

Authority: Scarborough Community Council Item SC30.2, as adopted by City of Toronto Council on May 22, 23 and 24, 2018

## CITY OF TORONTO

### BY-LAW 649-2018

#### To amend former City of Scarborough Employment Districts Zoning By-law 24982 (Coronation Drive Employment District), as amended, with respect to the lands municipally known as 30 Minuk Acres.

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. Amendments to the former City of Scarborough Employment Districts Zoning By-law 24982 (Coronation Drive Employment District), as amended:

1.1 **CLAUSE IV – DEFINITIONS**, is amended by adding the following definitions:

**Waste Transfer Station**

means **premises** used for receiving waste or **recyclable material** and transferring the material to **vehicles** for transport to another location;

**Premises**

means the whole or part of lands, **buildings** or **structures**, or any combination of these;

**Recyclable Material**

means material that is separated into specific categories for purposes of reuse, recycling or composting;

**Building**

means a wholly or partially enclosed **structure** with a roof supported by walls, columns, piers or other structural systems. A **vehicle** is not a **building**;

**Structure**

means anything that is erected, built or constructed of one or more parts joined together. A **vehicle** is not a **structure**; and

**Loading Space**

means an area used for the loading or unloading of goods or commodities from a vehicle.

2. **SCHEDULE 'A'** of the City of Scarborough Employment Districts Zoning By-law 24982 (Coronation Drive Employment District) is amended by deleting the current zone provisions for the lands municipally known as 30 Minuk Acres and replacing them with the following zone provisions as shown on Schedule '1' attached and forming part of this by-law:

MG - 1694 – 1695 – 1696 – 1760 – 2621- 2802 - 2803

488

**SCHEDULE 'B' Performance Standards Chart** of the Employment Districts Zoning By-law 24982 (Coronation Drive Employment District) is amended by adding the following Performance Standards:

1694. One **loading space** shall be provided and shall have the following minimum dimensions:
- (a) length of 11.0 metres;
  - (b) width of 3.5 metres; and
  - (c) vertical clearance of 4.0 metres;
1695. A minimum of 10 **parking spaces** shall be provided for a **waste transfer station**;
1696. The minimum parallel **parking space** length shall be 6.7 metres and the maximum parallel **parking space** length shall be 7.4 metres;
1760. Notwithstanding the definition of Height in **CLAUSE IV – DEFINITION**, the height of any building shown on Schedule '2' of By-law 649-2018 as measured from the average elevation of the ground along the **front lot line** to the highest point of the **building** shall not exceed the height in metres specified by the numbers following the symbol HT and the number of storeys above grade specified by the numbers ST on Schedule'2' of By-law 649-2018;
2621. **Gross floor area** of all buildings minus the **gross floor area** of all **basements** shall not exceed 0.70 times the area of the **lot**;
2802. Minimum **setback** for all **structures** and **buildings** shall comply with those shown on Schedule '2' of the By-law 649-2018;
2803. A canopy, portico or other similar **structure** including structural supports may project into a required **front yard setback** a maximum of 2.0 metres; and

**SCHEDULE "C", EXCEPTIONS LIST**, is amended by adding the following Exception No. 488.

488. On those lands identified as Exception No. 488 on the Schedule 'A' map the following provisions apply:

Additional Permitted Uses:

**Waste Transfer Station** means **premises** only used to receive and transfer **recyclable material**.

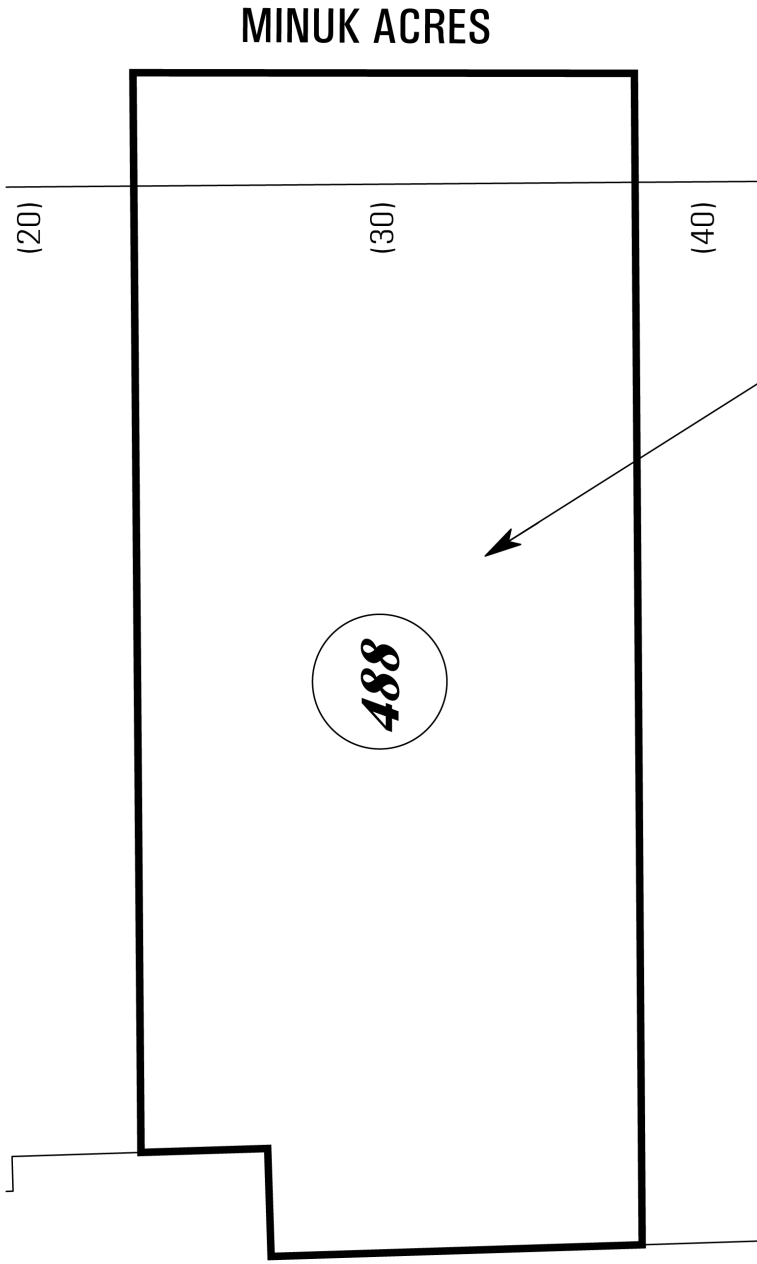
Enacted and passed on May 24, 2018.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

Schedule '1'

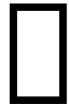


**MG-1694-1695-1696-1760-2621-2802-2803**



**Zoning By-law Amendment**

**30 Minuk Acres**  
File # 17 114981 ESC 44 OZ

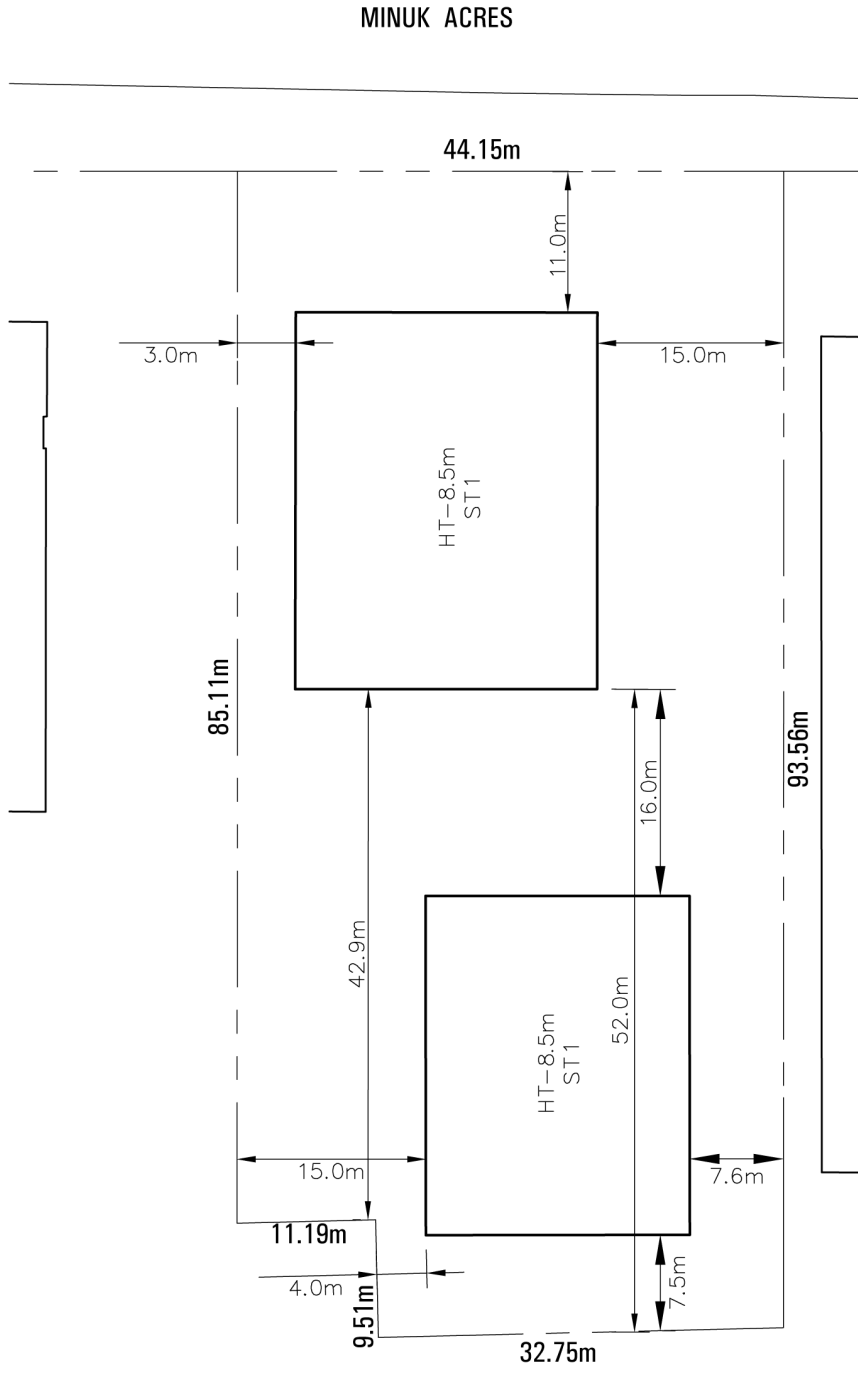


Area Affected By This By-law

Coronation Drive Emp. District By-law  
Not to Scale  
04/16/18



Schedule '2'



30 Minuk Acres

**TORONTO**  
Zoning By-law Amendment

File # 17 114981 ESC 44 0Z

Coronation Drive Employment  
Not to Scale  
04/11/2018

Area Affected By This By-law

