Authority: Scarborough Community Council Item 21.28 as adopted by City of Toronto Council on February 20 and 21, 2013

CITY OF TORONTO

Bill No. 232

BY-LAW No. -2013

To amend Malvern West Community Zoning By-law No. 12181, as amended, of the former City of Scarborough, with respect to the lands municipally known as 1715 McCowan Rd.

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. SCHEDULE 'A' of the Malvern West Community Zoning By-law is amended for the lands outlined in the attached Schedule '1' by adding Performance Standard No. 129 as shown on Schedule '1' so that the amended Zoning shall read as follows:

   HC-67-86-105-113-116-129

2. PERFORMANCE STANDARD CHART – SCHEDULE "B", is amended by adding the Performance Standard 129 as follows:

   MISCELLANEOUS

   129. Within the lands shown on Schedule "1" attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

   (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and

   (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

3. EXCEPTIONS LIST - SCHEDULE "C" of the Malvern West Community Zoning By-law No. 12181 is hereby amended by deleting Exception No. 11 only as it applies to lands as shown on Schedule '2', and by adding Exception No. 16 as follows, on lands as shown in Schedule "2".

   16. Maximum Gross Floor Area – 1000 square metres
   Minimum street yard setback – 3 m
   Maximum Height – 3 storeys
   Minimum 2.5 parking spaces per 100 square metres of gross floor area
Only the following uses are permitted in the Highway Commercial (HC) zone

- Bank
- Business and Professional Offices
- **Ground Signs** which are non-accessory
- **Market Place Signs**
- Pharmacy
- Optician
  - The retail sale of petroleum products, anti-freeze, all automobile rubber products and/or accessories for the maintenance of automobile electrical systems.
- **Wall signs** which are non-accessory
- Medical and Dental offices
- Restaurants
- Retail Uses, Service Uses

**BICYCLE PARKING**

(i) **Bicycle parking spaces** shall be provided at a rate of:
  - of 3 spaces, plus 0.28 per 100 square metres
  - (a) 0.6 long term bicycle parking spaces for each dwelling unit;
  - (b) 0.15 short term bicycle parking spaces for each dwelling unit.

Enacted and passed on February 2013

Frances Nunziata,  
Speaker  

Ulli S. Watkiss,  
City Clerk  

(Seal of the City)
Schedule '2'

SHEPPARD AVENUE

McCOWAN ROAD

Exception No. 16

1715 McCowan Road

Area Affected By This By-Law

File # 011 262139 OZ

Not to Scale
12/18/12