

Authority: Planning and Transportation Committee Report No. 10, Clause No. 1,
adopted as amended, by City of Toronto Council on December 5, 6 and 7, 2005
Enacted by Council: December 7, 2005

CITY OF TORONTO

BY-LAW No. 1020-2005

To amend former City of Scarborough, Employment Districts Zoning By-law No. 24982, as amended, with respect to the Progress Employment District for uses located north of Ellesmere Road, south of Highway 401, west of Bellamy Road and east (including properties on or near the west side) of Brimley 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 Progress Employment District is amended for the areas indicated on Schedules “1, 2, 3 and 4” by deleting the current zoning and replacing it with the zoning shown on Schedules “1, 2, 3 and 4”.
2. **Schedule “B”, PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

INTENSITY OF USE

707. **Gross Floor Area** of all **City Centre Residential Zone (CCR)** uses shall not exceed 0.62 times the area of the **lot**.
708. **Gross Floor Area** of all **City Centre Residential Zone (CCR)** uses shall not exceed 1.5 times the area of the **lot**.
709. **Gross Floor Area** of all **City Centre Residential Zone (CCR)** uses shall not exceed 3.75 times the area of the **lot**.
831. **Gross Floor Area** of all **City Centre Office Zone (CCO)** uses shall not exceed 2 times the area of the **lot**.
832. **Gross Floor Area** of all **City Centre City Centre Office Zone (CCO)** uses shall not exceed 3 times the area of the **lot**.
833. **Gross Floor Area** of all **City Centre Office Zone (CCO)** uses shall not exceed 1.5 times the area of the **lot**.
834. **Gross Floor Area** of all **City Centre Office Zone (CCO)** uses shall not exceed 2.6 times the area of the **lot**.

HEIGHT

1846. Maximum **height** – 90 metres, excluding mechanical penthouse.

1847. Maximum **height** – 30 metres, excluding mechanical penthouse.

3. **Schedule “B”, PERFORMANCE STANDARDS CHART**, is further amended by deleting Performance Standard No. 809 in its entirety and replacing it with the following Performance Standard:

INTENSITY OF USE

809. The **Gross Floor Area** of all **City Centre Commercial Zone (CCC)** and **City Centre Office Zone (CCO)** uses plus the area of basement storage rooms minus the **Gross Floor Area** of public walkways, malls, service areas, truck access and other common facilities shall not exceed 1.0 times the area of the **lot**.

4. **Schedule “C”, EXCEPTIONS LIST, OTHER**, is amended by revising Exception Number 525 by adding the words “from the **City Centre Office Zone (CCO)** and the **City Centre Residential Zone (CCR)**” following the words “Holding Provision (H)” so that the revised exception Number 525 reads as follows:

525. On those lands identified as Exception Number 525, the following provisions shall apply:

- (a) Permitted uses prior to the removal of the Holding Provision (H) from the **City Centre Office Zone (CCO)**, **City Centre Commercial Zone (CCC)** and the **City Centre Residential Zone (CCR)** zoning for this site shall include parking areas, only in association with the shopping centre located at Block M and N, R.P. M-1410.

5. **Schedule “C”, EXCEPTIONS LIST**, is amended by adding the following Exception Numbers:

OTHER

- 535.** (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to all uses permitted in the **Industrial District Commercial Zone (MDC)** together with the following Performance Standards:

- (b) The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:
- (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development and satisfaction that the function and integrity of the existing access to and from neighbouring industrial uses is maintained or improved; and
 - (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.
- 536.** (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to all uses permitted in the **Industrial Zone (M)** together with the following Performance Standards:
- 359 - 913 - 988 - 1066
- (b) The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:
- (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development and satisfaction that the function and integrity of the existing access to and from neighbouring industrial uses is maintained or improved; and
 - (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.

- 537.** (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to all uses permitted in the **Industrial Zone (M)** together with the following Performance Standards:

357 - 913 - 989 - 1054

- (b) The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:

- (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development and satisfaction that the function and integrity of the existing access to and from neighbouring industrial uses is maintained or improved; and
- (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.

- 538.** (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to all uses permitted in the **Industrial Zone (M)** together with the following Performance Standards:

359 - 628 - 913 - 989 - 1052w - 1054 - 1201

- (b) The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:

- (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development and satisfaction that the function and integrity of the existing access to and from neighbouring industrial uses is maintained or improved; and

- (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.
- 539. (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to all uses permitted in the **Industrial Zone (M)** together with the following Performance Standards:

357 - 628 - 913 - 989 - 1054
- (b) The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:
 - (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development and satisfaction that the function and integrity of the existing access to and from neighbouring industrial uses is maintained or improved; and
 - (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.
- 540. (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to all uses permitted in the **Industrial Zone (M)** together with the following Performance Standards:

359 - 622 - 913 - 1054 - 1202 - 1430 - 1486
- (b) The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:
 - (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development and satisfaction

that the function and integrity of the existing access to and from neighbouring industrial uses is maintained or improved; and

- (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.

- 541.** (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to all uses permitted in the **Industrial Zone (M)** together with the following Performance Standards:

357 - 622 - 913 - 989 - 1067

- (b) The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:

- (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development and satisfaction that the function and integrity of the existing access to and from neighbouring industrial uses is maintained or improved; and
- (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.

- 542.** (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to all uses permitted in the **Industrial Zone (M)** together with the following Performance Standards:

357 - 622 - 913 - 989 - 1067

371

- (b) The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:

- (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater

management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development and satisfaction that the function and integrity of the existing access to and from neighbouring industrial uses is maintained or improved; and

- (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.

- 543.** (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to all uses permitted in the **Industrial Zone (M)** together with the following Performance Standards:

357 - 913 - 991 - 1054 - 1141 - 1146

- (b) The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:

- (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development and satisfaction that the function and integrity of the existing access to and from neighbouring industrial uses is maintained or improved; and
- (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.

- 544.** (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to all uses permitted in the **Industrial Zone (M)** together with the following Performance Standards:

357 - 913 - 991 - 1054 - 1141 - 1146

372

- (b) The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:
- (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development and satisfaction that the function and integrity of the existing access to and from neighbouring industrial uses is maintained or improved; and
 - (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.

545. The Holding Provision (H) used in conjunction with **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 Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:

- (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development; and
- (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.

546. (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to all uses permitted in the **Agricultural Zone (AG)** together with the following Performance Standards:

- (b) The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:
- (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development; and
 - (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.
- 547.** (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to all uses permitted in the **Agricultural Zone (AG)** together with the following Performance Standards:
- 795 - 913s - 1279 77
- (b) The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:
- (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development; and
 - (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.

- 548.** The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:
- (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development; and
 - (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.
- 549.** (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to all uses permitted in the **Industrial Zone (M)** together with the following Performance Standards:
- 357 - 913 - 991 - 1054 - 1146
- (b) The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:
- (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development and satisfaction that the function and integrity of the existing access to and from neighbouring industrial uses is maintained or improved; and
 - (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.
- 550.** (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to all uses permitted in the **Industrial Zone (M)** together with the following Performance Standards:

- (b) The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:
- (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development and satisfaction that the function and integrity of the existing access to and from neighbouring industrial uses is maintained or improved; and
 - (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.
- 551.** (a) Permitted uses prior to the removal of the Holding Provision (H) from the zoning for this site shall be restricted to all uses permitted in the **City Centre Office Zone (CCO)**, **Industrial Zone (M)** together with the following Performance Standards:
- 110 - 357 - 913 - 991 - 1054 - 1146 - 1221
- (b) The Holding Provision (H) used in conjunction with **City Centre Residential Zone (CCR)** and **City Centre Office Zone (CCO)** shall be removed in whole or in part by an amending By-law upon the submission of a Site Plan Control Application to the satisfaction of the City, in accordance with the Scarborough Centre Secondary Plan and having regard to established Urban Design Principles, and when Council is satisfied as to:
- (i) the availability or provision of all transportation improvements, infrastructure and servicing, including public transit, stormwater management, the provision of community facilities and accommodations for pedestrians and cyclists, necessary to accommodate and support any proposed development and satisfaction that the function and integrity of the existing access to and from neighbouring industrial uses is maintained or improved; and

- (ii) all appropriate requirements or clearances for the proposed development pertaining to site environmental conditions including compatibility with existing and permitted nearby uses.”

ENACTED AND PASSED this 7th day of December, A.D. 2005.

DAVID R. MILLER,
Mayor

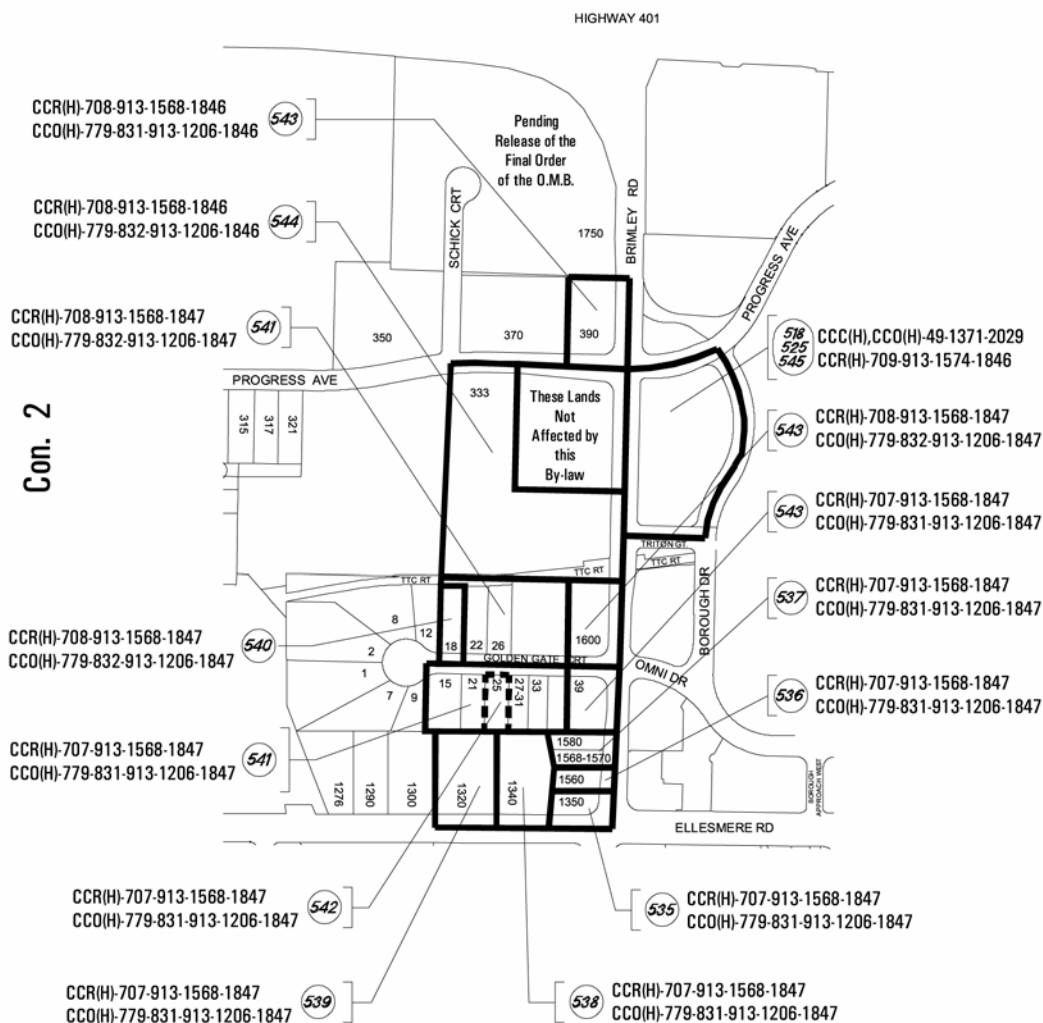
ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule "1"

Lot 25

Lot 24



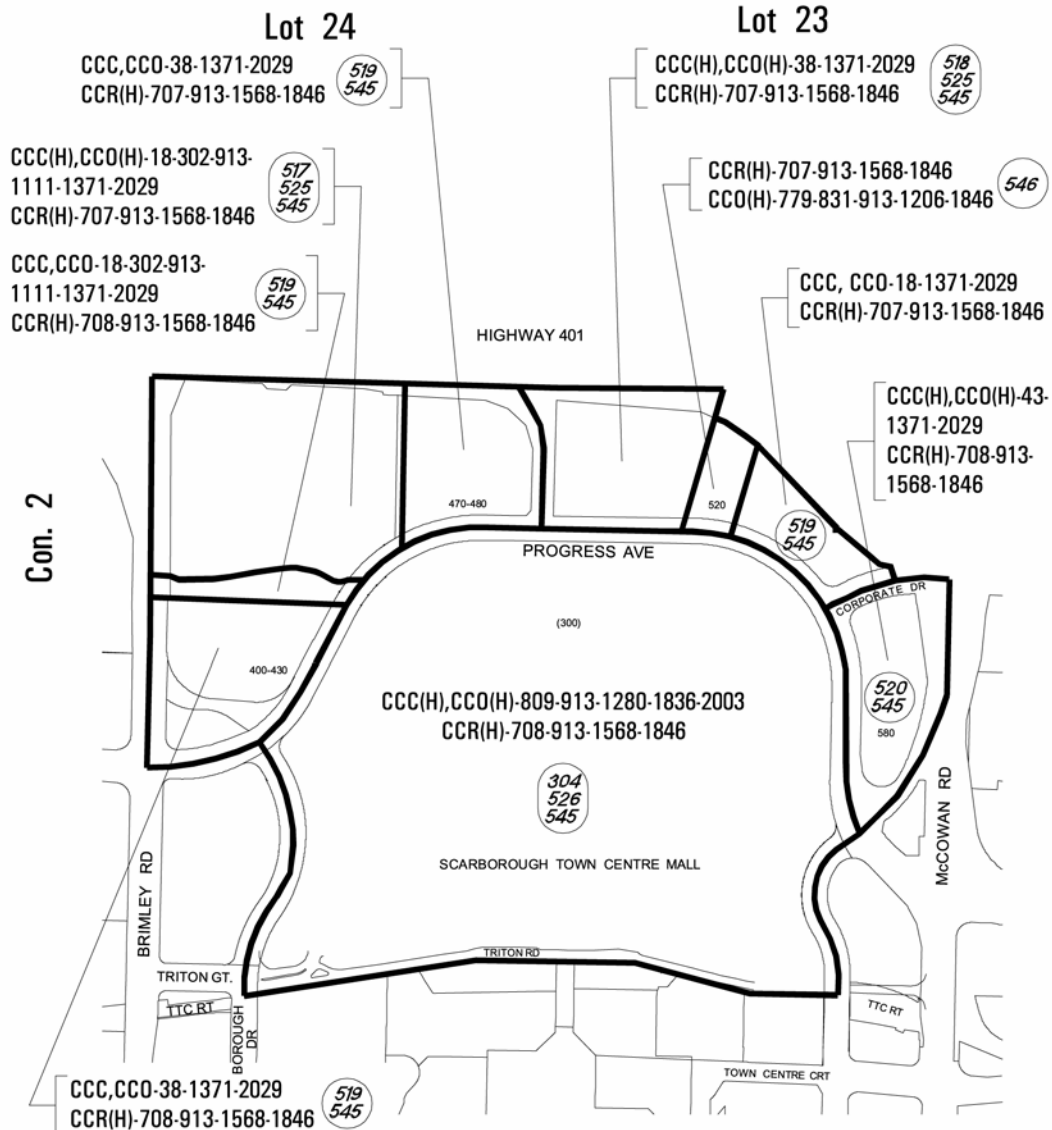
 **Toronto** City Planning Division
Zoning By-Law Amendment

Brimley Precinct
File # 05-144149 TM

 Area Affected By This By-Law

Progress Employment District By-law
Not to Scale
10/29/05

Schedule "2"



Toronto City Planning Division
Zoning By-Law Amendment

Town Centre Commercial Precinct
File # 05-144149 TM

 Area Affected By This By-Law

Progress Employment District By-law
Not to Scale
11/21/05

Schedule "3"

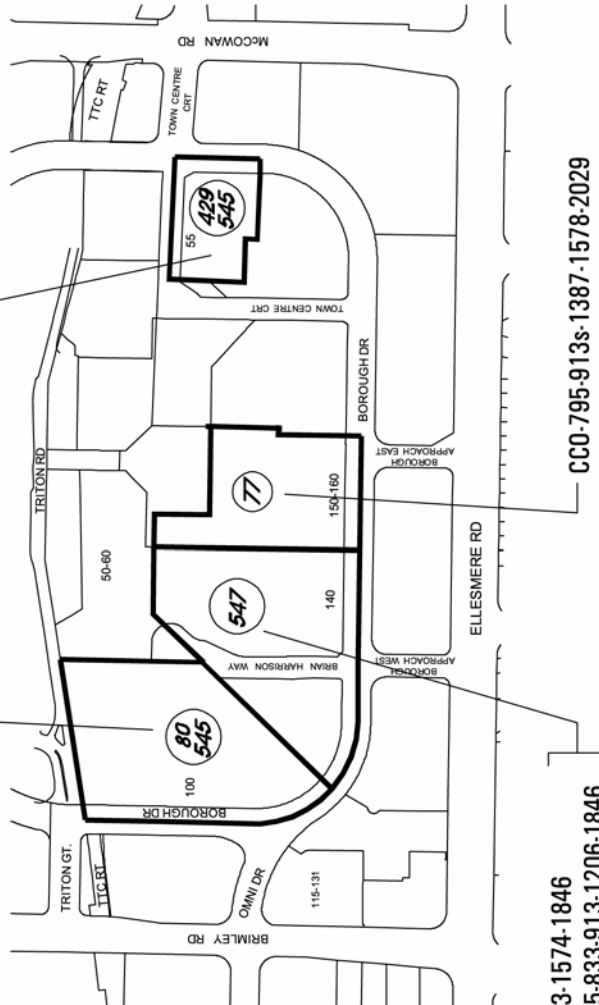
Lot 24

Lot 23

CCTS-49-180-1205-1488-1620-1807-1869
CCR(H)-708-913-1574-1846

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CCO-779-812-1207-1495-1732-2029-2204

Con. 2



City Planning
Division
Zoning By-Law Amendment

Civic Precinct
File # 05-144149 TM



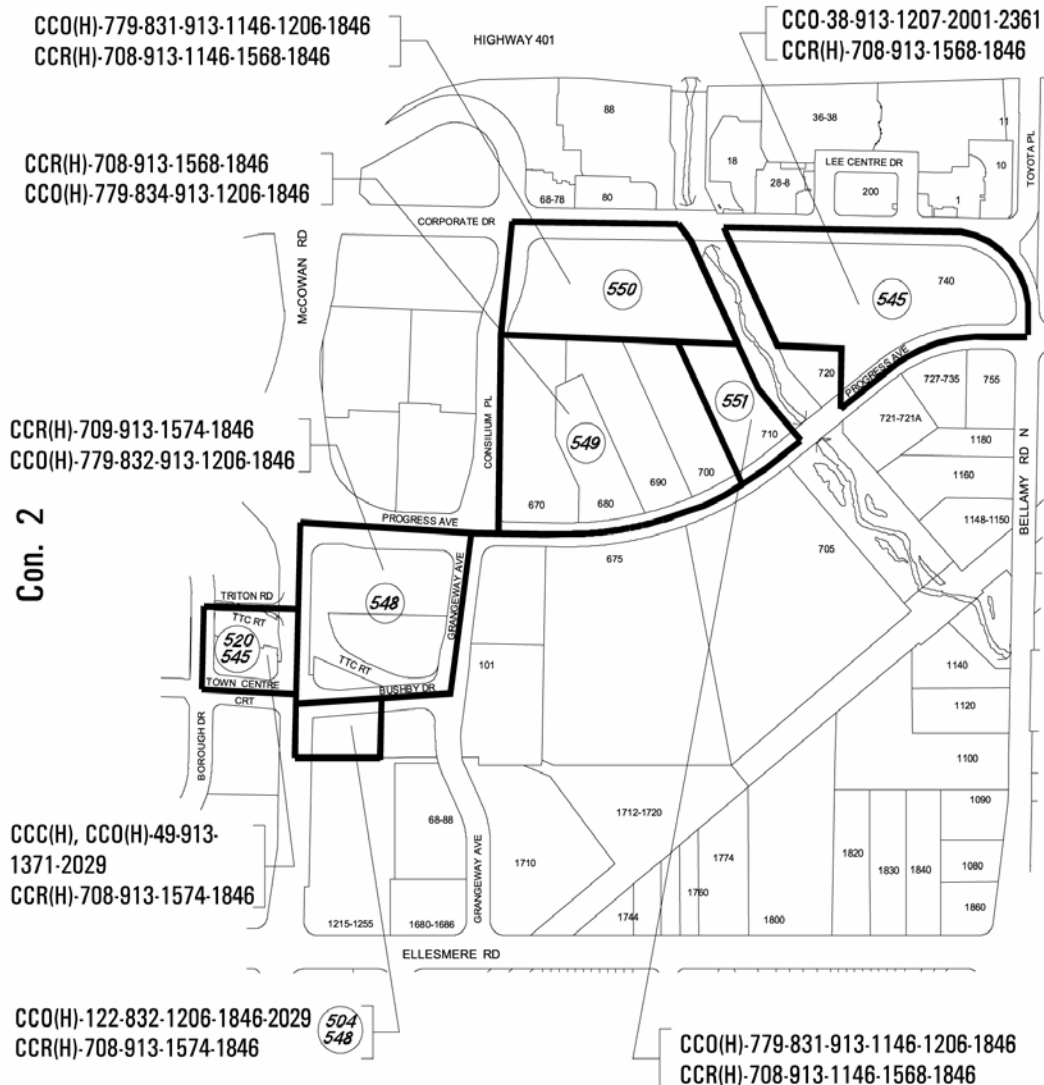
Area Affected By This By-Law

Progress Employment District By-law
Not to Scale
10/20/05

Schedule "4"

Lot 22

Lot 21



 **Toronto** City Planning
Division
Zoning By-Law Amendment

McCowan Precinct
File # 05-144149 TM

 Area Affected By This By-Law

Progress Employment District By-law
Not to Scale
11/29/05