

Authority: Scarborough Community Council Item 7.18,  
as adopted by City of Toronto Council on June 14 and 15, 2011  
Enacted by Council: June 15, 2011

## CITY OF TORONTO

### BY-LAW No. 781-2011

**To amend the former City of Scarborough Highland Creek Community Zoning By-law No. 10827, as amended, with respect to the lands located at the northeast corner of Morningside Avenue and Military Trail, 3228 to 3316 Ellesmere Road, 755 to 891 Morningside Avenue, 1008 to 1052 and 1025 to 1095 Military Trail, being the lands located north of Ellesmere Road between Morningside Avenue and 3316 Ellesmere Road, properties on either side of Military Trail between Ellesmere Road and Morningside Avenue and the lands located on the east side of Morningside Avenue north of Military Trail.**

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" is amended by deleting the current zoning for the lands outlined on Schedule 'I' to this By-law and adding the following Zoning to the outlined lands:

I - 152 - 211 - 265 - 270 - 273 - 274 - 307 - 410 - 424

2. **Schedule "B", PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards 152, 211, 273, 274, 307, 410 and 424 as follows:

#### **BUILDING SETBACK FROM STREETS**

152. Minimum 6 m from the streetline of Morningside Avenue, except that canopies may project up to 2 m. For the purposes of this performance standard this setback shall be considered the **front yard** setback.

#### **PARKING**

211. (a) Parking shall be provided at a minimum rate of 2.5 **parking spaces** per 100 m<sup>2</sup> of **gross floor area**, with a minimum of 1.5 **parking spaces** per 100 m<sup>2</sup> of **gross floor area** provided on the subject lands and a minimum of 1.0 **parking spaces** per 100 m<sup>2</sup> of **gross floor area** provided off-site within the lands regulated by Exception 26. (c) of Schedule "C", provided all such off-site **parking spaces** are located north of Ellesmere Road and may be used on a shared use basis as set out in that Exception 26. (c).

- (b) **Clause VII – General Parking Requirements for all Zones,**  
1.4 Location shall not apply.

### **MISCELLANEOUS**

273. A minimum of 4 loading spaces shall be provided as follows:

- (a) 2 Type "B" loading spaces, which each must have a:  
minimum length of 11.0 m;  
minimum width of 3.5 m; and  
minimum vertical clearances of 4.3 m.
- (b) 2 Type "C" loading spaces, which each must have a:  
minimum length of 6.0 m;  
minimum width of 3.5 m; and  
minimum vertical clearance of 3.0 m.

274. A minimum of 90 bicycle parking spaces shall be provided as follows:

- (a) A bicycle parking space must have the following dimensions:
  - (i) If located in a horizontal position (on the ground):  
Minimum length of 1.8 m;  
Minimum width of 0.6 m; and  
Minimum vertical clearance from the ground of 1.9 m; and
  - (ii) If located in a vertical position (on the wall):  
Minimum length or vertical clearance of 1.9 m;  
Minimum width of 0.6 m; and  
Minimum horizontal clearance from the wall of 1.2 m.

### **FLOOR AREA**

307. Maximum **gross floor area**: 37,000 m<sup>2</sup>.

### **HEIGHT**

410. The maximum building **height** shall be as follows:

- (i) 35 m for the first 42 m of the building north and east of the south-west corner of the building;
- (ii) 32 m for the next 90 m (length along Morningside Avenue) for a depth of 10 m of the building north of the south-west corner of the building, and for the remaining length of the building for a depth of 10 m east of the south-west corner of the building; and
- (iii) 30 m for the remainder of the building.

**BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES**

424. No portion of the **main wall** of the building wall shall extend south of the north property line more than:
- (i) For the first 50% of the south building wall closest to Morningside Avenue: 278 m, except that canopies may project up to 2 m.
  - (ii) For the remainder of the south building wall: 284 m, except that canopies may project up to 2 m.
3. Schedule "C", Exception 26 is amended by deleting Exception 26. (c) and replacing it as follows:
26. (c) A minimum of 2.15 **parking spaces** per 100 m<sup>2</sup> of **gross floor area** shall be provided, and, without increasing that minimum requirement, any **parking spaces** located within that portion of the lands located north of Ellesmere Road may be provided on a shared use basis for any use located within the lands that are subject to Schedule "C" Exception 51.
4. Schedule "C" is amended by adding Exceptions 51 and 52 to the lands outlined on Schedule '2' to this By-law as follows:
51. On those lands identified on the accompanying Schedule "C" map, the following provisions shall apply:
- (a) Only the following uses are permitted:
    - **Recreational Uses**
    - **Parks**
- The following ancillary uses are also permitted:
- Retail stores
  - Restaurants
  - Business and Professional Offices
  - Parking Lots
  - **Day Nurseries**
  - Educational and Training Facility Uses
52. On those lands identified on the accompanying Schedule "C" map, the following provisions shall apply:
- (a) Only the following uses are permitted:
    - Parking Lots

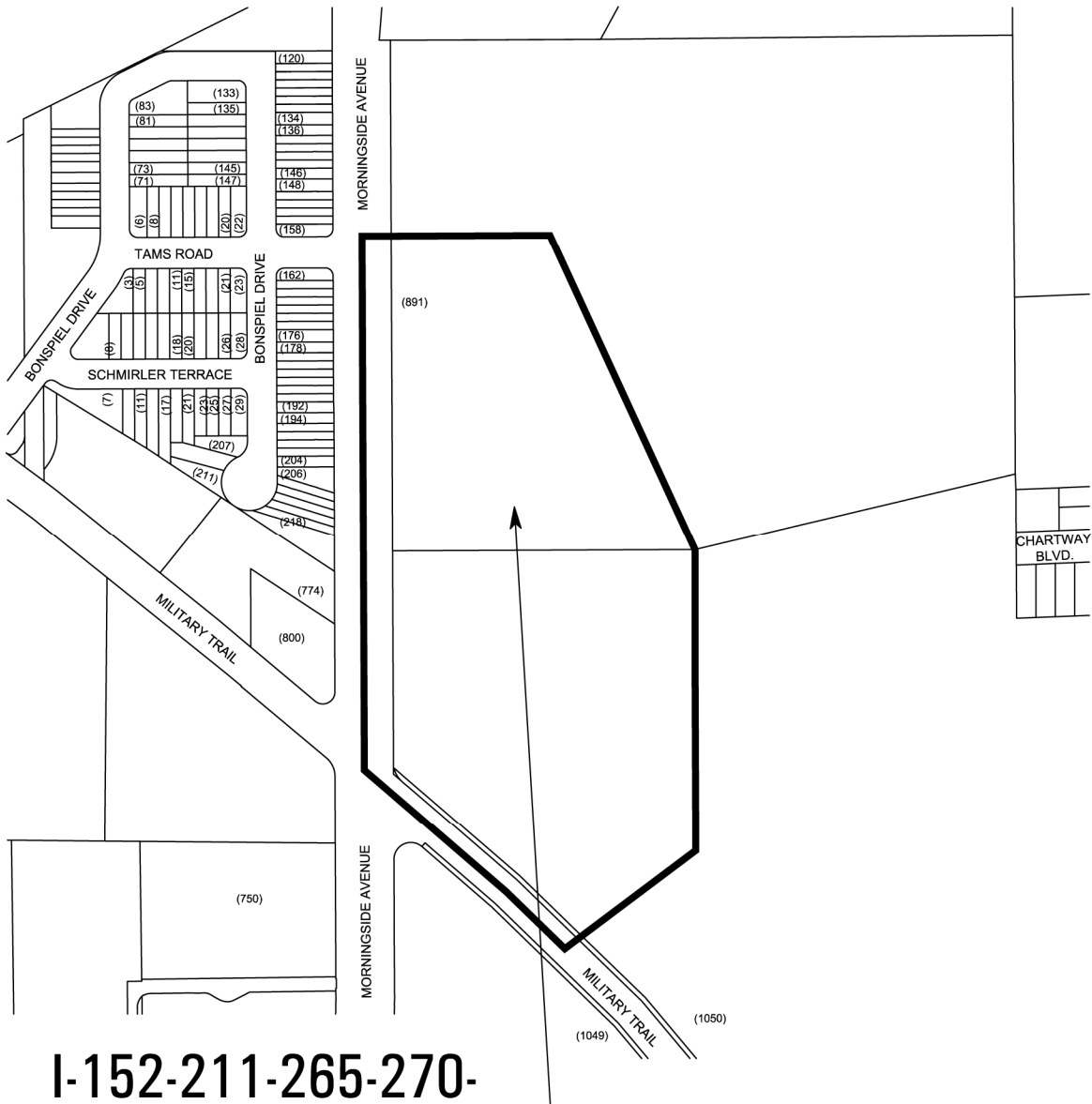
ENACTED AND PASSED this 15th day of June, A.D. 2011.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

## Schedule '1'



I-152-211-265-270-  
273-274-307-410-424



## Zoning By-Law Amendment

North-east Corner of Morningside Avenue and Military Trail

File # 10 174838 ESC 44 OZ and

11 115243 ESC 44 OZ

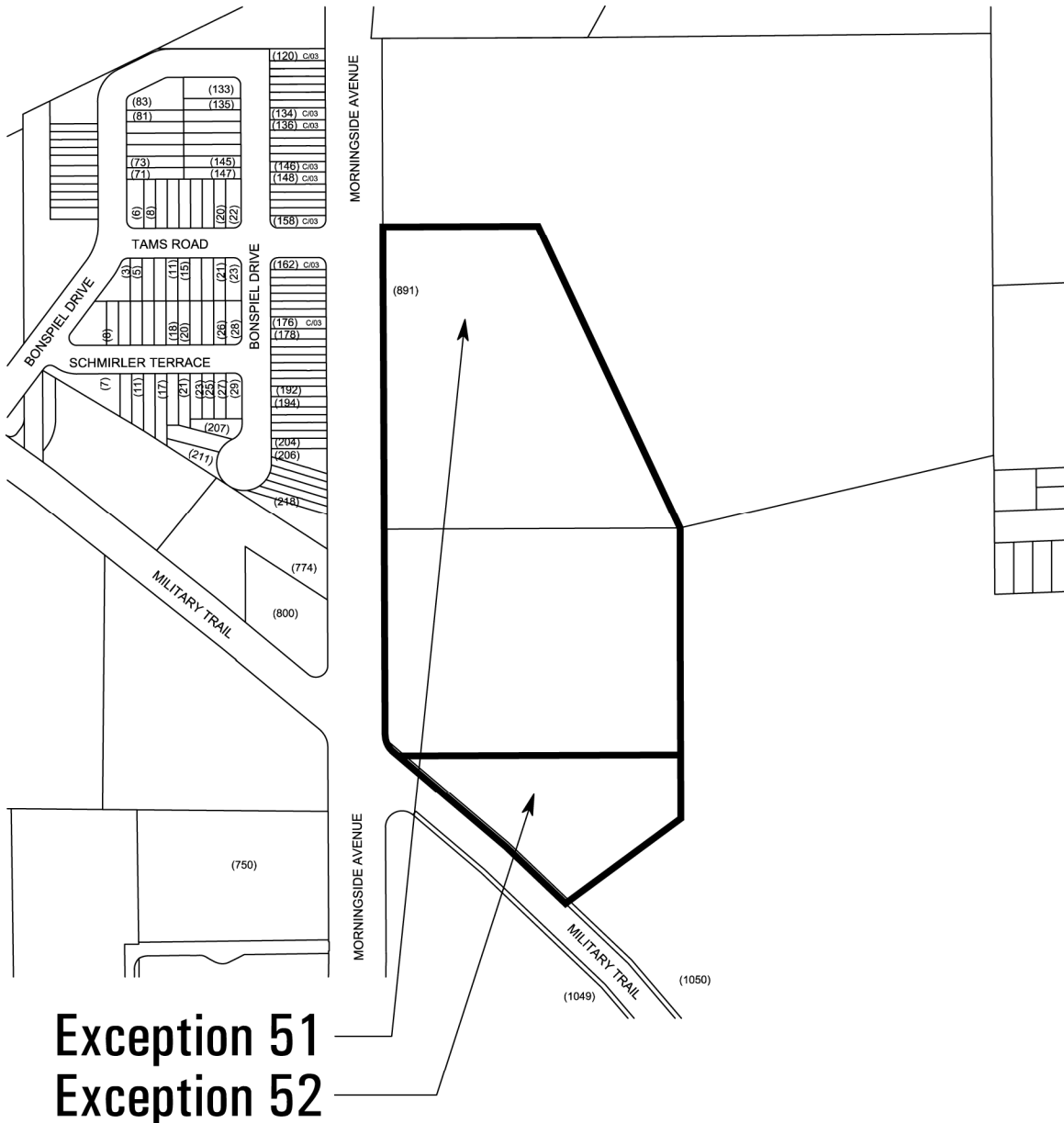


Area Affected By This By-Law

Highland Creek Community By-law 10827

Not to Scale  
5/3/11

## Schedule '2'



## Zoning By-Law Amendment

North-east Corner of Morningside Avenue and Military Trail  
 File # 10 174838 ESC 44 OZ and  
 11 115243 ESC 44 OZ



Area Affected By This By-Law

Highland Creek Community By-law 10827  
 Not to Scale  
 6/7/11

