CITY OF TORONTO

BY-LAW No. 517-1998

To amend the Scarborough Employment Districts Zoning By-law No. 24982
with respect to the Ellesmere Employment District.

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 HEREBY ENACTS as follows:

1. Schedule “A” of the Ellesmere Employment District is amended by deleting the
current zoning and substituting the following zoning as shown on Schedule “1”:

   ME (H) - 332 - 333 - 355 - 822 - 913 - 991 - 1054 - 2029 - 2301          521

2. Schedule “B”, PERFORMANCE STANDARDS CHART, is amended by adding
the following Performance Standards:

   INTENSITY OF USE - GROSS FLOOR AREA

   332. Gross floor area of all Restaurants, including take-out Restaurants, shall not
        exceed 510 m².

   333. Gross floor area of all ancillary Vehicle Service Garages and Vehicle Service
        Stations shall not exceed 370 m².

   INTENSITY OF USE - MISCELLANEOUS

   822. Retail Stores, Financial Institutions, Personal Service Shops and Restaurants
        shall only be located within 140 m of the Warden Avenue street line.

3. Schedule “C”, EXCEPTIONS LIST, is amended by adding the following Exception
   Number 521.

   OTHER

   521. (a) Prior to the removal of the Holding Provision (H), all uses in the Mixed
         Employment Zone (ME) are permitted except Restaurants, take-out
         Restaurants and Financial Institutions. In addition to uses permitted in the
         Mixed Employment Zone (ME), Vehicle Service Garages and Vehicle
         Service Stations providing ancillary facilities and services to the primary
industrial function of the property are also permitted. The dispensing of fuel in association with a **Vehicle Service Station** shall be limited to propane.

(b) The Holding Provision (H) used in conjunction with the **Mixed Employment Zone (ME)** shall be removed in whole or in part by amending By-law when Council is satisfied as to the acceptability of mutual access arrangements between the various uses on the property or the abutting property at 1575 Warden Avenue, as well as the acceptability of the proposed Site Plan, to adequately accommodate vehicle access from and egress to Warden Avenue.

(c) Education and Training Facilities shall not be permitted in this **Mixed Employment Zone**.

ENACTED AND PASSED this 31st day of July, A.D. 1998.

CASE OOTES, NOVINA WONG,
Deputy Mayor City Clerk

(Corporate Seal)