Authority: Scarborough Community Council Item 34.27, as adopted by City of Toronto Council on August 25, 26 and 27, 2014

CITY OF TORONTO

Bill No. 999

BY-LAW No. -2014

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as 56-103 Cindy Nicholas Drive, 2-75 Lampman Drive, 3-27 Pickthall Terrace, 1795 Markham Road and 160 Nashdene Road.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

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 words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;

2. The lands at 56-103 Cindy Nicholas Drive, 2-75 Lampman Drive and 3-27 Pickthall Terrace are outlined by heavy black lines on Diagram 1 attached to this By-law;

3. Zoning By-law No. 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 shown on Diagram 1 attached to this By-law to RD (f 11.0, a 330) (x111);

4. Zoning By-law No. 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands shown on Diagram 1 attached to this By-law, from a height and storey label of HT 9.0 to HT 11.0;

5. Zoning By-law No. 569 -2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands as shown on Diagram 1 attached to this By-law, from a lot coverage label of 40% to 50%;

6. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 111 so that it reads:

Exception RD 111

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line is:

(i) 3.0 metres; and
(ii) 6.0 metres for the portion of the main wall of the building with access to a parking space; and

(B) The minimum building setback from a side lot line is 1.0 metres on one side and 0.5 metres on the other side;

(C) Nothing may encroach into a required side yard;

(D) On the lands municipally known as 45 Lampman Drive, the minimum building setback from a lot line that abuts the Highway 401 right-of-way is 13.5 metres;

(E) Minimum building setback from a side lot line that abuts a street is 2.5 metres; and

(F) The required parking space must be in the residential building.

Prevailing By-laws and Prevailing Sections: (None Apply)

7. Zoning By-law No. 569-2013, as amended, is further amended by amending 900.6.10 Exception Number 332 (E) under the heading 'Site Specific Provision:' so that it reads:

Exception RM 332

(E) A below ground parking structure and storage must be a minimum of 0.5 metres from any lot line; and

8. Zoning By-law No. 569-2013, as amended, is further amended by amending Article 900.20.10 Exception Number 307 so that it reads:

Exception E 307

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

Site Specific Provisions:

(A) Despite 60.20.20.10 and 60.20.20.20, on the lands municipally known as 160 Nashdene Road, a vehicle dealership and ancillary parking structures are also permitted uses on the lot. The outside storage of vehicles for sale in conjunction with vehicle dealership must not be in a yard abutting a street except that a maximum of 12 parking spaces and are permitted in the street yard abutting Nashdene Road; and

(B) The maximum permitted gross floor area of all buildings is 0.4; and

(C) The minimum building setback is:

   (i) 6.0 metres from a lot line that abuts a street;
(ii) 1.0 metres from a rear lot line; and  
(iii) 3.0 metres from a side lot line that does not abut a street; and

(D) A minimum of 2.4 parking spaces per each 100 square metres of gross floor area for Vehicle Dealership & Vehicle Service Shop; and

(E) A maximum of 2 vehicles may be displayed in a street yard that abuts:
   (i) Markham Road; and  
   (ii) Nashdene Road; and

(F) The maximum height of a parking structure is 9.5 metres, measured from the lowest floor of the parking structure to the highest point of the uppermost floor; and

(G) A minimum 6.0 metre wide strip of land abutting all street lines shall be required for landscaping along the entire length of the street line.

Prevailing By-laws and Prevailing Sections:

(A) City of Toronto By-law No. 202-2009.

(B) City of Toronto By-law No. 233-2010.

Enacted and passed on August , 2014.

Frances Nunziata, 
Speaker

Ulli S. Watkiss, 
City Clerk

(Seal of the City)