CITY OF TORONTO

BY-LAW No. 532-1998

To amend Scarborough Zoning By-law No. 12360, with respect to the Tam O'Shanter Community.

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. CLAUSE IV - ZONES, is amended by adding the following zone after the words Railway Corridor:

   Residential/Employment RE

2. CLAUSE V - INTERPRETATION, (f) Definitions, is amended by adding the following definition:

   Residential/Employment Unit

   means a dwelling unit which may be combined with one or more of the following non-residential uses;

   - Day Nursery
   - tutorial facilities
   - offices
   - personal service shops
   - retail stores
   - service shops and agencies
   - studios

   occupied and operated by one or more persons residing in the dwelling unit.

3. CLAUSE VIII - ZONE PROVISIONS, is amended by adding the following zone:

   19. Residential/Employment (RE) Zone

   (a) Permitted Uses

   -Day Nurseries
   -Dwelling Units
   -Residential/Employment Units
(b) Ancillary Uses Permitted

-Private Home Day Care

(c) Supplementary Regulations

4. Schedule “A”, is amended by deleting the current zoning and substituting the following zoning as shown on Schedule “1”:


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

MISCELLANEOUS

84. CLAUSE VI-PROVISIONS FOR ALL ZONES, Sub-Clause 6, Coverage, shall not apply.

BUILDING SETBACKS

202. Minimum building setback 3 m from the street line, excluding decorative entrance features which may project into the minimum required setback.

INTENSITY OF USE

307. Maximum 78 dwelling units including a maximum of 27 ground floor related Residential/Employment Units.

308. Maximum 93 m² gross floor area of non-residential uses may be combined within each Residential/Employment Unit. The non-residential uses shall be delineated and separated from the dwelling unit by solid partition walls and limited to the ground floor.

309. Maximum total gross floor area of non-residential uses 930 m².

310. The total gross floor area of all medical and dental offices combined, shall not exceed 186 m² and shall not occupy more than 4 Residential/Employment Units.

311. The total gross floor area of all tutorial facilities combined, shall not exceed 186 m² and shall not occupy more than 4 Residential/Employment Units. Each tutorial facility shall be limited to a maximum classroom size for 5 students.
HEIGHT

427. Maximum number of storeys, excluding parking levels, chimneys, skylights, vents, antennae, elevator machine rooms, rooftop mechanical equipment and penthouse, and parapet walls: 3 storeys.

PARKING

453. Minimum parking requirement:

   i) 1.2 parking spaces per dwelling unit, of which 0.2 spaces per dwelling unit shall be reserved for visitors.

   ii) The greater of:

   2.4 parking spaces per Residential/Employment Unit, of which 1.4 spaces per Residential/Employment Unit shall be reserved for visitors, or

   1 parking space per Residential/Employment Unit plus 4 spaces per 100 m² gross floor area of non-residential uses within each Residential/Employment Unit.

6. Schedule “C”, EXCEPTIONS LIST, is amended by adding Exception Number 8 as follows:

8. On those lands identified as Exception Number 8 as shown on Schedule “2”, the following provisions shall apply, provided that all other provisions of the By-law not inconsistent with this Exception shall continue to apply:

   (a) Prohibited Uses:

   - on-site food preparation and food consumption in association with retail stores
   - auto-related service shops

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

CASE OOTES, NOVINA WONG,
Deputy Mayor City Clerk

(Corporate Seal)
SCHEDULE "1"
LOT 28


AREA AFFECTED BY THIS BY-LAW