

Authority: Scarborough Community Council Item SC7.4,
as adopted by City of Toronto Council on July 16, 17 and
18, 2019

CITY OF TORONTO

BY-LAW 1195-2019

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 2775 Birchmount Road.

Whereas Council of the City of Toronto has the authority to 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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to CL 0.33 (x90), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined in a heavy black line on Diagram 2 to the Policy Area Overlay Map in Article 995.10.1; the Height Overlay Map in Article 990.20.1; the Lot Coverage Overlay Map in Article 995.30.1; and Rooming House Overlay Map in Article 995.40.1.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.10.10 Exception Number CL 0.33 (x90) so that it reads:

Exception CL 0.33 (x90)

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

- (A) Despite Clauses 30.20.20 and 30.20.20.10:
 - (i) the only use permitted in Building A as shown on Diagram 3 attached to By-law 1195-2019 is a vehicle washing establishment.

- (B) Despite Clauses 30.20.20 and 30.20.20.10:
- (i) the only uses permitted in Building B as shown on Diagram 3 attached to By-law 1195-2019 is a **restaurant** and **retail store**.
- (C) Despite Clauses 30.20.40.70:
- (i) The minimum **front yard setback** is 1.0 metres as noted on Diagram 3 attached to this By-law;
 - (ii) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category is 1.0 metres as noted on Diagram 3 attached to this By-law;
 - (iii) The minimum **setback** from a **lot line** that abuts a **lot** in a Residential Zone category to the **drive-through facility** including the **stacking aisle** is 19 metres as noted on Diagram 3 attached to this By-law;
 - (iv) The minimum **building setback** of the **vehicle washing establishment** from a **lot line** that abuts a **lot** in a Residential Zone category is 14.5 metres as noted on Diagram 3 attached to this By-law; and
 - (v) The minimum **building setback** from a **lot line** that abuts Birchmount Road is 1.0 metres as noted on Diagram 3 attached to this By-law.
- (D) Despite Clauses 30.20.80:
- (i) The minimum **vehicle stacking** is 7; and
 - (ii) The minimum **vehicle parking spaces** is 12.
- (E) Despite Clauses 30.20.90 and 30.20.90.10:
- (i) A **loading space** is located in the **rear yard** that abuts a Residential Zone category.
- (F) Despite Clauses 30.20.150 and 30.20.150.1:
- (i) A **Waste and Recyclable Materials Storage** is located 1.0 metre from a **lot** in the Residential Zone category.

Enacted and passed on July 18, 2019.

Frances Nunziata,
Speaker
(Seal of the City)

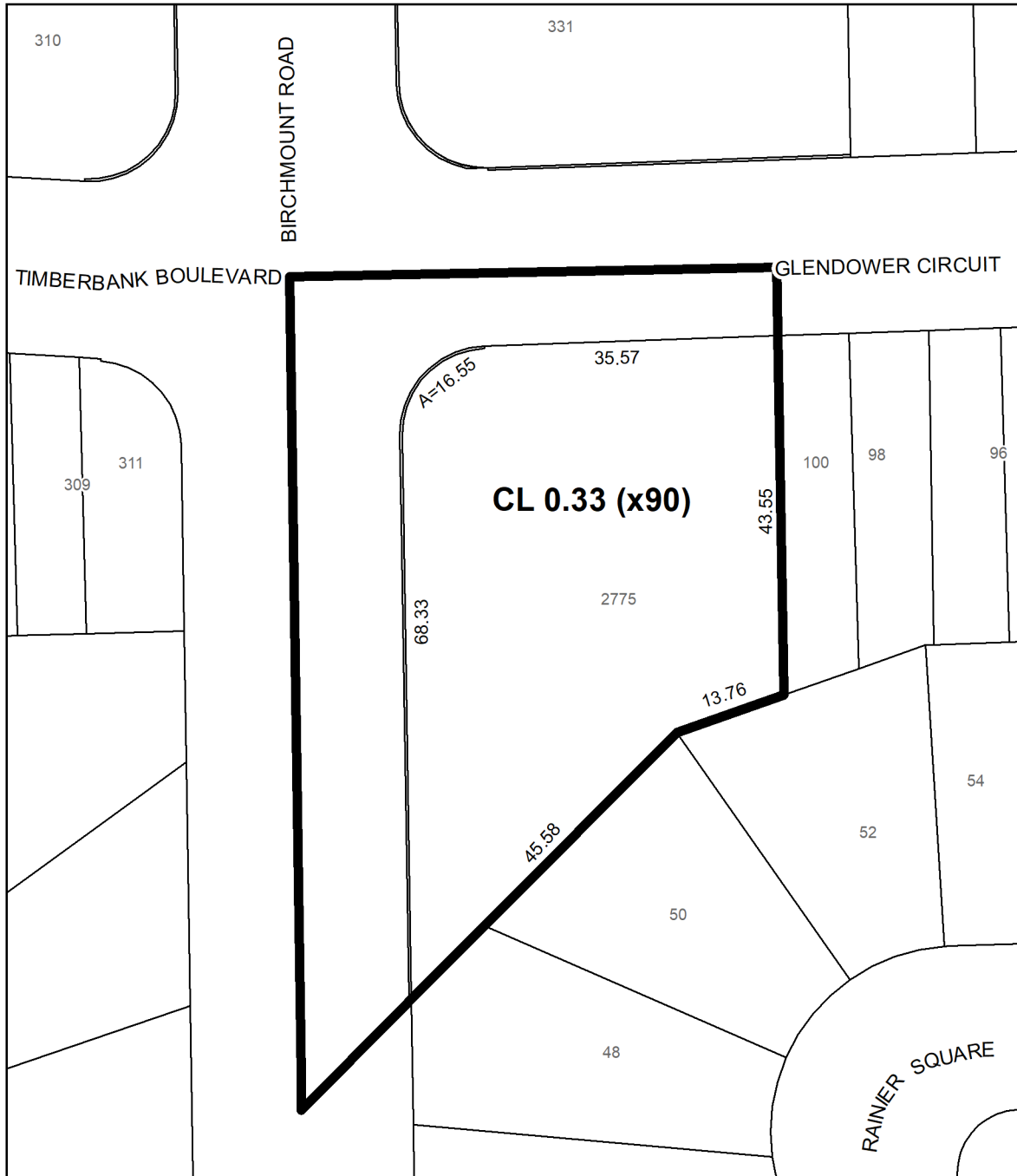
Ulli S. Watkiss,
City Clerk



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Diagram 1

2775 Birchmount Road

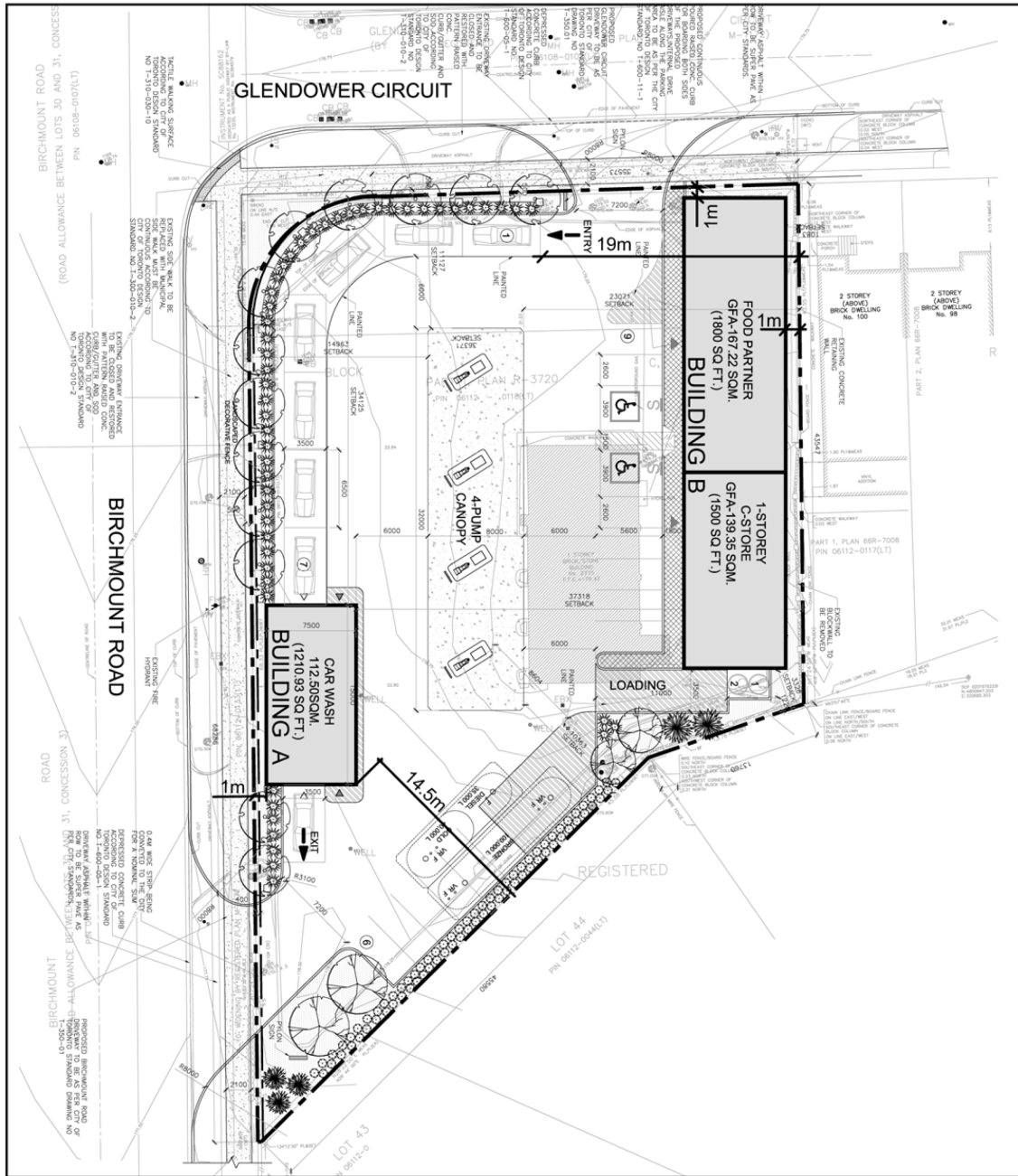
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 **TORONTO**
Diagram 2

2775 Birchmount Road

File # 18 158580 ESC 39 0Z



2775 Birchmount Road

File # 18 158580 ESC 39 0Z

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City of Toronto By-law 569-2013
Not to Scale
7/17/2019