

CITY OF TORONTO

BY-LAW No. 1003-2011(OMB)

To amend the former City of Scarborough Zoning By-law No. 24982, as amended by By-law No. 340-2011(OMB) with respect to the land municipally known as 181 Nugget Avenue.

WHEREAS the Ontario Municipal Board pursuant to its Orders issued December 9, 2010, February 14, 2011 and June 29, 2011 in Board Case No. PL091072, upon hearing the appeal of Friends of Jesus Christ Canada, under Section 34(11) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend the former City of Scarborough Zoning By-law No. 24982, the Employment Districts Zoning By-law (Marshalling Yard), with respect to the land municipally known as 181 Nugget Avenue in the year 2010;

THEREFORE Zoning By-law No. 24982, Employment Districts Zoning By-law (Marshalling Yard), as amended by By-law No. 340-2011(OMB), of the former City of Scarborough, is further amended by the Ontario Municipal Board as follows:

1. **SCHEDULE "A"** is amended by deleting the current zoning and replacing it with the following so that the amended zoning shall read as follows on Schedule '1' attached hereto and forming part of this by-law:

M, MG 867-913-991-1054-1645-1646-2060

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2. **SCHEDULE "B", PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standard:

867. Gross floor area of all buildings shall not exceed 0.7 times the area of the lot or up to a maximum 1,272 square metres for a Place of Worship use.

1645. Parking must be provided for 1,272 square metres in accordance with the provisions of Clause V-General Provisions, Sub Clause 7 but no more than 70 spaces are required for a Place of Worship use.

1646. Parking must be provided in accordance with the requirements of Clause V-General Provisions, Sub Clause 7 except that for a Place of Worship a maximum of seven (7) spaces may be located in the front yard.

2060. Notwithstanding the provisions of Clause V-General Provisions, Sub Clause 23(b), a Place of Worship use is permitted on the lot abutting Nugget Avenue.

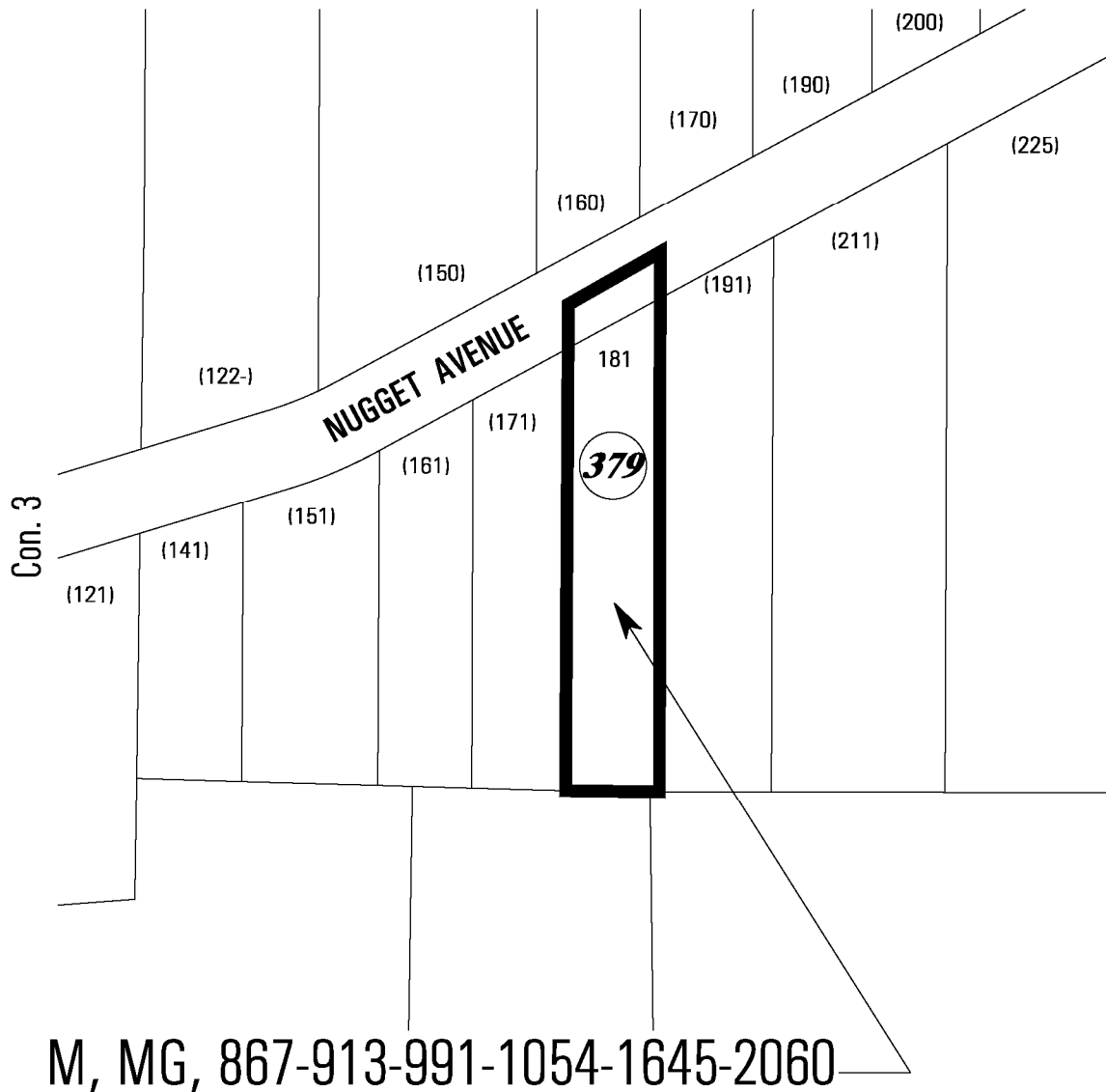
EXPLANATORY NOTE

The purpose and effect of the By-law is to permit a Place of Worship with a floor area of up to 1,272 square metres (13,692 square feet) in the existing building on the property municipally known as 181 Nugget Avenue, City of Toronto. The By-law requires a minimum of 70 parking spaces, of which up to 7 spaces may be located in the front yard for a place of worship use.

PURSUANT TO THE DECISIONS/ORDERS OF THE ONTARIO MUNICIPAL BOARD,
ISSUED ON DECEMBER 9, 2010, FEBRUARY 14, 2011 AND JUNE 29, 2011 IN BOARD
CASE NO. PL091072.

Schedule '1'

Lot 21

**Zoning By-Law Amendment**

181 Nugget Avenue

File # 08 232406 ESC 41 0Z



Area Affected By This By-Law

Marshalling Yard Employment District

Not to Scale
06/20/11