

Authority: Scarborough Community Council Report No. 3, Clause No. 11,  
as adopted by City of Toronto Council on April 12, 13 and 14, 2005  
Enacted by Council: April 14, 2005

## CITY OF TORONTO

### BY-LAW No. 271-2005

**To amend former City of Scarborough Employment Districts Zoning By-law No. 24982,  
as amended, with respect to the lands known municipally as 1510 Birchmount Road.**

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 Wexford Employment District Zoning By-law is amended by deleting the current zoning and substituting zoning as shown, so that the amended zoning shall read as follows on Schedule '1':

ME, M-361-830-913-989-1054-1187-1388-2027-2046 (front portion of the site) ME, MG,  
VS-361-830-913-989-1054-1187-1388-2027-2046-2300-2301-2302 (middle portion)  
ME, MG-361-830-913-989-1054-1187-1388-2027-2046 (rear portion)

2. Schedule "B", **PERFORMANCE STANDARDS CHART**, is amended by adding Performance Standards 830, 1187, 1388, 2027 and 2046 as follows:

830. **Gross floor area of Trade Shows, Places of Entertainment, Restaurants, Service Shops** and Retail Stores shall not exceed 0.4 times the **gross floor area** of all buildings on the site.

1187. (a) **Vehicle Service Garages and Vehicle Sales Operations** (including vehicles displayed for sale) shall not be permitted within 120 metres of Birchmount Road or of any residentially zoned lands.

(b) **Trade Shows, Places of Entertainment** and Banquet Halls shall not be permitted within 75 metres of Birchmount Road or of any residentially zoned lands.

(c) Medical and Dental offices shall only be permitted within 75 metres of Birchmount Road.

1388. Parking for **Trade Shows** shall be provided at a minimum rate of 11.0 parking spaces per 100 m<sup>2</sup> of **gross floor area**.

2027. **Vehicle Service Garages** and **Vehicle Sales Operations** shall only be permitted within a fully enclosed building.

2046. Except for signage relating to uses in the front portion of the building within 75 metres of Birchmount Road, all permitted signs must be located in the **flankage yard** and not face Birchmount Road.

3. **Clause IV-DEFINITIONS** is amended by adding the following definition in the correct alphabetical order:

**Trade Show** shall mean land, buildings or **structures** or parts thereof used for the display of products or services and/or the assembly of persons for trade or business purposes. Associated uses may include administrative offices, temporary display areas, showrooms, demonstrations, training facilities, storage and associated sales or services, and/or dissemination of information.

4. Schedule “C”, **EXCEPTIONS LIST**, is amended by adding Exception Number 829 as follows:

829. On those lands identified as Exception Number 829 on the accompanying Schedule “C” map, the following provisions shall apply:

- (a) The following additional uses are permitted:

- **Vehicle Sales Operation**
- **Trade Show**
- **Place of Entertainment**
- **Service Shop**

- (b) Notwithstanding sub-section 7.5.1 of Clause V, five parking spaces shall be permitted in the **front yard** for the first 15 metres of front wall of the building, plus 26.5 parking spaces for each additional 15 metres of front wall thereafter.

- (c) Notwithstanding sub-section 14. (b) of Clause V, the maximum height of office buildings shall be 24 metres.

ENACTED AND PASSED this 14th day of April, A.D. 2005.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Schedule '1'  
Lot 31

