To amend Scarborough Zoning By-law Number 8786, the Birchcliff Community Zoning By-law; and To amend Scarborough Zoning By-law Number 9350, the Bendale Community Zoning By-law; and To amend Scarborough Zoning By-law Number 10048, the Eglinton Community Zoning By-law; and To amend Scarborough Zoning By-law Number 9276, the Kennedy Park Community Zoning By-law; and To amend Scarborough Zoning By-law Number 9089, the Ionview Community Zoning By-law; and To amend Scarborough Zoning By-law Number 9508, the Dorset Park Community Zoning By-law; and To amend Scarborough Zoning By-law Number 10327, the West Hill Community Zoning By-law; and To amend Scarborough Zoning By-law 24982, the Employment Districts Zoning By-law; and To amend Scarborough Zoning By-law Number 13219, the Malvern East Agricultural Holding 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. Birchcliff Community Zoning By-law No. 8786 is amended as follows:
   
   1.1 Performance Standard 189 introduced by By-law No. 32-2000, is repealed.

   1.2 SCHEDULE “A”, is amended with respect to the land outlined on Schedule ‘1’ (Map Reference SB-1), by adding the Performance Standard 230 so that the amended zoning reads as follows:


   1.3 SCHEDULE “B”, PERFORMANCE STANDARD CHART, is amended by adding the following Performance Standard:

   MISCELLANEOUS

   230. Maximum building, coverage 45 % of the lot area.

2. Bendale Community By-law 9350 is amended as follows:

   2.1 SCHEDULE “C”, EXCEPTIONS LIST, is amended by adding Exception Number 6 to the lands outlined on Schedule ‘1’ (Map References SCC-7 (a) and (b)).
3. Eglinton Community Zoning By-law No. 10048 is amended as follows:

3.1 The provisions of By-law No. 10048, shall not apply to the lands shown on Schedule ‘1’ (Map Reference SCC-1) and the lands are removed from the by-law.

4. Kennedy Park Community Zoning By-law No. 9276 is amended as follows:

4.1 **SCHEDULE “A”,** is amended with respect to the land outlined on Schedule ‘1’ (Map Reference SCC-1), by adding thereto the land shown outlined, together with the following zone provision and Performance Standards:

   HC – 38 – 96 – 401

4.2 **SCHEDULE “B”, PERFORMANCE STANDARDS CHART,** is amended by adding the following Performance Standards:

**FRONT YARD**

38. **Minimum Building Setbacks**

For “NC”, “CC”, “HC” and “OU” Zones, 16.5 m from the centre line of the original road allowance of Midland Avenue, 23 m from the centre line of the original road allowance of Eglinton Avenue or 5 m from the street line thereof, whichever is the greater setback; 18 m from the centre line of the original road allowance of Kennedy Road, or 3 m from the street lines thereof, whichever is the greater setback; and 3 m from the street lines of all other streets.

4.3 **SCHEDULE “C”, EXCEPTIONS LIST,** is amended by adding Exception Numbers 20 with respect to the land outlined on Schedule ‘2’ (Map Reference SCC-1):

20. On those lands identified as Exception Number 20 on the accompanying map, the following provisions shall apply:

   Highway Commercial Uses shall include commercial uses of the following nature:

   (a) Those which necessitate their location adjacent to a major traffic artery and may require channelization of off-street parking, and do not require large areas for sustained off-street parking; or

   (b) Those which are not suited to locations in shopping centres; or
(c) Those which perform a specialized commercial function and may require limited processing of a product, but are not essentially industrial in character; and shall include such uses as the following:

- Automobile Sales, service and maintenance uses excluding auto body repair and/or auto wrecking yard
- Fraternal Organizations
- Funeral Homes
- Hotels and Motels
- Place(s) of Worship
- Professional and Business Offices
- Recreational Uses
- Specialized Commercial Uses

5. Ionview Community Zoning By-law No. 9089 is amended as follows:

5.1 The provisions of By-law No. 9089, shall not apply to the lands shown on Schedule ‘1’ (Map Reference SCC-2) and the lands are removed from the by-law.

5.2 SCHEDULE “C”, EXCEPTIONS LIST, is amended by deleting Exception Number 4 and 20.

6. Kennedy Park Community Zoning By-law No. 9276 is amended as follows:

6.1 SCHEDULE “A”, is amended with respect to the land outlined on Schedule ‘1’ (Map Reference SCC-2), by adding thereto the land shown outlined, together with the following zone provision and Performance Standards:

HC-38-96-210
HC-38-131-212-305-355
HC-38-72-96
CC-A-110-132-211-402
PU

6.2 SCHEDULE “B” PERFORMANCE STANDARD CHART, is amended by adding thereto the following Performance Standards:

MISCELLANEOUS

131. Minimum 0.42 parking space per 100 m² of gross floor area, minus the gross floor area of basements, for all uses.

132. Minimum 0.95 parking spaces per 100 m² of gross floor area for all commercial uses.
INTENSITY OF USE

210. **Gross floor area**, minus the **gross floor area** of **basements**, shall not exceed 60% of the lot area. The **gross floor area** located on any one storey shall not exceed 40% of the lot area.

211. Maximum 24 dwelling units.

212. **Gross floor area**, minus the **gross floor area** of **basements**, shall not exceed 200% of lot area.

SIDE YARD

305. Minimum 0.9 m for that portion of the building which is one-storey high and a minimum side yard of 2.4 m for that portion of the building which is over one-storey high.

BUILDING SETBACKS

355. 0 m from the Hydro-Electric Power Commission of Ontario lands.

FLOOR AREA

402. Maximum **gross floor area** 0.2 times the area of the lot or parcel for commercial uses.

6.3 **SCHEDULE “C”, EXCEPTIONS LIST**, is amended by adding Exception Numbers 19, 21 and 22 with respect to the land outlined on Schedule ‘2’ (Map Reference SCC-2):

19. On those lands identified as Exception Number 19 on the accompanying Schedule “C” map, the following provisions shall apply:

   (a) Only the following uses shall be permitted in the Community Commercial (CC) zone:

   - Business and Professional Offices
   - **Ground Signs** which are **non-accessory**
   - **Marketplace Signs**
   - Personal Service Shops
   - Retail Stores
   - Service Shops and Agencies
   - **Wall Signs** which are **non-accessory**

   (b) **Games Arcades** are prohibited.
21. On those lands identified as Exception Number 21 on the accompanying Schedule “C” map, the following provisions shall apply:

(a) The following use shall be not be permitted in the Highway Commercial (HC) zone:

   - Automobile Service Stations

22. On those lands identified as Exception Number 22 on the accompanying map, the following provisions shall apply:

   Additional Permitted Use

   - Vehicle Parking

2.1 **SCHEDULE “A”**, is amended with respect to the land outlined on Schedule ‘1’ (Map Reference SCC-3), by adding to the land shown outlined together with the following zone provision:

   SC

7. **Dorset Park Community Zoning By-law No. 9508** is amended as follows:

7.1 **SCHEDULE “B”, PERFORMANCE STANDARD CHART**, is amended deleting the contents of Performance Standard 206 and adding text so that it reads as follows:

   **PARKING**

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

   (a) Resident -1.2 spaces per unit.

   (b) Visitor - 0.2 spaces per unit.

7.2 **CLAUSE VI – PROVISIONS FOR ALL ZONES**, is amended by deleting Sub-Clause 15, “Landscaping”. Any clauses within the by-law that refer to Sub-Clause 15 are amended to refer to Sub-Clause 5.

8. **West Hill Community Zoning By-law No. 10327** is amended as follows:

8.1 **SCHEDULE “A”**, is amended with respect to the land outlined on Schedule ‘1’ (Map Reference SHC-1), by deleting Performance Standard 85 and adding Performance Standard 60G so that the amended zoning reads as follows:


8.2 **SCHEDULE “A”,** is amended with respect to the land outlined on Schedule ‘1’ (Map Reference SHC-2), by deleting Performance Standard 388 and adding Performance Standard 383 so that the amended zoning reads as follows:


8.3 **SCHEDULE “C”, EXCEPTIONS LIST,** is amended with respect to the land outlined on Schedule ‘1’ (Map Reference SHC-3), by deleting Exception Numbers 76 and 77.

9. Employment Districts Zoning By-law No. 24982 is amended as follows:

9.1 **SCHEDULE “B” PERFORMANCE STANDARD CHART,** is amended by deleting the contents of Performance Standard 1282 and adding text so that it reads as follows:

1282. Minimum of 5.0 parking spaces per 100m2 of gross floor area for **Retail Stores, Personal Service Shops, Service Shops, Restaurants, Recreational Uses** and **Places of Entertainment.**

9.2 **SCHEDULE “C”, EXCEPTIONS LIST** is amended by adding to Exception Number 113 the following additional use:

- Personal Service Shops

10. Amendments to the Malvern East Agricultural Holding By-law No. 13219 is amended as follows:

10.1 The provisions of By-law No. 13219 shall not apply to the lands outlined on Schedule ‘1’ (Map Reference SM-5) and the lands are removed from the by-law.

ENACTED AND PASSED this 4th day of October, A.D. 2001.

CASE OOTES,                     ULLI WATKISS
Deputy Mayor                    City Clerk

(Corporate Seal)
Schedule '1'
Lot 35

Area Affected By This By-Law

Map Reference SB-1

City of Toronto By-law No. 761-2001

Birchcliff Community By-law
File # W97033

255 Blantyre Avenue
Extracted 31/5/2000-GG
Schedule '1'
Lot 26

EXCEPTION No. 6

Map Reference SCC-7(a)

Lawrence Avenue east of Midland Avenue
File # W97033

Not to Scale
Bendale Community By-law
Extracted 1/8/2000-GG
Schedule '1'
Lot 26

EXCEPTION No. 6
Schedule '1'
Lot 27

Area Affected By This By-Law

Map Reference SCC-1

S/W Corner of Eglinton Ave. & Midland Ave.
File # W97033
Schedule '2'
Lot 27

EXCEPTION No. 20

S/W Corner of Eglinton Ave. & Midland Ave.

Map Reference SCC-1
Schedule '1'
Lot 28

Map Reference SCC-2

City of Toronto By-law No. 761-2001

Area Affected By This By-Law
Schedule '2'

Lot 28

EXCEPTION No. 21

EXCEPTION No. 19
EXCEPTION No. 22

Map Reference SCC-2
Schedule '1'
Lot 28

Area Affected By This By-Law

Map Reference  SCC-3

725 Danforth Road
File # W97033

Not to Scale
Kennedy Park Community By-law
Extracted 1/6/2000-GG
Schedule '1'
Lot 12

T-9-45-60G-80T-91-110-142
S-1-45-60G-80S-91-110-142

Map Reference SHC-1

79-95 & 90-94 Cultra Square
File # W97033

Area Affected By This By-Law
Schedule '1'
Lot 13

Map Reference SHC-3

Area Affected By This By-Law