

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. 1007-2014

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as 56-103 Cindy Nicholas Drive, 2-75 Lampman Drive, 3-27 Pickthall Terrace, 1795 Markham Road and 160 Nashdene Road.

Whereas Council of the City of Toronto has the authority pursuant to 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. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
2. The lands at 56-103 Cindy Nicholas Drive, 2-75 Lampman Drive and 3-27 Pickthall Terrace are outlined by heavy black lines on Diagram 1 attached to this By-law.
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands shown on Diagram 1 attached to this By-law to RD (f 11.0, a 330) (x111).
4. Zoning By-law No. 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands shown on Diagram 1 attached to this By-law, from a height and storey label of HT 9.0 to HT 11.0.
5. Zoning By-law No. 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands as shown on Diagram 1 attached to this By-law, from a lot coverage label of 40% to 50%.
6. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception number 111 so that it reads:

Exception RD 111

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
 - (i) 3.0 metres; and

- (ii) 6.0 metres for the portion of the **main wall** of the **building** with access to a **parking space**; and
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (C) Nothing may encroach into a required **side yard**;
- (D) On the lands municipally known as 45 Lampman Drive, the minimum building **setback** from a lot line that abuts the Highway 401 right-of-way is 13.5 metres;
- (E) Minimum **building setback** from a **side lot line** that abuts a street is 2.5 metres; and
- (F) The required **parking space** must be in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

7. Zoning By-law No. 569-2013, as amended, is further amended by amending Article 900.6.10 Exception number 332 (E) under the heading 'Site Specific Provision:' so that it reads:

Exception RM 332

- (E) A below ground parking **structure** and storage must be a minimum of 0.5 metres from any **lot line**; and

8. Zoning By-law No. 569-2013, as amended, is further amended by amending Article 900.20.10 Exception number 307 so that it reads:

Exception E 307

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Article 60.20.20.10 and Article 60.20.20.20, on the lands municipally known as 160 Nashdene Road, a **vehicle dealership** and **ancillary** parking structures are also permitted uses on the **lot**. **The outside storage** of vehicles for sale in conjunction with **vehicle dealership** must not be in a yard abutting a street except that a maximum of 12 parking spaces and are permitted in the **street yard abutting** Nashdene Road; and
- (B) The maximum permitted **gross floor area** of all buildings is 0.4; and

- (C) The minimum building setback is:
- (i) 6.0 metres from a lot line that abuts a street;
 - (ii) 1.0 metres from a rear lot line; and
 - (iii) 3.0 metres from a side lot line that does not abut a street; and
- (D) A minimum of 2.4 parking spaces per each 100 square metres of **gross floor area** for **Vehicle Dealership & Vehicle Service Shop**; and
- (E) A maximum of 2 vehicles may be displayed in a street yard that abuts:
- (i) Markham Road; and
 - (ii) Nashdene Road; and
- (F) The maximum height of a parking structure is 9.5 metres, measured from the lowest floor of the parking structure to the highest point of the uppermost floor; and
- (G) A minimum 6.0 metre wide strip of land abutting all street lines shall be required for **landscaping** along the entire length of the street line.

Prevailing By-laws and Prevailing Sections:

- (A) By-law No. 202-2009.
- (B) By-law No. 233-2010.

Enacted and passed on August 28, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

