

Authority: Scarborough Community Council Item 20.33,  
as adopted by City of Toronto Council on December 1, 2 and 3, 2008  
Enacted by Council: August 6, 2009

## CITY OF TORONTO

### BY-LAW No. 741-2009

**To amend the Milliken Employment Zoning By-law No. 24982, as amended, with respect to the lands municipally known as 4577 – 4581 Steeles Avenue East and to repeal Zoning By-law No. 282-2009.**

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 Milliken Employment District Zoning By-law is amended by deleting the current zoning in its entirety for the lands at 4577 – 4581 Steeles Avenue East, and submitting 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:

MDC- 500-847-848-849-1007-1077-1191-1399-1640-2050-2702 (202) (471)

2. **PERFORMANCE STANDARDS CHART – SCHEDULE ‘B’**, of the Milliken Employment District Zoning By-law, as amended, is hereby further amended by adding the following Performance Standards:

#### COVERAGE

500. The maximum building **coverage** for all buildings is restricted to 25%.

#### INTENSITY OF USE

847. The maximum **gross floor area** (all uses) is restricted to 580 square metres.

848. The maximum **gross floor area** for **Retail stores, Restaurant, Personal Service Shops, Service Shops, offices and financial institutions** is restricted 323 square metres.

849. The maximum **gross floor area** for the automated car wash (including equipment storage) is restricted to 220 square metres.

#### SETBACKS

1007. Minimum **rear yard setback** 1.8 metres.

1077. Notwithstanding the provisions of **CLAUSE V – GENERAL PROVISIONS, 7.6 Garages, Carports and Accessory Buildings, sub-section 7.6.4 of Clause V, Accessory Buildings** may be erected in a **side yard** provided that any building so erected be distant not less than 0.6 metres from any **side lot line**.

1191. Parking will be setback a minimum of 14 metres from the **front lot line**.

#### REQUIRED PARKING

1399. Notwithstanding the provisions of **CLAUSE V – GENERAL PROVISIONS Section 7.2, Table of Required Parking Rates**, parking shall be provided for all uses as follows:

Minimum 15 parking spaces

#### MISCELLANEOUS

##### LANDS NOT COVERED BY BUILDINGS

2050. Notwithstanding the provisions of **CLAUSE V – GENERAL PROVISIONS sub Section 10.1**, lands not covered by buildings can also be used for an **accessory building**.

#### HEIGHT

2702. Maximum number of storeys, excluding basements, stairwells, chimneys, skylights, vents, antennae and parapet walls – 1.

**3. SCHEDULE ‘C’ – EXCEPTIONS LIST**, of the Milliken Employment District Zoning By-law No. 24982, as amended, is further amended by adding the following Exception Number 471:

471. On those lands identified as Exception Number 471, only the following uses shall be permitted:

- **Retail stores**
- **Restaurant** (no seating)
- **Personal Service Shops**
- **Service Shops**
- Automated Car Wash
- **Offices** and,
- **Financial institutions**

4. By-law No. 282-2009 of the City is hereby repealed and replaced by the By-law herein.

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

GLORIA LINDSAY LUBY,  
Deputy Speaker

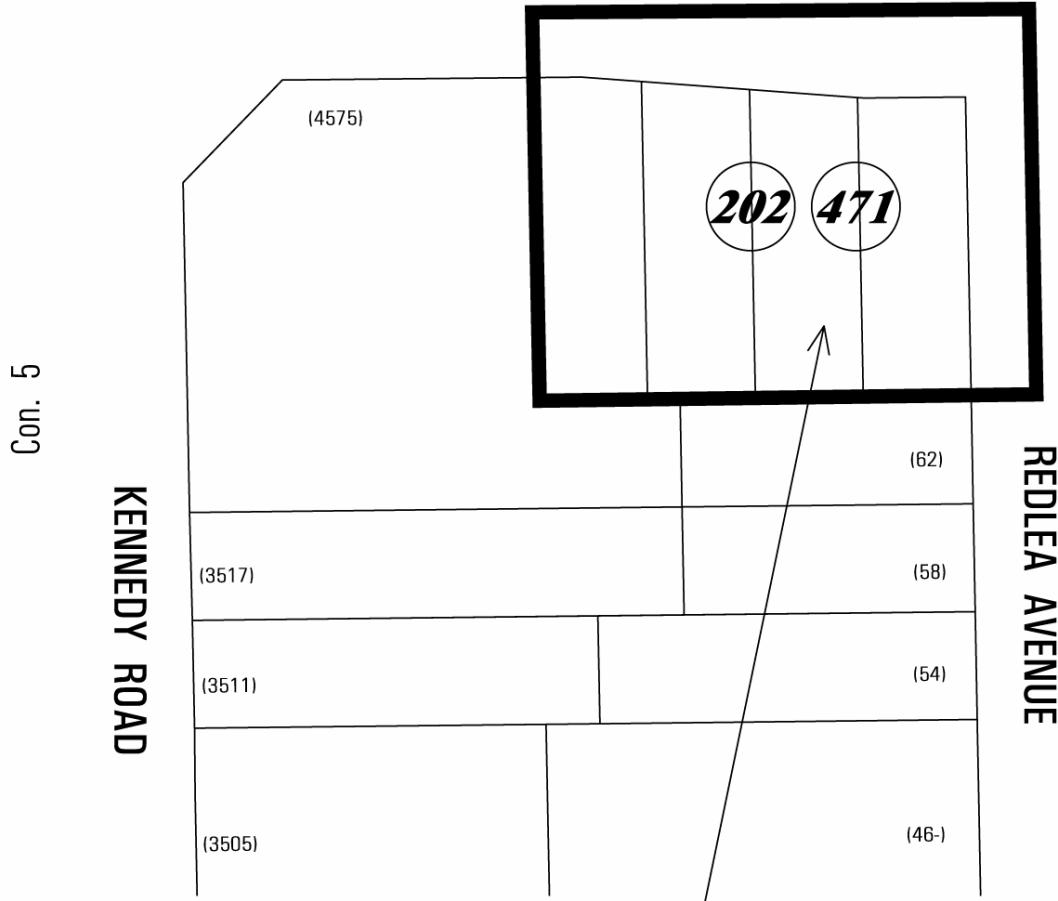
ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Schedule '1'

Lot 28

Town of Markham  
STEELES AVENUE EAST



Con. 5

KENNEDY ROAD

REDLEA AVENUE

MDC-500-847-848-849-1007-  
1077-1191-1399-1640-2050-2702

**TORONTO** City Planning Division  
Zoning By-Law Amendment

4577-4581 Steeles Avenue East  
File # 08-116996 OZ

 Area Affected By This By-Law

Miliken Employment District Bylaw  
Not to Scale  
03/23/09

