CITY OF TORONTO

BY-LAW No. 696-2016

To amend former City of Scarborough Employment Districts Zoning By-law No. 24982 (Dorset Park Employment District), as amended, with respect to the lands municipally known as 1490-1500 Midland 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 former City of Scarborough Employment Districts Zoning By-law No. 24982 (Dorset Park Employment District) is amended by deleting the current zoning and replacing it with the following zoning as shown on Schedule '1'.

   CR-6-913-991-1640-1669-1670-1909-2078 153

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

**PARKING**

1669. Parking spaces shall be provided in accordance with the parking rates set out in the following table:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Parking Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Art Gallery</td>
<td>1.3 spaces per 100 m² of <strong>gross floor area</strong></td>
</tr>
<tr>
<td>Financial Institution</td>
<td>4.0 spaces per 100 m² of <strong>gross floor area</strong></td>
</tr>
<tr>
<td>Funeral Home</td>
<td>6.0 spaces per 100 m² of <strong>gross floor area</strong></td>
</tr>
<tr>
<td>Office</td>
<td>1.5 spaces per 100 m² of <strong>gross floor area</strong></td>
</tr>
<tr>
<td>Performing Arts Studio</td>
<td>3.0 spaces per 100 m² of <strong>gross floor area</strong></td>
</tr>
<tr>
<td><strong>Personal Service Shop</strong></td>
<td><strong>If the gross floor area</strong> is greater than 200 m², provide 1.5 spaces per 100 m² of <strong>gross floor area</strong>. If the <strong>gross floor area</strong> is 200 m² or less, no parking space is required.**</td>
</tr>
<tr>
<td>Production Studio</td>
<td>1.5 spaces per 100 m² of <strong>gross floor area</strong></td>
</tr>
<tr>
<td>Recreational Use</td>
<td>3.0 spaces per 100 m² of <strong>gross floor area</strong></td>
</tr>
<tr>
<td>Use</td>
<td>Minimum Parking Rate</td>
</tr>
<tr>
<td>----------------------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Restaurant</strong></td>
<td>If the gross floor area in a building is 200 m² or less, no parking space is required. If the gross floor area in a building is greater than 200 m², but less than 500 m², provide 3.0 spaces per 100 m² of gross floor area. If the gross floor area in a building is 500 m² or more, provide 5.0 spaces per 100 m² of gross floor area.</td>
</tr>
<tr>
<td><strong>Retail Store</strong></td>
<td>If the gross floor area is 200 m² or less, no parking space is required. If the gross floor area is greater than 200 m², but less than 10,000 m², provide 1.5 spaces per 100 m² of gross floor area. If the gross floor area is 10,000 m² or more, but less than 20,000 m², provide 3.0 spaces per 100 m² of gross floor area. If the gross floor area is 20,000 m² or more, provide 6.0 spaces per 100 m² of gross floor area.</td>
</tr>
<tr>
<td><strong>Service Shop</strong></td>
<td>If the gross floor area is greater than 200 m², provide 1.5 spaces per 100 m² of gross floor area. If the gross floor area is 200 m² or less, no parking space is required.</td>
</tr>
<tr>
<td><strong>Vehicle Service Shop</strong></td>
<td>3.5 spaces per 100 m² of gross floor area</td>
</tr>
<tr>
<td><strong>Veterinary Hospital</strong></td>
<td>1.0 spaces per 100 m² of gross floor area</td>
</tr>
</tbody>
</table>

1670. Minimum of 13 bicycle parking spaces shall be provided.

**LANDSCAPING**

1909. Minimum of 398 m² of landscaping shall be provided in the street yard.

**MISCELLANEOUS**

2078. Midland Avenue shall be deemed to be the front lot line.

3. **Schedule "C"** of the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Dorset Park Employment District) is amended by adding the following Exception No. 153:

153. Only the following uses are permitted:

- art gallery
- automated banking machine
- custom workshop
- financial institution
- funeral home
- office
- open storage is permitted, subject to the following:
  - open storage shall be ancillary to a vehicle service shop;
- *open storage* shall not be located in a **front yard** or **side yard**;
- *open storage* shall be no more than 10 percent of the **lot** area;
- the maximum **height** of *open storage* is 5.5 metres; and
- *open storage* shall be enclosed by a fence
  
  - outdoor sales or display in conjunction with a permitted non-residential use
  - **park**
  - performing arts studio
  - **personal service shop**
  - production studio
  - public parking
  - **public transportation use**
  - **recreational use**
  - renewable energy in conjunction with a permitted non-residential use
  - **restaurant**
  - retail store
  - **service shop**
  - **vehicle service shop**
  - veterinary hospital

Enacted and passed on July 15, 2016.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)
City of Toronto By-law No. 696-2016

Schedule '1'

CR-6-913-991-1640-1669-1670-1909-2078

Zoning By-Law Amendment

1490-1500 Midland Avenue

File # 15 266900 ESC 37 OZ

Not to Scale

05/10/2016

Area Affected By This By-Law