CITY OF TORONTO

BY-LAW No. 360-2015

To amend former City of Scarborough Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, respecting lands municipally known as 3615 McNicoll Avenue.

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 "A" of the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District) is amended for the lands outlined in the attached Schedule '1' by deleting the existing M and MG Zone and associated Performance Standards and replacing it with the following as shown on Schedule '1' so that the amended Zoning shall read as follows:

   SDC- 4-594-913-1111-1194-1640-2029-2030-2066
   
   
   
2. SCHEDULE "B" PERFORMANCE STANDARDS CHART, of the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District) is amended by adding the following Performance Standards 594, 1194 and 2066 as follows:

   FLOOR AREA

   594. The following gross floor area regulations shall apply:

   (a) Maximum gross floor area of 600 square metres for Restaurant uses shall be permitted only on the portion of the site shown as Part A on Schedule '1' to this By-law.

   (b) Maximum gross floor area 600 square metres for Retail Uses, Personal Service Shops, Financial Institutions, and Vehicle Service Station and ancillary uses shall be permitted only on the portion of the site shown as Part A on Schedule '1' to this By-law.

   (c) Buildings containing Medical and Dental Offices shall be permitted only on the portion of the site shown as Part A on Schedule '1' to this By-law.

   (d) In addition to subsection (b) buildings containing Vehicle Service Station and ancillary uses shall be prohibited within 85 metres of the street line of Markham Road.
(e) Buildings containing Industrial Uses, Vehicle Service Garages and Service Shops shall be permitted only on the lands shown as Part B on Schedule '1' to this By-law.

OTHER YARDS

1194. Minimum 18 metre wide strip of land abutting the south lot line shall be used for landscaping, vehicular access, and parking only.

MISCELLANEOUS

2066. Bicycle parking shall be provided at a rate of 3 spaces plus 0.3 spaces per 100 square metres of gross floor area.

3. SCHEDULE "C" EXCEPTIONS LIST, of the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District) is amended by adding the following Exception Nos. 150 and 234 as follows:

150. On those lands identified as Exception No. 150 on Schedule '1' the following provisions shall apply:

Only the following uses are permitted:

Industrial uses
Restaurants
Vehicle Service Garage
Vehicle Service Station and ancillary uses
Business and Professional Office
Medical and Dental Offices
Personal Service Shops
Service Shops
Recreational Uses
Retail Uses
Financial Institutions
Educational and Training Facilities for Adults

234. On those lands identified as Exception No. 234 on Schedule '1', the following uses are prohibited:

Private Schools
Tutoring Services
Place of Worship

Enacted and passed on April 2, 2015.

Frances Nunziata,                             Ulli S. Watkiss,
Speaker                                      City Clerk

(Seal of the City)