 1054 - 1523 - 1640 - 2029 (484)

- 20.8 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, is amended by adding Performance Standard No. 1640 so that the zoning as shown on the attached Schedule '29' reads as follows:

SDC - 410(a) - 913 - 1640 - 2029 - 2215 (202) (464)

- 20.9 **SCHEDULE "B" - PERFORMANCE STANDARD CHART** is amended by deleting Performance Standard No. 1641 introduced by By-law No. 239-2010(OMB) and replacing it with Performance Standard No. 1525, and by deleting Performance Standard No. 360 introduced by By-law No. 1056-2013 and replacing it with Performance Standard No. 475 so that they read as follows:

#### **INTENSITY OF USE**

475. **Gross floor area** of all buildings minus the **gross floor area** of all **basements** shall not exceed 0.66 times the area of the **lot**.

#### **PARKING SPACE AND DRIVEWAY DIMENSIONS**

1525. Notwithstanding the provisions of **CLAUSE V - GENERAL PROVISIONS, Section 7.3, Parking Space and Driveway Dimensions**, parking spaces shall have minimum dimensions of 2.6 metres width by 5.6 metres length.

- 20.10 **SCHEDULE "C" - EXCEPTIONS LIST** is amended by deleting Exception No. 471 introduced by By-law No. 1006-2010 and replacing it with Exception No. 484, and by deleting Exception No. 476 introduced by By-law No. 153-2011(OMB) and replacing it with Exception No. 149 so that they read as follows:

149. On those lands situated greater than 58 metres from the easterly limit of Kennedy Road, greater than 76 metres from the southerly limit of Passmore Avenue and greater than 72 metres north of the southerly property line, the uses permitted shall be restricted to those permitted within the Industrial (M) Zone.

484. Additional Permitted Uses



**Mechanical or Automatic Car Wash****Self-Service Coin Car Wash**

Self-Service Coin Car Wash shall mean land, buildings or **structures** or parts thereof used for the washing or laundering of automotive vehicles, in which water, soap and other cleansing materials are dispensed by coin operated meters and machines.

21. By-law No. 343-2008, being a By-law to amend the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, is amended as follows:

21.1 Section 1 is amended by deleting Exception No. 832 so that it reads as follows:

1. **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District) is amended by deleting the Holding Symbol (H) and Exception No. 832 from the Special District Commercial Zone so that the amended zoning shall read as follows as shown on Schedule '1':

SDC - 410(a) - 913 - 1640 - 2029 - 2215 (202) (464)

21.2 Section 2 is amended by deleting the reference to Schedule '1' so that it reads as follows:

2. **SCHEDULE "C" - EXCEPTIONS LIST** is amended by deleting Exception No. 832.

22. By-law No. 233-2010, being a By-law to amend the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District) is amended by adding Schedule '5' as shown on the attached Schedule '30'.

23. By-law No. 265-2013, being a By-law to amend the Employment Districts Zoning By-law No. 24982 (Milliken Employment District) is amended by deleting Section 2 and replacing it as follows:

2. **SCHEDULE "C" - EXCEPTIONS LIST** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District) is amended by adding Exception No. 480 as follows:

480. (a) On those lands identified as Exception No. 480, the following additional uses shall be permitted:

Additional Permitted Uses:

Mall Food Court  
Grocery Store

- (b) Prior to the removal of the Holding Provision (H) from the zoning for this site, only Industrial Zone (M) and Vehicle Service (VS)

uses are permitted, together with the following Performance Standards:

M, VS - 136 - 414 - 459 - 805 - 913 - 2021 - 2300 - 2301 - 2302 - 2303 (120)

- (c) The Holding Provisions (H) used in conjunction with the Special District Commercial Zone shall be removed, in whole or in part, by amending By-law when Council is satisfied that:
- (i) An executed agreement is received to the satisfaction of the City Solicitor between the parties of the subject lands and Metrolinx, confirming that an open boundary agreement has been reached;
  - (ii) A revised Traffic Impact Study is received incorporating revisions as required by Transportation Services for review and acceptance to the satisfaction of the Executive Director of Transportation Services; and
  - (iii) At no cost to the City and to the satisfaction of the Director, Technical Services, the Owner enter into an agreement for the construction and installation of all required transportation improvements identified in the Owner's Transportation Impact Study and that these transportation improvements be secured to the satisfaction of the City.

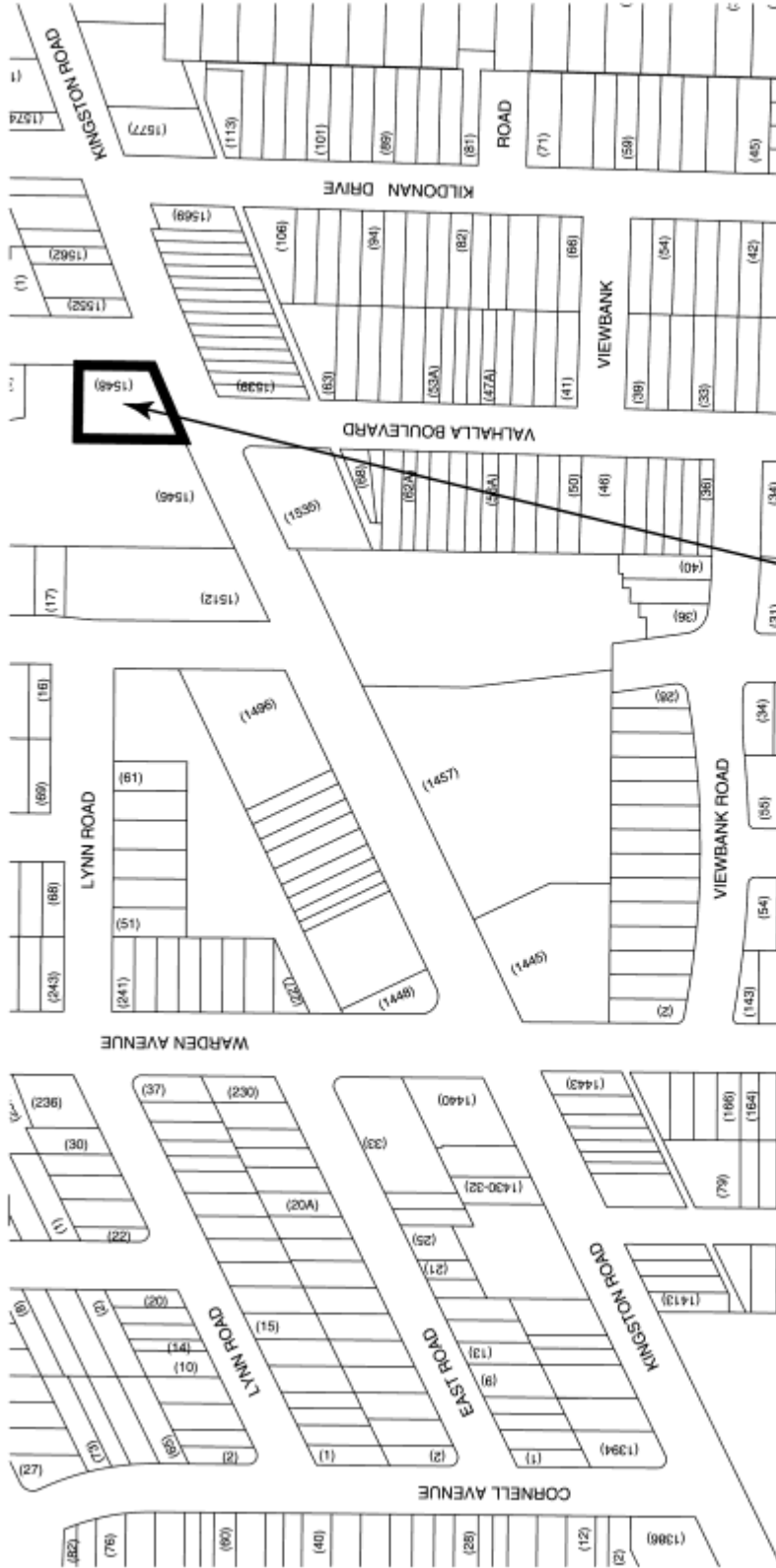
Enacted and passed on August 28, 2014.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

Schedule '1'



Exception 41

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

1548 Kingston Road  
 File # 13 212910 EPS 00 TM

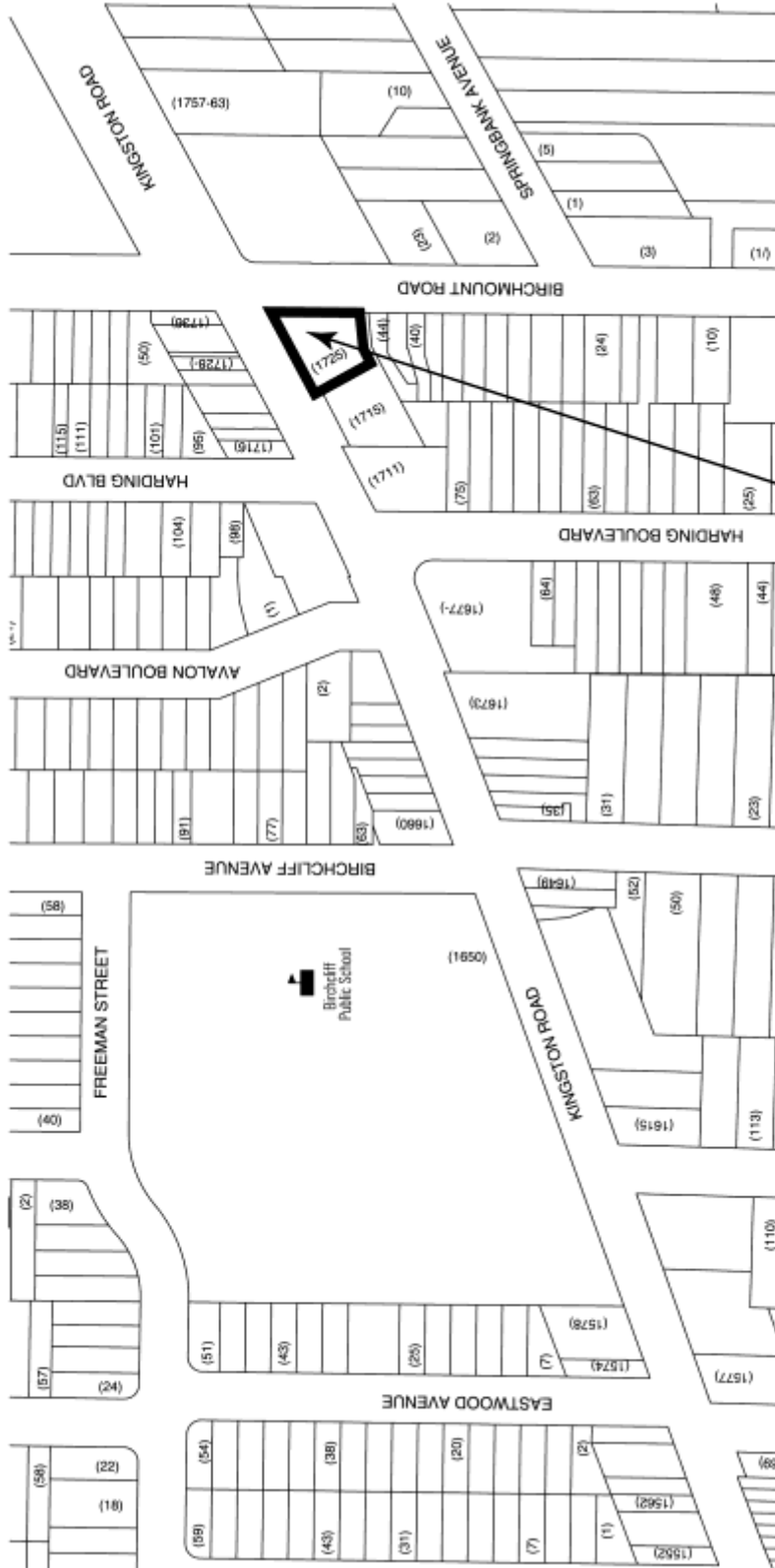


Area Affected By This By-Law

Birchcleft Community By-law  
 Not to Scale  
 7/02/2014



Schedule '2'



Exception 42

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

1725 Kingston Road  
 File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Birchcliff Community By-law  
 Not to Scale  
 7/02/2014  


**Schedule '3'**  
 Lot 1



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

922-930 Port Union Road  
 File # 13 212910 EPS 00 TM

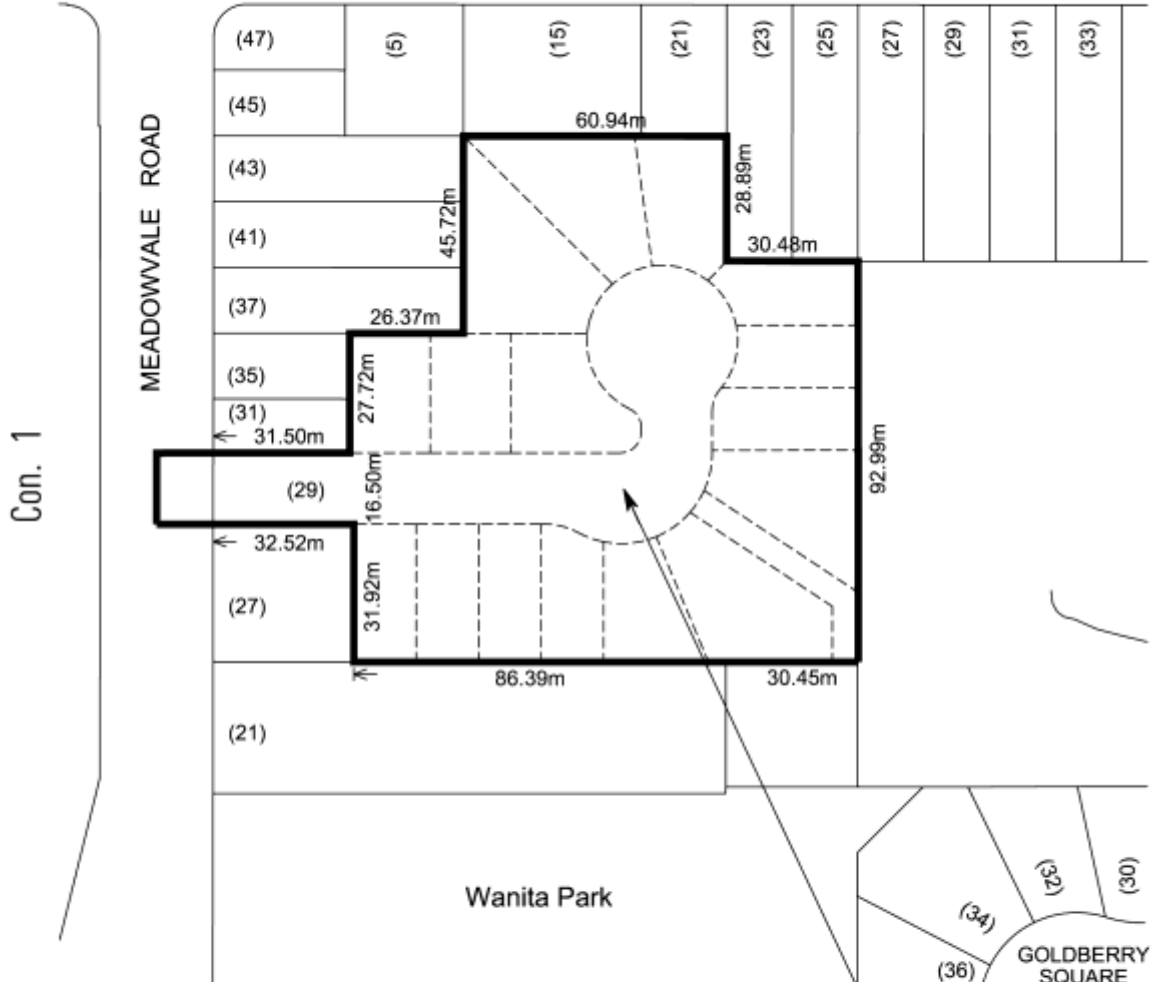
 Area Affected By This By-Law

Centennial Community By-law  
 Not to Scale  
 7/02/2014

### Schedule '4'

Lot 4

WANITA ROAD



S-1-30-48-58E-66-120-149-158-163-358

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

27-35 Meadowvale Road  
File # 13 212910 EPS 00 TM

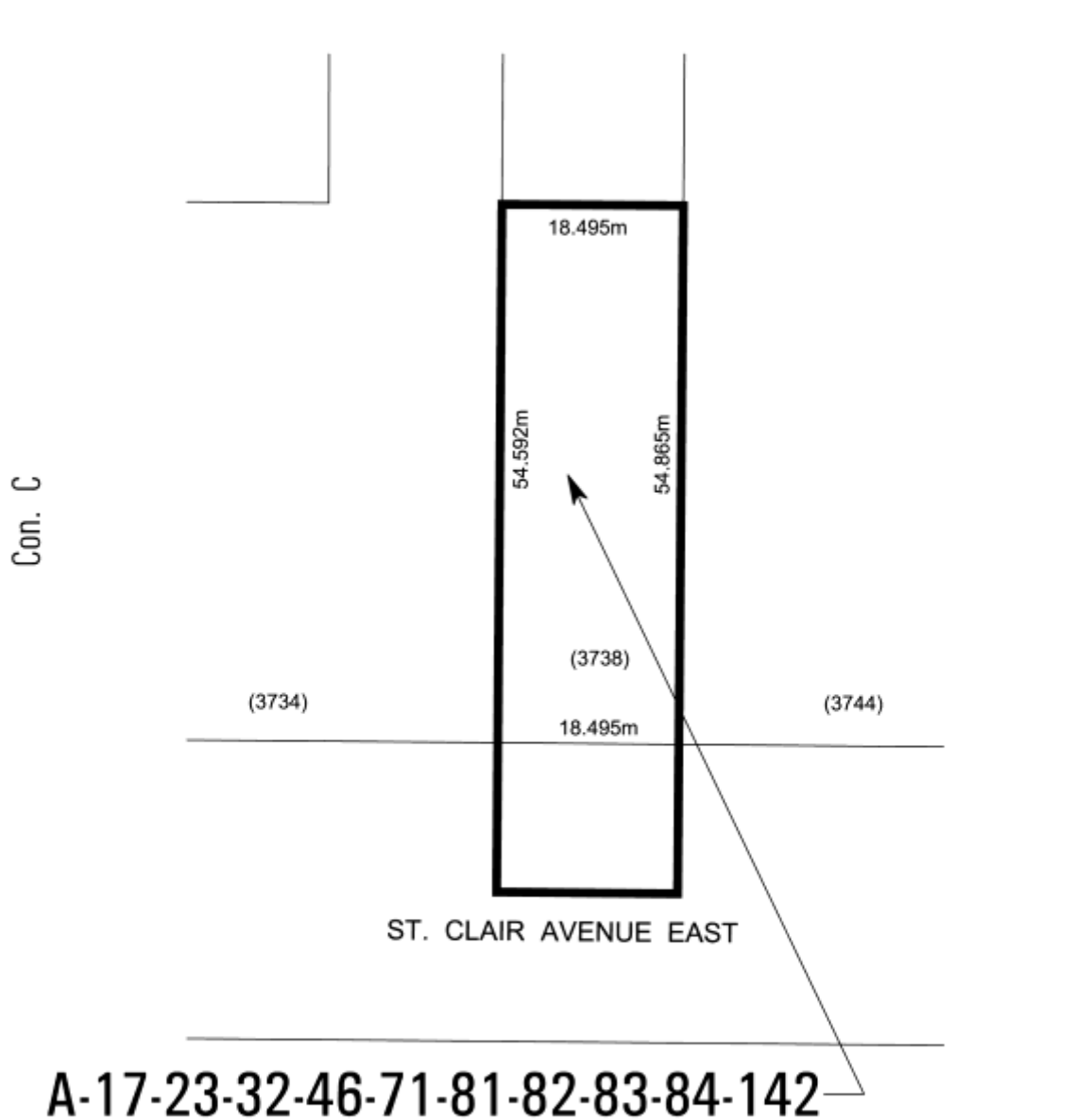
 Area Affected By This By-Law

Centennial Community By-law  
Not to Scale  
7/02/2014  




**Schedule '6'**

Lot 25



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

3738 St. Clair Avenue East  
File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Cliffcrest Community By-law  
Not to Scale  
7/02/2014  




### Schedule '7'



**A-133-142-143-155-156-206-224**

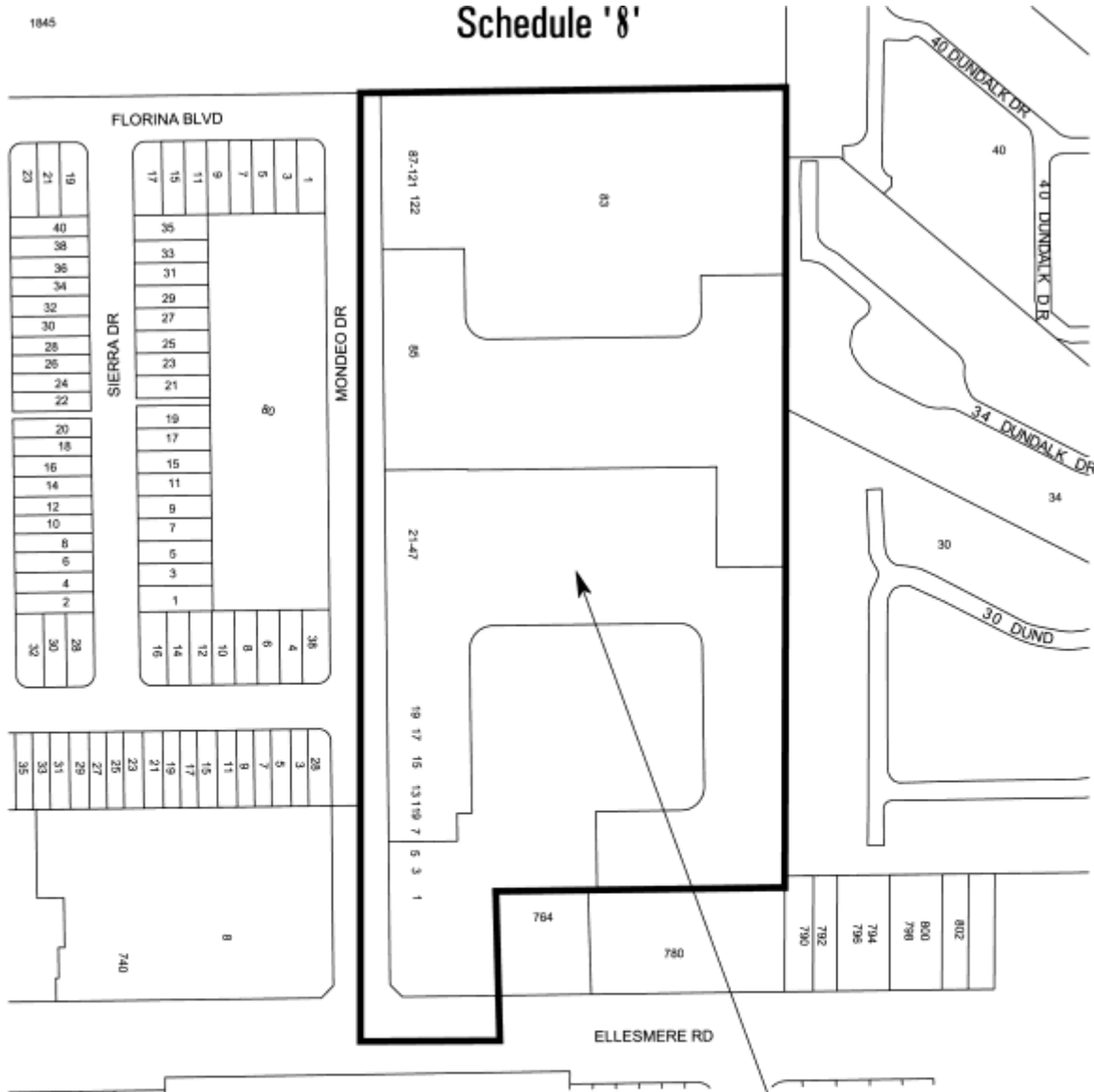
**TORONTO** City Planning Division  
**Zoning By-Law Amendment**

**740 Ellesmere Road**  
 File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Dorset Park Community By-law 9508  
 Not to Scale  
 7/02/2014





**M-57-58-103-132-133-143-204**

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

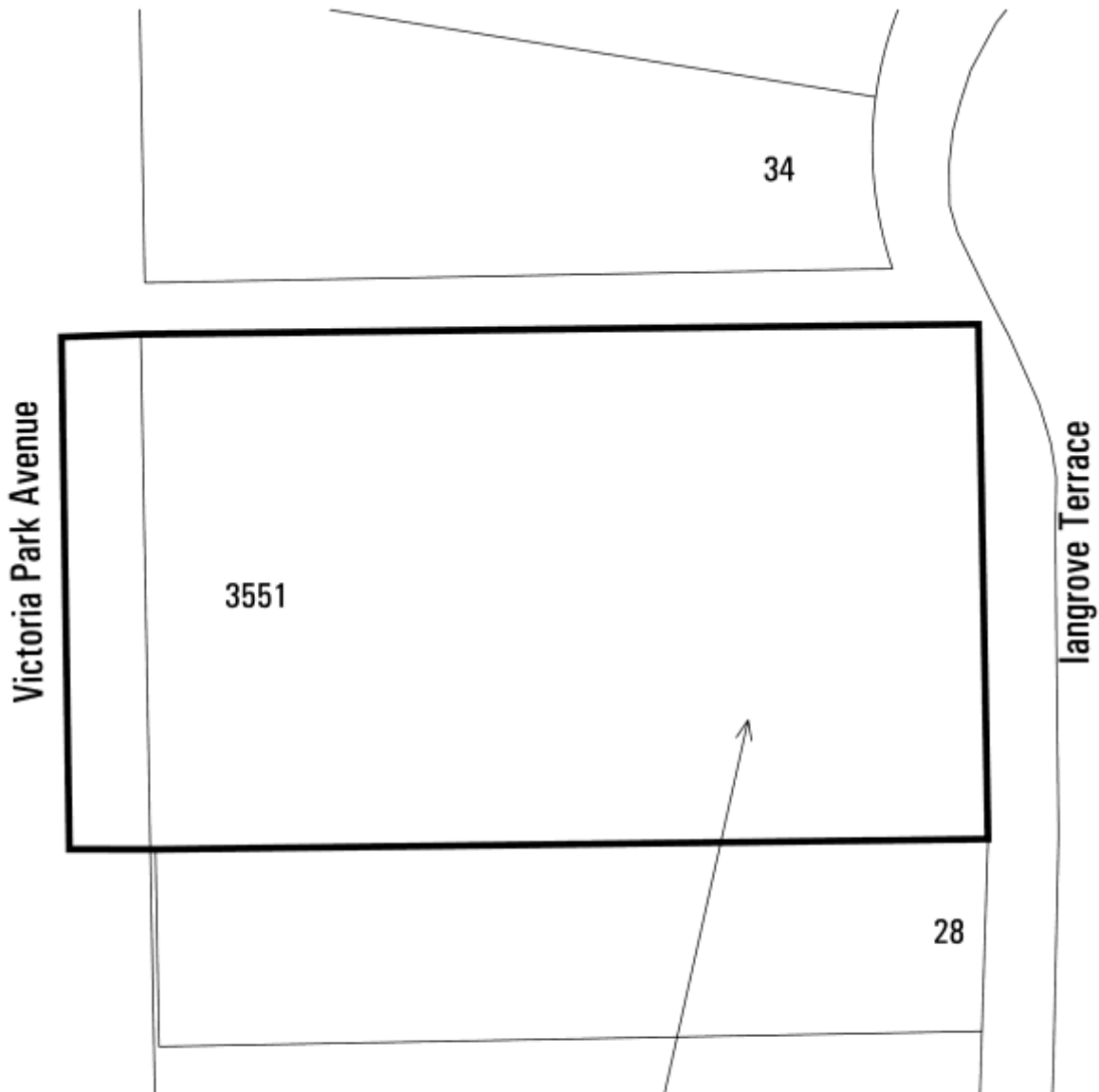
**1-122 Mondeo Drive**  
 File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Dorset Park Community By-law 9508  
 Not to Scale  
 7/02/2014



Schedule '9'



PW-40L-59I-59J-60E-249-  
 288-289-290-291-292-293



Zoning By-Law Amendment

3551 Victoria Park Avenue

File # 13 212910 EPS 00 TM



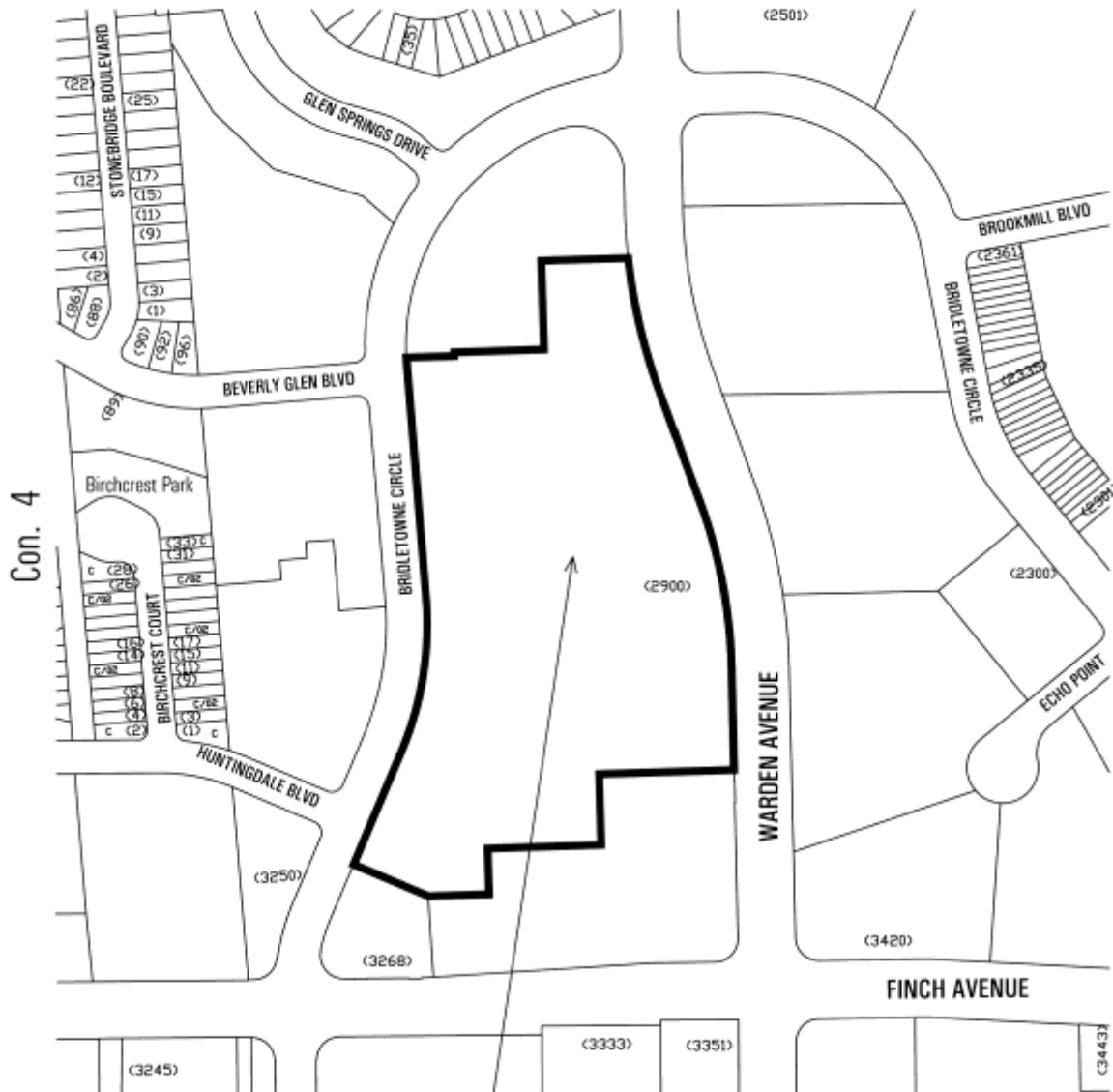
Area Affected By This By-Law

L'amoreaux Community Bylaw  
 Not to Scale  
 7/02/2014



### Schedule '10'

Lot 33



Exception No. 31

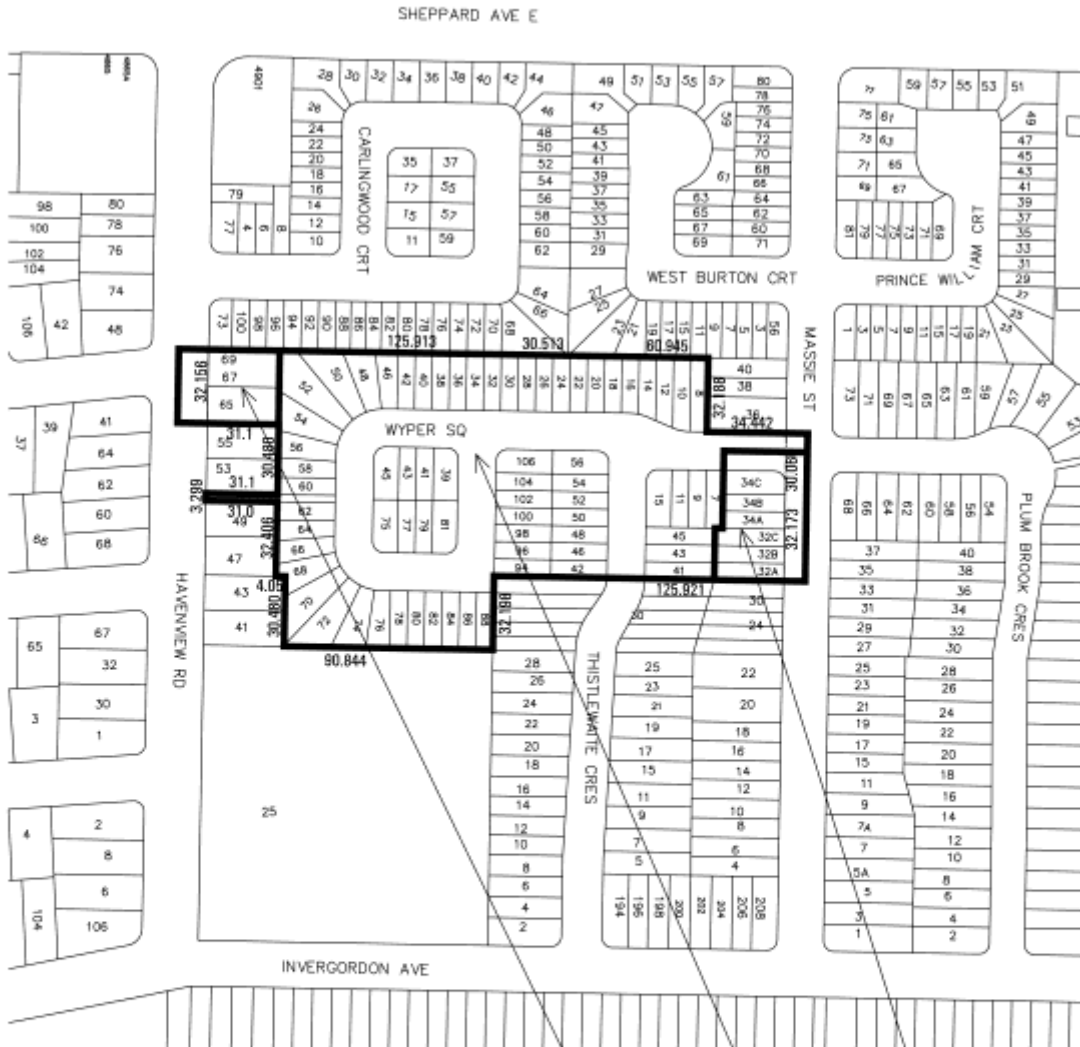
 **Toronto** City Planning Division  
**Zoning By-Law Amendment**

2900 Warden Avenue  
File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

L'Amoreaux Community Bylaw  
Not to Scale  
7/02/2014  


### Schedule '11'



S-1-19-31-42-60-74-106-123  
 S-1A-40C-51C-60-80-106-122-450  
 S-1A-40C-51C-60-80-106-123-450

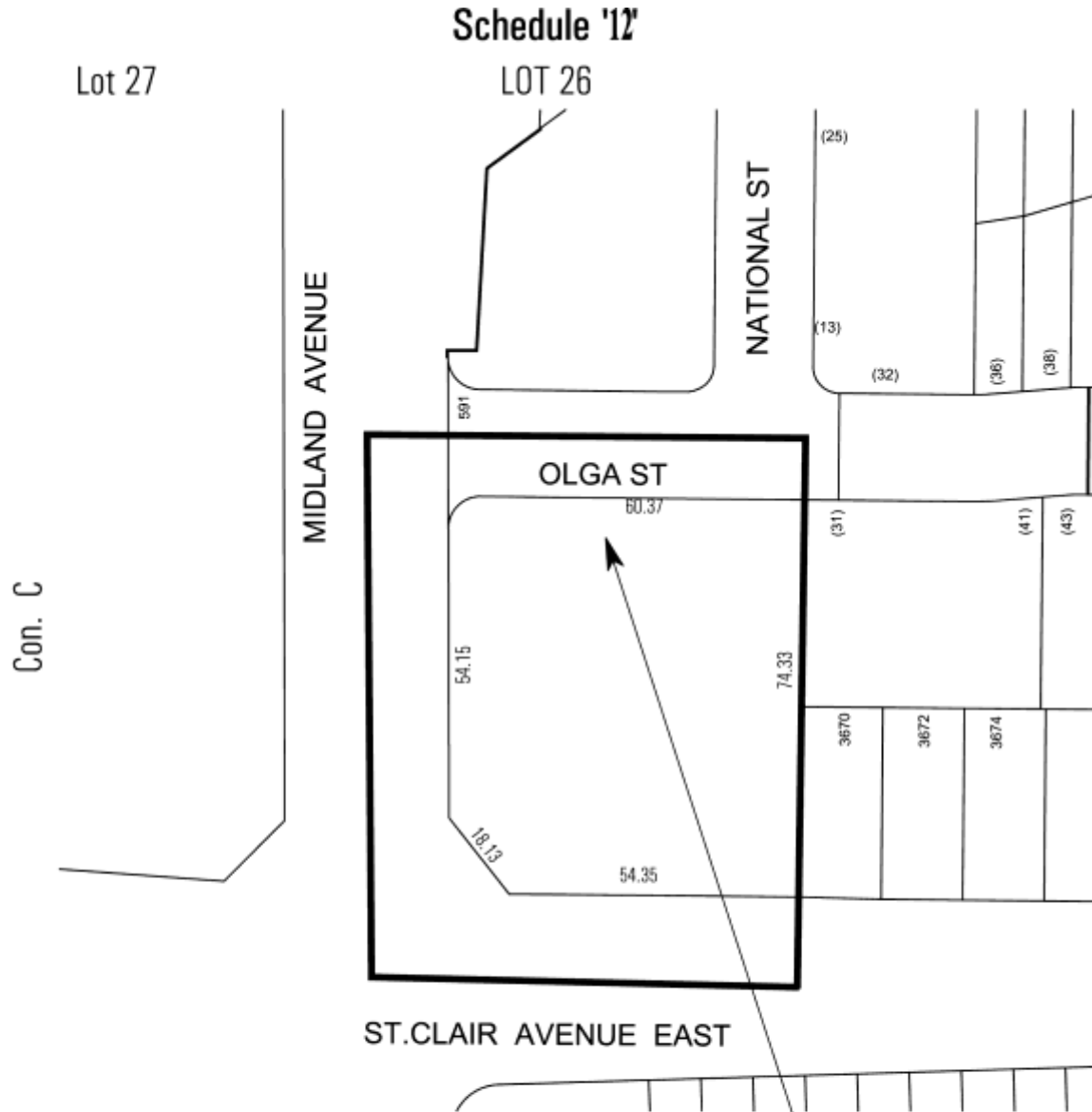


## Zoning By-Law Amendment

65-69 Havenview Road, 32A-34C Massie Street,  
 7-106 Wyper Square and 41-56 Thistlewaite Crescent  
 File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Malvern West Community Bylaw  
 Not to Scale  
 7/09/2014



TH-8-24-55-91-162-163-164-242-243-  
 311-312-356-357-398-399-400-401-402-403

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

N/E corner of Midland Ave. & St.Clair Ave.East  
 File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

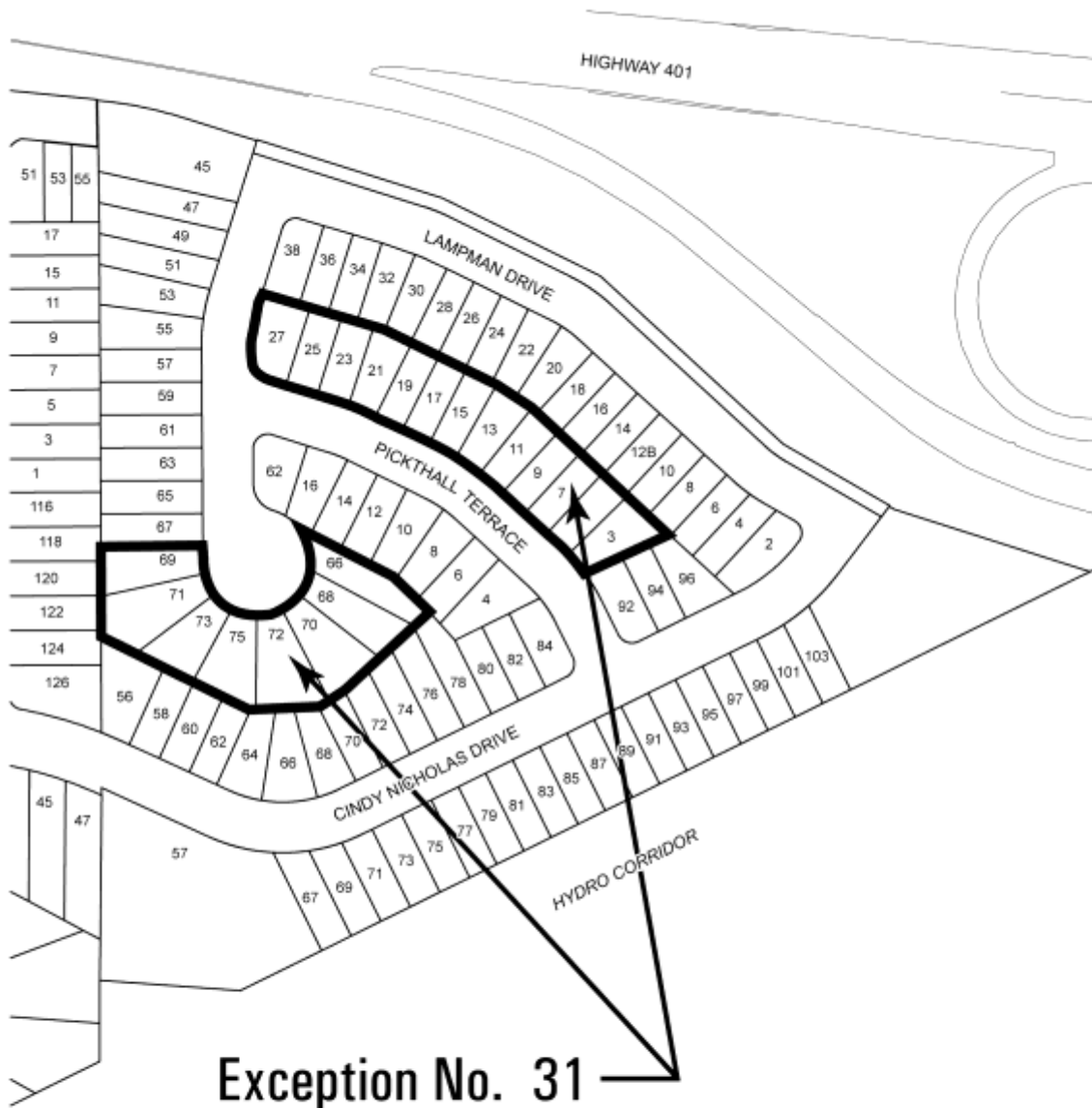
Midland/St.Clair Community Bylaw B42-2004  
 Not to Scale  
 7/02/2014



Schedule '13'



### Schedule '14'



### Zoning By-Law Amendment

3-27 Pickthall Terrace and 66-75 Lampman Drive

File # 13 212910 EPS 00 TM

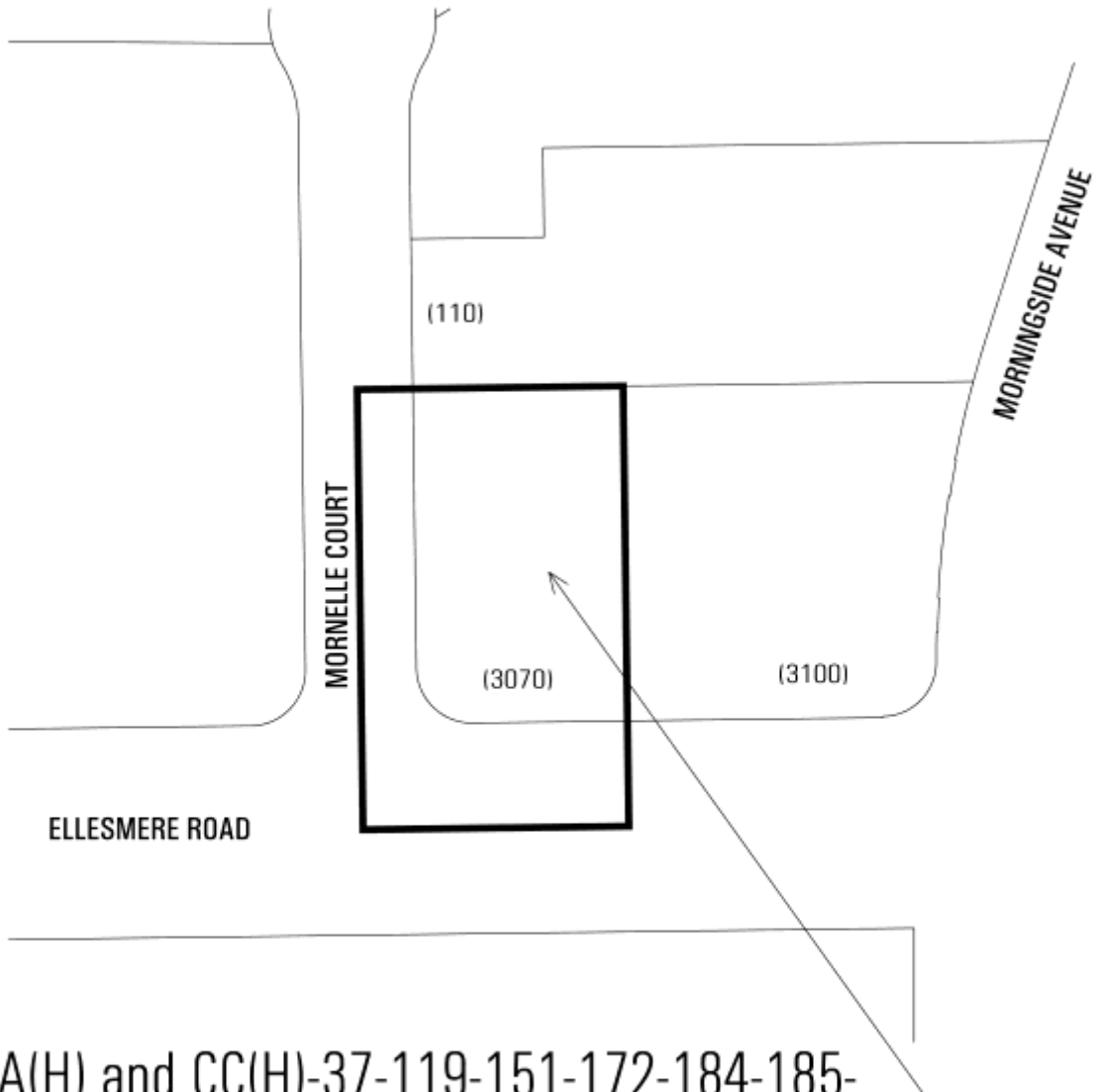


Area Affected By This By-Law

Morningside Community  
Not to Scale  
7/02/2014

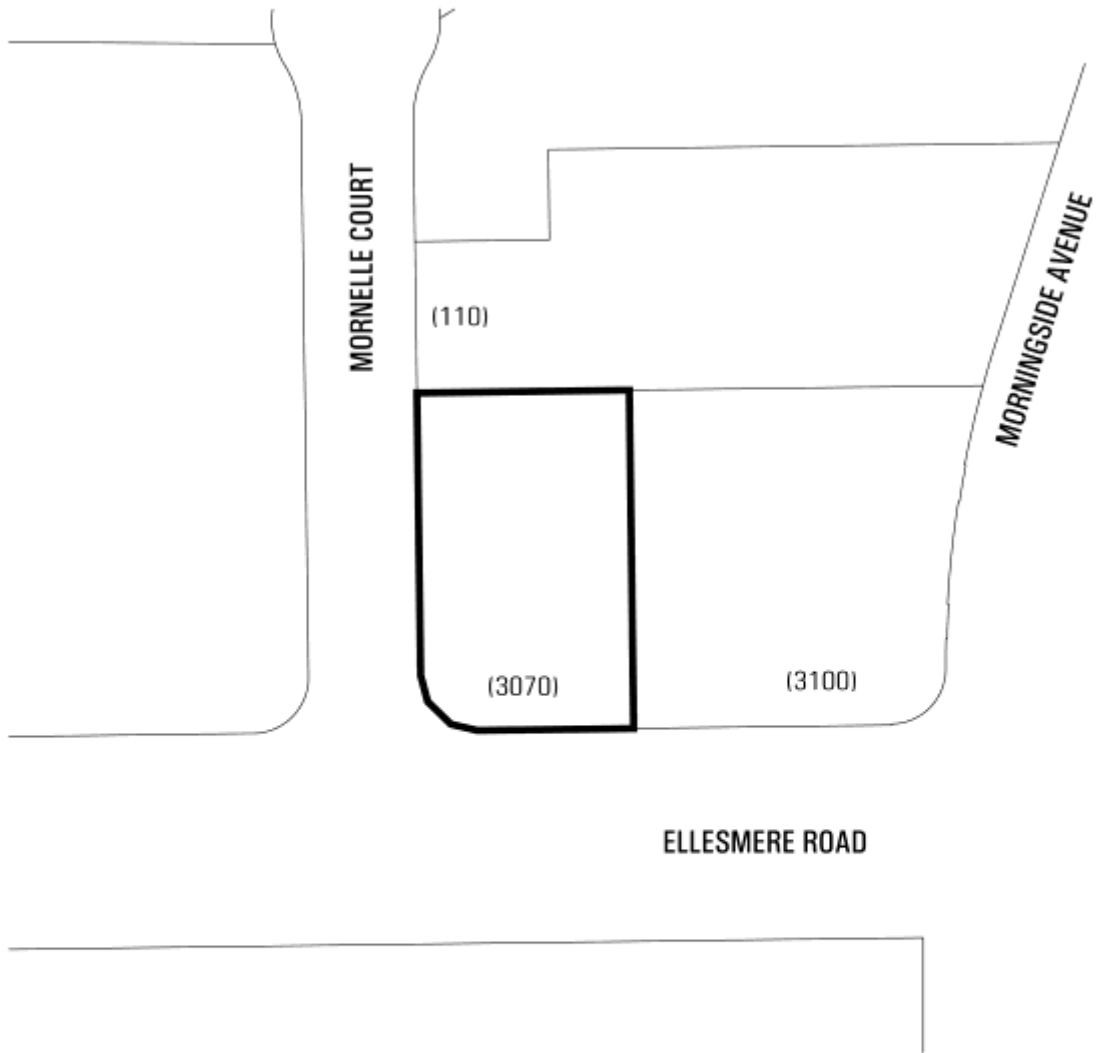


**Schedule '15'**



A(H) and CC(H)-37-119-151-172-184-185-  
186-187-188-189-201-202-214-215-216

**Schedule '16'**



**Exception No.16,18**

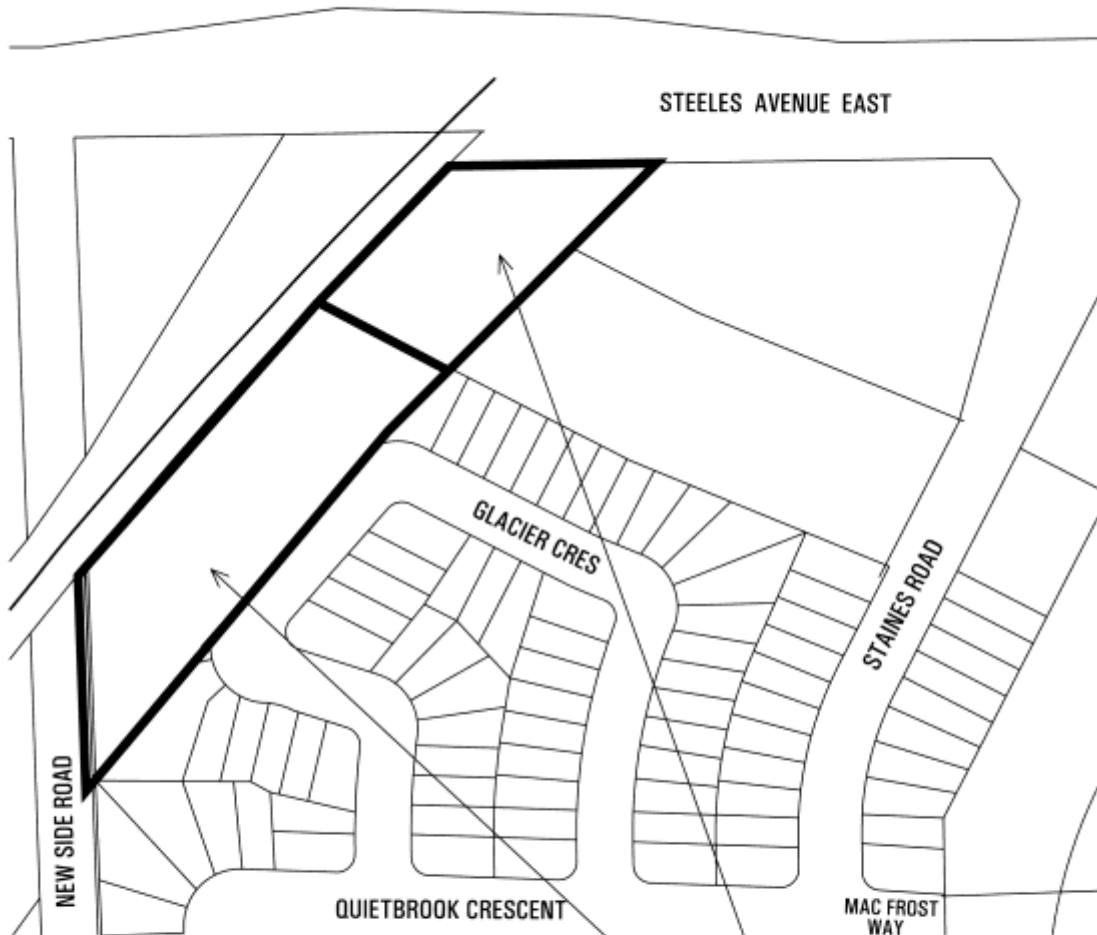
**TORONTO** City Planning  
Division  
**Zoning By-Law Amendment**

3070 Ellesmere Road  
File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Morningside Community  
Not to Scale  
7/02/2014  


### Schedule '17'



S-1-20-21-22-34-50-60 or  
SD-2-20-21-23-31-34-50-60 or  
ST-6-20-21-23-34-51-60  
M-14-20-21-23-34-50-60



**Zoning By-Law Amendment**

**Staines Avenue at Steeles Avenue East**

File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Morningside Heights Community Bylaw  
Not to Scale  
7/02/2014

Schedule '18'



CR-39B-145-146-148-149-150-155-156-  
157-158-159-160-161-162-163-407-412



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

**3520 Danforth Avenue**  
File # 13 212910 EPS 00 TM

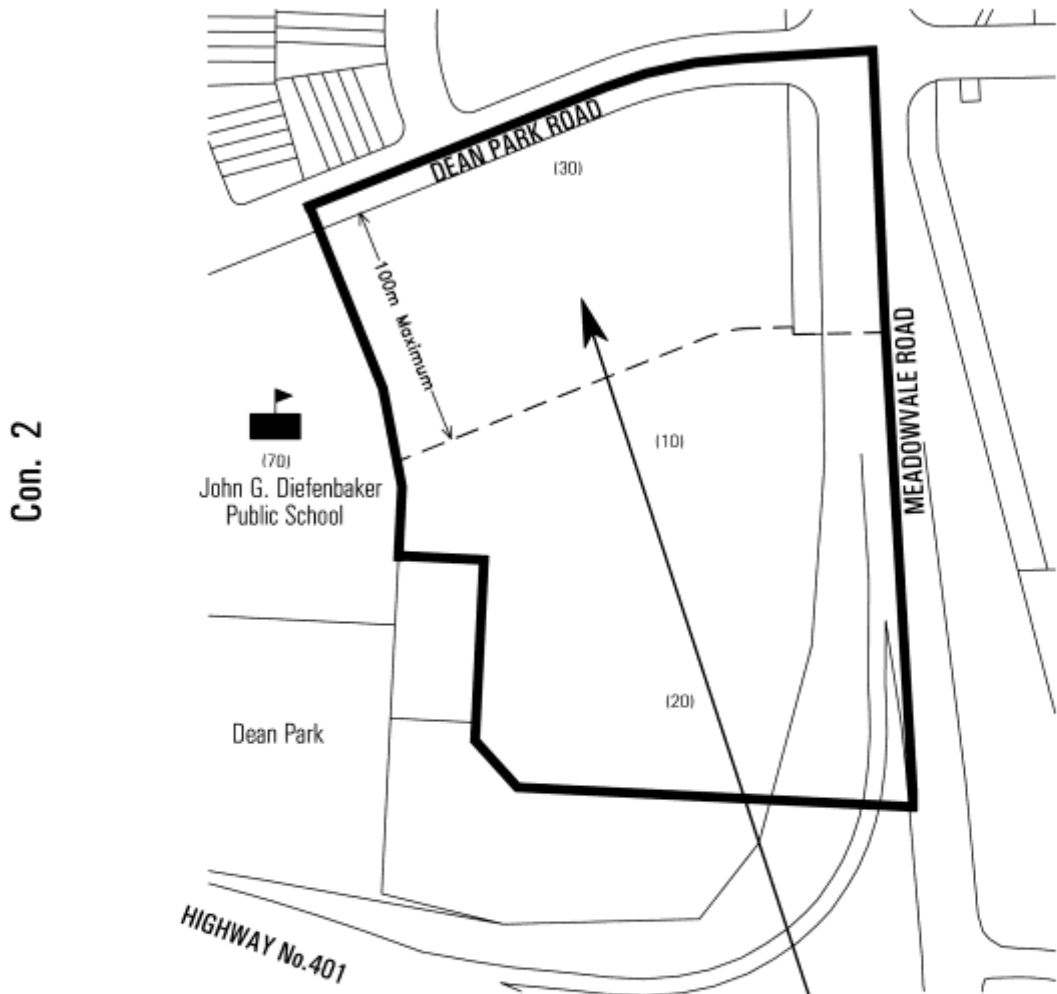


Area Affected By This By-Law

Oakridge Community By-law  
Not to Scale  
7/02/2014



Schedule '19'  
Lot 5



Con. 2

A and CC-73-137-232-338-402-  
427-475-476-477-478-484



Zoning By-Law Amendment

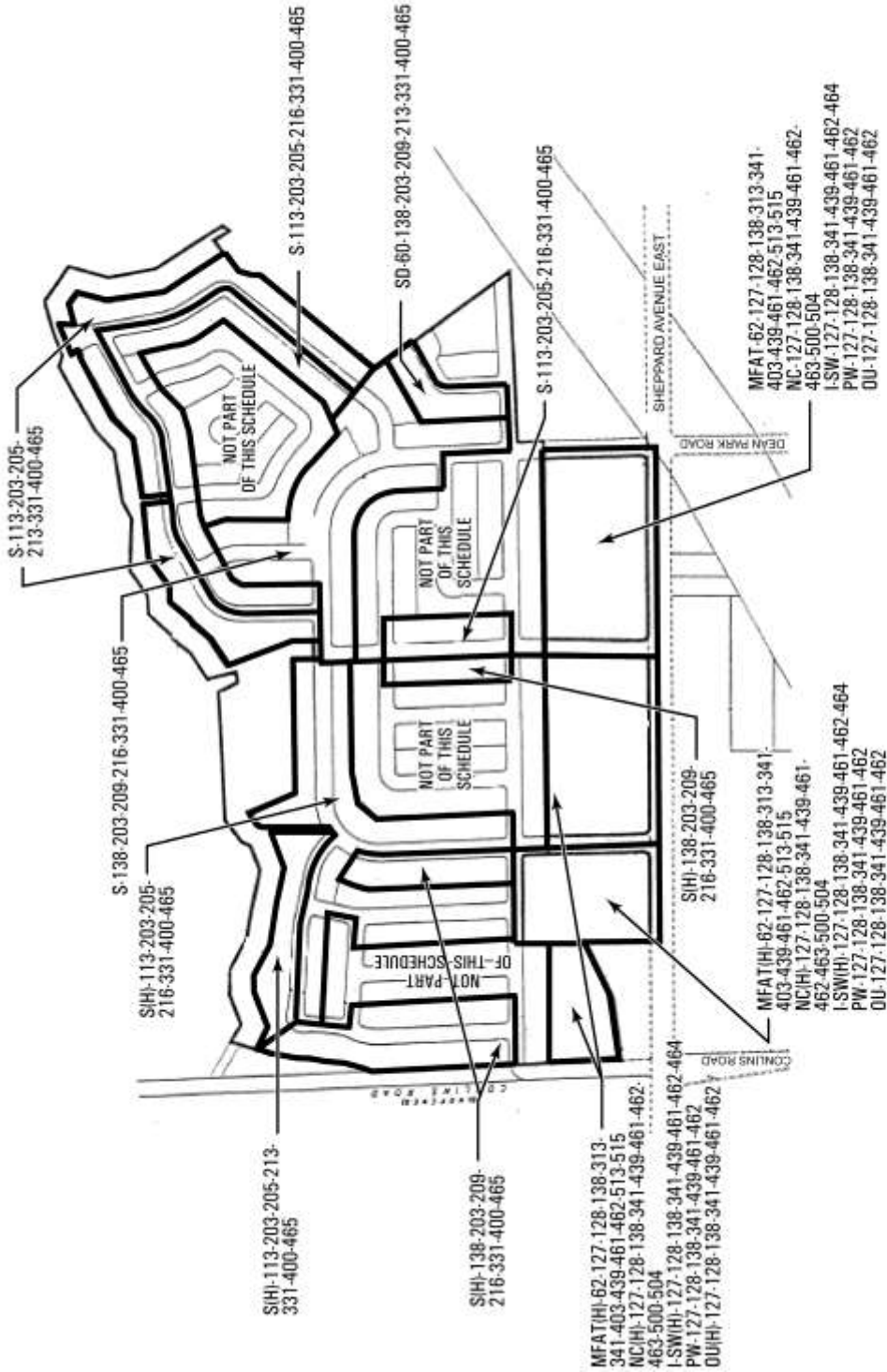
10, 20 & 30 Dean Park Road

File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Rouge Community Bylaw  
Not to Scale  
7/02/2014

# Schedule '20'



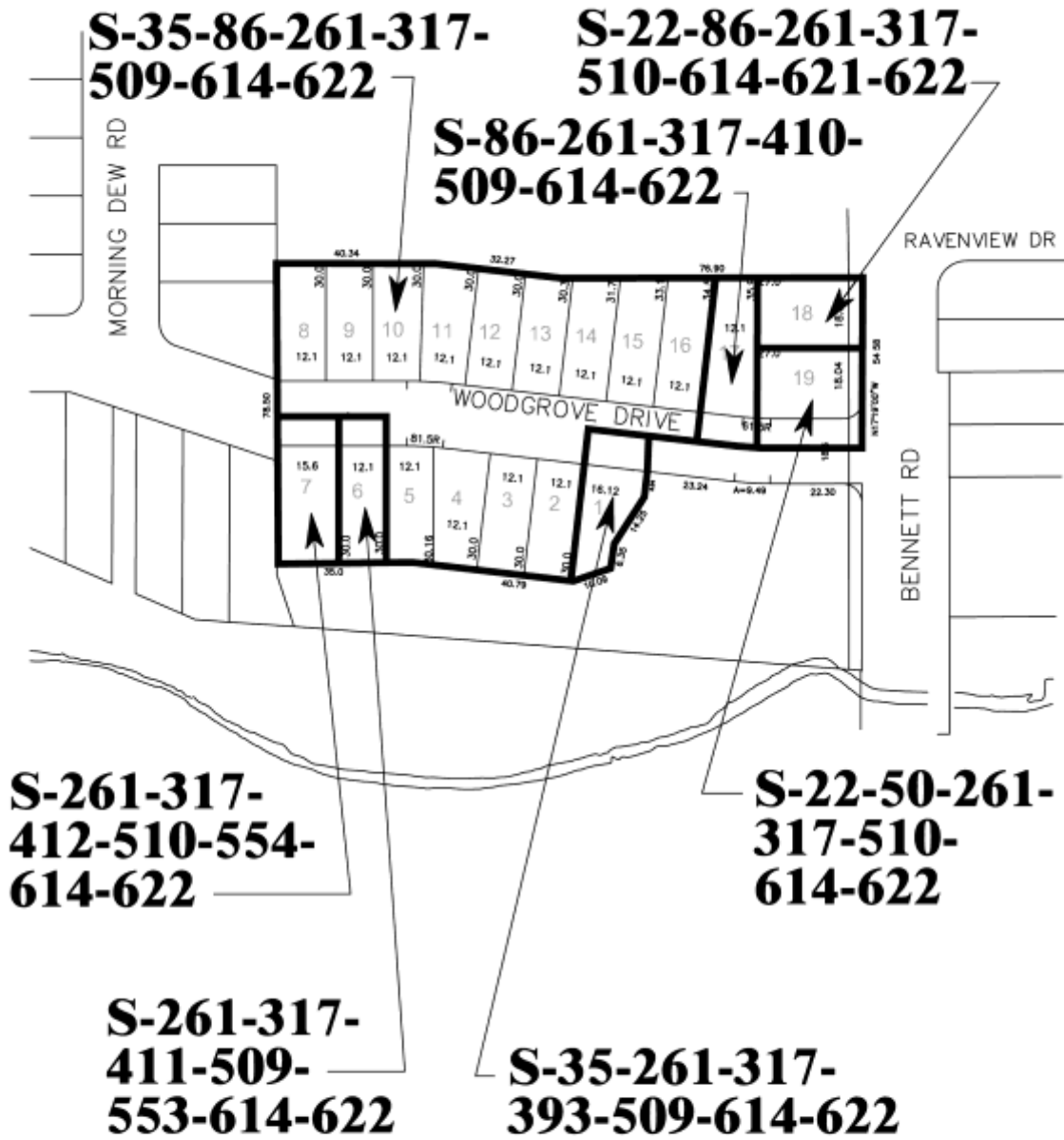
**TORONTO** City Planning Division  
**Zoning By-Law Amendment**

**8800 Sheppard Avenue East**  
 File # 13 212910 EPS 00 TM

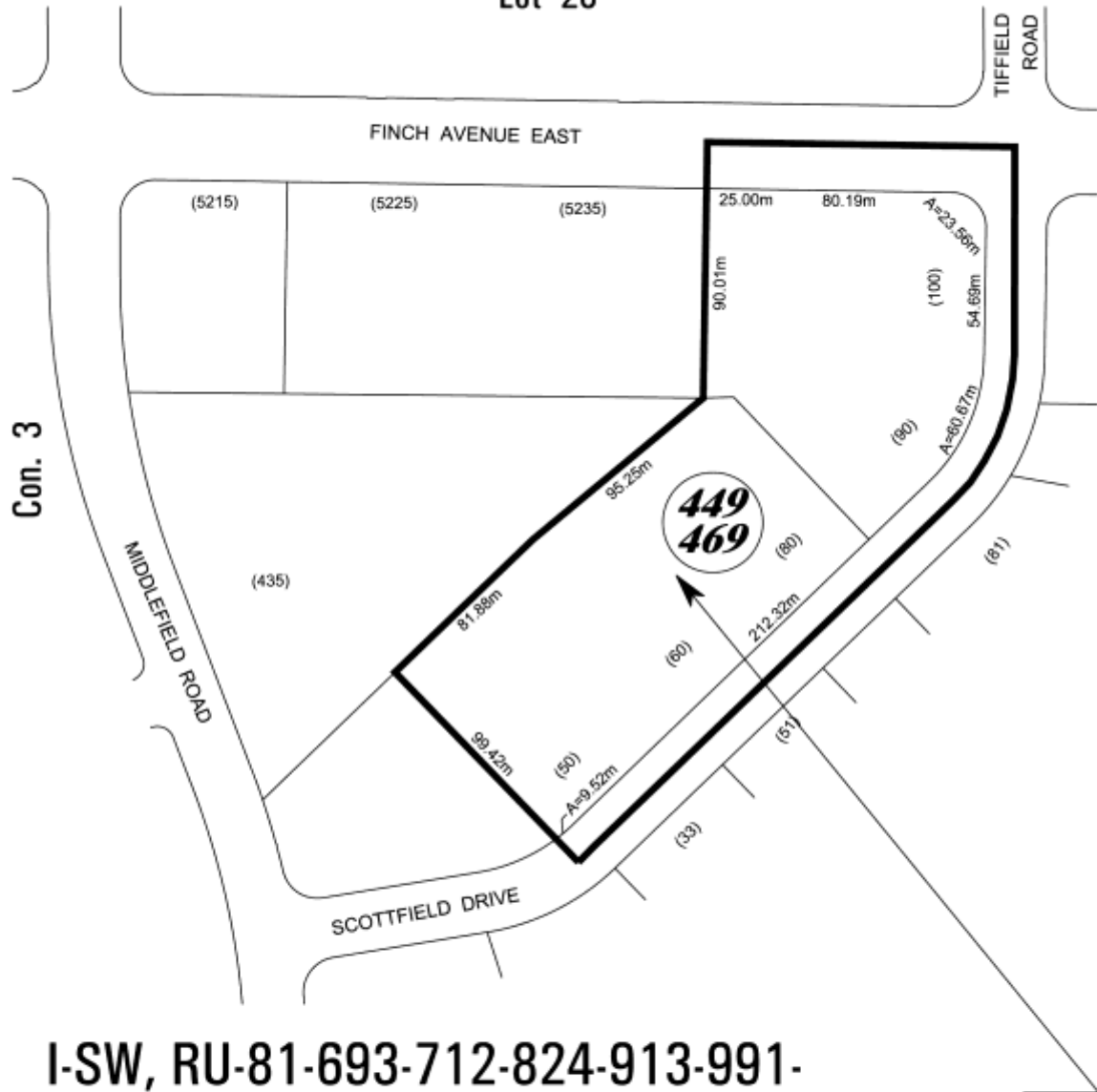
Area Affected By This By-Law

Rouge Community By-law  
 Not to Scale  
 7/02/2014

Schedule '21'



Schedule '22'  
Lot 20



I-SW, RU-81-693-712-824-913-991-  
1054-1383-1640-1849-2029-2221-2223-2224

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

**50-100 Scottfield Drive**  
File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

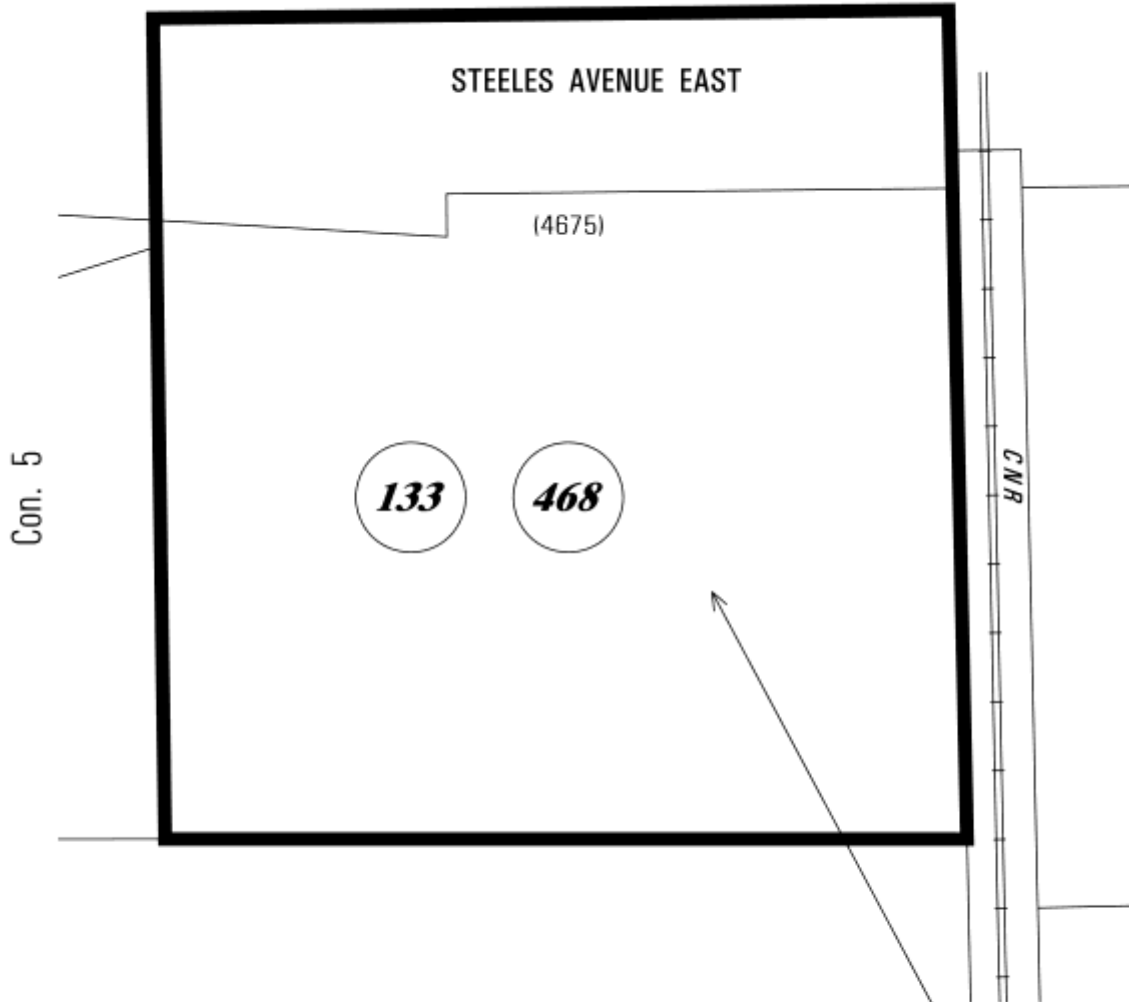
Marshalling Yard Employment District By-law  
Not to Scale  
7/02/2014  




**Schedule '23'**

Lot 28

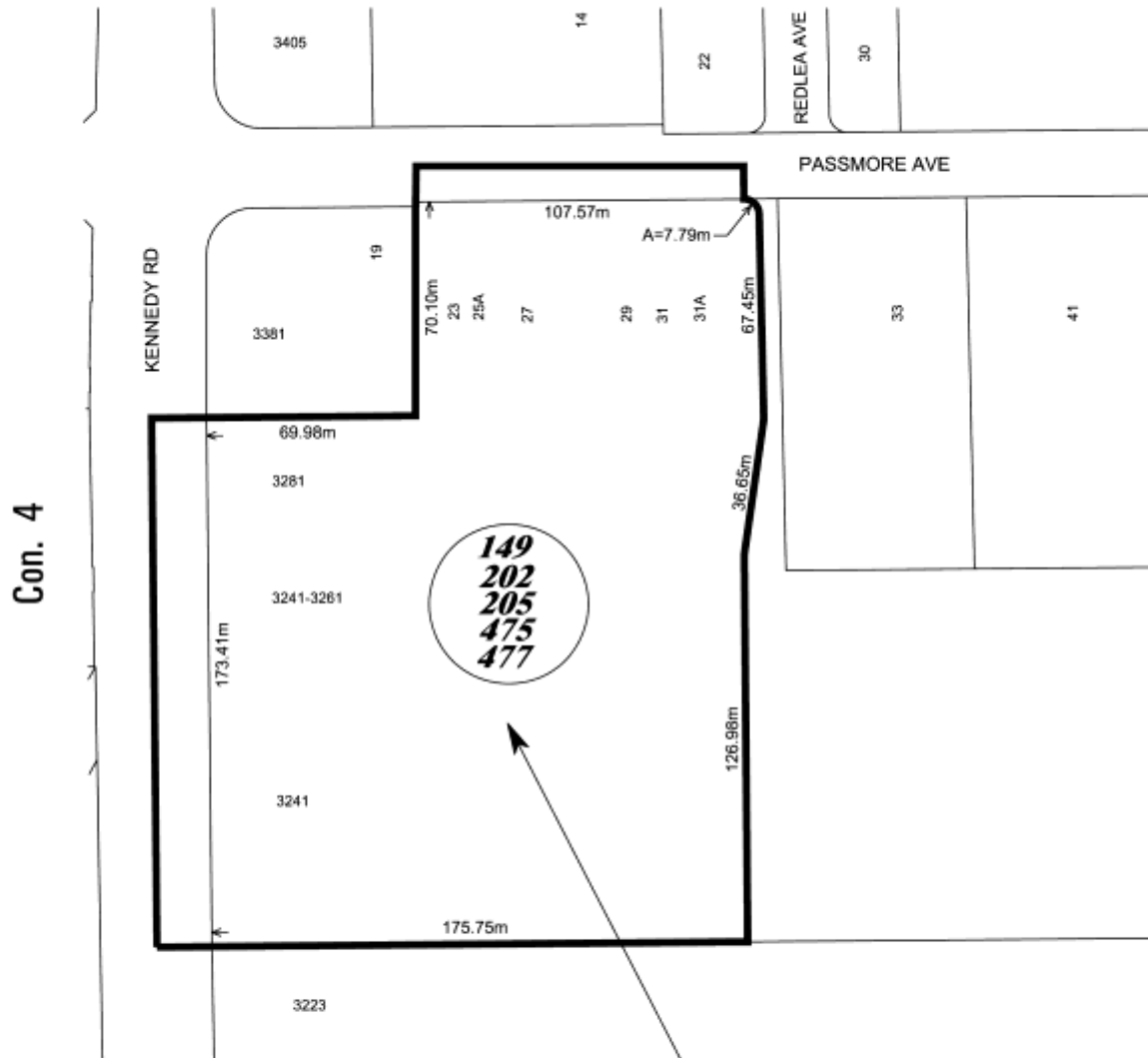
*Town of Markham*



SDC-496-497-913-988-1054-1525-1639-  
1640-1850-2029-2380-2606-2607-2700

### Schedule '24'

### Lot 28



M, ME-414-913-1054-1644-  
2615-2616-2617-2618

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

3241-3261 Kennedy Rd. and 19-27 Passmore Ave.  
File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Milliken Employment District By-law  
Not to Scale  
7/02/2014



Schedule '25'



**SDC-15-913-988-  
1054-1640-1791-2029**

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

3447 Kennedy Road (Rear)  
File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Milliken Employment District  
Not to Scale  
7/02/2014  


### Schedule '26'



**ME-10-913-1640-1648-2007-2029**



**Zoning By-Law Amendment**

300 Silver Star Boulevard

File # 13 212910 EPS 00 TM



Area Affected By This By-Law

Milliken Employment District  
 Not to Scale  
 7/02/2014



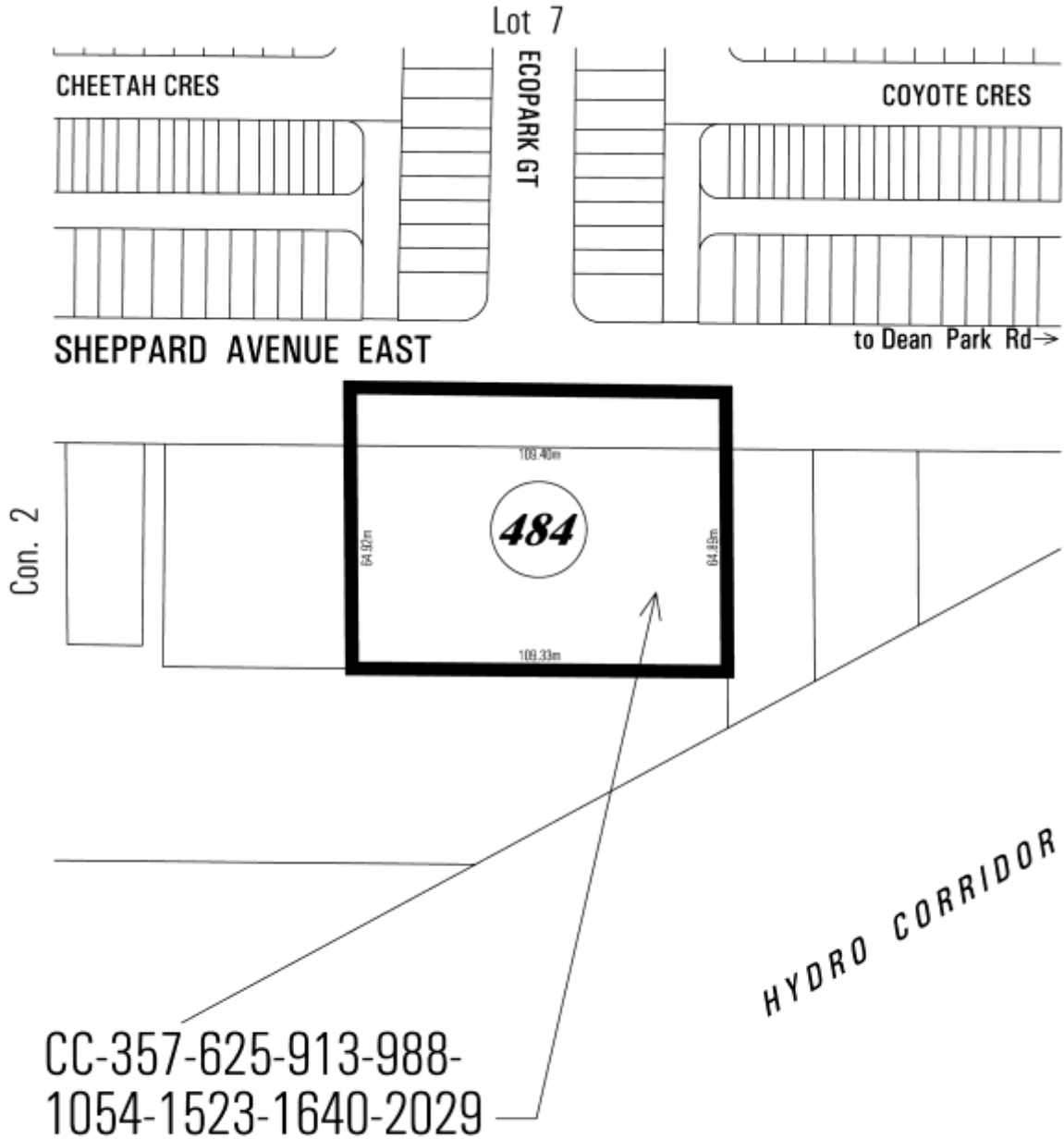
**Schedule '27'**



MDC-475-625-719-1013-1087-1193-1640-1649



### Schedule '28'



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

8833 Sheppard Avenue East  
File # 07-247851 OZ

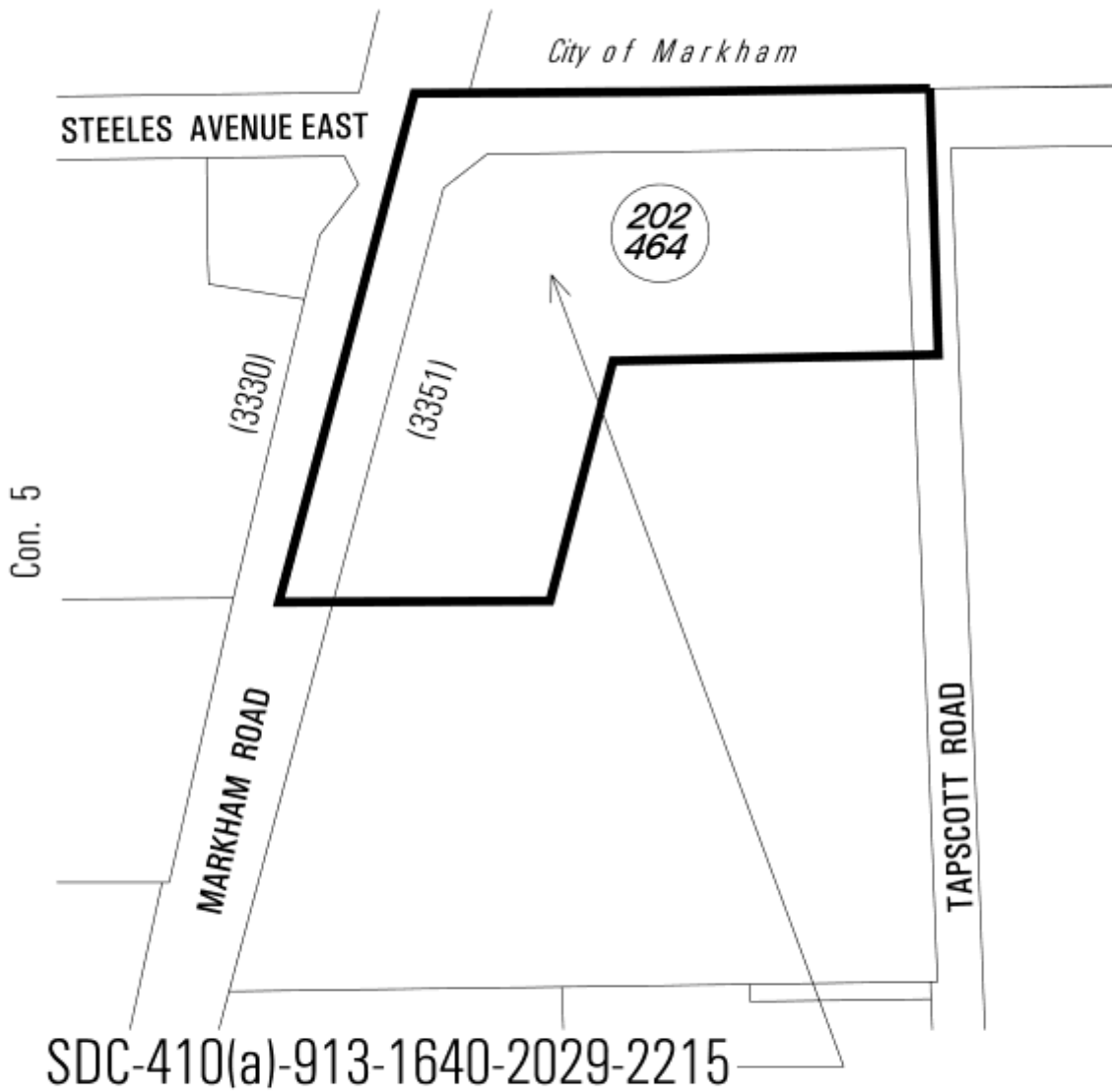
 Area Affected By This By-Law

Rouge Employment District Bylaw  
Not to Scale  
7/02/2014  


Schedule '29'

Lot 17

City of Markham



Zoning By-Law Amendment

3351 Markham Road

File # 13 212910 EPS 00 TM

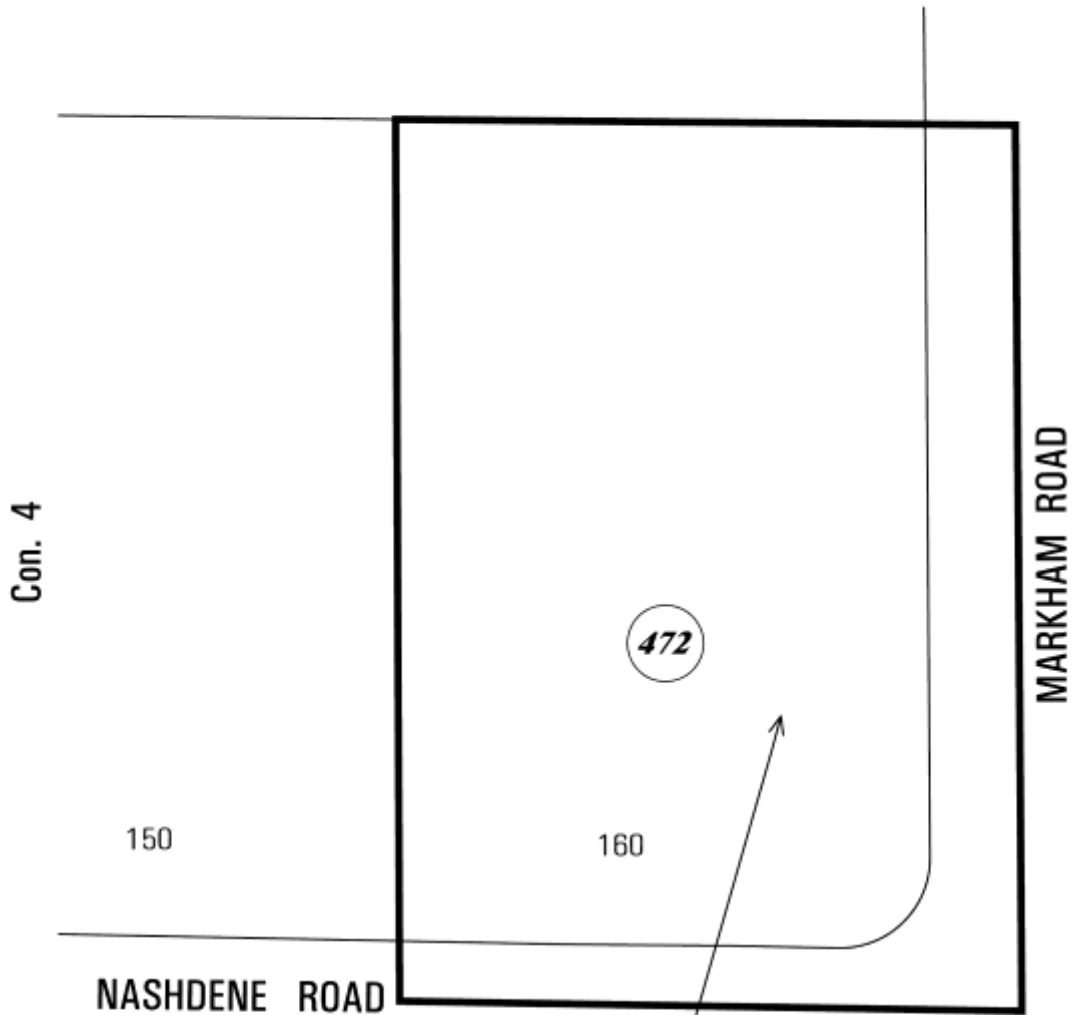


Area Affected By This By-Law

Tapscott Employment Bylaw  
 Not to Scale  
 7/02/2014



Schedule '30'  
Lot 18



M-6-916-985-1054-1446-  
1447-1448-1814-1905



Zoning By-Law Amendment

160 Nashdene Road  
File # 13 212910 EPS 00 TM



Area Affected By This By-Law

Tappscott Employment District  
Not to Scale  
7/02/2014

