

Authority: Scarborough Community Council Report No. 1, Clause No. 17, as adopted by City of Toronto Council on February 1, 2 and 3, 2005, and Notice of MotionJ(16), moved by Councillor De Baeremaeker, seconded by Councillor Thompson, 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. 328-2005

To amend former City of Scarborough, Employment Districts Zoning By-law No. 24982, as amended, with respect to the Progress Employment District for a portion of the lands east of the Scarborough Civic Centre and Albert Campbell Square, extending east to Town Centre Court.

WHEREAS authority is given to Council by Section 34 and Section 37 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 Progress Employment District is amended by deleting the current zoning and replacing it with the following zoning as shown on Schedule ‘1’.

CCR – 702 – 1386 – 1516 – 1577 – 1839 – 2029 – 2374

CCC – 408 – 1386 – 1516 – 1577 – 1839 – 2029 – 2374

229

CCTS – 408 – 1386 – 1516 – 1577 – 1839 – 2029 – 2374

229

455

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

INTENSITY OF USE

408. **Gross Floor Area** of all uses, for all phases of the phased development, permitted in the **City Centre Commercial Zone (CCC)** and the **City Centre Town Square Zone (CCTS)**, except for Libraries, shall not exceed 1350 square metres.

702. Maximum - 1005 **dwelling units** (total, for all phases of development).

PARKING

1386. Vehicle parking spaces shall have minimum dimensions of 2.6m width by 5.7m length.

1516. The following provisions of **CLAUSE V – GENERAL PROVISIONS** are not applicable:

- Sub-Clause 7.1.1

1577. Minimum 1.05 parking spaces per **dwelling unit** shall be provided, except that no resident parking spaces are required for a maximum 90 **dwelling units**, of which:

- a minimum 0.9 per **dwelling unit** shall be provided for residents except that no resident parking spaces are required for a maximum of 90 **dwelling units**; and
- a minimum 0.05 parking spaces per **dwelling unit** shall be provided for visitors.

Minimum of 2.5 parking spaces per 100 m² of gross floor area of commercial uses and a maximum 3.0 parking spaces per 100 m² of gross floor area of commercial uses.

HEIGHT

1839. Maximum height – 104 m, excluding mechanical penthouse, chimneys, vents, skylights, antennae, elevator machine rooms, and parapet walls for a building located at the north-east portion of the site, fronting Town Centre Court;

Maximum height – 116 m, excluding mechanical penthouse, chimneys, vents, skylights, antennae, elevator machine rooms, and parapet walls for a building located at the south-east portion of the site, fronting Town Centre Court; and

Maximum height – 90 m, excluding mechanical penthouse, chimneys, vents, skylights, antennae, elevator machine rooms, and parapet walls for a building located on the west portion of the site, adjacent to the Scarborough Civic Centre and Albert Campbell Square.

SECTION 37

2374. Matters to be provided pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended:

- (a) The owners of the lands, at its expense and in accordance with, and subject to, the agreements referred to in Section (b) herein, shall provide the following facilities, services and matters, in exchange for the increase in density:
 - (i) A financial (cash) contribution to the City of Toronto of \$1 Million, 50% of which shall be paid to the City prior to the issuance of the first Building Permit for any phase of the development and the remaining 50% prior to the issuance of any

above-grade, Building Permit for any phase of the development; to be used as follows:

\$800,000 shall be for park improvements to the final park and/or Albert Campbell Square; and

\$200,000 shall be for playground equipment for local parks and/or schools, within, or in close proximity to the Scarborough Centre.

- (b) The owners of the lands shall enter into one or more agreements with the City of Toronto, provided pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to secure the facilities, services and matters referred to in Section (a)(i), which agreement shall be registered as a first charge on title to the lands to which this By-law applies.

3. **Schedule “C”, EXCEPTIONS LIST**, is amended by adding the following ExceptionNumbers 229 and 445:

PROHIBITED USES

229. (a) Prohibited Uses:

- **Vehicle Service Garages**
- **Vehicle Service Stations**
- Billiard Parlours
- Bowling Alleys
- **Hotels**
- Above Grade Parking Structure

ADDITIONAL PERMITTED USES

455. (a) Additional Permitted Uses:

- In addition to the uses permitted in the **City Centre Town Square Zone (CCTS)**, Educational and Training Facility Uses, and Community Facility Uses are also permitted.

456. (a) Additional Permitted Uses:

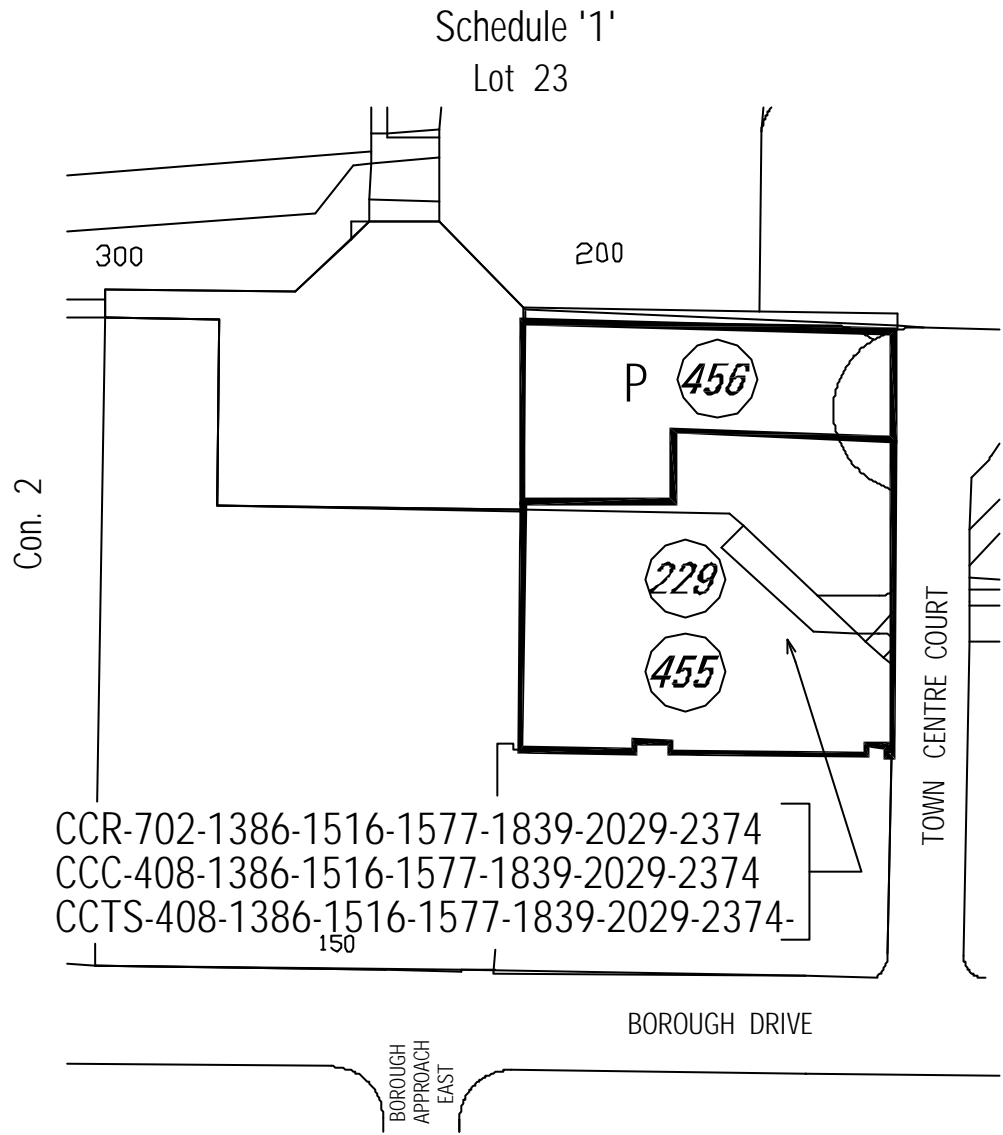
- In addition to the uses permitted in the **Park Zone (P)**, a below-grade motor vehicle parking structure, including storage lockers, and air and exhaust vents, exit stairs, and stair enclosures associated with the below-grade parking structure shall be permitted in conjunction with the adjoining residential development.

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

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Toronto Urban Development Services
Zoning By-Law Amendment

Town Centre Court
File # 04-160357_OZ

 Area Affected By This By-Law

Progress Employment District Bylaw
Not to Scale
1/11/05
