

Authority: Scarborough Community Council Item SC10.16, as adopted by City of Toronto Council on December 9 and 10, 2015

CITY OF TORONTO

BY-LAW No. 1303-2015

To amend the Morningside Heights Zoning By-law, as amended, with respect to the lands municipally known as 55 Mac Frost Way (northern portion).

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*; and

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 impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of Holding (H) symbol with conditions in the zoning by-law;

The Council of the City of Toronto enacts:

1. **SCHEDULE "A"** is amended by adding a Semi-Detached Residential (SD) zone and Street Townhouse Residential (ST) zone so that the amended zoning shown on Schedule 'I' reads as follows:

SD (H)-2-20-21-23-29-50-60-63-64

ST (H)-3-20-21-23-29-50-60-63-64

ST (H)-4-20-21-23-29-50-60-63-64

ST (H)-6-20-21-23-29-50-60-63-64

ST (H)-6-20-21-23-42-50-60-63-64

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2. **SCHEDULE "B", PERFORMANCE STANDARD CHART** of the Morningside Heights Zoning By-law, as amended, is amended by adding Performance Standards Numbers 42 as follows:

BUILDING SETBACKS

42. Minimum **rear yard building setback** is 4.2 m.

3. **SCHEDULE "C", EXCEPTIONS MAP**, is amended by adding Exception No. 7 to those lands known municipally as 55 Mac Frost Way (northern portion), as shown on Schedule '2'.
4. **SCHEDULE "C", EXCEPTIONS LIST**, is amended by adding Exception No. 7, as follows:
7. On those lands identified as Exception No. 7 on the accompanying Schedule "C" map, the following provision shall apply:
- The lands zoned with the "(H)" symbol may not be used for any purpose other than those uses and buildings existing on the site as of October 1, 2015 until the "(H)" symbol has been removed. An amending by-law to remove the "(H)" symbol shall be enacted by City Council when the following conditions have been fulfilled to the satisfaction of Council.
- a) A sanitary sewer analysis is completed to the satisfaction of the Executive Director, Engineering and Construction Services.
 - b) A water distribution analysis and skeleton model is prepared to the satisfaction of the Executive Director, Engineering and Construction Services.
 - c) A flow test on the municipal fire hydrant is carried out to the satisfaction of the Executive Director, Engineering and Construction Services.
 - d) Make satisfactory arrangement for the completion of any and all system improvements including design, financing, and construction, identified through the analysis in 7a, 7b and 7c noted above, all to the satisfaction of the Executive Director, Engineering and Construction Services.

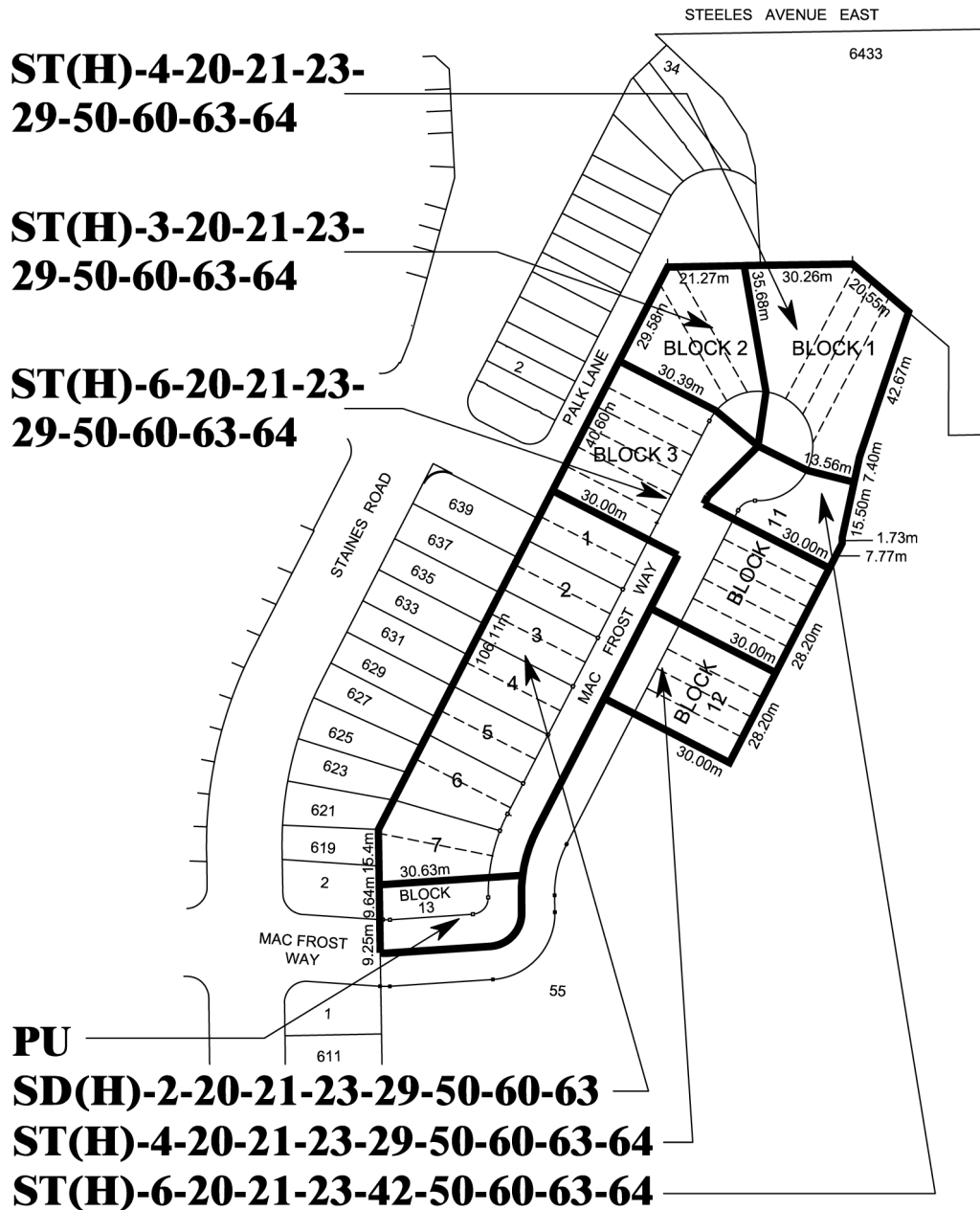
Enacted and passed on December 10, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



Zoning By-Law Amendment

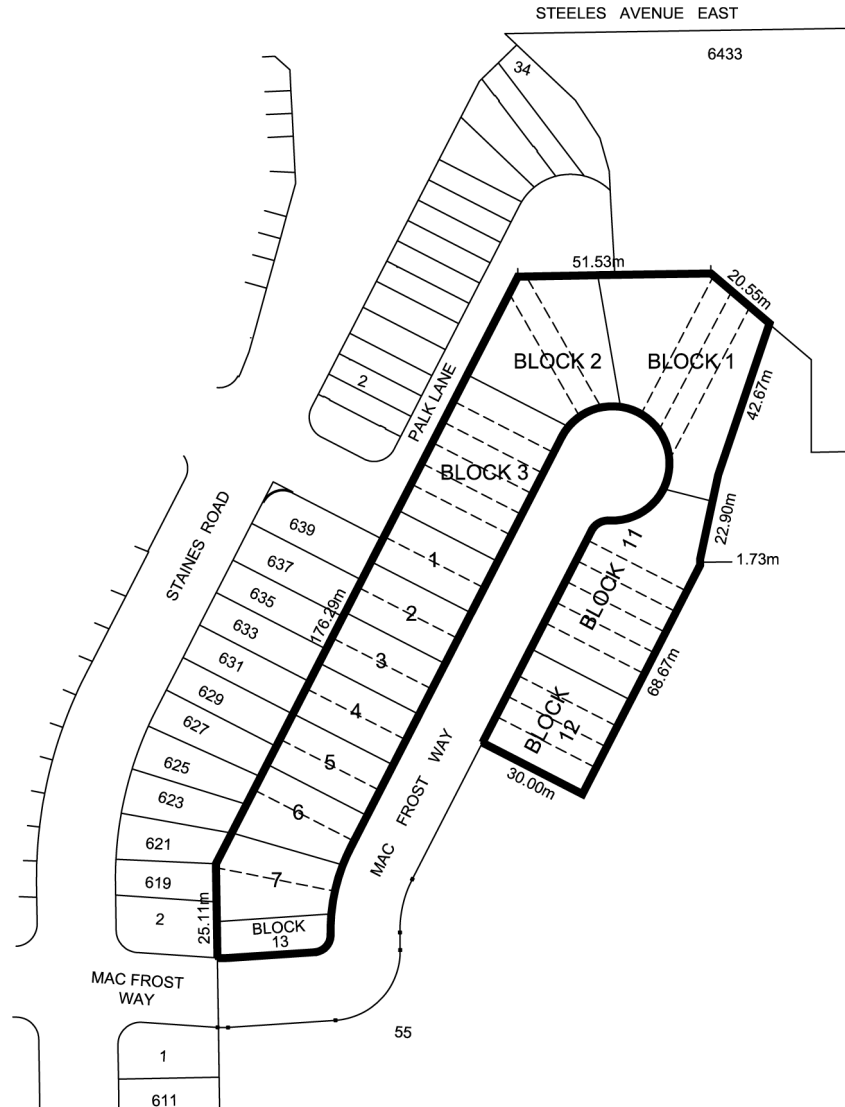
55 Mac Frost Way
File # 14 267707 ESC 42 OZ



Area Affected By This By-Law

Morningside Heights Community By-Law
Not to Scale
10/02/15

Schedule '2'



Exception No. 7



Zoning By-Law Amendment

55 Mac Frost Way

File # 14 267707 ESC 42 0Z



Area Affected By This By-Law

Morningside Heights Community By-Law
 Not to Scale
 9/30/15

