CITY OF TORONTO

BY-LAW No. 237-2000

To amend Scarborough Zoning By-law No. 24982, the Employment Districts Zoning By-law with respect to the Ellesmere Employment District; and to amend Scarborough Zoning By-law No. 9508, the Dorset Park Community Zoning By-Law.

WHEREAS authority is given to Council by Sections 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this by-law and whereas Council provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, R.S.O. 1990;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Amendments to Employment District By-law No. 24982:

   1.1 The provisions of By-law No. 24982, shall not apply to the lands shown on Schedule “1”.

2. Amendments to By-law No. 9508, the Dorset Park Community By-law:

   2.1 Schedule “A”, is amended with respect to the land outlined on Schedule “1”, by adding thereto the land shown outlined, together with the following zone provision and performance standards:


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

MISCELLANEOUS

142. The following provisions apply:

   (a) The front lot line shall be Ellesmere Road.
   (b) The maximum permitted gross floor area of retail stores and personal service shops is 475 square metres.
   (c) Retail stores and personal service shops shall only be permitted on the ground floor.
   (d) Minimum side yard setback - 12.0m
   (e) Minimum flankage yard - 12.0m
   (f) Minimum rear yard abutting an “ST” zone - 25.0m
(g) Minimum rear yard abutting any other zone - 7.5m
(h) Retail stores and personal service shops shall be setback a minimum of 180 metres from Mondeo Drive.
(i) The maximum number of storeys - 16.

PARKING

206. Parking space shall be provided at the rate of:

(a) Resident -1.2 spaces per unit.
(b) Visitor 0.2 spaces per unit.

INTENSITY OF USE

224. The maximum number of dwelling units - 400.

2.3 Schedule “C”, Exceptions List, is amended by adding Exception Number 31 with respect to the lands outlined on Schedule “1”:

31 On those lands identified as Exception 31 on the accompanying map, the following provisions shall apply, provided that all other provisions of this By-law, as amended, not inconsistent with the Exception shall continue to apply:

1. Additional permitted uses:
   - retail stores – excluding the preparation of food
   - personal service shops - excluding the preparation of food

ENACTED AND PASSED this 13th day of April, A.D. 2000.

CASE OOTES, NOVINA WONG,
Deputy Mayor City Clerk

(Corporate Seal)
Schedule '1'
Lot 30

Area Affected By This By-Law

740 Ellesmere Road
File # SC-Z19980010