

Authority: Scarborough Community Council Item SC19.20, as adopted by City of Toronto Council on January 31, 2017

CITY OF TORONTO

BY-LAW 92-2017

To amend former City of Scarborough Zoning By-law 10010, as amended, with respect to lands municipally known as 3201 to 3227 Eglinton Avenue East.

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:

- SCHEDULE "A"** of the Scarborough Village Community Zoning By-law is amended for the lands outlined on the attached Schedule '1' by adding a Holding (H) provision to the existing Apartment (A) Zone, Community Commercial (CC) Zone and related Performance Standards as shown on Schedule '1' of this By-law, so that the amended zoning shall read as follows:

A(H) and CC(H)-40G-167-185-186-187-188-189-190-191-223-224-225-273-274-275-380

A(H) and CC(H)-40G-167-184-186-187-188-189-190-191-223-224-225-270-271-272-380

- SCHEDULE "C" EXCEPTIONS MAP** is amended by adding Exception Number 48 as shown as Schedule '2'.
- SCHEDULE "C" EXCEPTIONS LIST** is amended by adding the following text for Exception Number 48:

48. On those lands identified as Exception 48 on the accompanying Schedule "C" map, the following provisions shall apply:

- (a) Only the following uses and performance standards are permitted prior to the removal of the Holding (H) provision:

CC-40G-167-188-189-190-224;

- (b) Uses permitted in the Community Commercial (CC) Zone are limited to:

- Automobile Service Stations
- Banks
- Day Nurseries
- Educational Facilities
- Funeral Homes

- Libraries
- Offices
- Personal Service Shops
- Places of Recreation, Entertainment and Assembly
- Place(s) of Worship
- Restaurants
- Retail Stores
- All other uses as stated in Clause VIII, Section 6, of By-law 10010 are prohibited;

- (c) Notwithstanding Exception 48 (b), the following uses are also permitted:
- (i) Temporary sales offices for the sale of residential dwelling units in accordance with City of Toronto By-law 739-2009 are permitted on Block 2 and Block 3, as shown on Schedule '2' of this by-law, without parking or building setback restrictions for the purpose of selling residential dwelling units;
 - (ii) Parking spaces to serve the existing uses and permitted uses on Block 1, and/or Block 2 and/or Block 3, as shown on Schedule '2' of this by-law; and
 - (iii) **Wall Signs** which are **non-accessory**;
- (d) Community Commercial Uses, excluding offices, shall not exceed a gross floor area of 20,500 square metres;
- (e) The provisions of Clause VI, Section 6, Coverage, shall not apply;
- (f) The lands subject to the Holding provision (H) shall be permitted for use as a construction staging area;
- (g) The Holding provision (H) used in conjunction with the **Apartment Residential (A) Zone** shall be removed in whole or in part by amending by-law when Council is satisfied that:
- (i) Functional Servicing Plan(s) are submitted for Block 2 and/or Block 3, to the satisfaction of the Executive Director, Engineering & Construction Services;
 - (ii) Traffic Signal Warrants Study/Studies are provided to the satisfaction of the General Manager, Transportation Services in consultation with the Executive Director, Engineering & Construction Services, for the intersections located at:
 - (A) Kingston Road and Block 5;
 - (B) Eglinton Avenue East, Block 5 and 7; and

- (C) Markham Road and Eglinton Avenue East;
- (iii) Conveyance of a public street (Block 5) has been secured as part of the development of Block 2 to the satisfaction of the General Manager, Transportation Services in consultation with the Executive Director, Engineering & Construction Services;
 - (iv) Conveyance of a portion of a public street (Block 7) has been secured as part of the development of Block 3 to the satisfaction of the General Manager, Transportation Services in consultation with the Executive Director, Engineering & Construction Services; and
 - (v) Complete Site Plans Control applications are submitted for Block 2 (Apartments) and/or Block 3 (Apartments);
- (h) Notwithstanding any future severance or future division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands; and
- (i) Prior to the removal of the holding provision (H), the existing buildings and uses located within the buildings existing on the date of enactment of this by-law shall continue to be permitted.

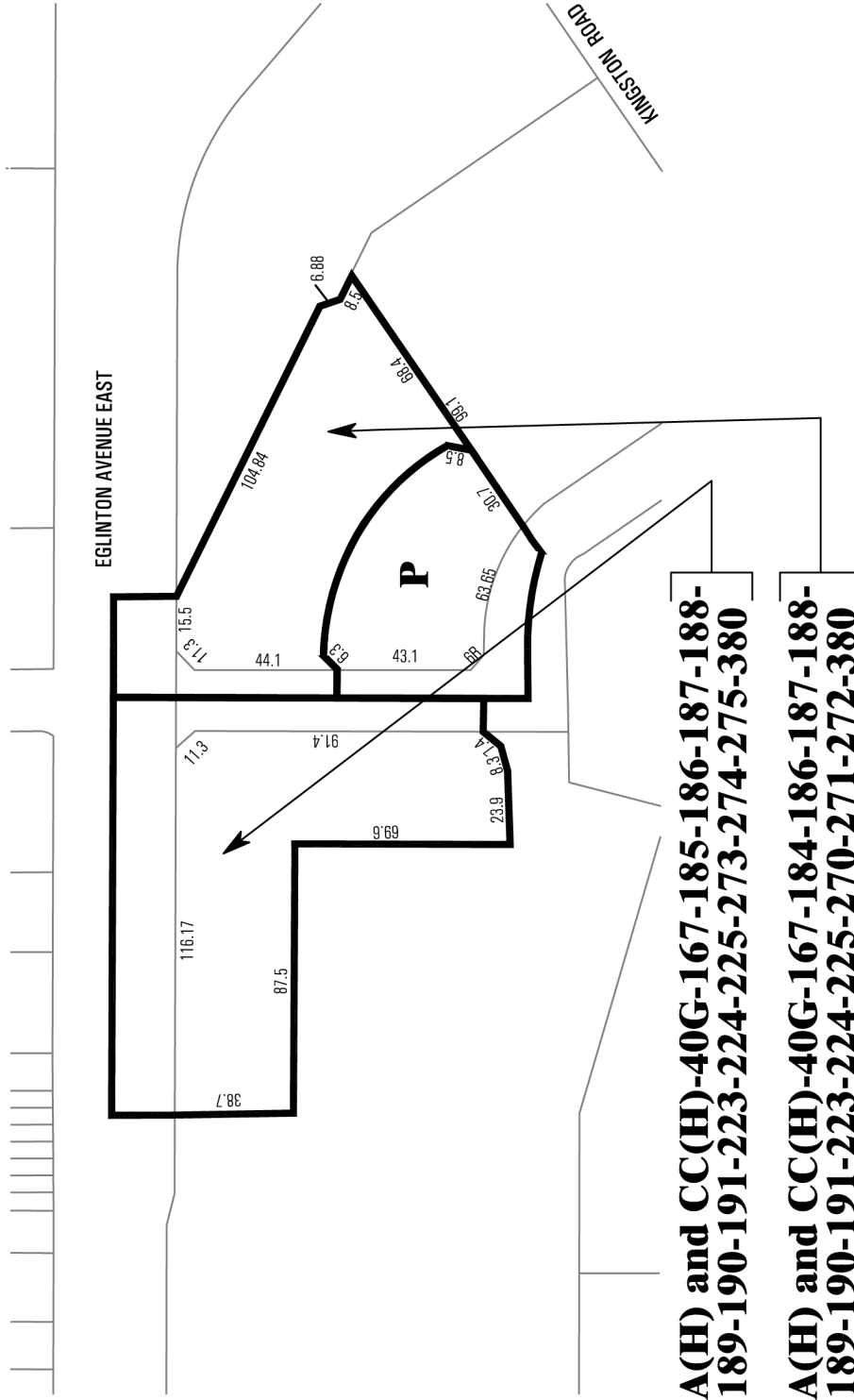
Enacted and passed on January 31, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



Zoning By-Law Amendment

3201-3227 Eglinton Avenue East
 File # 15 239570 ESC 36 OZ, 07 272331 ESC 36 SB

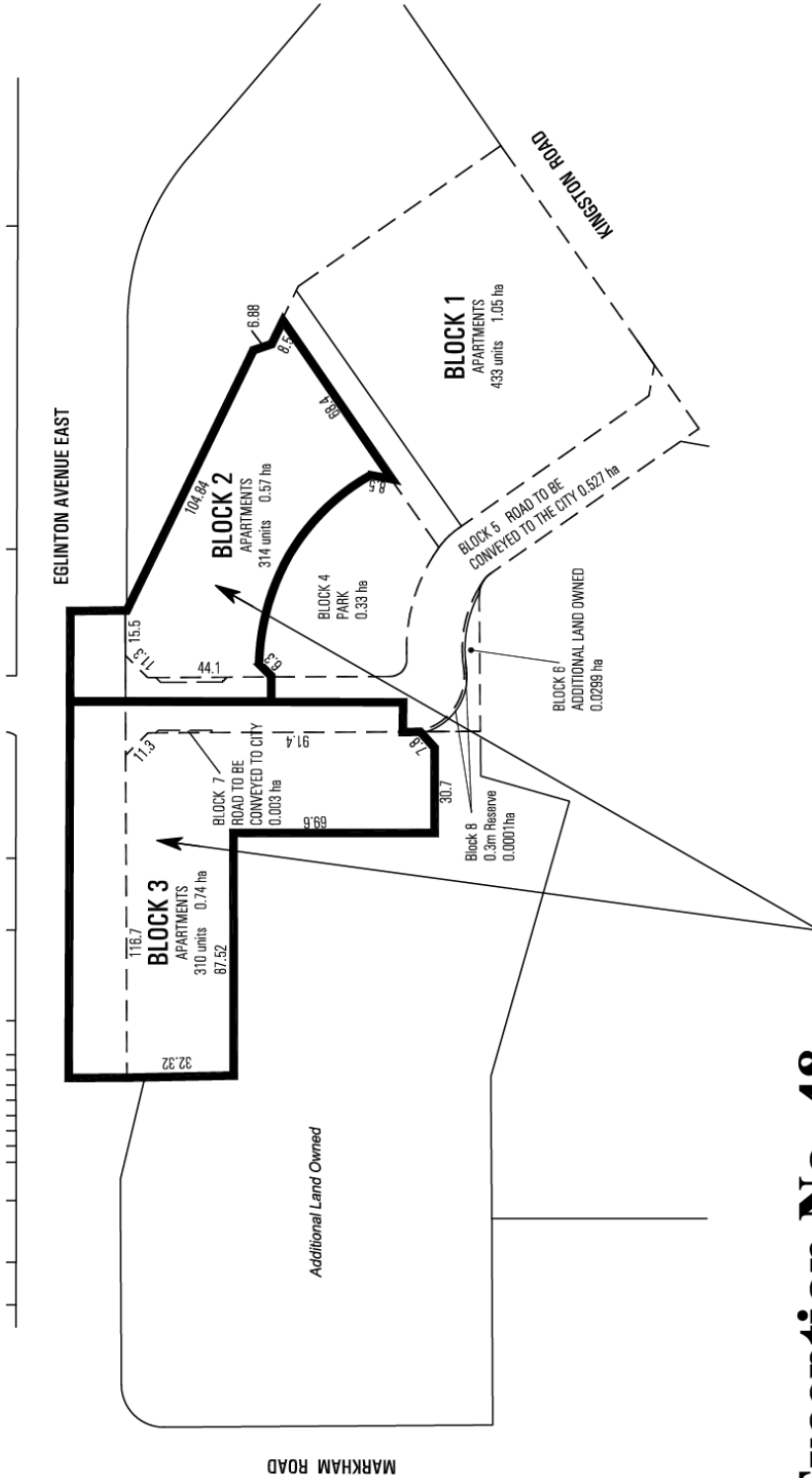


Area Affected By This By-Law

Scarborough Village Community By-law
 Not to Scale
 9/30/16



Schedule '2'

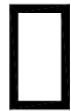


Exception No. 48



3201-3227 Eglinton Avenue East
File # 15 239570 ESC 36 0Z, 07 272331 ESC 36 SB

Zoning By-Law Amendment



Area Affected By This By-Law

Scarborough Village Community By-law
Not to Scale
01/16/17

