

Authority: Scarborough Community Council Report No. 1, Clause No. 13,  
as adopted by City of Toronto Council on February 4, 5 and 6, 2003  
Enacted by Council: February 7, 2003

## CITY OF TORONTO

### BY-LAW No. 58-2003

**To amend Scarborough Zoning By-law No. 24982, the Employment Districts Zoning By-law (Golden Mile and Milliken); and to amend By-law No. 1128-2001 (OMB), being a by-law to amend the Employment Districts Zoning By-law No. 24982 (Marshalling Yard); and to amend Scarborough Zoning By-law No. 9508, the Dorset Park Community Zoning By-law; and to amend Scarborough Zoning By-law No. 10048, the Eglinton Community Zoning By-law; and to amend Scarborough Zoning By-law No. 12466, the L'Amoreaux Community Zoning By-law.**

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. The Employment Districts Zoning By-law No. 24982 (Golden Mile) is amended as follows:

1.1 Schedule "A" is amended for the subject lands outlined on Schedule '1' (Map Reference Golden Mile - 1) by deleting the **Industrial (M)** zone designation and replacing it with the **Industrial District Commercial (MDC)** zone designation, so that the amended zoning for these lands shall read as follows on Schedule '1':

MDC - 355 - 913 - 991 - 1073

329

2. The Employment Districts Zoning By-law No. 24982 (Milliken) is amended as follows:

2.1 Schedule "A" is amended for the subject lands outlined on Schedule '1' (Map Reference Milliken - 1) by deleting Performance Standard No. 351 and replacing it with Performance Standard No. 349, so that the amended zoning for these lands shall read as follows on Schedule '1':

MDC - 349 - 413 - 913 - 925 - 987 - 1048 - 1898

the following exceptions shall apply to the eastern portion of the property

35

347

446

the following exceptions shall apply to the western portion of the property

2.2 City of Toronto By-law No. 242-2002, which amended the Employment Districts Zoning By-law No. 24982 (Milliken), is amended to delete the **Gross Floor Area** limitation applied to the subject property as Performance Standard No. 351 added to Schedule “B”, **PERFORMANCE STANDARDS CHART**.

2.3 Schedule “B”, **PERFORMANCE STANDARDS CHART**, is amended by adding the following performance standard:

**GROSS FLOOR AREA**

349. The maximum **gross floor area** of all retail stores shall not exceed 250 m<sup>2</sup>.

3. City of Toronto By-law No. 1128-2001 (OMB), which amended the Employment Districts Zoning By-law No. 24982 (Marshalling Yard), is amended as follows:

3.1 The residential intensity of use limitation as it was applied to the subject property under Performance Standard 689 added to Schedule “B”, **PERFORMANCE STANDARDS CHART**, is deleted.

3.2 The parking requirements as were applied to the subject property under Performance Standard 1377 added to Schedule “B”, **PERFORMANCE STANDARDS CHART**, are deleted.

3.3 The definitions for **Senior Citizens’ Apartments** and **Senior Citizens’ Day Care** added to Clause IV, **DEFINITIONS**, are deleted.

3.4 Schedule “A” is amended for the subject lands outlined on Schedule ‘1’ (Map Reference Marshalling Yard - 1) by deleting Performance Standard Nos. 689 and 1377, and adding Performance Standard Nos. 698, 1383, 2223 and 2224, so that the amended zoning for these lands shall read as follows on Schedule ‘1’:

I - SW - RU - 20 - 245 - 693 - 698 - 824 - 913 - 991 - 1054 - 1383 - 1635 - 1796 - 2029 - 2221 - 2223 - 2224

3.5 Schedule “B”, **PERFORMANCE STANDARDS CHART**, in the Employment Districts Zoning By-law No. 24982 is amended by adding the following performance standards:

**INTENSITY OF USE - RESIDENTIAL**

698. Maximum - 250 Senior Citizen Apartments

**PARKING - REQUIRED PARKING**

1383. Parking shall be provided at the following ratios:

- Minimum .25 parking spaces per nursing bed; and
- Maximum .50 spaces per Senior Citizens' apartment unit.

**MISCELLANEOUS - OTHER DEFINITIONS**

2223. Senior Citizen's Apartments means **dwelling units** which are operated in conjunction with a nursing home.

2224. Senior Citizens' Day Care means a facility for the provision of temporary care for Senior Citizens, for a continuous period not exceeding twenty-four hours. Services provided at the centre may include preventive medicine, remedial and counselling services, and social, recreational and educational programmes, for Senior Citizens only.

4. The Employment Districts Zoning By-law No. 24982 (Golden Mile) is amended as follows:

4.1 Schedule "A" is amended for the subject lands outlined on Schedule '1' (Map Reference Golden Mile - 1) by deleting Performance Standard No. 178 and replacing it with Performance Standard No. 352, so that the amended zoning for these lands shall read as follows on Schedule '1':

OU(H) - 16 - 230 - 352 - 774 - 785 - 913 - 1216 - 1268 - 1492 - 1887 -

2029

503

4.2 Schedule "B", **PERFORMANCE STANDARDS CHART**, in the Employment Districts By-law No. 24982 is amended by adding the following performance standard:

**INTENSITY OF USE - GROSS FLOOR AREA**

352. **Gross floor area** of all **Restaurants** shall not exceed 900 m<sup>2</sup>.

5. The Dorset Park Community Zoning By-law No. 9508 is amended as follows:

5.1 Schedule "C", **EXCEPTIONS LIST**, Exception No. 26. is amended by changing the numbering of sub-clauses "(b)" and "(b)" thereunder, to sub-clauses "(a)" and "(b)" respectively.

- 5.2 Schedule “C”, **EXCEPTIONS LIST**, is amended by deleting Exception Nos. 5 and 27 as they apply to the lands as shown on Schedule ‘2’ (Map Reference Dorset Park - 1), and replacing them with Exception No. 26.
6. The Eglinton Community Zoning By-law No. 10048 is amended as follows:
- 6.1 Schedule “A” is amended for the subject lands outlined on Schedule ‘1’ (Map Reference Eglinton - 1) by adding the **Railway (RWY)** zone designation.
7. City of Toronto By-law No. 766-2002, which amended the L’Amoreaux Community Zoning By-law No. 12466, is further amended in regard to 2950 Kennedy Road as follows:
- 7.1 The reference in Clause 1.(c)(i) of By-law No 766-2002 to “deleting the word ‘Restaurants’ from Subsection (c)” is amended to “deleting the word ‘Restaurants’ from Subsection (b)”.

ENACTED AND PASSED this 7th day of February, A.D. 2003.

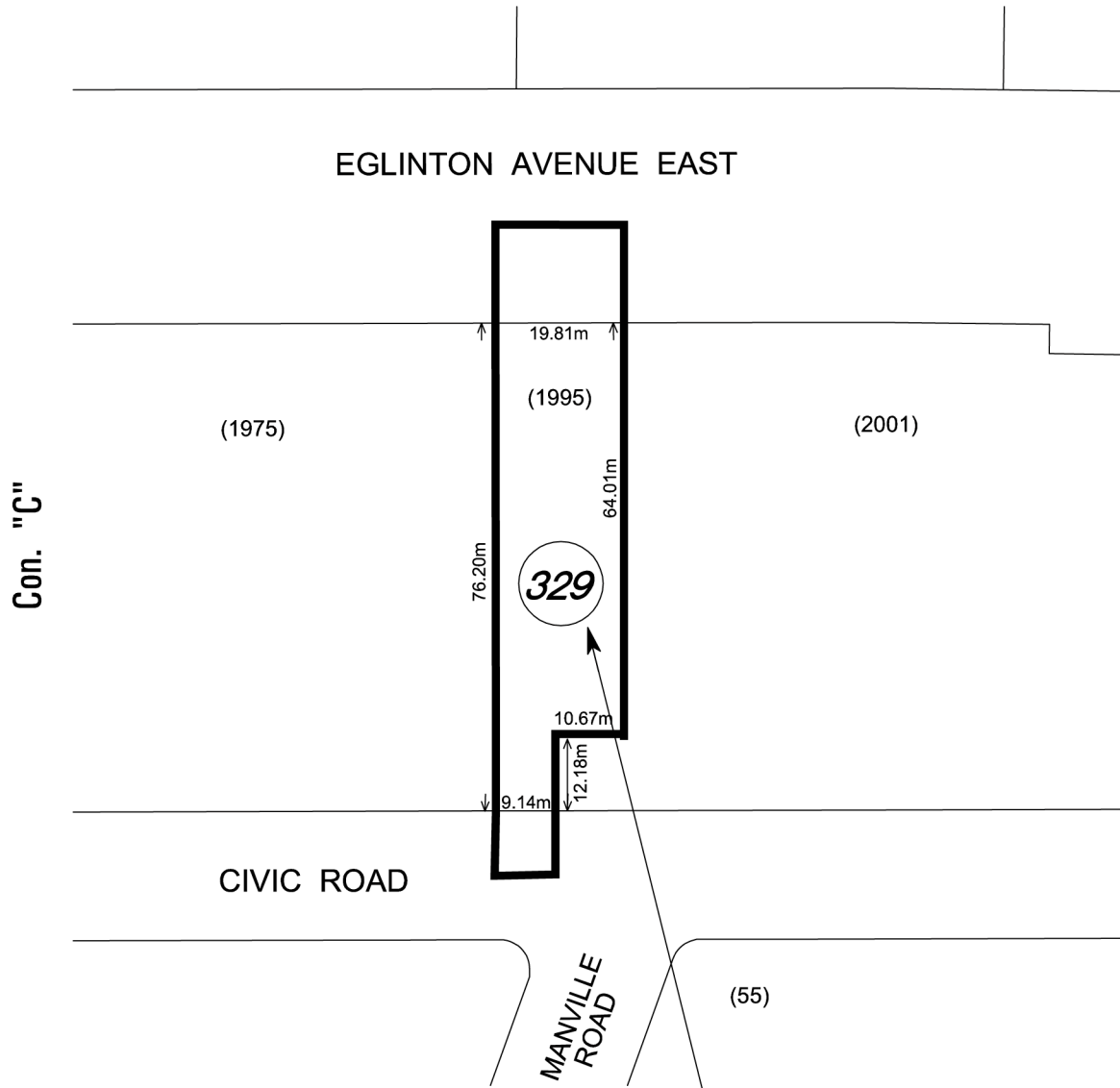
CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## Schedule '1'

Lot 31



MDC-355-913-991-1073

Map Reference  
GOLDEN MILE-1

Zoning By-Law Amendment

Part of Lot 1, R.P. 3759 (1995 Eglinton Ave. E.)

File # TF WPS 2002 0006



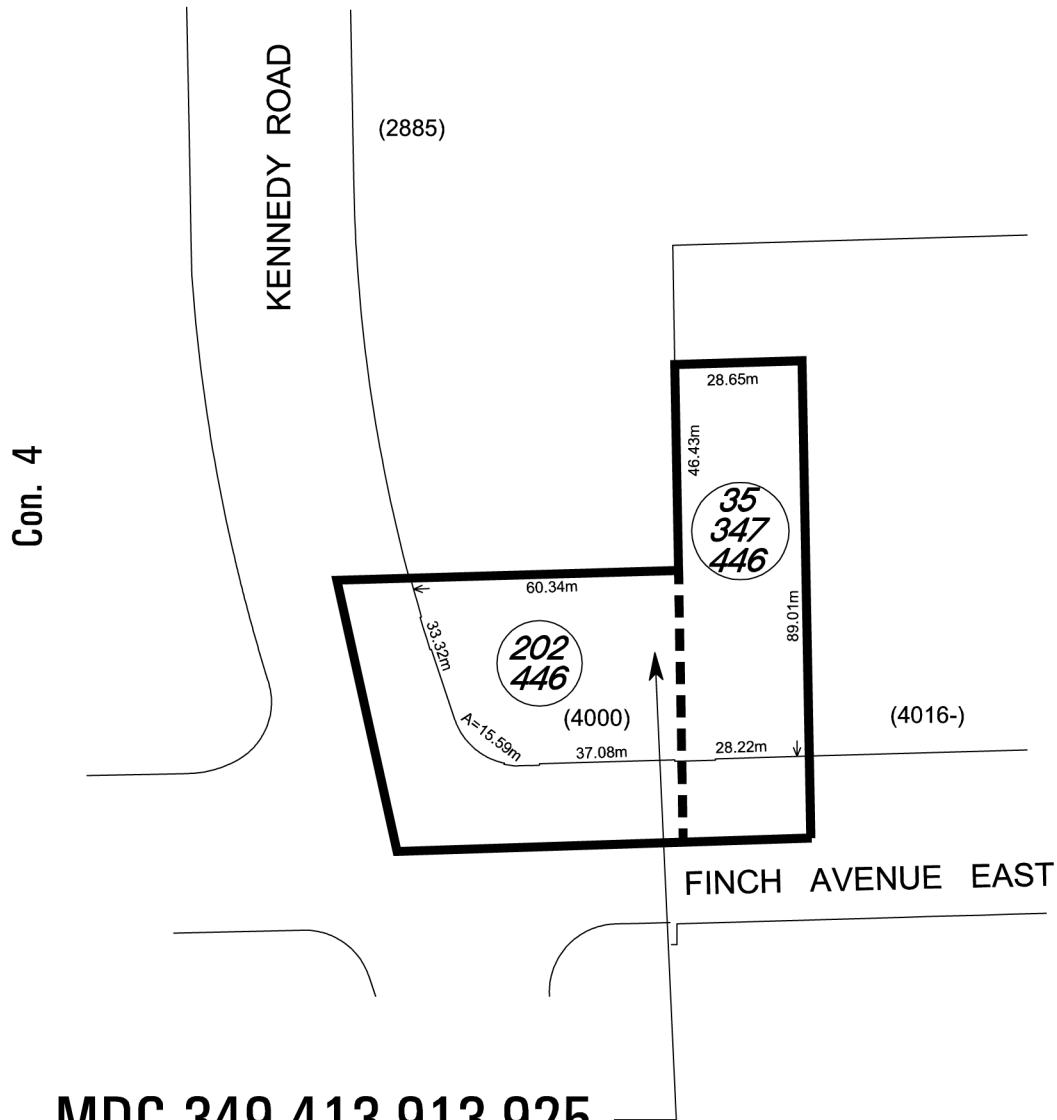
Area Affected By This By-Law



Not to Scale  
Golden Mile Employment District By-law  
Extracted 2/1/2003 - KP  
JOB No. WPS20020006-1A

## Schedule '1'

Lot 28



MDC-349-413-913-925-  
987-1048-1898

Map Reference  
MILLIKEN-1

**Toronto** Urban  
Development Services

Zoning By-Law Amendment

Part of Lot 69, R.C.P. 9828 (4000 Finch Ave. E.)

File # TF WPS 2002 0006

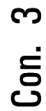


Area Affected By This By-Law



Not to Scale  
Milliken Employment District By-law  
Extracted 2/1/2003 - KP  
JOB No. WPS20020006-1B

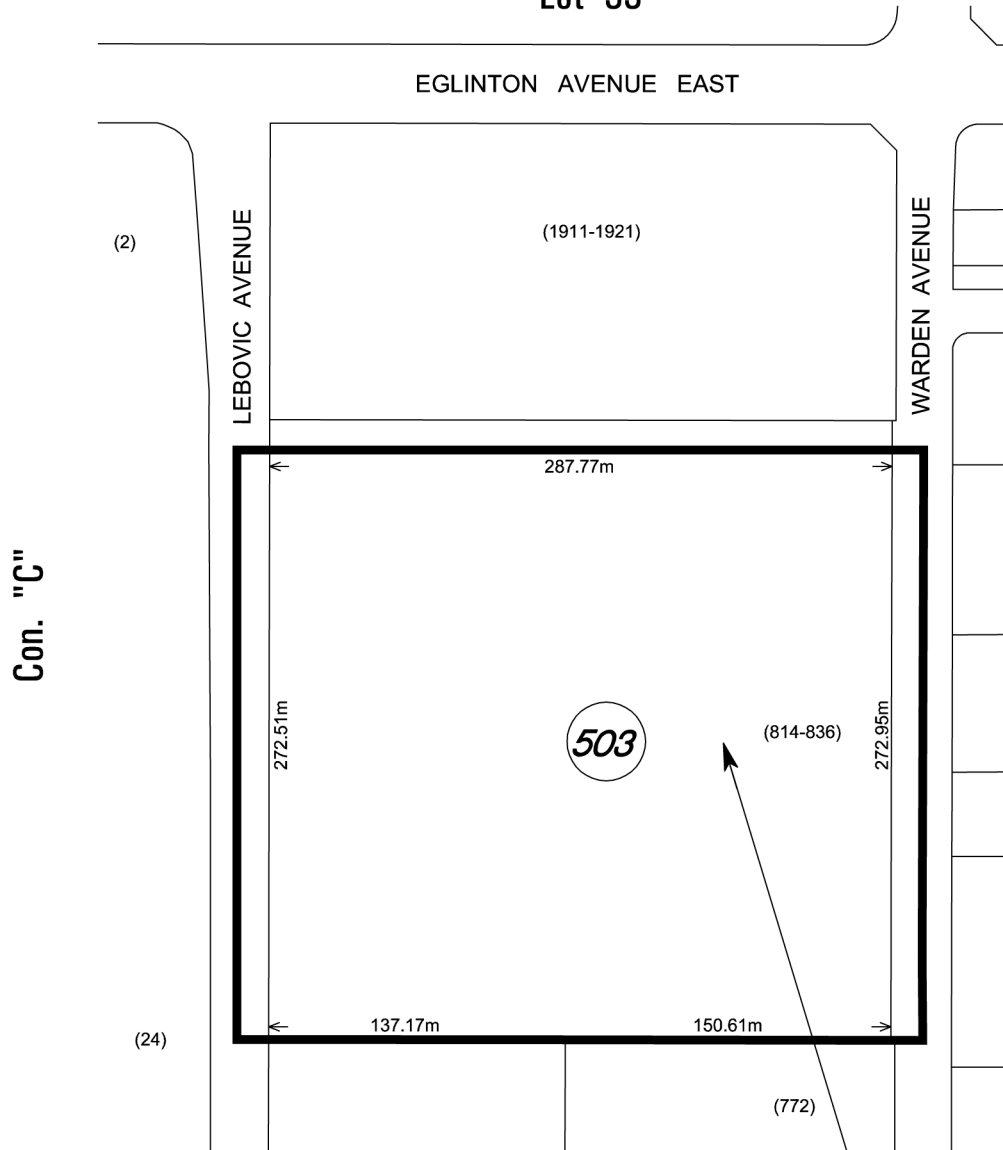
## Lot 20



**Map Reference**  
**MARSHALLING YARD-1**

Schedule '1'

Lot 33



OU(H)-16-230-352-774-785-913-  
1216-1268-1492-1887-2029

Map Reference  
GOLDEN MILE-2



Zoning By-Law Amendment

Part of Block C, R.P. 3928 (800-836 Warden Ave.)

File # TF WPS 2002 0006



Area Affected By This By-Law

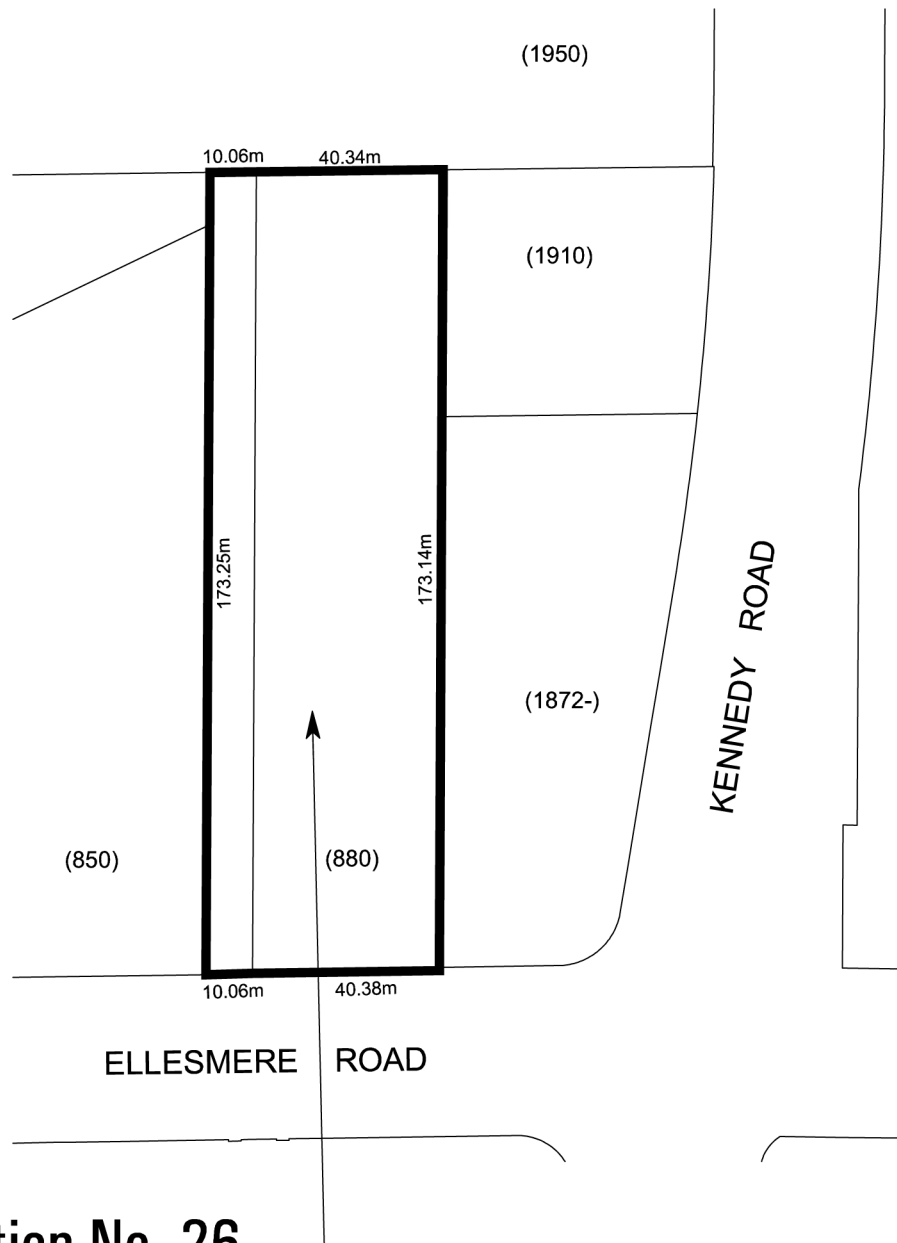


Not to Scale  
Golden Mile Employment District By-law  
Extracted 2/1/2003 - KP  
JOB No. WPS20020006-1E

Schedule '2'

Lot 29

Con. 2



Exception No. 26

Map Reference  
DORSET PARK-1

**Toronto** Urban  
Development Services  
Zoning By-Law Amendment

880 Ellesmere Road  
File # TF WPS 2002 0006

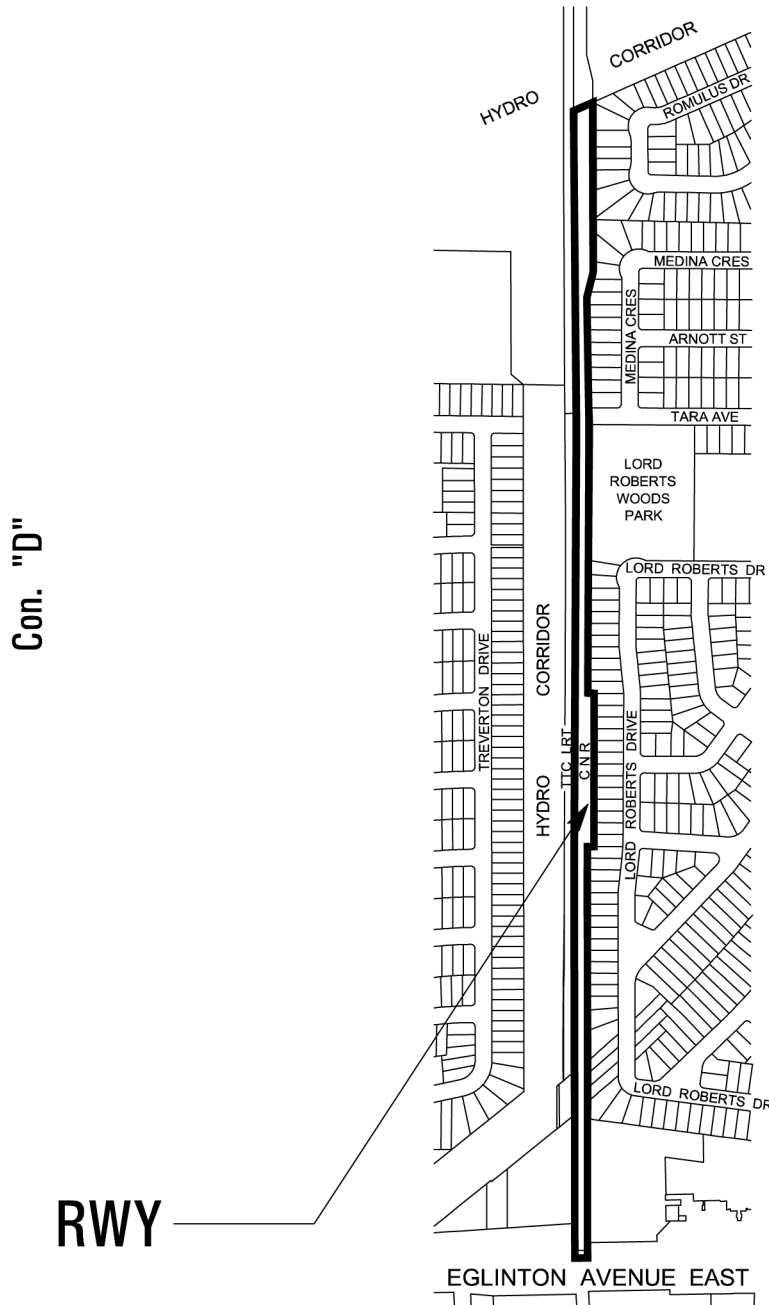
 Area Affected By This By-Law

Not to Scale  
Dorset Park Community By-law  
Extracted 2/1/2003 - KP  
JOB No. WPS20020006-1D

## Schedule '1'

Lot 28

Lot 27



Map Reference  
EGLINTON-1

**Toronto** Urban  
Development Services  
Zoning By-Law Amendment

Part of Lots 27 & 28, Con. D (GO Transit)  
File # TF WPS 2002 0006

 Area Affected By This By-Law

Not to Scale  
Eglinton Community By-law  
Extracted 2/1/2003 - KP  
JOB No. WPS20020006-1F