

Authority: Scarborough Community Council Item SC7.22, as adopted by City of Toronto Council on July 7, 8 and 9, 2015

**CITY OF TORONTO**

**BY-LAW No. 798-2015**

**To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as 1370 Neilson Road.**

Whereas Council of the City of Toronto has the authority pursuant to 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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RA (au40.5)(x741) and ON as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by amending Article 900.6.10 Exception Number 741 and replacing it with the following so that it reads:

**(741) Exception RA 741**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) **dwelling unit** in an **apartment building** is permitted provided:
  - (i) The maximum **lot coverage** is 33 percent;
  - (ii) **Parking spaces** must be provided at a minimum rate of:
    - (a) 1.2 for each **dwelling unit** used for resident parking; and
    - (b) 0.2 for each **dwelling unit** used for visitor parking;
  - (iii) Indoor **amenity space** must be provided at a minimum rate of 1.3 square metres for each **dwelling unit**; and

- (iv) The minimum **building setback** from a **lot line** that abuts Neilson Road or McLevin Avenue is 3.0 metres;
- (B) Despite Clause 15.10.20.10 and Clause 15.10.20.20, a **non-residential building** is permitted provided:
  - (i) the only uses permitted are **Art Gallery, Artist Studio, Automated Banking Machine, Custom Workshop, Day Nursery, Eating Establishment, Education Use, Financial Institution, Massage Therapy, Medical Office, Office, Personal Service Shop, Pet Services, Recreation Use, Retail Service, Retail Store, Service Shop, Take-out Eating Establishment, Veterinary Hospital, and Wellness Centre**;
  - (ii) The permitted maximum height for a **building** or **structure** on the **lot** is 8.0 metres, excluding rooftop mechanical equipment and parapet walls which may exceed the maximum permitted **height** for the **building** by 2.15 metres;
  - (iii) The maximum **gross floor area** on the **lot** must not exceed 1,150 square metres of which a maximum of 500 square metres may be used for **take-out eating establishment** and **eating establishment** uses;
  - (iv) The minimum **front yard setback**, minimum **side yard setbacks**, minimum **rear yard setback**, minimum wall-to-wall separation distances and minimum distances to the Open Space - Natural Zone (ON) are as shown on Diagram 3 in By-law No. 798-2015;
  - (v) The maximum **lot coverage** is 24 percent;
  - (vi) The **lot** must have a minimum of 43 percent of the area of the **lot** for **landscaping**, including **driveways**;
  - (vii) A minimum 3 metre strip of land in the Neilson Road and McLevin Avenue **street yards** must be used for **landscaping**, excluding **driveways**;
  - (viii) **Parking spaces** must be provided at a minimum rate of 3.0 **parking spaces** per 100 square metres of **gross floor area**;
  - (ix) **Parking spaces** must not be located in the Neilson Road and McLevin Avenue **street yard**.

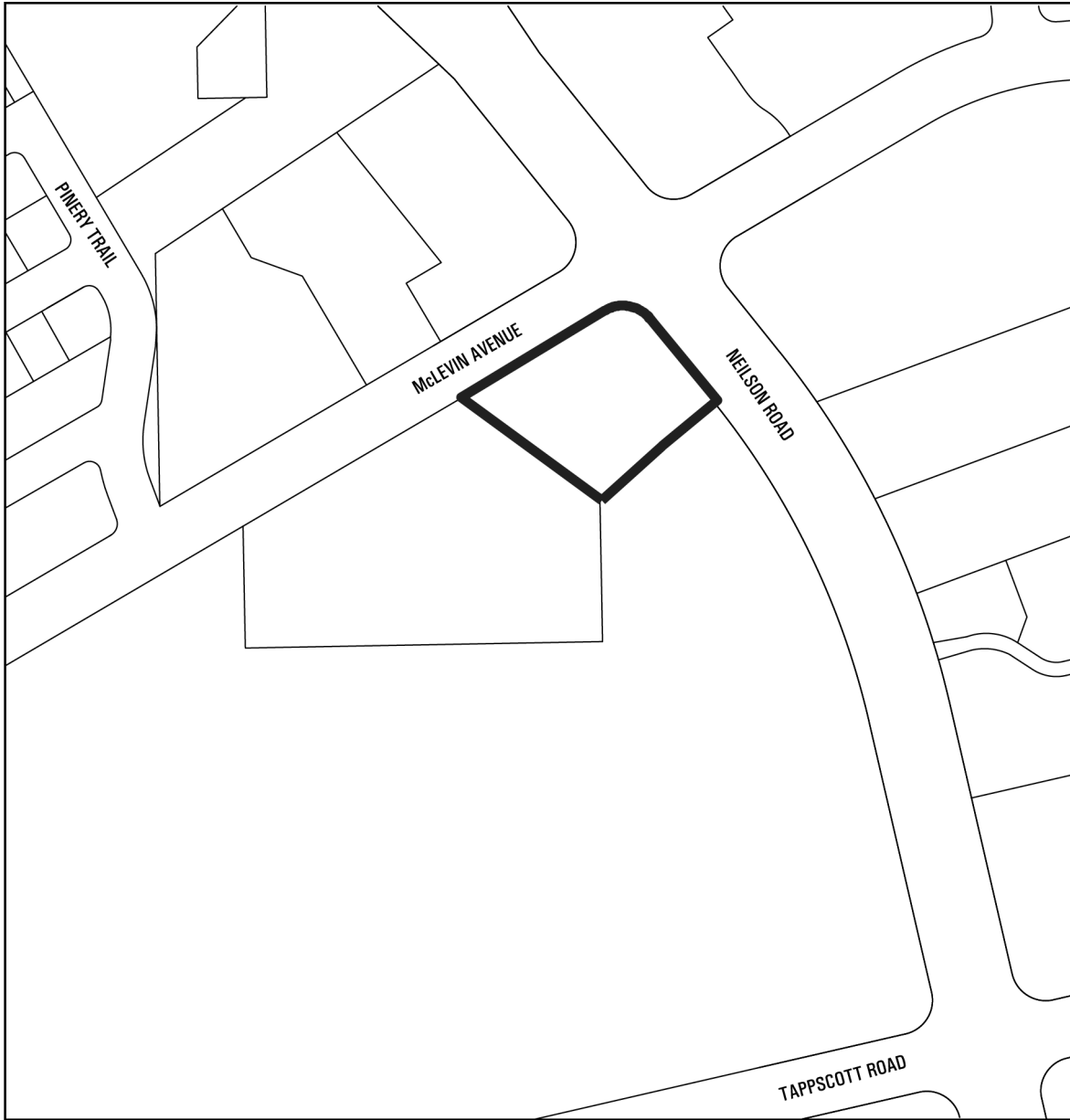
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on July 9, 2015.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



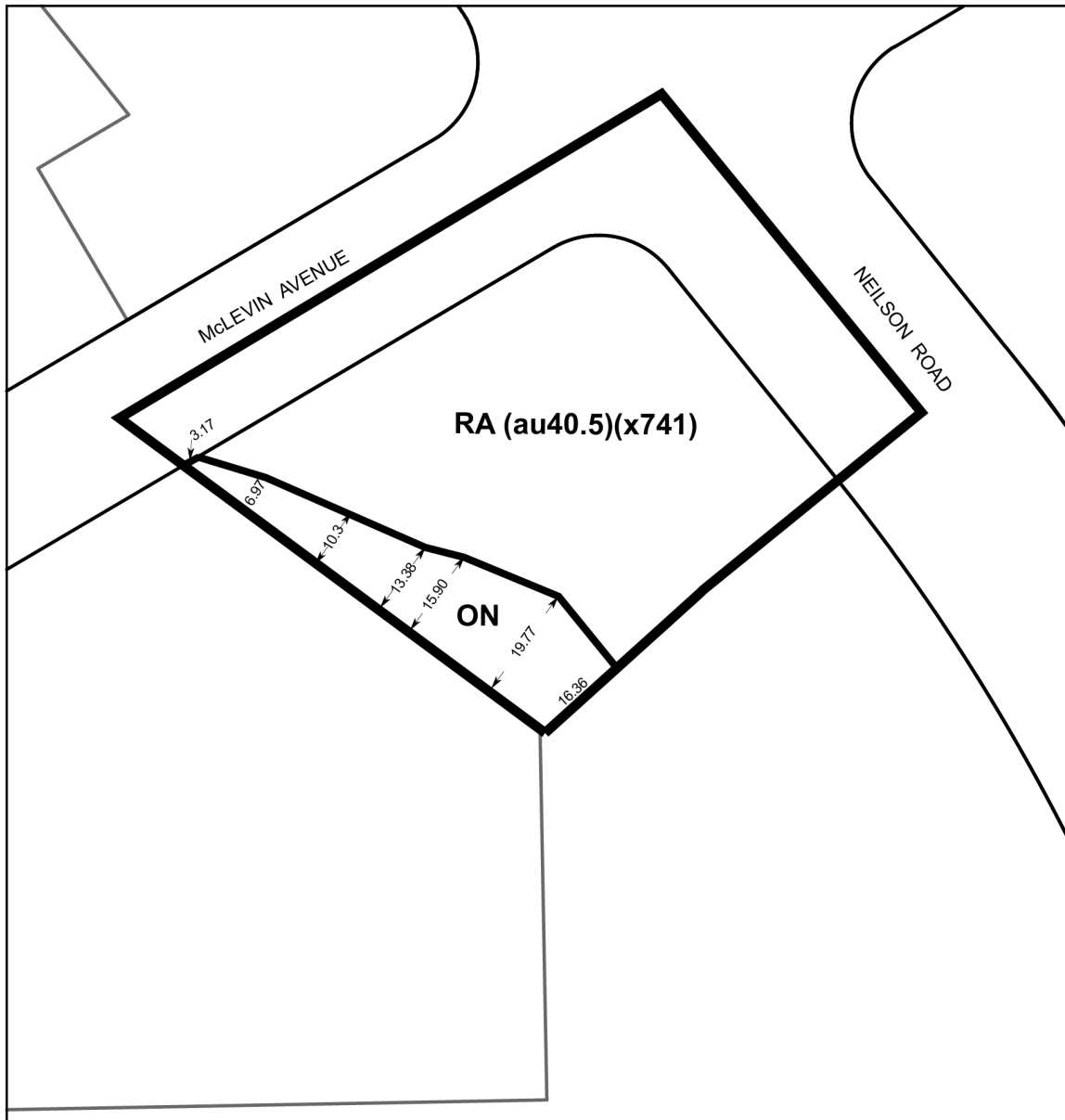
**Diagram 1**

**1370 Neilson Road**

**File # 14 145312 ESC 42 0Z**

Approved by: Colin Ramdial

City of Toronto By-Law 569-2013  
Not to Scale  
25/5/2015




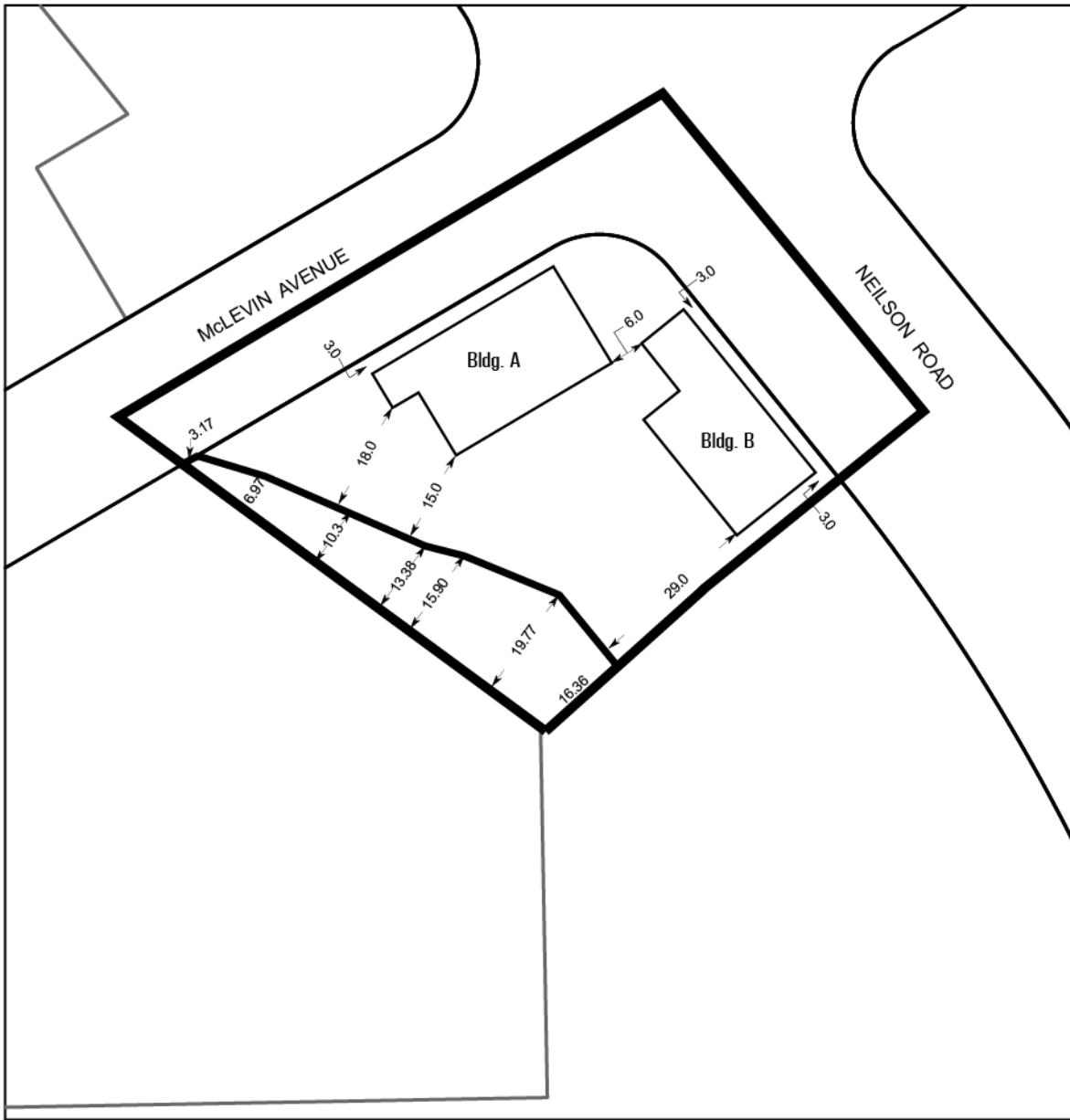
 **TORONTO** City Planning  
Diagram 2

1370 Neilson Road

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 **TORONTO** City Planning  
**Diagram 3**

**1370 Neilson Road**

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City of Toronto By-Law 569-2013  
Not to Scale  
6/11/2015