

Authority: Scarborough Community Council Report No. 1, Clause No. 12,
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. 72-2003

To amend By-law No. 24982, the Employment Districts Zoning By-law (Progress), former City of Scarborough.

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 Employment Districts Zoning By-law No. 24982 (Progress) is amended by adding Performance Standard Numbers 1384, 2225 and 2226, so that the amended zoning shall read as follows on ‘1’:

CCO - 348 - 357 - 1379 - 1380 - 1384 - 1714 - 2029 - 2225 - 2226

226

307

2. **SCHEDULE “B”, PERFORMANCE STANDARDS CHART**, is amended by adding the following performance standards:

PARKING - REQUIRED PARKING

1384. Minimum of 4 and a maximum of 6 parking spaces per 100 square metres of **gross floor area** for individual retail food stores which exceed 500 square metres **gross floor area**.

MISCELLANEOUS - OTHER DEFINITIONS

2225. **Drive-through Facility** means the use of land, buildings or structures, or parts thereof, to provide or dispense products or services, either wholly or in part, through an attendant or a window or an automated machine, to persons remaining in motorized vehicles that are in a designated stacking lane. A drive-through facility may be in combination with other uses such as, a bank, dry cleaning and laundry collecting establishment, financial institution, personal service shop, restaurant, retail store, service station, or take-out restaurant. A **Drive-through Facility** does not include a **Mechanical or Automatic Car Wash** or **Automobile Service Station**.

2226. **Stacking Lane** means an on-site queuing lane for motorized vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers,

markings or signs.

3. **SCHEDULE “B”, PERFORMANCE STANDARDS CHART**, is amended by deleting Performance Standards 348 and 1379, and replacing them with the following:

GROSS FLOOR AREA

348. Maximum total **Gross Floor Area** of all Retail Stores, **Personal Service Shops, Recreational Uses, Restaurants, and Day Nurseries** shall not exceed 4 400 square metres **gross floor area**, except that a maximum of only 3 500 square metres **gross floor area** of such uses, set back a minimum of 25 metres from the street line of Ellesmere Road, shall be permitted prior to construction of a minimum of 4 000 square metres **gross floor area** of Offices, **Financial Institutions** and/or **Hotel** uses on the same site.

PARKING - REQUIRED PARKING

1379. Minimum of 1 and a maximum of 3 parking spaces per 100 squares metres of **gross floor area** for all uses permitted in the **City Centre Office Zone (CCO)**, except for **restaurants**, and individual retail food stores which exceed 500 square metres **gross floor area**.

4. **SCHEDULE “C”, EXCEPTIONS LIST**, is amended by adding the following Exception No. 226 to those lands as shown on Schedule ‘1’:

PROHIBITED USES

226. (a) Prohibited Uses:

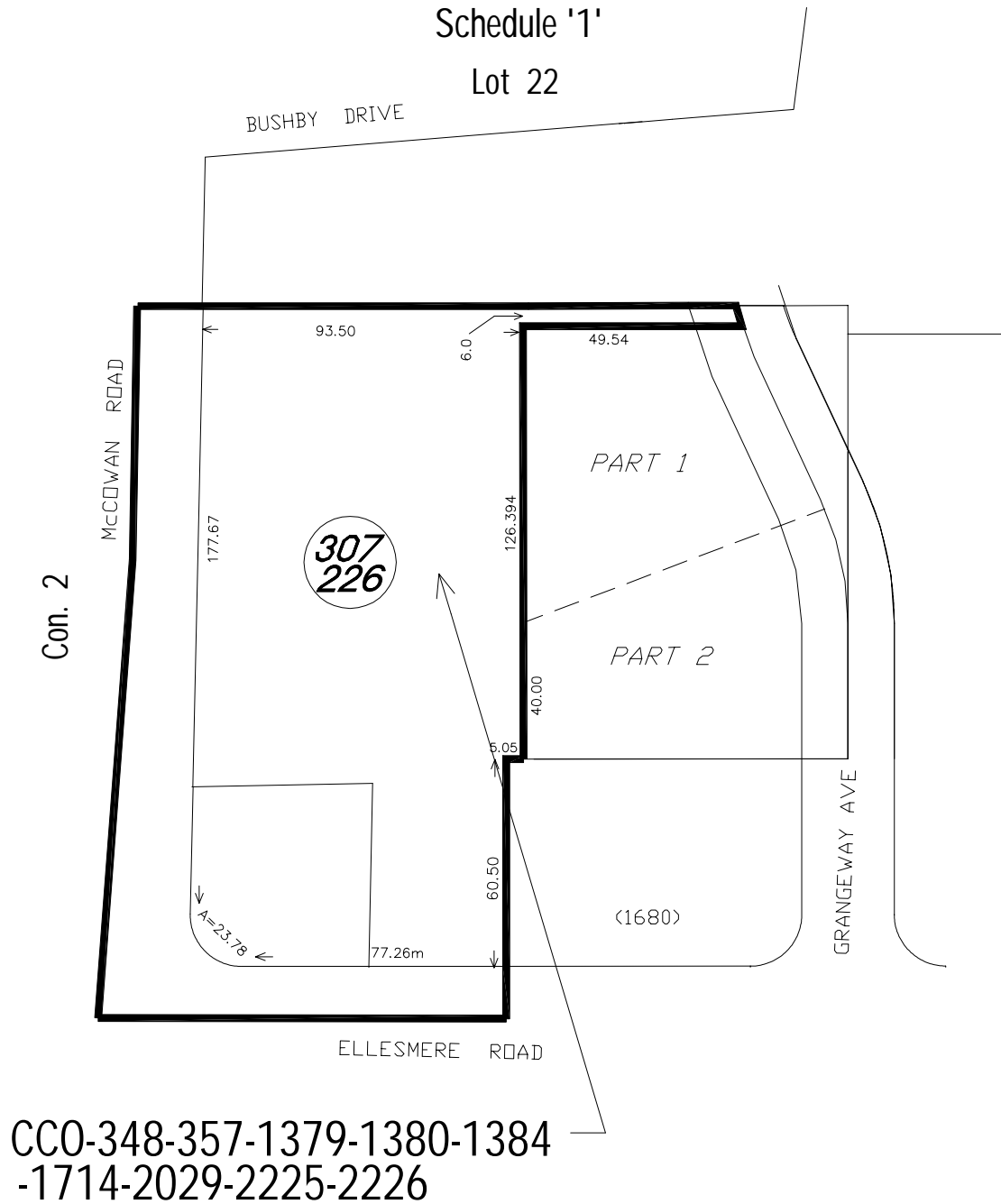
- **Drive-through Facilities**

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

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Area Affected By This By-Law

