Authority: Scarborough Community Council Item 34.27, as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

CITY OF TORONTO

BY-LAW No. 1006-2014


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. By-law No. 1055-2013, being a By-law to amend the Birchcliff Community Zoning By-law No. 8786, as amended, is amended as follows:

1.1 Section 8 is amended by adding Exception No. 42 as follows:

8. SCHEDULE "C" - EXCEPTIONS LIST and MAP, is amended by adding Exception No. 42 to the lands as shown on the attached Schedule '10' so that it reads as follows:

42. On those lands identified as Exception No. 42 on the accompanying Schedule "C" Map, the following performance standards shall apply:

(a) Retail, Service, Office, Restaurant, Recreational Uses, and Places of Entertainment up to, and including, 1000 square metres of the gross floor area, on one land parcel, shall be subject to a minimum parking requirement of 1 parking space per 100 square metres gross floor area.

If the gross floor area of these uses exceeds 1000 square metres, the reduced parking requirement shall apply to the 1000 square metres of gross floor area of these uses having the lowest requirement in the Table of Required Parking Rates.
(b) A vehicle shall not be parked or stored within the Kingston Road street yard and individual vehicular access to street townhouse dwellings from Kingston Road shall not be permitted.

(c) Bicycle parking spaces shall be provided at the rate of 0.5 bicycles per dwelling unit, of which 80% is for occupant use, and 20% is for visitor use. Bicycle parking spaces shall not be provided within a dwelling unit or on a balcony associated therewith, and shall be provided as follows:

1. where the bicycles are to be parked in a horizontal position, the space shall have horizontal dimensions of at least 0.6 metres by 1.8 metres per bicycle and a vertical dimension of at least 1.9 metres;

2. where the bicycles are to be parked in a vertical position, the space shall have horizontal dimensions of at least 0.6 metres by 1.2 metres per bicycle and a vertical dimension of at least 1.9 metres;

3. resident bicycle parking spaces shall be located in a secured room or area; and

4. visitor bicycle parking spaces shall be located outside on the ground floor or first underground parking level in a publicly accessible area.

(d) Minimum of two storeys and a maximum of 6 storeys not exceeding an overall height of 20 metres, excluding basements and rooftop mechanical penthouses.

Maximum Gross Floor Area 3.5 times the area of the lot or parcel.

(e) The main wall of the first two storeys of building(s) fronting or abutting Kingston Road shall have a minimum width of 70% of the lot at the Kingston Road street line for lots having frontage or flankage of more than 30 metres and 60% for lots having frontage or flankage of 30 metres or less.

(f) Minimum building setback of 1.5 metres from the lot line along Kingston Road.
Buildings shall not exceed a 45-degree angular plane from the lot line of abutting Single-Family Residential (S), Two-Family Residential (T) and Multiple-Family (M) Zones.

Minimum 5 metres building setback from the rear lot line abutting Single-Family Residential (S), Two-Family Residential (T) and Multiple-Family (M) Zones.

Balconies and unenclosed porches shall not project into the Kingston Road street yard.

For that portion of a building above four storeys or 14 metres in height, buildings shall be stepped back a minimum of 1.5 metres from the front main wall along Kingston Road.

For that portion of a building above six storeys or 20 metres in height, excluding the parking garage level, buildings shall be stepped back a minimum of 5.5 metres from the side lot line.

A minimum 1.5 metres strip of land immediately abutting Single-Family Residential (S), Two-Family Residential (T), Multiple-Family (M) Zones shall be used for soft landscaping purposes only.

Minimum floor to ceiling height of the first floor shall be 4.5 metres for buildings or structures. This provision shall not apply to buildings containing townhouse units on the first floor.

No person shall erect or use a building containing 20 or more dwelling units unless amenity space is provided in accordance with the following:

<table>
<thead>
<tr>
<th>Type of Amenity Space Required</th>
<th>Amount of Amenity Space Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amenity space or contiguous amenity space, at least one of which contains a kitchen and a washroom:</td>
<td>Minimum of 2 square metres of amenity space for each dwelling unit.</td>
</tr>
</tbody>
</table>
Type of **Amenity Space** | Amount of **Amenity Space** Required
--- | ---
Amenity space located outdoors: | Minimum of 2 square metres of amenity space for each dwelling unit of which at least 40 square metres is to be provided in a location adjoining or directly accessible from the indoor amenity space.

(o) Basements may be used for dwelling units provided that dwelling units are not wholly located in the basement.

1.2 Section 9 is deleted.

1.3 Schedule '9' is amended by deleting Exception No. 41 from the lands as shown on the attached Schedule '1'.

1.4 Schedule '10' is amended by deleting Exception No. 41 and replacing it with Exception No. 42 for the lands as shown on the attached Schedule '2'.

2. Centennial Community Zoning By-law No. 12077, as amended, is amended as follows:

2.1 SCHEDULE "A" of the Centennial Community Zoning By-law No. 12077, as amended, is amended by adding Performance Standard No. 163 so that the amended zoning shown on the attached Schedules '3', '4' and '5' reads as follows:


S - 1 - 30 - 48 - 58E - 66 - 120 - 149 - 158 - 163 - 358


2.2 **SCHEDULE "B" - PERFORMANCE STANDARD CHART** is amended by adding Performance Standard No. 163 as follows:

**MISCELLANEOUS**

163. 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:

(i) 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

(ii) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

2.3 **SCHEDULE "C", EXCEPTION LIST and MAP**, is amended by deleting Exception No. 36.

3. Cliffcrest Community Zoning By-law No. 9396, as amended, is amended as follows:

3.1 **SCHEDULE "A"** is amended by adding Performance Standard No. 142 so that the amended zoning shown on the attached Schedule '6' reads as follows:

A - 17 - 23 - 32 - 46 - 71 - 81 - 82 - 83 - 84 - 142

3.2 **SCHEDULE "B" - PERFORMANCE STANDARD CHART** is amended by adding Performance Standard No. 142 as follows:

**MISCELLANEOUS**

142. 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:

(i) 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

(ii) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

4. Dorset Park Community Zoning By-law No. 9508, as amended, is amended as follows:

4.1 **SCHEDULE "A"** is amended by deleting Performance Standard No. 134 and replacing it with Performance Standard No. 143 so that the amended zoning shown on the attached Schedules '7' and '8' reads as follows:
4.2 **SCHEDULE "B" - PERFORMANCE STANDARD CHART** is amended by deleting Performance Standard No. 134.

5. By-law No. 1391-2012(OMB), being a By-law to amend the L'Amoreaux Community Zoning By-law No. 12466, as amended, is amended as follows:

5.1 Section 1 is amended by deleting Exception No. 93 as follows:

1. **SCHEDULE "A"** is amended for the lands outlined in the attached Schedule '1' by deleting the existing Agricultural (AG) Zone and Performance Standards and replacing it with the Place of Worship (PW) Zone and Performance Standards as shown on Schedule '1' so that the amended zoning shall read as follows:


5.2 Section 3 is amended by adding a reference to the Schedule "C" Exceptions Map as follows:

3. **SCHEDULE "C" - EXCEPTIONS LIST and MAP** is amended by adding Exception No. 93 as follows, on the lands as shown on the attached Schedule '2'.

5.3 Schedule '1' is amended by adding Performance Standard No. 291 as shown on Schedule '9'.

6. By-law No. 233-2014, being a being a By-law to amend the L'Amoreaux Community Zoning By-law No. 12466, as amended, is amended as follows:

6.1 Section 2 is amended by adding a reference to the Schedule "C" Exceptions Map as follows:

2. **SCHEDULE "C" - EXCEPTIONS LIST and MAP** is amended by deleting Exception Nos. 10, 22 and 38.

6.2 Section 3 is amended by adding Exception No. 94, by deleting and replacing Exception No. 31, and by adding a reference to Schedule '2' as follows:

3. **SCHEDULE "C" - EXCEPTIONS LIST and MAP** is amended by deleting Exception No. 31 and replacing it with a new Exception No. 31, as set out below, and by adding Exception No. 94 as further set out below, on the lands as shown on the attached Schedule '2':
31. On those lands identified as Exception No. 31 on the accompanying Schedule "C" Map, the following provisions shall apply:

(1) Pursuant to Section 37 of the *Planning Act*, the height and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law including the provision by the owner of the lot of the facilities, services and matters set out below, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in Exception 31.2 of this By-law.

(2) Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the *Planning Act* securing the provision of the facilities, services or matters set out in below, the lot is subject to the provisions of this By-law, provided that in the event the said agreement(s) requires the provision of a facility, service or matter as a precondition to the issuance of a building permit, the owner may not erect or use such building until the owner has satisfied the said requirements.

(3) Pursuant to Section 37 of the *Planning Act* and subject to compliance with the provisions of this By-law, the increase in height and density of development on the lands is permitted in return for the provision by the owner of the following facilities, services and matters to the City at the owner's sole expense:

(a) A cash contribution of $1,600,000 (indexed annually in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto from the date the Zoning by-law comes into full force and effect) payable to the City of Toronto, as follows:

   (i) $800,000 payable prior to the issuance of the first residential building permit on the north block (Phase 1) towards capital improvements for the expansion of the Bridlewood Library;

   (ii) $800,000 payable prior to the issuance of the first residential building permit on the south block (Phase 2) towards capital improvements for the expansion of the Bridlewood Library.
94. On those lands identified as Exception No. 94 on the accompanying Schedule "C" Map, the following provisions shall apply:

**Gross floor area**, minus the **gross floor area** of storage areas, enclosed walkways and malls, and underground truck terminal and associated service areas, shall not exceed 40 000 square metres.

6.3 Schedule "C" is amended by deleting the title and replacing it with Schedule '2' and by adding Exception No. 31 to the lands as shown on the attached Schedule '10'.

7. **SCHEDULE "B" - PERFORMANCE STANDARD CHART** of the Malvern Community Zoning By-law No. 14402, as amended, is amended by deleting Performance Standard No. 903 and replacing it as follows:

**MINIMUM BUILDING SETBACK**

903. Notwithstanding the provisions of Clause VII, Section 1.5.2 of the Malvern Community Zoning By-law, the **basement** parking garage and storage shall be minimum 0.5 metres from all **lot lines**.

8. **SCHEDULE "A"** of the Malvern West Community Zoning By-law No. 12181, as amended, is amended by deleting Performance Standard No. 116A and by replacing references to Performance Standard No. 122 with 123 and replacing references to Performance Standard No. 123 with 122 so that the amended zoning shown on the attached Schedule '11' reads as follows:

S - 1 - 19 - 31 - 42 - 60 - 74 - 106 - 123

S - 1A - 40C - 51C - 60 - 80 - 106 - 122 - 450

S - 1A - 40C - 51C - 60 - 80 - 106 - 123 - 450

9. **SCHEDULE "A"** of the Midland/St. Clair Community Zoning By-law No. 842-2004, as amended, is amended by deleting Performance Standard No. 281 so that the amended zoning shown on the attached Schedule '12' reads as follows:


10. The Milliken Community Zoning By-law No. 17677, as amended, is amended as follows:

10.1 **SCHEDULE "B" - PERFORMANCE STANDARD CHART** is amended by adding Performance Standard No. 152 as follows:
MISCELLANEOUS

152. 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:

(i) 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

(ii) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

10.2 SCHEDULE "A" is amended by adding Performance Standard No. 152 so that the amended zoning shown on the attached Schedule '13' reads as follows:

S - 16 - 30 - 53 - 89 - 137 - 152 - 204 - 283

11. By-law No. 641-2014(OMB), being a By-law to amend the Morningside Community Zoning By-law No. 11883, as amended, is amended as follows:

11.1 Section 4 is amended by deleting subsection 1 and replacing it so that it reads as follows:

4. SCHEDULE "C" - EXCEPTIONS LIST and MAP is amended by adding Exception No. 27 to the lands shown on the attached Schedule '2' as follows:

27. On those lands identified as Exception No. 27 on the accompanying Schedule "C" Map, the following provisions shall apply:

(1) Notwithstanding the definition of street contained in Clause V, Section (f), a street means a common and public highway and having a minimum width of 17 metres.

(2) Notwithstanding Clause VI - Provisions for All Zones, Sub-clause 16, Regulations for Single-Family and Two-Family Dwellings, maximum height of dwellings shall be 11.0 metres.

11.2 Section 5 is amended by deleting Exception No. 28 and replacing it with Exception No. 31 as follows:

5. SCHEDULE "C" - EXCEPTIONS LIST and MAP is amended by adding Exception No. 31 to the lands shown on the attached Schedule '2' as follows:
31. On those lands identified as Exception No. 31 on the accompanying Schedule "C" Map, the following provisions shall apply:

(1) Notwithstanding the minimum frontage requirement of 11 metres on a public street, frontages shall be measured at the building setback.

11.3 Schedule '2' is amended by deleting Exception No. 28 and replacing it with Exception No. 31 as shown on the attached Schedule '14'.

12. By-law No. 1421-2007, being a By-law to amend the Morningside Community Zoning By-law No. 11883, as amended, is amended by deleting "Morningside Avenue" and replacing it with "Ellesmere Road" on Schedules '1' and '2' as shown on the attached Schedules '15' and '16'.

13. By-law No. 642-2014(OMB), being a By-law to amend the Morningside Heights Community Zoning By-law approved as Exhibit Nos. 76 and 77 in OMB Decision/Order No. 0873, as amended, is amended as follows:

13.1 By-law No. 642-2014(OMB) is amended by deleting Section 8 and replacing it as follows:

8. SCHEDULE "C" - EXCEPTIONS LIST AND MAP is amended by adding Exception No. 4 to the lands outlined on the attached Schedule '1' as follows:

4. On those lands identified as Exception No. 4 on the accompanying Schedule "C" map, the following provisions shall apply:

(1) Notwithstanding CLAUSE IV - DEFINITIONS, Lot Line, Front, the front lot lines are deemed to be as shown on Schedule "C".

13.2 By-law No. 642-2014(OMB) is amended by deleting Section 9 and replacing it as follows:

9. SCHEDULE "C" - EXCEPTIONS MAP is amended by adding Exception No. 3 to the lands outlined on the attached Schedule '2'.

13.3 By-law No. 642-2014(OMB) is amended by deleting Section 10 and replacing it as follows:

10. SCHEDULE "C" - EXCEPTIONS LIST AND MAP is amended by adding Exception No. 5 to the lands outlined on the attached Schedule '3' as follows:
5. On those lands identified as Exception No. 5 on the accompanying Schedule "C" map, the following provisions shall apply:

   (1) **CLAUSE IV - DEFINITIONS, Lot Line, Front**, shall not apply.

13.4 By-law No. 642-2014(OMB) is amended by adding Section 11 as follows:

11. **SCHEDULE "C" - EXCEPTIONS LIST** is amended by adding the following preamble:

**EXCEPTIONS**

Notwithstanding the following exceptions, all other provisions of this By-law, as amended, and not inconsistent with the exception, shall continue to apply.

14. By-law No. 811-2007, being a By-law to amend the Morningside Heights Community Zoning By-law approved as Exhibit Nos. 76 and 77 in OMB Decision/Order No. 0873, as amended, is amended as follows:

14.1 Section 1 is amended by adding Performance Standard No. 60 as follows:

1. **SCHEDULE "A"** is amended by deleting the holding symbol (H) from the Single-Family Residential, Semi-Detached Residential, and Street Townhouse Residential, and Multiple Family Residential Zones, so that the amended zoning shall read as follows as shown on Schedule '1':

S - 1 - 20 - 21 - 22 - 34 - 50 - 60 or
SD - 2 - 20 - 21 - 23 - 31 - 34 - 50 - 60 or
ST - 6 - 20 - 21 - 23 - 34 - 51 - 60
M - 14 - 20 - 21 - 23 - 34 - 50 - 60

14.2 Schedule '1' is amended by adding Performance Standard No. 60 as shown on the attached Schedule '17'.

15. By-law No. 1135-2007, being a By-law to amend the Morningside Heights Community Zoning By-law approved as Exhibit Nos. 76 and 77 in OMB Decision/Order No. 0873, as amended, is amended by deleting Section (b) and replacing it as follows:

(b) **SCHEDULE "C" - EXCEPTIONS LIST AND MAP**, is amended by deleting Exception No. 1 from the lands as shown on the attached Schedule '1'.

16. By-law No. 127-2012, being a By-law to amend the Oakridge Community Zoning By-law No. 9812, as amended, is amended by deleting the zoning on the lands shown on
Schedule '1', Map 'B' and replacing it with the previous zoning for the site, as shown on the attached Schedule '18' so that it reads as follows:


17. Rouge Community Zoning By-law No. 15907, as amended, is amended as follows:

17.1 **SCHEDULE "B" - PERFORMANCE STANDARD CHART** is amended by deleting Performance Standard No. 474 introduced by By-law No. 1227-2009 and replacing it with Performance Standard No. 484 as follows:

**MISCELLANEOUS**

484. Minimum 30.7% of the lot area to be used for landscaping only.

17.2 **SCHEDULE "A"** is amended by deleting Performance Standard No. 474 and replacing it with Performance Standard No. 484 so that the amended zoning shown on the attached Schedule '19' reads as follows:


18. By-law No. 356-2014(OMB), being a By-law to amend the Rouge Community Zoning By-law No. 15907, as amended, is amended as follows:

18.1 Section 2 is amended by deleting Performance Standard Nos. 56, 57 and 58, deleting Performance Standard No. 126 and replacing it with Performance Standard No. 138, and deleting Performance Standard No. 334 and replacing it with Performance Standard No. 341 as follows:

1. **SCHEDULE "A"** is amended by adding the following zoning as shown on the attached Schedule "1":

S - 113 - 203 - 205 - 213 - 331 - 400 - 465
S - 113 - 203 - 205 - 216 - 331 - 400 - 465
S - 138 - 203 - 209 - 216 - 331 - 400 - 465
SD - 59 - 113 - 203 - 205 - 213 - 331 - 400 - 465
SD - 60 - 138 - 203 - 209 - 213 - 331 - 400 - 465
ST - 61 - 113 - 203 - 208 - 218 - 321 - 331 - 400 - 466
Section 3 is amended by deleting Performance Standard Nos. 56, 57 and 58, by deleting Performance Standard No. 126 and replacing it with Performance Standard No. 138, and by deleting Performance Standard No. 334 and replacing it with Performance Standard No. 341 as follows:

3. SCHEDULE "B" PERFORMANCE STANDARD CHART is amended by adding the following Performance Standards:

**MAIN WALL SETBACKS FROM STREETS**

138. Except as otherwise provided, the minimum building setback shall be 3.0 metres from the street lot line, except the garage main wall containing the vehicular access shall be set back a minimum of 6 metres.
FLOOR AREAS, GROUND FLOOR AREAS, DWELLING UNIT COMPOSITION:

341. Maximum coverage 50%.

18.3 Section 4 is amended by deleting Exception Numbers 32 and 33.

18.4 Schedule '1' is amended by deleting Performance Standard Nos. 56, 57 and 58, by deleting Performance Standard No. 126 and replacing it with Performance Standard No. 138, and by deleting Performance Standard No. 334 and replacing it with Performance Standard No. 341 as shown on the attached Schedule '20'.

18.5 Schedule '2' is amended by deleting Exception Nos. 32 and 33.

19. West Hill Community Zoning By-law No. 10327, as amended, is amended as follows:

19.1 SCHEDULE "A" is amended by deleting Performance Standard Nos. 618 and 619 and replacing them with Performance Standard Nos. 621 and 622 so that the amended zoning as shown on the attached Schedule '21' reads as follows:

S - 261 - 317 - 412 - 510 - 554 - 614 - 622
S - 261 - 317 - 411 - 509 - 553 - 614 - 622
S - 35 - 86 - 261 - 317 - 509 - 614 - 622
S - 35 - 261 - 317 - 393 - 509 - 614 - 622
S - 22 - 50 - 261 - 317 - 510 - 614 - 622
S - 22 - 86 - 261 - 317 - 510 - 614 - 621 - 622
S - 86 - 261 - 317 - 410 - 509 - 614 - 622

19.2 SCHEDULE "B" - PERFORMANCE STANDARD CHART, is amended by deleting Performance Standard Nos. 618 and 619 introduced by By-law No. 1292-2013 and replacing them with Performance Standard Nos. 621 and 622 as follows:

MISCELLANEOUS

621. Maximum building height of 10.5 metres.

622. CLAUSE VI - PROVISIONS FOR ALL ZONES, Sub-section 15.3, Maximum total floor area per dwelling unit, shall not apply.

19.3 SCHEDULE "C" - EXCEPTIONS LIST and MAP is amended by deleting Exception Nos. 74 and 80.
The Employment Districts Zoning By-law No. 24982, as amended, is amended as follows:

20.1 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Marshalling Yard Employment District), as amended, is amended by deleting Performance Standard No. 835 so that the zoning as shown on the attached Schedule '22' reads as follows:


20.2 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, is amended by deleting Exception No. 2380 and replacing it with Performance Standard No. 2380, and by deleting Performance Standard No. 1641 and replacing it with Performance Standard No. 1525 so that the zoning as shown on the attached Schedule '23' reads as follows:

SDC - 496 - 497 - 498 - 913 - 1640 - 1850 - 2029 - 2380 - 2606 - 2607 - 2700 (133) (468)

20.3 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, is amended by deleting Exception No. 476 and replacing it with Exception No. 149 so that the zoning as shown on the attached Schedule '24' reads as follows:


20.4 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, is amended by adding Performance Standard No. 1640 so that the zoning as shown on the attached Schedule '25' reads as follows:

SDC - 15 - 913 - 988 - 1054 - 1640 - 1791 - 2029 (480)

20.5 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, is amended by deleting Performance Standard No. 1639 so that the zoning as shown on the attached Schedule '26' reads as follows:

ME - 10 - 913 - 1640 - 1648 - 2007 - 2029 (481)

20.6 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, is amended by deleting Performance Standard No. 360 and replacing it with Performance Standard No. 475 so that the zoning as shown on the attached Schedule '27' reads as follows:
20.7 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Rouge Employment District), as amended, is amended by deleting Exception No. 471 and replacing it with Exception No. 484 so that the zoning as shown on the attached Schedule '28' reads as follows:

CC - 357 - 625 - 913 - 988 - 1054 - 1523 - 1640 - 2029

20.8 **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, is amended by adding Performance Standard No. 1640 so that the zoning as shown on the attached Schedule '29' reads as follows:

SDC - 410(a) - 913 - 1640 - 2029 - 2215

20.9 **SCHEDULE "B" - PERFORMANCE STANDARD CHART** is amended by deleting Performance Standard No. 1641 introduced by By-law No. 239-2010(OMB) and replacing it with Performance Standard No. 1525, and by deleting Performance Standard No. 360 introduced by By-law No. 1056-2013 and replacing it with Performance Standard No. 475 so that they read as follows:

**INTENSITY OF USE**

475. **Gross floor area** of all buildings minus the **gross floor area** of all **basements** shall not exceed 0.66 times the area of the **lot**.

**PARKING SPACE AND DRIVEWAY DIMENSIONS**

1525. Notwithstanding the provisions of **CLAUSE V - GENERAL PROVISIONS, Section 7.3, Parking Space and Driveway Dimensions**, parking spaces shall have minimum dimensions of 2.6 metres width by 5.6 metres length.

20.10 **SCHEDULE "C" - EXCEPTIONS LIST** is amended by deleting Exception No. 471 introduced by By-law No. 1006-2010 and replacing it with Exception No. 484, and by deleting Exception No. 476 introduced by By-law No. 153-2011(OMB) and replacing it with Exception No. 149 so that they read as follows:

149. On those lands situated greater than 58 metres from the easterly limit of Kennedy Road, greater than 76 metres from the southerly limit of Passmore Avenue and greater than 72 metres north of the southerly property line, the uses permitted shall be restricted to those permitted within the Industrial (M) Zone.

484. Additional Permitted Uses
Mechanical or Automatic Car Wash
Self-Service Coin Car Wash

Self-Service Coin Car Wash shall mean land, buildings or structures or parts thereof used for the washing or laundering of automotive vehicles, in which water, soap and other cleansing materials are dispensed by coin operated meters and machines.

21. By-law No. 343-2008, being a By-law to amend the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, is amended as follows:

21.1 Section 1 is amended by deleting Exception No. 832 so that it reads as follows:

1. SCHEDULE "A" of the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District) is amended by deleting the Holding Symbol (H) and Exception No. 832 from the Special District Commercial Zone so that the amended zoning shall read as follows as shown on Schedule '1':

SDC - 410(a) - 913 - 1640 - 2029 - 2215

21.2 Section 2 is amended by deleting the reference to Schedule '1' so that it reads as follows:

2. SCHEDULE "C" - EXCEPTIONS LIST is amended by deleting Exception No. 832.

22. By-law No. 233-2010, being a By-law to amend the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District) is amended by adding Schedule '5' as shown on the attached Schedule '30'.

23. By-law No. 265-2013, being a By-law to amend the Employment Districts Zoning By-law No. 24982 (Milliken Employment District) is amended by deleting Section 2 and replacing it as follows:

2. SCHEDULE "C" - EXCEPTIONS LIST of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District) is amended by adding Exception No. 480 as follows:

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.

Enacted and passed on August 28, 2014.

Frances Nunziata, Speaker

Ulli S. Watkiss, City Clerk

(Seal of the City)
Schedule '1'

Exception 41

Area Affected By This By-Law
Schedule '4'
Lot 4

WANITA ROAD

S-1-30-48-58E-66-120-149-158-163-358

27-35 Meadowvale Road

City Planning Division
Zoning By-Law Amendment

File # 13 212910 EPS 00 TM

Area Affected By This By-Law

Centennial Community By-law
Not to Scale
7/02/2014
Schedule '5'

S-1 40J 40U 43-85 147-151 159 161 163 311 359 407
ST-1 39B 40U 43-85 137-151 160 162 163 311 360 408
S-1 39B 40U 43-85 147-151 159 161 163 311 359 407

City of Toronto By-law No. 1006-2014

Zoning By-Law Amendment

Area Affected By This By-Law
26
City of Toronto By-law No. 1006-2014

M-57-58-103-132-133-143-204

1-122 Mondeo Drive
File # 13 212910 EPS 00 TM

Dorset Park Community By-law 9508
Not to Scale
7/02/2014
Schedule '10'
Lot 33

Exception No. 31

2900 Warden Avenue
File # 13 212910 EPS 00 TM

Area Affected By This By-Law
Schedule 'II'

City of Toronto By-law No. 1006-2014

65-69 Haverview Road, 32A-34C Massie Street,
7-106 Wyper Square and 41-56 Thistlewaite Crescent
File # 13 212910 EPS 00 TM

Zoning By-Law Amendment

[Map and zoning details]

Area Affected By This By-Law
City of Toronto By-law No. 1006-2014

Schedule '12'

Lot 27

LOT 26

MIDLAND AVENUE

NATIONAL ST

(26)

(32)

(36)

(38)

(40)

(43)

ST.CLAIR AVENUE EAST

OLGA ST

54.35

51.30

10.30

80.37

74.33

3670

3672

3674


N/E corner of Midland Ave. & St.Clair Ave.East

Zoning By-Law Amendment

File # 13 212910 EPS 00 TM

Area Affected By This By-Law

Midland/St.Clair Community Bylaw 842-2004
Not to Scale
7/30/2014
Schedule '14'

Exception No. 31

3-27 Pickthall Terrace and 66-75 Lampman Drive
Zoning By-Law Amendment

Area Affected By This By-Law
Schedule 'I5'


3070 Ellesmere Road

Morningside Community
Not to Scale
7/03/2014
Schedule '16'

Exception No. 16, 18

3070 Ellesmere Road
File # 13 212910 EPS 00 TM

Area Affected By This By-Law
Schedule '19'
Lot 5


10, 20 & 30 Dean Park Road
File # 13212910 EPS 00 TM

Area Affected By This By-Law
City of Toronto By-law No. 1006-2014

Schedule 'A'

S-35-86-261-317-509-614-622
S-22-86-261-317-510-614-621-622
S-86-261-317-410-509-614-622
S-261-317-412-510-554-614-622
S-22-50-261-317-510-614-622
S-261-317-411-509-553-614-622
S-35-261-317-393-509-614-622

60 Bennett Road
File # 13 212910 EPS 00 TM

Area Affected By This By-Law

West Hill Community
Not to Scale
7/30/2014
Schedule '23'
Lot 28
Town of Markham

STEELES AVENUE EAST

133  468

SDC-496-497-913-988-1054-1525-1639-1640-1850-2029-2380-2606-2607-2700

4675 Steele Avenue East
File # 13 212910 EPS 00 TM
City of Toronto By-law No. 1006-2014

Schedule '25'

SDC-15-913-988-1054-1640-1791-2029

3447 Kennedy Road (Rear)

Area Affected By This By-Law
Schedule '26'

ME-10-913-1640-1648-2007-2029

300 Silver Star Boulevard
File # 13 212910 EPS 00 TM

Area Affected By This By-Law

Milliken Employment District
Not to Scale
7/03/2014
Schedule '27'

MDC-475-625-719-1013-1087-1193-1640-1649

3662 Midland Avenue

File # 13 212910 EPS 00 TM
Schedule '30'
Lot 18

160 Nashdene Road

Tappscott Employment District
Not to Scale
7/02/2014

Area Affected By This By-Law