

Authority: Ontario Municipal Board Orders issued October 23, 2015 and January 5, 2016 in Board File No. MM140029

CITY OF TORONTO

BY-LAW No. 527-2016(OMB)

To amend former City of Scarborough Employment Districts Zoning By-law No. 24982 (Golden Mile Employment District), as amended, with respect to the lands municipally known as 743 Warden Avenue.

Whereas the Ontario Municipal Board, by its Orders issued on October 23, 2015 and January 5, 2016 in Board Case No. MM140029, determined to amend Zoning By-law No. 24982, as amended, with respect to the Lands;

Pursuant to the Order of the Ontario Municipal Board issued on January 5, 2016 in Board Case No. MM140029, the Ontario Municipal Board orders as follows:

1. **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Golden Mile) is amended by amending the zoning applying to portions of the lands at 743 Warden Avenue, shown outlined on the attached Schedule '1' to this By-law:

CC – 938 – 988 – 1054 – 1640 – 1797 – 1852 – 2029 – 2053 – 2074
CC – 988 – 1054 – 1640 – 1797 – 1852 – 2029 – 2053 – 2075.

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2. **SCHEDULE "B", PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

938. Minimum 3 metres and a maximum of 5 metres from the street line of Warden Avenue.

2074. Minimum gross floor area of 1,510 square metres.

2075. Minimum gross floor area of 1,535 square metres.

3. On those lands identified as Exception No. 151 on Schedule '1' hereto, only the following uses are permitted:

- Business and Trade Schools
- Data Storage Facilities
- **Financial Institutions**
- Medical Centres
- Medical Office
- Offices
- Performing Arts Studio
- **Personal Service Shops**
- Pet Grooming Establishments (excluding overnight boarding of animals)
- Places of Entertainment

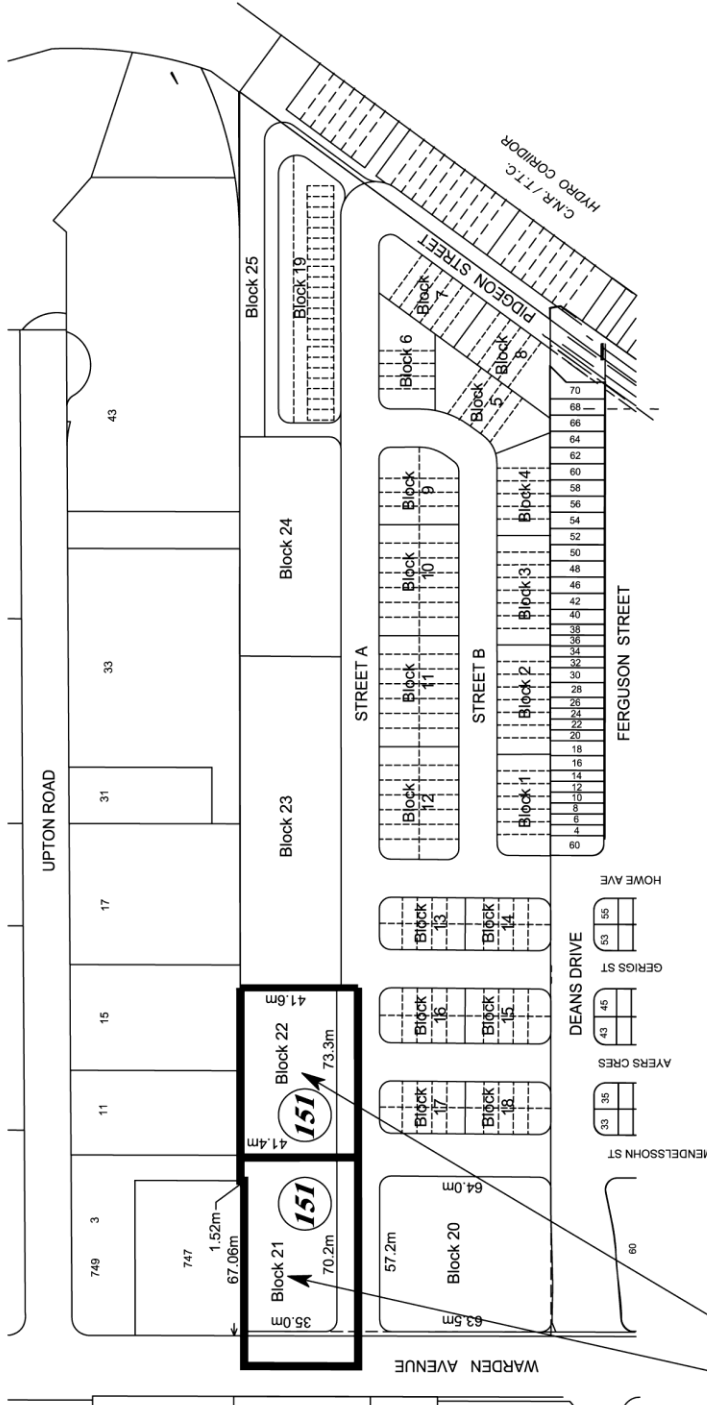
- Fitness Centre
- **Restaurants**
- Retail Stores
- **Service Shops**
- Veterinary Hospital

Temporary Use:

- Temporary Sales Trailer for the sale of residential **dwelling units**
- The provisions of Performance Standards 938, 988, 1054,1640, 1852, 2053, 2074 and 2075 shall not apply to the permitted Temporary Sales Trailer

PURSUANT TO THE DECISIONS/ORDERS OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON OCTOBER 23, 2015 AND JANUARY 5, 2016 IN BOARD FILE NO.
MM140029.

Schedule '1'



CC-988-1054-1640-1797-1852-2029-2053-2075
CC-938-988-1054-1640-1797-1852-2029-2053-2074



Zoning By-Law Amendment

743 Warden Avenue
 File # 13 268029 ESC 35 OZ



Area Affected By This By-Law

Golden Mile Employment District By-Law
 Not to Scale
 09/02/15

