

Authority: Scarborough Community Council Item 7.29
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: July 19, 2007

CITY OF TORONTO

BY-LAW No. 810-2007

To amend former City of Scarborough Employment Districts Zoning By-law No. 24982, (Rouge Employment District), as amended, with respect to lands municipally known as 1145 Morningside Avenue.

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 Rouge Employment District Zoning Bylaw, as amended is further amended with respect to the land outlined on Schedule ‘1’ by retaining the (M) and (OU) designation, removing the performance standards, and replacing it with the following:

M, OU-913-991-1054-2365-2610-2611-2612-Exception 138

2. **PERFORMANCE STANDARD CHART** – SCHEDULE “B”, of the Rouge Employment District Zoning By-law, as amended, is hereby amended by adding the following Performance Standards:

INTENSITY OF USE

2610. Gross Floor Area of all buildings shall not exceed 4 210 square metres (45,320 square feet).
 2611. No individual unit shall exceed 465 square metres (5,000 square feet).
 2612. Retail uses are restricted to a maximum of 40% of the maximum permitted gross floor area or 1 685 square metres (18,127 square feet).
3. Within the lands shown on Schedule ‘1’ attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

4. **EXCEPTIONS LIST – SCHEDULE “C”**, of the Rouge Employment District Zoning By-law, as amended, is hereby further amended by adding the following Exception:

ADDITIONAL PERMITTED USES

138. Only the following additional uses are permitted:

Business and Trade School
Computer Sales and Service
Courier Services / Mailbox / Fax
Medical Offices
Dry Cleaning Establishment
Fitness Centre
Artist and Photo Studio
Printing Shop
Travel Agency
Dance Studio

139. Retail Stores are not permitted.

ENACTED AND PASSED this 19th day of July, A.D. 2007.

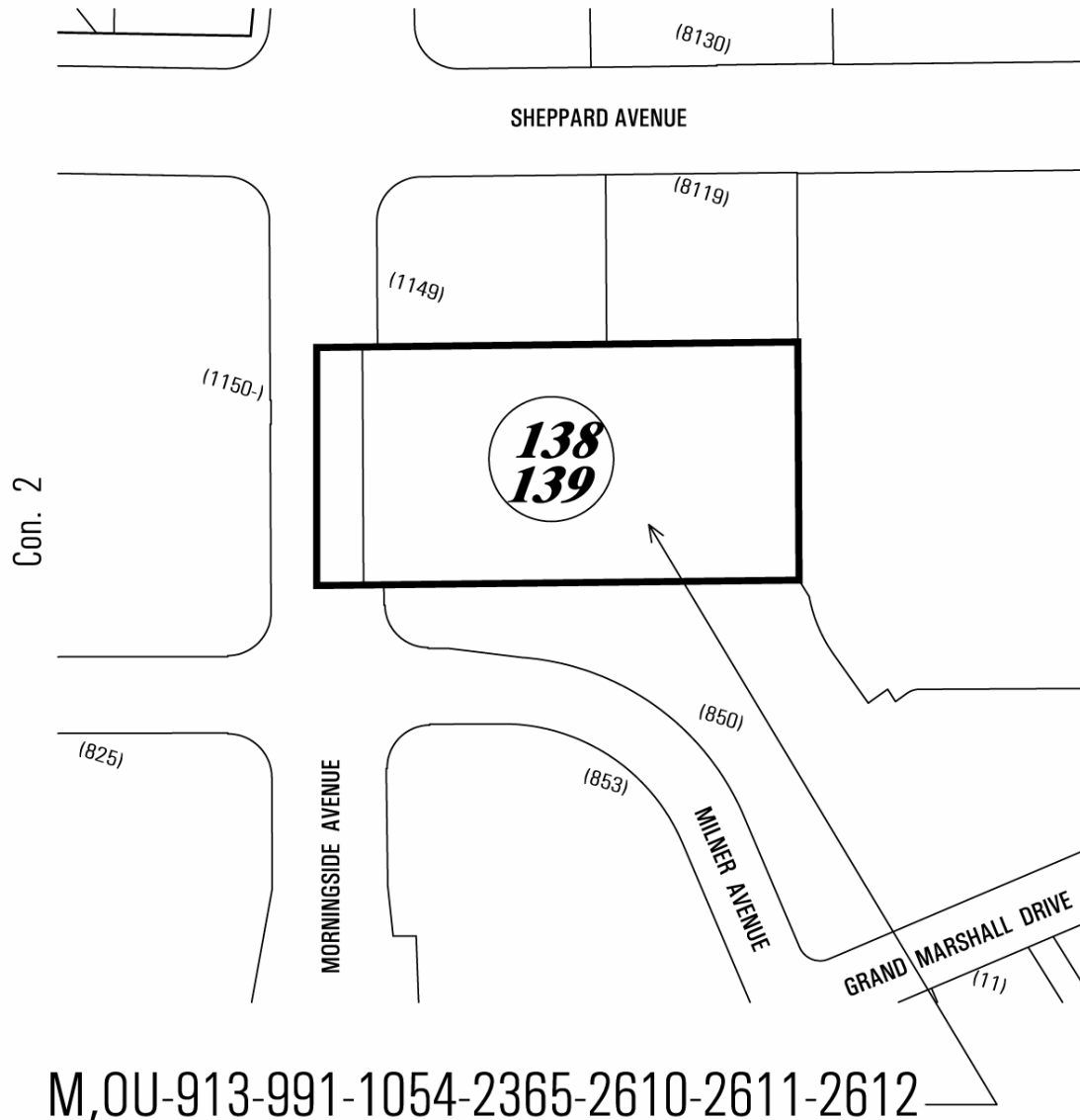
SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 10



M,OU-913-991-1054-2365-2610-2611-2612

**Zoning By-Law Amendment**

1145 Morningside Avenue

File # 06-148959 OZ



Area Affected By This By-Law

Rouge Emp. District Bylaw
Not to Scale
06/12/07

