

CITY OF TORONTO

BY-LAW No. 158-2007(OMB)

To amend former City of Scarborough Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, with respect to lands municipally known as 5789 to 5951 Steeles Avenue East.

WHEREAS authority is given to the Ontario Municipal Board by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, the Ontario Municipal Board orders as follows:

1. **SCHEDULE “A”** of the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District) is amended by deleting the current zoning and replacing it with the following, so that the amended zoning shall read as follows on Schedule ‘1’:

SDC (H) 6 – 913 – 1111 – 1518 – 1520 – 1636 – 1903 – 2001 – 2029 – 2378 – 2601 – 2602

232 – 467 – 835

M (H) 359 – 913 – 1054 – 2600

232 – 835

2. **SCHEDULE “B” - PERFORMANCE STANDARDS CHART** of the Employment Districts Zoning By-law No. 24982, is hereby amended by adding the following Performance Standards:

REQUIRED PARKING

1518. Notwithstanding the provision of **CLAUSE V – GENERAL PROVISIONS**, Section **7.2, Table of Required Parking Rates**, parking shall be provided for all uses as follows:

- Minimum 4.7 spaces per 100 m² of **gross floor area** for **Special District Commercial** uses, and maximum 5.0 spaces per 100 m² **gross floor area** of **Special District Commercial** uses. Notwithstanding this requirement, no parking spaces shall be required for 464.5 m² of **gross floor area** of Community Space and 1,160 m² **gross floor area** for the existing heritage buildings.

1520. Notwithstanding the provisions of **CLAUSE V – GENERAL PROVISIONS**, Section **7.3, Parking Space and Driveway Dimensions**, parking spaces shall have minimum dimensions of 2.6 m width by 5.6 m length.

MISCELLANEOUS

1636. Parking spaces shall be prohibited within 20 m from the **street line** of Steeles Avenue.

LANDSCAPING

1903. Minimum 3.0 m wide strip of land abutting the **street line** of Steeles Avenue East shall be used for **landscaping**, retaining walls and driveways only.

SECTION 37

2378. Matters to be provided pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

- (a) The density of development permitted by this By-law is permitted subject to the owner of the lands, at its expense and in accordance with and subject to the execution and registration of the agreements referred to in Section (b) herein, providing or funding the following facilities, services and matters, as follows:
 - (i) the relocation, restoration and reuse of the buildings located at 5933 Steeles Avenue East and 5951 Steeles Avenue East;
 - (ii) the provision and use of 464.5 m² of **gross floor area** for community space;
 - (iii) items (i) and (ii) above shall be provided within three years from the date of issuance of the first building permit for the site;
 - (iv) the design and installation of one or more pieces of public art, with a value of not less than \$250,000.00, to the satisfaction of the Chief Planner of the City of Toronto or their designate, prior to the issuance of the building permit for Building 1 (two-storey commercial), and to be secured by a letter of credit;
 - (v) the agreement shall contain provisions relating to the phasing of development including the requirement that a minimum 2,300 m² of development along the frontage of Steeles Avenue East shall be commenced within three years of the issuance of a building permit for the main building on the lands to which this performance standard applies. The agreement shall contain further provisions respecting the commencement of development that will complete the Steeles Avenue frontage of the lands within five years of the issuance of the building permit for the main building on the site.
- (b) the owner of the lands shall enter into one or more agreements with the City of Toronto 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) herein, which agreement shall be registered as a first charge on title to the lands to which this By-law applies.

GROSS FLOOR AREA

2600. The minimum **gross floor area** for all **industrial uses** shall be 929 m².
2601. Notwithstanding the maximum permitted **gross floor area** stipulated in performance standard no. 6 of this by-law, an additional 1,160 m² of **gross floor area** is permitted.
2602. Notwithstanding the maximum permitted **gross floor area** stipulated in performance standards no. 6 of this by-law, an additional 464.5 m² of Community Space **gross floor area** is permitted.

3. **SCHEDULE “C” - EXCEPTIONS LIST**, of the Employment Districts Zoning By-law No. 24982, is further amended by adding the following Exception Numbers 232, 467 and 835:

232. On those land identified as Exception Number 232, the following uses shall be prohibited:

Prohibited Uses

- **Places of Worship**

467. On those lands identified as Exception Number 467, the following additional uses shall be permitted:

Additional Permitted Uses:

Community Space, operated by the City of Toronto or a non-profit organization.

835. On those lands identified as Exception Number 835, the following provisions shall apply:

- (a) Prior to the removal of the Holding Provisions (H) from the zoning of the lands subject to this Exception, only the following Zone Provisions and Performance Standards shall apply:

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- (b) The Holding Provision (H) used in conjunction with the **Special District Commercial Zone (SDC)** and the **Industrial Zone (M)** shall be removed, in whole or in part, by amending By-law when Council is satisfied as to the availability of all infrastructure and servicing requirements necessary to accommodate the proposed development, and that all necessary transportation improvements have been secured to the satisfaction of the City;

whereupon the lands shall be restricted to the following Zone Provisions,
Performance Standards and Exceptions:

SDC – 6 – 913 – 1111 – 1518 – 1520 – 1636 – 1903 – 2001 – 2029 – 2378 – 2601 – 2602

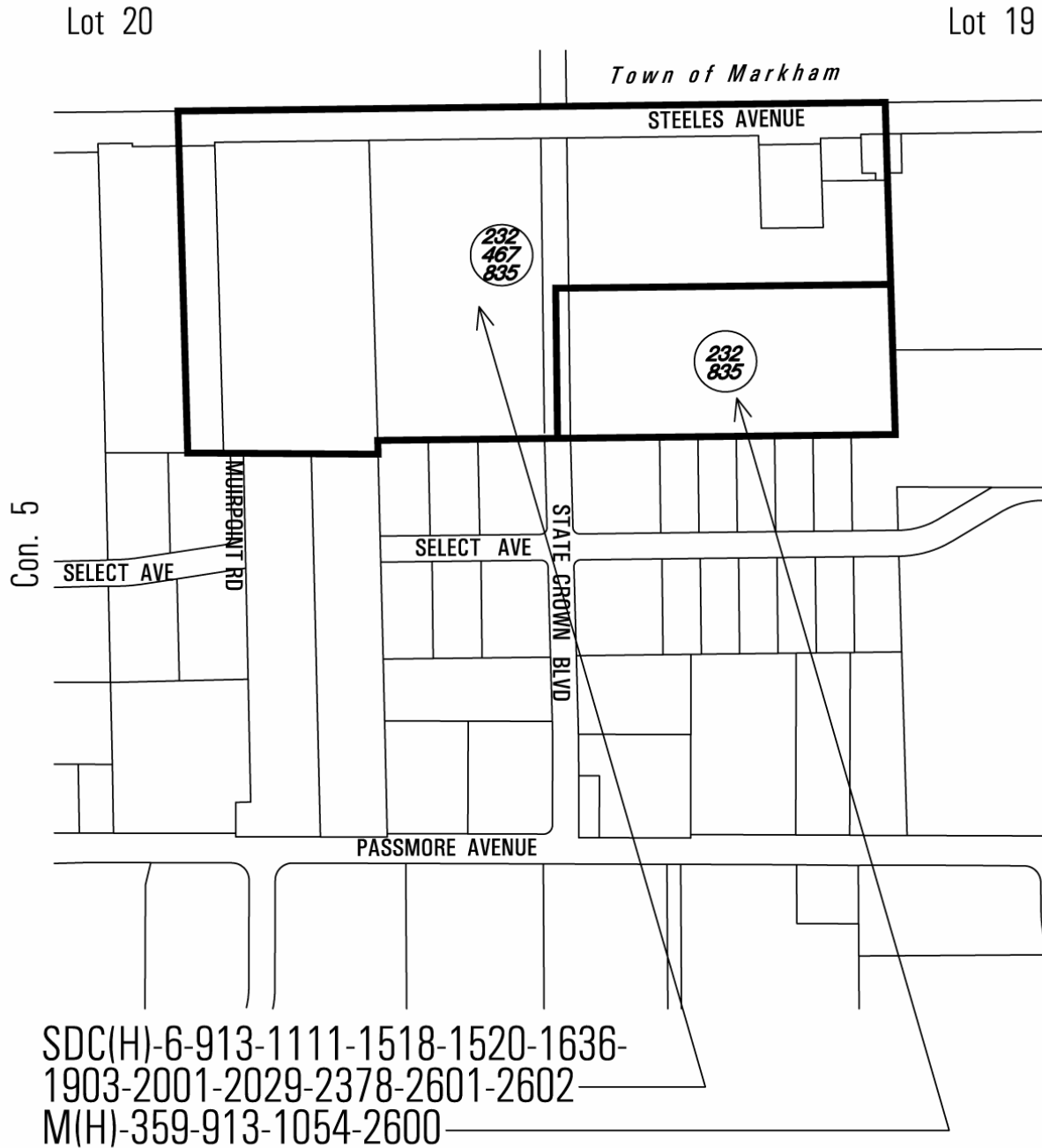
232 – 467

M – 359 – 913 – 1054 – 2600

232

PURSUANT TO DECISION/ORDER NO. 3184 OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON NOVEMBER 10, 2006 IN BOARD FILE NO. PL051180 AND PL060314.

Schedule '1'



Zoning By-Law Amendment

5789 to 5945 Steeles Ave. East

File # 05-141569 0Z



Area Affected By This By-Law

Tapscott Emp. Bylaw
Not to Scale
10/18/06