

Authority: Scarborough Community Council Item 27.26,
as adopted by City of Toronto Council on August 5 and 6, 2009
Enacted by Council: August 6, 2009

CITY OF TORONTO

BY-LAW No. 716-2009

To amend former City of Scarborough Employment Districts Zoning By-law No. 24982 (Golden Mile Employment District - East), as amended, with respect to the lands municipally known as 743 Warden 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 Employment Districts Zoning By-law No. 24982 (Golden Mile Employment District - East), is amended by deleting the current zoning, and substituting new zoning on the subject lands as shown on Schedule ‘1’, attached hereto and forming part of this By-law, together with the following letters and numerals:

CC-851-913-1060(n)-1640-1710-1852-2029-2053-2054

141

226

840

M-852-992-1060(n)-1078(s)-1640-1710-2029-2051-2052-2053

142

840

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

MISCELLANEOUS

851. Maximum **gross floor area** of 620.0 square metres if a **driveway** to Deans Drive is not provided. If a **driveway** to Deans Drive is provided, maximum **gross floor area** of 6,200.0 square metres.

852. Maximum **gross floor area** of 18,500.0 square metres.

SIDE YARD

1060(n). Minimum **side yard** setback 9.0 metres.

1078(s). Minimum **side yard** setback: 3.0 metres within 190.0 metres of the **street line** of Warden Avenue abutting Deans Drive which shall be used only for **landscaping** and vehicular access, and 6.0 metres beyond 190.0 metres of the **street line** of Warden Avenue, which shall be used only for **landscaping**.

MISCELLANEOUS

2051. **Financial Institutions, Restaurants, and Drive-through Facilities** in combination with **Financial Institutions** shall only be located within 190.0 metres of the Warden Avenue **street line**. All other permitted uses except Offices (excluding Medical and Dental Offices) are required to be more than 190.0 metres from the Warden Avenue **street line**.
2052. The **gross floor area** of all buildings located within 190.0 metres of the **street line** of Warden Avenue shall not exceed 1,200.0 square metres.
2053. Minimum number of **bicycle parking spaces**: the greater of 0.25 spaces per 100.0 square metres of **gross floor area** or 6 spaces per building.
2054. The **main wall** of all buildings along the **street yard** abutting Warden Avenue shall have a minimum length of 50.0 metres, and shall be setback a maximum of 7.0 metres.

3. **SCHEDULE “C”**, of the Employment Districts Zoning By-law No. 24982, **EXCEPTIONS LIST**, is amended by adding the following Exceptions:

ONLY THE FOLLOWING USES ARE PERMITTED

141. (a) On those lands identified as Exception 141, only the following uses are permitted:
- **Day Nurseries**
 - Business and Trade Schools
 - **Financial Institutions**
 - Offices
 - **Personal Service Shops**
 - Pet Grooming Establishments (excluding overnight boarding of animals)
 - Places of Entertainment
 - **Recreational Uses**
 - **Restaurants**
 - Retail stores
 - **Service Shops**
142. (a) On those lands identified as Exception 142, only the following uses are permitted:
- **Drive-through Facilities** in combination with **Financial Institutions** only
 - Business and Trade Schools
 - **Financial Institutions**
 - **Industrial Uses**
 - Offices, excluding Medical and Dental Offices
 - **Recreational Uses**
 - **Restaurants**

OTHER

840. On those lands identified as Exception Number 840, the following provisions shall apply:

- (a) Any **driveway** accessing Deans Drive or Warden Avenue within 70.0 metres of Deans Drive shall have a **height restriction barrier** of 2.8 metres precluding any access or egress to or from Deans Drive, and to or from Warden Avenue within 70.0 metres of Deans Drive, by vehicles with heights in excess of 2.8 metres.

4. **CLAUSE IV**, of the Employment Districts Zoning By-law No. 24982, **DEFINITIONS**, is amended by adding the following definitions:

Bicycle parking space

means an area designed and equipped for the purpose of parking and securing a bicycle.

Height Restriction Barrier

shall mean a physical barrier used at a vehicle entrance to restrict the size (height) of vehicles that are able to use the entrance.

ENACTED AND PASSED this 6th day of August, A.D. 2009.

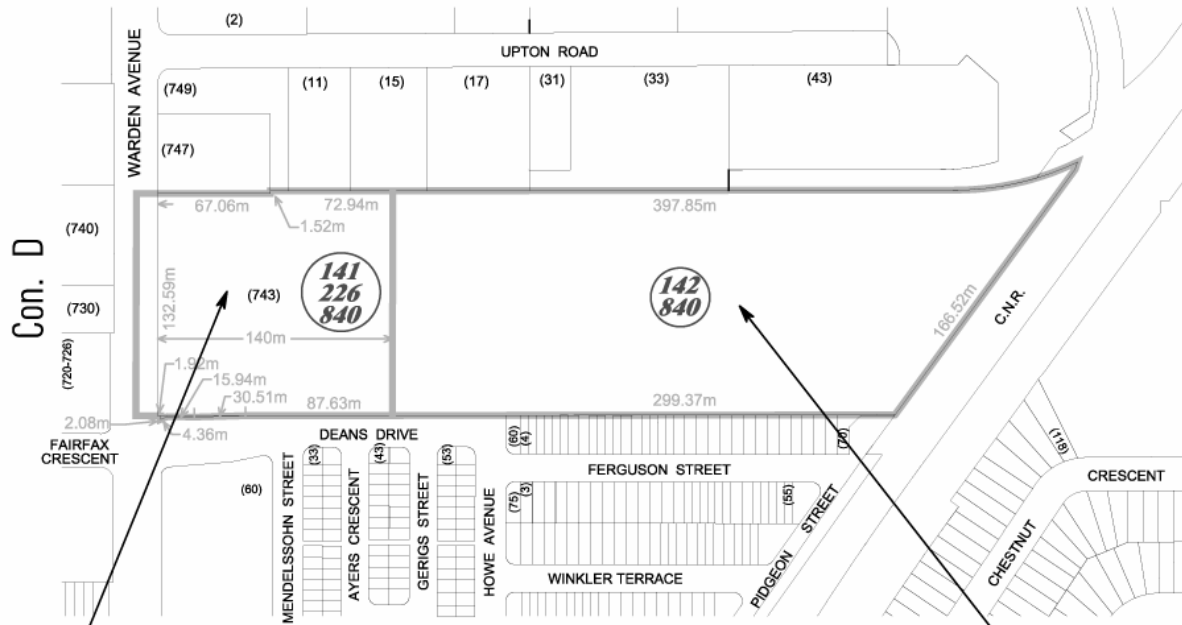
GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 31



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M-852-992-1060(n)-1078(s)-1640-1710-2029-2051-2052-2053



Zoning By-Law Amendment

743 Warden Avenue

File # 08-194742 0Z

 Area Affected By This By-Law

Golden Mile Employment District By-law
 Not to Scale
 08/04/09

