

Authority: Scarborough Community Council Item 19.24,
as adopted by City of Toronto Council on October 30, 31 and November 1, 2012

CITY OF TORONTO

BY-LAW No. 265-2013

To amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, with respect to the lands municipally known as 3447 Kennedy Road (Rear).

Whereas authority is given to Council by Section 34 and Section 36 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 'A'** of the Milliken Employment District Zoning By-law is amended by deleting the current zoning for the lands at 3447 Kennedy Road (Rear) and replacing it so that the amended zoning shall read as follows as shown on Schedule '1':

SDC (H)-15-913-988-1054-1791-2029 (480)

2. **SCHEDULE 'C'** of the Milliken Employment District Zoning By-law No. 24982, Exception List, is amended by deleting Exception No. 120 and replacing with the following Exception:

480. (a) On those lands identified as Exception No. 480, the following additional uses shall be permitted:

Additional Permitted Uses:
Mall Food Court
Grocery Store

- (b) Prior to the removal of the Holding Provision (H) from the zoning for this site, only Industrial Zone (M) and Vehicle Service (VS) uses are permitted, together with the following Performance Standards:

M, VS - 136-414-459-805-913-2021-2300-2301-2302-2303 (120)

- (c) The Holding Provisions (H) used in conjunction with the Special District Commercial Zone shall be removed, in whole or in part, by amending By-law when Council is satisfied that:

- i. An executed agreement is received to the satisfaction of the City Solicitor between the parties of the subject lands and Metrolinx, confirming that an open boundary agreement has been reached;

- ii. A revised Traffic Impact Study is received incorporating revisions as required by Transportation Services for review and acceptance to the satisfaction of the Executive Director of Transportation Services; and
- iii. At no cost to the City and to the satisfaction of the Director, Technical Services, the Owner enter into an agreement for the construction and installation of all required transportation improvements identified in the Owner's Transportation Impact Study and that these transportation improvements be secured to the satisfaction of the City.

- (d) Whereupon the lands shall be restricted to the following Zone Provisions, Performance Standards and Exceptions:

SDC-15-913-988-1054-1791-2029 (480)

- 3. Within the lands shown on Schedule 'I' 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.

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

3447 Kennedy Road (Rear)
File # 12 146458 ESC 39 0Z

 Area Affected By This By-Law

Milliken Employment District
Not to Scale
09/17/12