

CITY OF TORONTO

BY-LAW No. 1347-2007(OMB)

To amend the former City of Scarborough Employment Districts Zoning By-law No. 24982, as amended with respect to the Progress Employment District and lands located west of Brimley Road, north of Progress Avenue and on Schick Court extension.

WHEREAS the Ontario Municipal Board by way of Decision Order No. 1922 issued on July 10, 2007 determined to amend the Scarborough Employment Districts Zoning By-law No. 24982;

THEREFORE the Ontario Municipal Board HEREBY AMENDS the Scarborough Employment Districts Zoning By-law No. 24982 as follows:

1. **Schedule “A”** of the Scarborough Employment Districts Zoning By-law No. 24982 (Progress Employment District), is amended by deleting the current zoning and replacing it with the following zoning, as shown on Schedule ‘1’ to this By-law:

CCR – 665 – 699 – 1185 - 1565 – 1838 – 2029 – 2373 –

451

CCR (H) – 665 – 700 – 1186 – 1565 – 1838 – 2029 – 2373 –

451

529

CCR (H) – 665 – 701 – 1185 – 1565 – 1838 – 2029 – 2373 –

451

529

CCO – 80 – 827 – 1379 – 1380 – 1799 – 2029

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

INTENSITY OF USE

80. Maximum gross floor area of all buildings 40,430 m².
699. Maximum 1,072 **dwelling units**.
700. Maximum 421 **dwelling units**.
701. Maximum 304 **dwelling units**.

MISCELLANEOUS

827. The **gross floor area** of all accessory uses permitted by CLAUSE VI, 15(b) shall not exceed 10% of the total built **gross floor area** of CCO Uses.

SETBACKS – OTHER YARDS

1185. No residential **dwelling units** shall be located closer than 25 meters from the west boundary of this Zone.
1186. No residential **dwelling units** shall be located closer than 20 meters from the south boundary of this Zone.

HEIGHT

1838. Maximum number of storeys – 30.

SECTION 37

2373. The owner of the lands shall enter into an agreement with the City of Toronto pursuant to Section 37 of the *Planning Act*, R. S. O. c.P. 13, as amended, which agreement shall be registered on title. The Agreement shall require that lands within the plan of subdivision zoned for residential and ancillary commercial development shall convey parklands to the City of Toronto in excess of 5% of the residential lands and 2% of the commercial lands, and shall contribute a total of \$350,000.00 to the City for the development of parklands within this plan of subdivision and for the construction of a public pedestrian walkway to the Scarborough Centre RT Station.

3. **Schedule “C”, EXCEPTIONS LIST**, is amended by adding Exception 451 and 529 as follows:

Exception 451.

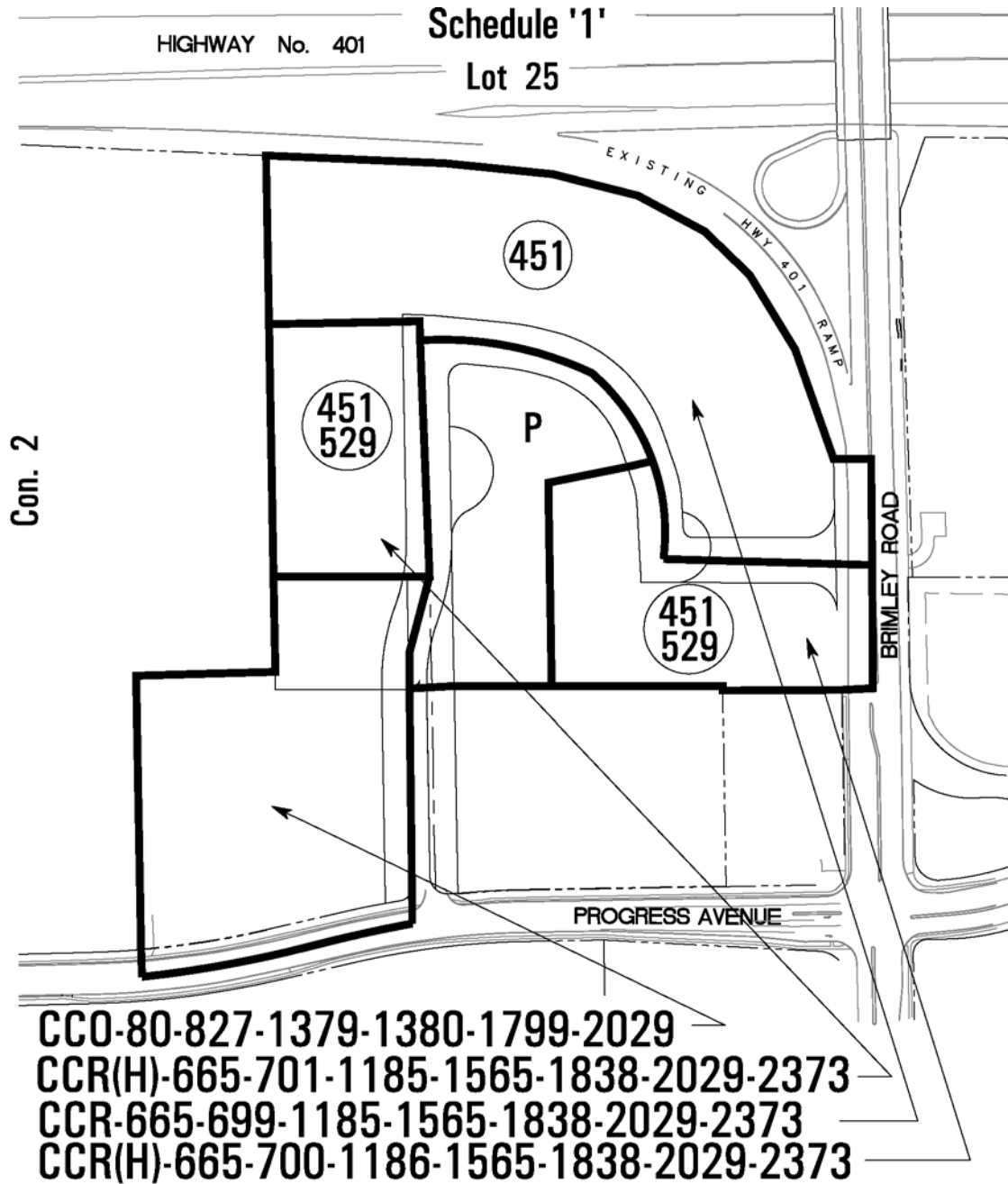
- (a) Additional Permitted Uses ancillary to City Centre Residential Uses: retail stores, **Personal Service Shops, Restaurants**, banks and **Financial Institutions** are permitted to a maximum total **gross floor area** of 750 m². The **gross floor area** of such additional permitted uses is exempt from the minimum parking requirements otherwise provided by Clause V, Section 7.2, Table of Required Parking Rates
- (b) A sales and marketing centre, including model suites, for the purpose of presenting, marketing and selling residential dwelling units is permitted.

Exception 529.

- (a) Permitted uses prior to the removal of the Holding Provision (H) from this site shall be restricted to all uses permitted in the Industrial Zone (M), and a sales and marketing centre, including model suites, for the purposes of presenting, marketing and selling residential **dwelling units**, subject to the following Performance Standards:

- (b) The Holding Provision (H) shall be removed by amending By-law upon the opening of public road access from the subject lands to the west side of Brimley Road between Progress Avenue and Highway 401, or October 21, 2005, whichever shall come first.

PURSUANT TO THE ORDER/DECISION NO. 1922 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JULY 10, 2007 IN BOARD FILE NO. PL011117.



Zoning By-Law Amendment

Brimley Road & Highway 401

File # SC-P20000014, SC-Z20000023, SC-T20000002



Area Affected By This By-Law

Progress Employment District Bylaw
 Not to Scale
 9/30/03

