

Authority: Planning and Growth Management Committee Item PG19.4, adopted as amended, by City of Toronto Council on April 26, 27 and 28, 2017

## CITY OF TORONTO

### BY-LAW 477-2017

**To amend former City of Scarborough Employment Districts Zoning By-law 24982, as amended, (Milliken Employment District) with respect to the lands municipally known as 4665 Steeles 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*; and

Whereas the Ontario Municipal Board, pursuant to its Orders issued on January 22, 2008 and on May 26, 2009, approved By-law 239-2010(OMB) being a By-law "to amend the former City of Scarborough Employment Districts Zoning By-law 24982, as amended, with respect to the lands municipally known as 4665 Steeles Avenue East"; and

Whereas pursuant to Section 37 of the *Planning Act*, the Council of a municipality may in a By-law passed under Section 34 of the *Planning Act*, authorize increases in the height and density of development beyond those otherwise permitted by the by-law in return for the provision of such facilities, services and matters as are set out in the By-law; and

Whereas subsection 37(3) of the *Planning Act* provides that, where an Owner of land elects to provide facilities, services or matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the Owner of the lands hereinafter referred to has elected to provide the facilities, services and matters, as hereinafter set forth; and

Whereas the increase in height and density permitted hereunder, beyond those otherwise permitted in the aforesaid lands by By-law 24982, as amended, are to be permitted in return for the provision of the facilities, services and matters set out in the By-law and are to be secured by one or more agreements between the owner of such lands and the City of Toronto; and

Whereas Council has required the Owner of the aforesaid lands to enter into one or more agreements dealing with certain facilities, services and matters in return for the increases in height and density in connection with the aforesaid lands as permitted in this By-law;

The Council of the City of Toronto enacts:

- 1. SCHEDULE 'A'** of the Employment Districts Zoning By-law 24982 (Milliken Employment District), is amended by deleting the existing zoning and replacing it with the following Schedule '1' so that the amended zoning shall read as follows:

CR(H) – 868 – 869 – 870 – 871 – 872 – 1198 – 1199-1640 - 1671 – 1672 – 1673 – 1674  
– 1675 – 1676 – 1677 – 1678 – 1679 – 1680 – 1681 – 1682 – 1683 – 1684 – 1685 – 1686  
– 1687 – 1752 – 1753 – 1754 – 1755 – 2079 – 2080 – 2081 – 2082 – 2083 – 2084 – 2385

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2. **CLAUSE IV – DEFINITIONS** is amended by adding the following definitions:

**Amenity Space** shall mean indoor or outdoor space on a **lot** that is communal and available for use by the occupants of a building on the **lot** for recreational or social activities.

**Enclosed Noise Buffered Balcony** shall mean an enclosed area outside the exterior wall of a **building**, such as an enclosed balcony, specifically intended to buffer one or more windows or openings from noise and/or odour impacts. An enclosed buffer balcony must be:

- (a) fully enclosed with floor to ceiling glazing or a combination of solid parapet with glazing above;
- (b) separated from interior space with a weatherproof boundary of exterior grade wall, exterior grade window, exterior grade door, or any combination, in compliance with exterior envelope requirements of the Ontario Building Code, and that such exterior grade windows/doors must be designed such that they may not be removed; and
- (c) of sufficient horizontal extent to protect windows and openings where needed.

**Green Roof** shall mean an extension to a **building's** roof that allows vegetation to grow in a growing medium and which is designed, constructed and maintained in compliance with the Toronto Green Roof Construction Standard set out in Chapter 492 of the City of Toronto Municipal Code.

**Mixed Use Building** shall mean a **building** with a **dwelling unit** and a non-residential use. A residential **building** is not a **mixed use building**.

**Pedestrian Bridge** shall mean an open air bridge structure that will provide residents of Tower 'A' and Tower 'B' access to the outdoor amenity space located on the podium roof of Tower 'C'.

3. **PERFORMANCE STANDARDS CHART – SCHEDULE 'B'**, Employment Districts Zoning By-law 24982 as amended, (Milliken Employment District), is further amended by adding the following Performance Standards:

**INTENSITY OF USE**

- 868 The **gross floor area** of all permitted uses in the **Commercial/Residential Zone (CR)**, shall not exceed 96 900 square metres, excluding the gross floor area of **Enclosed Noise Buffer Balconies**;
- 869 The **gross floor area** of all residential uses within a **mixed use building** shall not exceed 61 000 square metres, excluding the gross floor area of **enclosed noise buffer balconies**;
- 870 The **gross floor area** of all retail uses within **mixed use buildings** shall not exceed 12 900 square metres;
- 871 A minimum **gross floor area** of 3,000 square metres shall be provided as office uses within the **mixed use building** in Phase 1 (first building permit);
- 872 Maximum 793 **dwelling units** as follows:
- (i) On lands identified as Phase 1 (Tower 'B') on Schedule '2', maximum 249 **dwelling units**;
  - (ii) On lands identified as Phase 2 (Tower 'C') on Schedule '2', maximum 386 **dwelling units**;
  - (iii) On lands identified as Phase 3 (Tower 'A') on Schedule '2', maximum 158 **dwelling units**; and
  - (iv) Notwithstanding 872(i) to (iii) the maximum number of **dwelling units** for each Phase may be increased by 20 percent provided the maximum number of **dwelling units** on the Lot identified on Schedule '1' does not exceed 793 **dwelling units**;

**SETBACKS**

- 1198 The minimum setbacks and setbacks from the **lot line(s)** to the **main wall(s)** of any **building(s)** and minimum separation distances between **buildings** and additional **setbacks** from the **main wall(s)** of any **building(s)** to the **main wall(s)** of any **building(s)** and minimum separation distances between **buildings** shall be the minimum distance in metres specified by the numbers on attached Schedule '2';
- 1199 Notwithstanding **CLAUSE V – GENERAL PROVISIONS**, Sub-Clause 5 (Main Wall Projections), the following **building** elements and structures may encroach into a required minimum **building setback** from the **main wall** as follows:
- (i) Awnings, canopies, porches, stoops, lighting fixtures, ornamental elements, trellises, cornices, window sills, stairs, wheelchair ramps, balustrades, landscape features: a maximum projection of 3.0 metres;

- (ii) Balconies: shall only be permitted in the following locations on attached Schedule '2':
  - (a) along the east wall of Tower 'A';
  - (b) along the west wall of Tower 'A' Tower 'B' and Tower 'C'; and
  - (c) along the north wall of Tower 'A', Tower 'B' and Tower 'C';
- (iii) The maximum projection of all balconies in (ii) shall be 1.8 metres;
- (iv) **Enclosed noise buffered balconies:** shall be permitted with a maximum projection of 1.8 metres;
- (v) No openings such as windows, balconies and **enclosed noise buffered balconies** shall be permitted for any residential unit along the south wall of Tower 'A', Tower 'B' and Tower 'C';
- (vi) Notwithstanding (iii) and (iv) above, balcony projections shall not be permitted in the following locations:
  - (a) Tower 'A' and Tower 'B': the first through the fifth storey above grade; and
  - (b) Tower 'C': the first through the third storey above grade;
- (vii) **Pedestrian Bridge:** a minimum vertical clearance of 6 metres above grade;

## **PARKING**

1671 The following provisions of **CLAUSE V – GENERAL PROVISIONS** are not applicable Sub-Clauses: 6. (Underground Structures); 7.1.1. (Application of Parking Rates – Location); 7.2. (Table of Required Parking Rates); and 7.4.1. (Height (above grade Parking Structures)):

### Required Vehicle Parking Rates

Except as otherwise specifically regulated by the By-law, parking spaces shall be provided in accordance with the parking rates set out in the following:

- 1672 Minimum 1.0 parking spaces per **dwelling unit** shall be provided:
- (i) Minimum 0.2 parking spaces per **dwelling unit** for visitors;
  - (ii) Required visitor **parking spaces** and **parking spaces** for non-residential uses may be shared;

- 1673 Retail (including restaurants): Minimum 3.0 parking spaces per 100 square metres of **gross floor area**;
- 1674 **Offices**: Minimum 1.5 **parking spaces** per 100 square metres of **gross floor area**;
- 1675 **Bicycle parking spaces** shall not be provided within a **dwelling unit** or on a balcony associated thereto, or in a storage locker;
- 1676 If the calculation of the minimum **bicycle parking spaces** for all uses results in a fraction of a **bicycle parking space** being required, the number of required **bicycle parking spaces** must be rounded up to the next whole number;
- 1677 Meaning of Long-Term Bicycle Parking and Short-Term Bicycle Parking:
- (i) Long-term **bicycle parking spaces** are for use by the occupants or tenants of a **building**; and
  - (ii) Short-term **bicycle parking spaces** are bicycle parking spaces for use by visitors to a **building**;
- 1678 **Bicycle Parking Space** Dimensions:
- (i) The minimum dimension of a bicycle parking space is:
    - (a) minimum length of 1.8 metres;
    - (b) minimum width of 0.6 metres; and
    - (c) minimum vertical clearance from the ground of 1.9 metres;
  - (ii) The minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, structure or mechanical device is:
    - (a) minimum length or vertical clearance of 1.9 metres;
    - (b) minimum width of 0.6 metres; and
    - (c) minimum horizontal clearance from the wall of 1.2 metres;
  - (iii) If a **stacked bicycle parking space** is provided, the minimum vertical clearance for each **bicycle parking space** is 1.2 metres.
- 1679 An area used to provide **bicycle parking spaces** must have a minimum vertical clearance of:
- (i) 2.4 metres if it is a **stacked bicycle parking space**; and
  - (ii) 1.9 metres in all other cases;

- 1680 "Long-term" **bicycle parking spaces** must be located in a **building**;
- 1681 If a **building** has uses, other than **dwelling units**, for which a "long-term" **bicycle parking space** is required, shower and change facilities must be provided for each gender at the following rate:
- (i) none if less than 5 required "long-term" bicycle parking spaces;
  - (ii) 1 for 5 to 60 required "long-term" bicycle parking spaces;
  - (iii) 2 for 61 to 120 required "long-term" bicycle parking spaces;
  - (iv) 3 for 121 to 180 required "long-term" bicycle parking spaces; and
  - (v) 4 for more than 180 required "long-term" bicycle parking spaces;
- 1682 A required "long-term" **bicycle parking space** may be located:
- (i) on the first storey of the building;
  - (ii) on the second storey of the building;
  - (iii) on the second storey of the building; and
  - (iv) on levels of the building below-ground commencing with the first level below-ground and moving down, in one level increments when at least 50 percent of the area of that level is occupied by bicycle parking spaces, until all required bicycle parking spaces have been provided;
- 1683 A "long-term" **bicycle parking space** may be located in a **stacked bicycle parking space**;
- 1684 Table of Required **Bicycle Parking Space Rates**:

Except as otherwise specifically regulated by the By-law, **bicycle parking spaces** shall be provided in accordance with the parking rates set out in the following table:

Use	Bicycle Parking Space Rates	
	Short-Term <b>Bicycle Parking Spaces</b>	Long-Term <b>Bicycle Parking Spaces</b>
Office	the minimum number of short-term <b>bicycle parking spaces</b> to be provided is 3 plus 0.15 <b>bicycle parking spaces</b> for each 100 square metres of interior <b>floor area</b> used for an office	the minimum number of long-term <b>bicycle parking spaces</b> to be provided is 0.13 for each 100 square metres of interior <b>floor area</b> used for an office

Use	Bicycle Parking Space Rates	
	Short-Term <b>Bicycle Parking Spaces</b>	Long-Term <b>Bicycle Parking Spaces</b>
<b>Personal Service Shop, Service Shops</b>	the minimum number of short-term <b>bicycle parking spaces</b> to be provided is 3 plus 0.25 <b>bicycle parking spaces</b> for each 100 square metres of interior <b>floor area</b> used for a <b>personal service shop</b>	the minimum number of long-term <b>bicycle parking spaces</b> to be provided is 0.13 for each 100 square metres of interior <b>floor area</b> used for a <b>personal service shop</b>
<b>Restaurant</b>	the minimum number of short-term <b>bicycle parking spaces</b> to be provided is 3 plus 0.25 <b>bicycle parking spaces</b> for each 100 square metres of interior <b>floor area</b> used for a <b>restaurant</b>	the minimum number of long-term <b>bicycle parking spaces</b> to be provided is 0.13 for each 100 square metres of interior <b>floor area</b> used for a <b>restaurant</b>
Retail Store	the minimum number of short-term <b>bicycle parking spaces</b> to be provided is 3 plus 0.25 <b>bicycle parking spaces</b> for each 100 square metres of interior <b>floor area</b> used for a retail store	the minimum number of long-term <b>bicycle parking spaces</b> to be provided is 0.13 for each 100 square metres of interior <b>floor area</b> used for a retail store

1685 Despite the **bicycle parking space** rates set out in Performance Standard 1684, if a bicycle parking space is required for uses on a lot, other than a **dwelling unit**, and the total **gross** floor area of all such uses on the lot is 2000 square metres or less, then no bicycle parking space is required;

1686 Multiple uses on a lot:

If the Table of Required **Bicycle Parking Space** Rates in Performance Standard 1684, requires a **bicycle parking space** for one or more uses on a lot, the total number of **bicycle parking spaces** required is equal to the cumulative total of all **bicycle parking spaces** required for each use on the lot;

1687 **Bicycle Parking Space Requirements for Dwelling Units:**

A minimum of 0.75 **bicycle parking spaces** are required for each **dwelling unit** in an **apartment building** or a **mixed use building**, allocated as 0.68 "long-term" **bicycle parking spaces** per **dwelling unit** and 0.07 "short-term" **bicycle parking spaces** per **dwelling unit**;

**HEIGHT**

- 1752 The **height** of any **building** or **structure** does not exceed the **height** in metres and storeys specified by the numbers on Schedule '2' attached hereto and forming part of this By-law;
- 1753 Equipment and **structures** located on the roof of any **building** may exceed the permitted maximum **height** by 6 metres, subject to the following:
- (i) Equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment;
  - (ii) Structures or parts of the building used for the functional operation of the building, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities;
  - (iii) Structures and Equipment listed in (i) and (ii) above shall be enclosed, screened or covered; and
  - (iv) Structures and equipment listed in i) and ii) above shall have a minimum setback of 5.0 metres from the east, west and north main walls of the uppermost storey on which it is located and 4.0 metres setback from the south main wall;
- 1754 Unenclosed **structures** and equipment providing safety or wind protection to rooftop **amenity space** may exceed the permitted maximum **height** for that **building** by 3.0 metres, if the **structures** are no closer than 2.0 metres from the interior face of any main wall;
- 1755 A parapet wall may exceed the permitted maximum **height** for a **building** by 2.0 metres;

**MISCELLANEOUS**

- 2079 All the provisions of this By-law shall apply collectively to the site notwithstanding its future division into two or more parcels;
- 2080 **Amenity space** for each **mixed use building** with 20 or more **dwelling units** shall be provided at a minimum rate of 4 metres squared for each **dwelling unit**, of which:
- (i) a minimum of 2 metres squared for each dwelling unit is indoor amenity space;
  - (ii) a minimum of 40 metres squared is outdoor amenity space in a location adjoining or directly accessible to an indoor amenity space; and
  - (iii) a maximum of 25 percent of the outdoor component may be a green roof;



- 2081 Outdoor **amenity space** shall be accessible to all residents within the **mixed use buildings** upon completion of the development;
- 2082 The separation distance between the **main walls** of the **building(s)** above 8 **storeys** shall be a minimum of 25 metres;
- 2083 The maximum floor plate area of each **storey** above 8 **storeys** shall be 750 metres squared, including all built area within the **mixed use building** but excluding the floor area of any **enclosed noise buffer balconies**;
- 2084 The minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, shall be 4.5 metres;

### **SECTION 37**

- 2385 1. Pursuant to Section 37 of the *Planning Act*, and subject to compliance with this By-law, the increase in height and density of development is permitted in return for the provision by the owner, at the owner's expense, of the following facilities, services and matters which are secured by one or more agreements pursuant to Section 37(3) of the *Planning Act* that are in a form and registered on title to the lot(s), to the satisfaction of the City Solicitor:

#### **Phase 1**

Prior to issuance of the first above-grade **building** permit for a **building** or structure in Phase 1, the Owner shall make a cash contribution to the City in the amount of \$500,000, which amount shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period from the date of the registration of the Section 37 Agreement to the date of payment, for the provision of public art on the subject site:

- (i) Prior to issuance of the first above-grade **building** permit for a **building** or structure in Phase 1, the Owner shall make a cash contribution to the City in the amount of \$500,000, which amount shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period from the date of the registration of the Section 37 Agreement to the date of payment, towards Kidstown Water Park improvements;
- (ii) Prior to issuance of the first above-grade building permit for a building or structure in Phase 1, the Owner shall show on the building permit plans the provision of and permanent use of 464 square metres. (5,000 square feet.) of on-site community space in the proposed development based on the City's Term Sheet, which shall be updated to the satisfaction of the Chief Planner and Executive Director; and
- (iii) Prior to issuance of the first above-grade building permit for a building or structure in Phase 1, the Owner shall make a cash contribution of \$60,000

for the provision of speed humps in the Heathwood Community, to the satisfaction of the Chief Planner and Executive Director, City Planning Division and Executive Director of Engineering and Construction Services.

**Phase 2**

- (i) Prior to issuance of the first above-grade building permit for a building or structure in Phase 2, the Owner shall make a cash contribution to the City in the amount of \$1,250,000, which amount shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period from the date of the registration of the Section 37 Agreement to the date of payment, towards the expansion of the L'Amoreaux Community Centre; and

**Phase 3**

- (i) Prior to issuance of the first above-grade building permit for a building or structure in Phase 3, the Owner shall make a cash contribution to the City in the amount of \$1,250,000, which amount shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period from the date of the registration of the Section 37 Agreement to the date of payment, towards the expansion of the L'Amoreaux Community Centre;
- (ii) The following matters to be secured in the Section 37 Agreement as a legal convenience to support development:
  - (a) The design, construction and financing of an extension of Redlea Avenue to Passmore Avenue;
  - (b) The design, construction and financing of all or a portion of a new east-west road extending from Redlea Avenue terminating at the GO/Metrolinx station to the satisfaction of the Chief Planner and Executive Director, City Planning Division and Executive Director of Engineering and Construction Services;
  - (c) The provision of a Project Phasing Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
  - (d) The provision of a minimum of 15 percent of the total lasable/purchasable non-residential gross floor area proposed will be for office uses and in no case will be less than 3,000 square metres in size and will be provided within Phase 1 of the development;
  - (e) Confirmation that residents living in all mixed use buildings (Towers 'A', 'B' and 'C') will have mutual access to the communal

indoor and outdoor amenity areas of all mixed use buildings within this development (Towers 'A', 'B' and 'C');

- (f) A Construction Agreement providing for a minimum of 10 percent (80 total units) of the total number of dwelling units in each Phase shall be either affordable rental housing or affordable ownership housing of which the method, timing and delivery shall be addressed through the Affordable Housing Strategy to the satisfaction of the Director, Affordable Housing Office and the Chief Planner and Executive Director, City Planning Division;
- (g) The Owner entering into a financially secured Agreement for the construction of all improvements to the municipal infrastructure to the satisfaction of the Executive Director of Technical Services to include the following:
  - (a) The extension of Redlea Avenue to Passmore Avenue to the satisfaction of the Executive Director of Engineering and Construction Services;
  - (b) Intersection improvements required on the northbound approach at the Redlea Avenue and Steeles Avenue East intersection must be made to accommodate two left-turn lanes, one through lane and one shared through/right-turn lane on the northbound approach, to the satisfaction of the Executive Director of Engineering and Construction Services. The exact configuration of the northbound approach will be finalized once the Steeles Avenue East Grade Separation Environmental Assessment is approved;
  - (c) Payment for the above municipal infrastructure improvements and make necessary arrangements with Engineering and Construction Services to carry out the work;
  - (d) The Owner must provide a Letter of Credit in the amount of \$400,000 for the proposed traffic control signals at the intersection of Redlea Avenue at Passmore Avenue and Redlea Avenue at the GO Northerly Site Driveway;
  - (e) The Owner is responsible for any and all costs associated with pavement marking modifications to convert the existing eastbound right turn lane at the intersection of Kennedy Road and Steeles Avenue East to a shared through/right-turn lane;
  - (f) The Owner is responsible for any and all costs associated with signal timing/plant modifications required at any and

all intersections analyzed in the noted Transportation Impact Study;

- (g) Submit to the Executive Director of Engineering and Construction Services for review and acceptance, a Site Servicing Review to determine the storm water runoff, sanitary flow and water supply demand resulting from this development and demonstrate how this site can be serviced and whether the existing municipal infrastructure is adequate;
- (h) Enter into a financially secured Development Agreement for the construction of any improvements to the municipal infrastructure, should it be determined that upgrades are required to the infrastructure to support this development, according to the Site Servicing Review accepted by the Executive Director of Engineering and Construction Services;
  - (i) Dedication of all required lands, public easements, future Steeles Avenue road widening and grade separation purposes, including maintenance and construction easements as required to implement the Steeles Avenue Environmental Assessment to the satisfaction of the Executive Director of Technical Services and the City Solicitor as follows:
    - (ii) Full acquisition of 253.6 square metres varying in width from 4.6 metres to 4.7 metres along the Steeles Avenue frontage; and
    - (iii) A permanent subsurface easement totalling 240.5 square metres consisting of 4.0 metres from the south side of the proposed retaining wall along Steeles Avenue East. The exact amount of dedication/acquisition will be finalized once the Steeles Avenue East Grade Separation Environmental Assessment is approved;
- (i) The Owner shall provide and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, an accessible public pedestrian walkway (Privately-Owned Publicly-Accessible Walkway (POPS)) extending from Steeles Avenue East to the GO/Metrolinx station immediately to the south which shall have a minimum width of 11.0 metres and a minimum height of 6.0 metres, and shall provide a direct at-grade connection between Steeles Avenue East and the new public street that will be

extending east from Redlea Avenue. The specific location, configuration and design to be determined during Site Plan Control Approval and secured in a Site Plan Agreement with the City;

- (j) The Owner shall provide and maintain to the satisfaction of the Chief Planner and Executive Director, City Planning, a privately owned publicly accessible (POPS) courtyard area located between Tower A and Tower B providing direct at-grade connections between the new pedestrian walkway. The specific location, configuration and design to be determined during Site Plan Control Approval and secured in a Site Plan Agreement with the City;
- (k) Prior to the registration of the first condominium building (Tower B) on the lands, the Owner shall have completed construction of the publicly accessible walkway and courtyard and shall convey public access easements to the City for nominal consideration, at no cost to the city and free and clear of encumbrances to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, including rights of support as applicable, on such terms and conditions as set out in the Section 37 Agreement, including provision for deposit of reference plans, environmental obligations as well as insurance and indemnification associated with public access easements;
- (l) Compliance with the submitted Air Quality and Odour Compatibility Study dated June 28, 2016 by Novus Environmental to the satisfaction of the City;
- (m) Compliance with the Environmental Noise and Vibration Feasibility Study, dated June 29, 2016 submitted by Novus Environmental, to the satisfaction of the City; and
- (n) Residents of all mixed use buildings shall have covered access to the commercial building immediately to the east municipally known as 4675 Steeles Avenue East.

**3. SCHEDULE 'C' – EXCEPTIONS LIST**, of the Milliken Employment District Zoning By-law 24982, as amended, is amended by adding the following Exception Numbers 487, 557:

- 487 On those lands identified as Exception Number 487, the following additional uses shall be permitted:

Additional Permitted Uses

**Marketplace Signs**

**Wall Signs** which are **non-accessory**

- 557 (i) The lands zoned with the ("H") symbol may not be used for any purpose other than those uses and buildings existing on the site as of April 5, 2017, until the ("H") symbol has been removed.
- (ii) The Holding Provision ("H") used in conjunction with the **Commercial Residential (CR) Zone** shall be removed in whole or in part by amending By-law upon the following:
- (a) The design, construction and financing of all or a portion of an east-west public road to frame the north side of Milliken GO Station extending east from Redlea Avenue and terminating at the GO/Metrolinx station having a 20 to 23 metre right of way, as generally shown on the Map 30 accompanying new Site and Area Specific Policy No. 395 of Official Plan Amendment No. 321, to the satisfaction of the City Solicitor, Chief Planner and Executive Director, City Planning Division and the Executive Director, Engineering and Construction Services; and
- (b) The Owner entering into an agreement pursuant to Section 37 of the Planning Act to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, such agreement to be registered on title to the lands to secure the benefits identified in Performance Standard 2385.

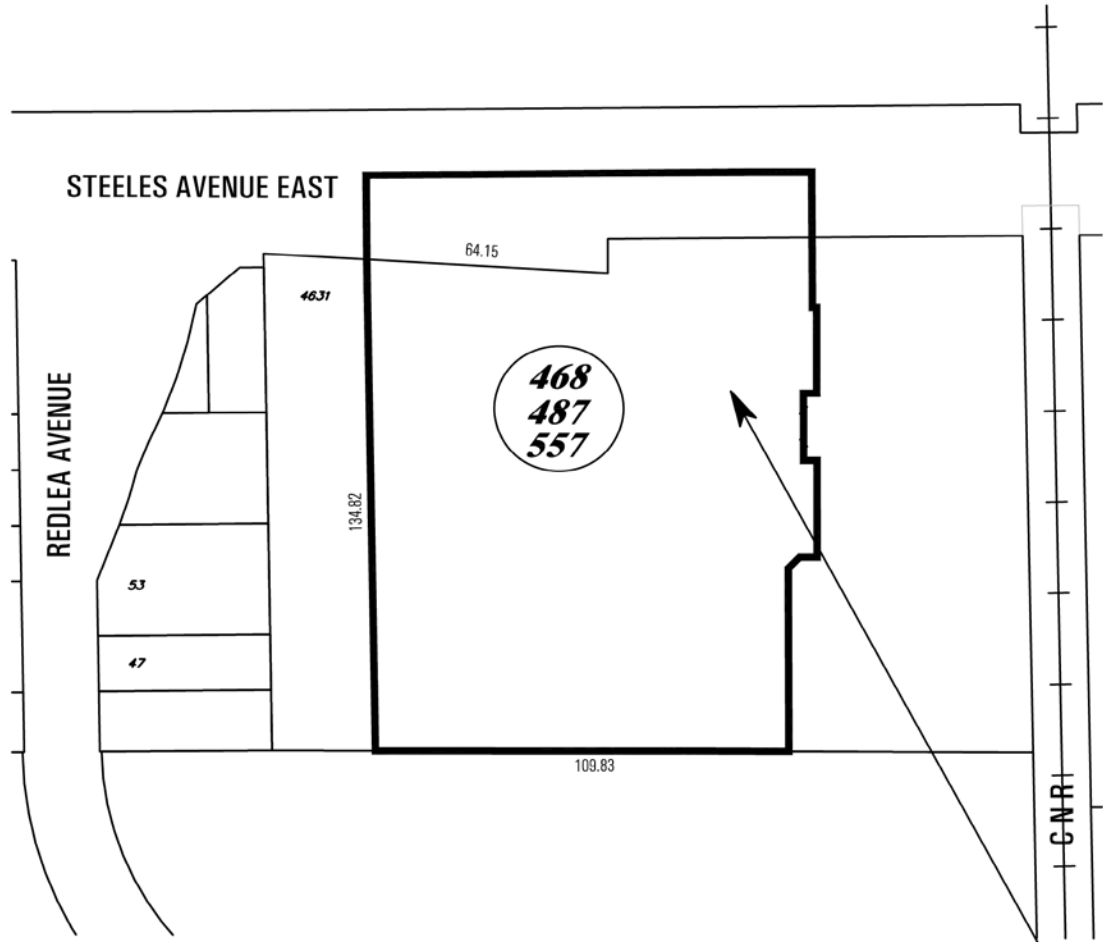
Enacted and passed on April 28, 2017

Francis Nunziata,  
Speaker

Uli S. Watkiss,  
City Clerk

(Seal of the City)

### Schedule '1'



CR(H) -868-869-870-871-872-1198-1199-1640-1671-  
1672-1673-1674-1675-1676-1677-1678-1679-1680-  
1681-1682-1683-1684-1685-1686-1687-1752-1753-  
1754-1755-2079-2080-2081-2082-2083-2084-2385

**Toronto**  
Zoning By-Law Amendment

4665 Steeles Avenue East  
File # 13 273308 ESC 39 0Z

 Area Affected By This By-Law

Milliken Employment District Bylaw  
Not to Scale  
03/15/17  


### Schedule '2'

