

Authority: Scarborough Community Council Item SC4.20, as adopted by City of Toronto Council on March 31, April 1 and 2, 2015

## 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 'I' by deleting the existing M and MG Zone and associated Performance Standards and replacing it with the following as shown on Schedule 'I' so that the amended Zoning shall read as follows:

SDC- 4-594-913-1111-1194-1640-2029-2030-2066

150

202

234

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 'I' 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 'I' 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 'I' 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 'I' 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 'I' 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 'I', the following uses are prohibited:

Private Schools

Tutoring Services

**Place of Worship**

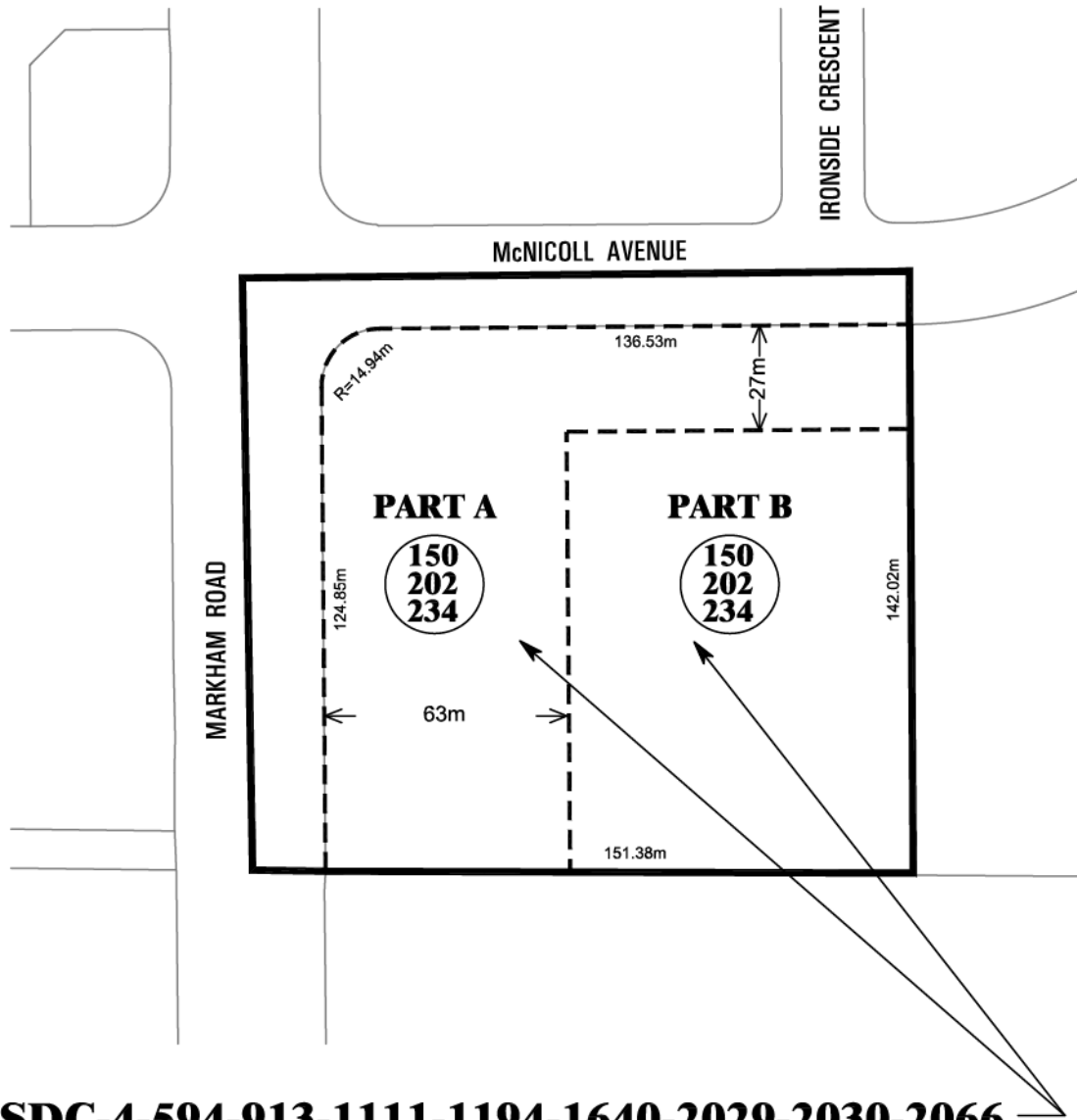
Enacted and passed on April 2, 2015.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

Schedule '1'



**Toronto** City Planning  
Division  
**Zoning By-Law Amendment**

3615 McNicoll Avenue  
File # 13 191601 ESC 42 0Z

 Area Affected By This By-Law

Tapscott Employment Bylaw  
Not to Scale  
01/30/15  
