

Authority: Scarborough Community Council Item 21.28,
as adopted by City of Toronto Council on February 20 and 21, 2013

CITY OF TORONTO

BY-LAW No. 221-2013

To amend Malvern West Community Zoning By-law No. 12181, as amended, of the former City of Scarborough, with respect to the lands municipally known as 1715 McCowan 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 enacts:

1. **SCHEDULE "1"** of the Malvern West Community Zoning By-law is amended for the lands outlined in the attached Schedule '1' by adding Performance Standard No. 129 as shown on Schedule '1' so that the amended Zoning shall read as follows:

HC-67-86-105-113-116-129

2. **PERFORMANCE STANDARD CHART - SCHEDULE "B"**, is amended by adding the Performance Standard 129 as follows:

MISCELLANEOUS

129. Within the lands shown on Schedule '1' attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.
3. **EXCEPTIONS LIST - SCHEDULE "C"** of the Malvern West Community Zoning By-law No. 12181 is hereby amended by deleting Exception No. 11 only as it applies to lands as shown on Schedule '2', and by adding Exception No. 16 as follows, on lands as shown on Schedule '2'.
 16. On those lands identified as Exception 16 on the accompanying Schedule "C" map, the following provisions shall apply:
 - (a) Maximum Gross Floor Area - 1000 square metres
Minimum street yard setback - 3 metres
Maximum Height - 3 storeys
Minimum 2.5 parking spaces per 100 square metres of gross floor area

- (b) Only the following uses are permitted:
- Bank
 - Business and Professional Offices
 - **Ground Signs** which are **non-accessory**
 - **Market Place Signs**
 - Pharmacy
 - Optician
 - The retail sale of petroleum products, anti-freeze, all automobile rubber products and/or accessories for the maintenance of automobile electrical systems.
 - **Wall signs** which are **non-accessory**
 - Medical and Dental offices
 - Restaurants
 - Retail Uses, Service Uses
- (c) Minimum number of bicycle parking spaces shall be provided at a rate of 3 spaces, plus 0.28 per 100 square metres **gross floor area**:
- (i) 0.6 long term bicycle parking spaces;
 - (ii) 0.15 short term bicycle parking spaces.

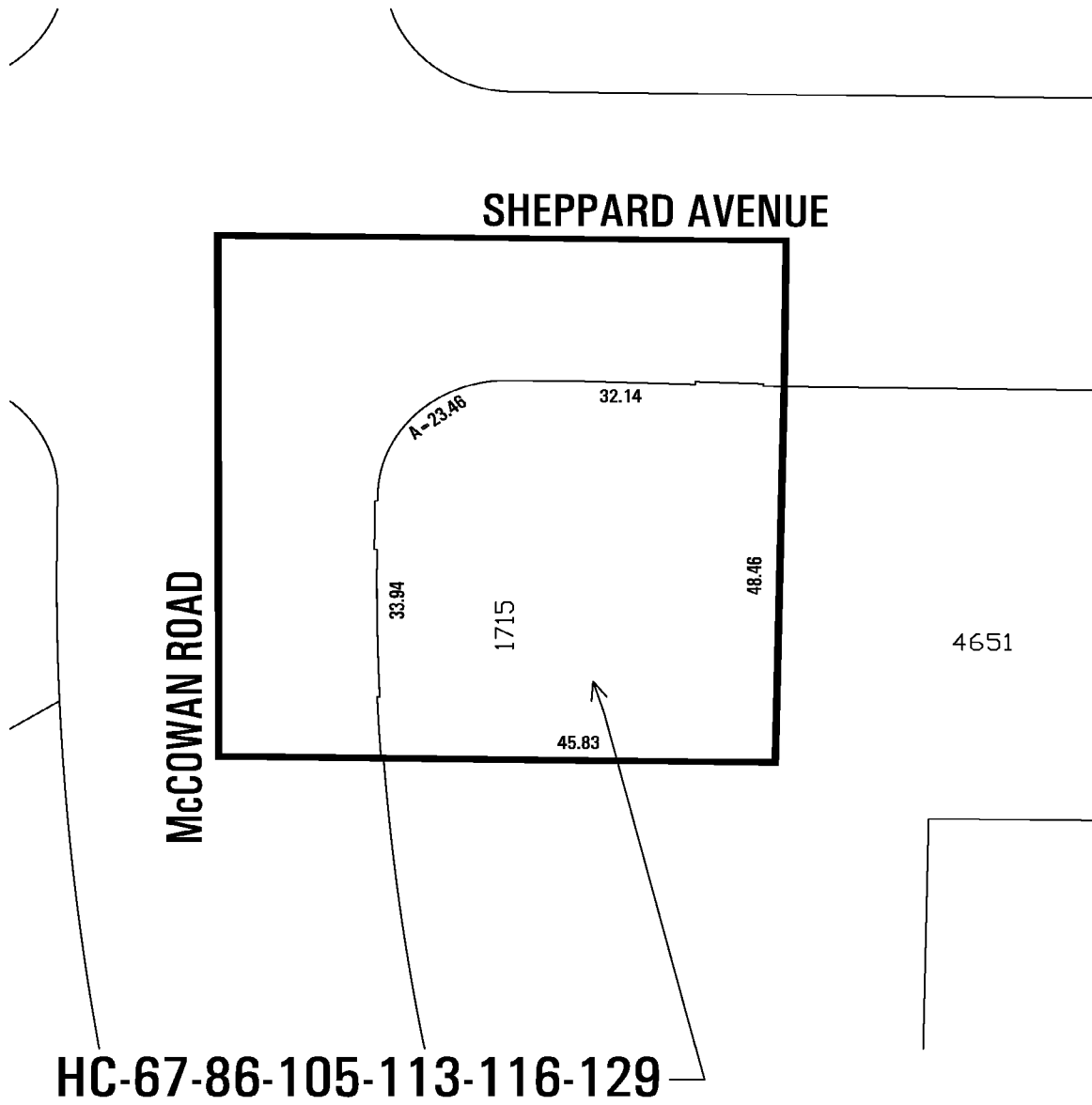
Enacted and passed on February 21, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



Toronto City Planning
Division
Zoning By-Law Amendment

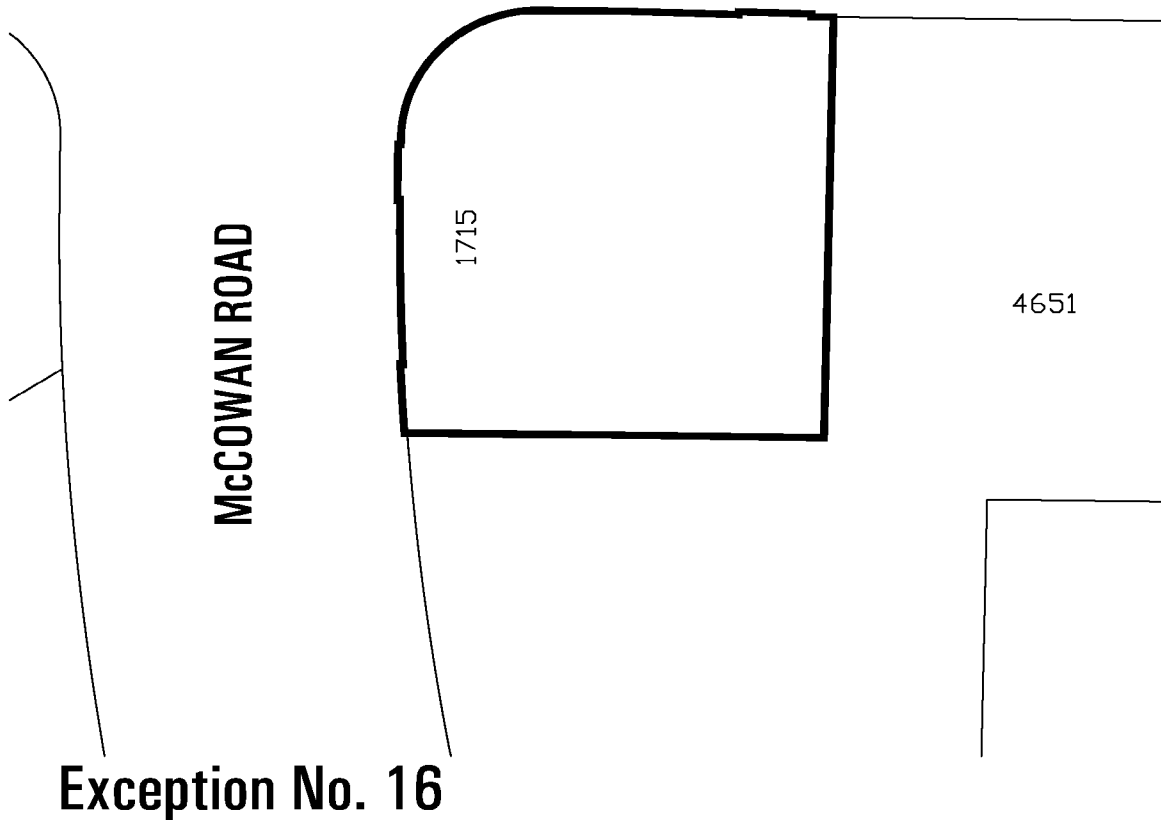
1715 McCowan Road
File # 011 262139 02

 **Area Affected By This By-Law**

Malvern West Community Bylaw
Not to Scale
03/15/13


Schedule '2'

SHEPPARD AVENUE

City Planning
Division

Zoning By-Law Amendment

1715 McCowan Road

File # 011 262139 0Z



Area Affected By This By-Law

Malvern West Community Bylaw

Not to Scale
12/18/12