

Authority: Scarborough Community Council Item 11.25,
as adopted by City of Toronto Council on December 11, 12 and 13, 2007
Enacted by Council: December 13, 2007

CITY OF TORONTO

BY-LAW No. 1380-2007

To amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (South Agincourt Employment District), as amended, with respect to the lands municipally known as 2055 Kennedy 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 Employment Districts Zoning By-law No. 24982 (South Agincourt Employment District) is amended by deleting the current zoning provisions for the lands municipally known as 2055 Kennedy Road and replacing them with the following zoning provisions as shown on Schedule ‘1’ attached hereto and forming part of this by-law:

(Blocks 1, 2 & 3) CR-1640-2029-2047-2375- 230

(Blocks 4 & 5) P - 2375

(Blocks 6 & 7) MF-1640-2029-2047-2375- 230

(Block 9) CR-1640-2029-2047-2375- 230

(Block 10) SDC-1640-2047-2375

(Block 11) PU & SDC-1640-2047-2375

2. **SCHEDULE ‘B’** of the Employment Districts Zoning By-law No. 24982, **Performance Standards Chart – Section 37**, Performance Standard 2375, subclause (a) (iv) is amended by deleting the reference to Block 8 and replacing it with Block 11.

3. **SCHEDULE 'B'** of the Employment Districts Zoning By-law No. 24982, **Performance Standards Chart – Miscellaneous**, is amended by deleting Performance Standard 2047 and replacing it as follows:

2047. On those lands identified as having Performance Standard 2047 on Schedule 'A', the following provisions shall apply, provided all other provisions of the By-law not inconsistent with these provisions shall continue to apply:

- (a) Total **gross floor area** of all buildings on Blocks 1, 2, 3, 6, 7, 9 and 10, minus the **gross floor area** of any daycare centre provided in accordance with Performance Standard 2375, **basements**, below-grade and above-grade parking structures and indoor recreational amenity areas, shall not exceed 204,162 m².
- (b) Total residential **gross floor area** of all buildings on Blocks 1, 2, 3, 6, 7 and 9, minus the **gross floor area** of any daycare centre provided in accordance with Performance Standard 2375, **basements**, below-grade and above-grade parking structures and indoor recreational amenity areas, shall not exceed 165,000 m².
- (c) Total number of **dwelling units** on Blocks 1, 2, 3, 6, 7 and 9 shall not exceed 2,100 **dwelling units**.
- (d) The area outlined as "Block 1" and "Block 2" shall be zoned **Commercial/Residential Zone (CR)**. No buildings or structures shall be permitted on "Block 1" and "Block 2" except as follows:
 - (i) Only the following uses are permitted:
 - Apartments
 - Daycare Centres
 - **Day Nurseries**
 - **Financial Institutions**
 - Home Sales Centre
 - Offices
 - **Personal Service Shops**
 - **Restaurants**
 - Retail Stores
 - (ii) A minimum of 430 m² of non-residential **gross floor area**, not including the **gross floor area** of any daycare centre provided in accordance with Performance Standard 2375, shall be provided.
 - (iii) Minimum **street yard** setback 3 m.

- (iv) Minimum **street yard** setback of 6 metres for any portions of a building or structure, with the exception of balconies which are more than 13 m in vertical distance from the mean grade at the intersection of the side lot lines and the minimum front yard setback.
 - (v) **Dwelling units** shall be located a minimum of 25 m from the lot line abutting the Canadian National Railway/GO Transit rail line.
 - (vi) No portion of any building on “Block 1”, above or below grade, shall be closer than 14 m to the **rear lot line**.
 - (vii) Maximum **height** - 117 m and excluding mechanical penthouse.
 - (viii) Minimum 1.1 parking spaces per **dwelling unit** plus a minimum of 0.2 visitor parking spaces per **dwelling unit** prior to the construction and operation of a subway facility south-west of where the Canadian Pacific Railway and Canadian National Railway/GO Transit rail lines intersect.
 - (ix) Minimum 1.0 parking spaces per **dwelling unit** plus a minimum of 0.17 visitor parking spaces per **dwelling unit** after the construction and operation of a subway facility south-west of where the Canadian Pacific Railway and Canadian National Railway/GO Transit rail lines intersect.
- (e) The area outlined as “Block 3” shall be zoned **Commercial/Residential Zone (CR)**. No buildings or structures shall be permitted on “Block 3” except as follows:
- (i) Only the following uses are permitted:
 - Apartments
 - Daycare Centres
 - **Day Nurseries**
 - Home Sales Centre
 - Offices
 - **Personal Service Shops**
 - **Restaurants**
 - Retail Stores
 - (ii) Minimum **street yard** setback 3 m.
 - (iii) Minimum **street yard** setback of 6 metres for any portions of a building or structure, with the exception of balconies which are more than 13 m in vertical distance from the mean grade at the intersection of the side lot lines and the minimum front yard setback.

- (iv) **Dwelling units** shall be located a minimum of 25 m from the lot line abutting the Canadian National Railway/GO Transit rail line.
 - (v) Maximum **height** - 90 m, and excluding mechanical penthouse.
 - (vi) Minimum 1.1 parking spaces per **dwelling unit** plus a minimum of 0.2 visitor parking spaces per **dwelling unit** prior to the construction and operation of a subway facility south-west of where the Canadian Pacific Railway and Canadian National Railway/GO Transit rail lines intersect.
 - (vii) Minimum 1.0 parking spaces per **dwelling unit** plus a minimum of 0.17 visitor parking spaces per **dwelling unit** after the construction and operation of a subway facility south-west of where the Canadian Pacific Railway and Canadian National Railway/GO Transit rail lines intersect.
- (f) The area outlined as “Block 6” and “Block 7” shall be zoned **Multiple Family Residential Zone (MF)**. No buildings or structures shall be permitted on “Block 6” and “Block 7” except as follows:
- (i) Only the following uses are permitted:
 - Daycare Centres
 - **Day Nurseries**
 - Homes Sales Centre
 - Model Homes
 - **Multiple Family Dwellings**
 - (ii) Minimum **street yard** setback 3 m, with the exception of porches, balconies and stairs without below grade foundations.
 - (iii) Minimum setback 3 m from “Block 4”.
 - (iv) Maximum **height** - 14 m.
 - (v) Minimum 1.4 parking spaces per **dwelling unit** plus a minimum of 0.2 visitor parking spaces per **dwelling unit** prior to the construction and operation of a subway facility south-west of where the Canadian Pacific Railway and Canadian National Railway/GO Transit rail lines intersect.
 - (vi) Minimum 1.4 parking spaces per **dwelling unit** plus a minimum of 0.17 visitor parking spaces per **dwelling unit** after the construction and operation of a subway facility south-west of where the Canadian Pacific Railway and Canadian National Railway/GO Transit rail lines intersect.

- (g) The area outlined as “Block 9” shall be zoned **Commercial / Residential Zone (CR)**. No buildings or structures shall be permitted on “Block 9” except as follows:
- (i) Only the following uses are permitted:
 - Apartments
 - Daycare Centres
 - **Day Nurseries**
 - Home Sales Centre
 - Offices
 - **Personal Service Shops**
 - **Restaurants**
 - Retail Stores
 - (ii) Minimum **street yard** setback 3 m.
 - (iii) Minimum **street yard** setback of 6 metres for any portions of a building or structure, with the exception of balconies which are more than 13 m in vertical distance from the mean grade at the intersection of the side lot lines and the minimum front yard setback.
 - (iv) **Dwelling units** shall be located a minimum of 30 m from the north lot line abutting the Canadian Pacific Railway line.
 - (v) Maximum **height** - 104 m, and excluding mechanical penthouse.
 - (vi) Minimum 1.1 parking spaces per **dwelling unit** plus a minimum of 0.2 visitor parking spaces per **dwelling unit** prior to the construction and operation of a subway facility south-west of where the Canadian Pacific Railway and Canadian National Railway/GO Transit rail lines intersect.
 - (vii) Minimum 1.0 parking spaces per **dwelling unit** plus a minimum of 0.17 visitor parking spaces per **dwelling unit** after the construction and operation of a subway facility south-west of where the Canadian Pacific Railway and Canadian National Railway/GO Transit rail lines intersect.
- (h) The area outlined as “Block 10” shall be zoned **Special District Commercial Zone (SDC)**. No buildings or structures shall be permitted on “Block 10” except as follows:
- (i) Only the following uses are permitted:
 - Daycare Centres
 - **Day Nurseries**

- **Financial Institutions**
- Home Sales Centre
- Non-Commercial Parking Lots
- Offices
- **Personal Service Shops**
- **Restaurants**
- Retail Stores

(ii) Minimum **street yard** setback 3 m.

(iii) Maximum **height** - 95 m, and excluding mechanical penthouse.

(i) The area outlined as “Block 11” shall be zoned **Public Utilities (PU)** and **Special District Commercial Zone (SDC)**. Only the following uses are permitted:

- Non-Commercial Parking Lots
- Offices
- **Personal Service Shops**
- **Public Transportation Use**
- **Public Use**
- **Public Utility**
- **Restaurants**
- Retail Stores

Public Transportation Use

Means the use of land or buildings for the operation of a transportation system which is provided by or under the control of a public authority

ENACTED AND PASSED this 13th day of December, A.D. 2007.

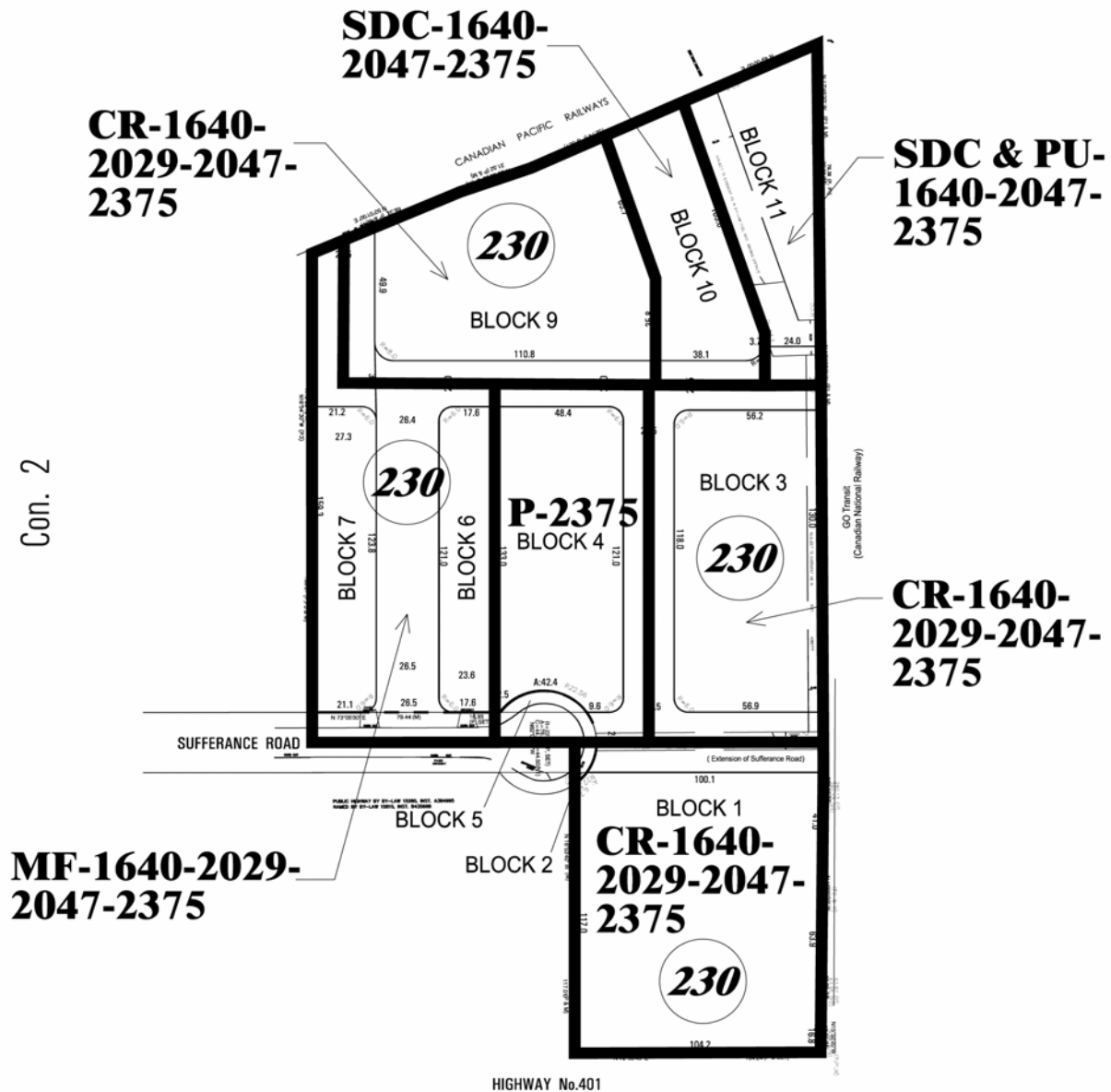
GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 28



Zoning By-Law Amendment

2055 Kennedy Road

File # 06-186899 OZ, 06-186915 SB



Area Affected By This By-Law

South Agincourt Emp. Bylaw
Not to Scale
11/12/07