

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. 329-2005

**To amend former City of Scarborough, Employment Districts Zoning By-law No. 24982, as amended, with respect to the Progress Employment District for lands municipally known as a portion of 150 Borough Drive, 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 36 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(H) – 703 – 1387 – 1578 – 2029

531

AG – 795 – 913s – 1387 – 1578 – 2029

77

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

#### **INTENSITY OF USE**

703. Maximum residential density – 375 dwelling units per hectare.

#### **PARKING**

1387. Vehicle parking spaces shall have minimum dimensions of 2.6m width by 5.7m length.

1578. Minimum 1.05 parking spaces per **dwelling unit** shall be provided of which:

- a minimum 0.9 parking spaces per **dwelling unit** shall be provided for residents; and
- a minimum 0.05 parking spaces per **dwelling unit** shall be provided for visitors.

Minimum 1.0 parking spaces per 100 m<sup>2</sup> of gross floor area of commercial uses and a maximum 3.0 parking spaces per 100 m<sup>2</sup> of gross floor area of commercial uses.

3. **Schedule “C”, EXCEPTIONS LIST**, is amended by adding the following ExceptionNumber 531.

**OTHER**

531. (a) Prior to the removal of the Holding Provision (H) from the zoning for this site, only the following Zone Provisions and Performance Standards shall apply:

AG – 795 – 913s – 1387 – 1578 – 2029

77

- (b) The Holding Provision (H) used in conjunction with the City Centre Residential Zone (CCR) shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan to the satisfaction of the City, in accordance with Section 4.1.6 of the Scarborough Centre Secondary Plan and when Council is satisfied as to the availability of all transportation improvements, parking, infrastructure and servicing necessary to accommodate any proposed development.
- (c) Following the lifting of the Holding Provision, Governmental Administrative Offices and related uses will continue to be permitted.

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

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

