

Authority: Scarborough Community Council Item SC15.26, as adopted by City of Toronto Council on July 12, 13, 14 and 15, 2016

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

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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:

Use	Minimum Parking Rate
Art Gallery	1.3 spaces per 100 m ² of gross floor area
Financial Institution	4.0 spaces per 100 m ² of gross floor area
Funeral Home	6.0 spaces per 100 m ² of gross floor area
Office	1.5 spaces per 100 m ² of gross floor area
Performing Arts Studio	3.0 spaces per 100 m ² of gross floor area
Personal Service Shop	If the gross floor area is greater than 200 m ² , provide 1.5 spaces per 100 m ² of gross floor area . If the gross floor area is 200 m ² or less, no parking space is required.
Production Studio	1.5 spaces per 100 m ² of gross floor area
Recreational Use	3.0 spaces per 100 m ² of gross floor area

Use	Minimum Parking Rate
Restaurant	If the gross floor area in a building is 200 m ² or less, no parking space is required. If the gross floor area in a building is greater than 200 m ² , but less than 500 m ² , provide 3.0 spaces per 100 m ² of gross floor area . If the gross floor area in a building is 500 m ² or more, provide 5.0 spaces per 100 m ² of gross floor area .
Retail Store	If the gross floor area is 200 m ² or less, no parking space is required. If the gross floor area is greater than 200 m ² , but less than 10,000 m ² , provide 1.5 spaces per 100 m ² of gross floor area . If the gross floor area is 10,000 m ² or more, but less than 20,000 m ² , provide 3.0 spaces per 100 m ² of gross floor area . If the gross floor area is 20,000 m ² or more, provide 6.0 spaces per 100 m ² of gross floor area .
Service Shop	If the gross floor area is greater than 200 m ² , provide 1.5 spaces per 100 m ² of gross floor area . If the gross floor area is 200 m ² or less, no parking space is required.
Vehicle Service Shop	3.5 spaces per 100 m ² of gross floor area
Veterinary Hospital	1.0 spaces per 100 m ² of gross floor area

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

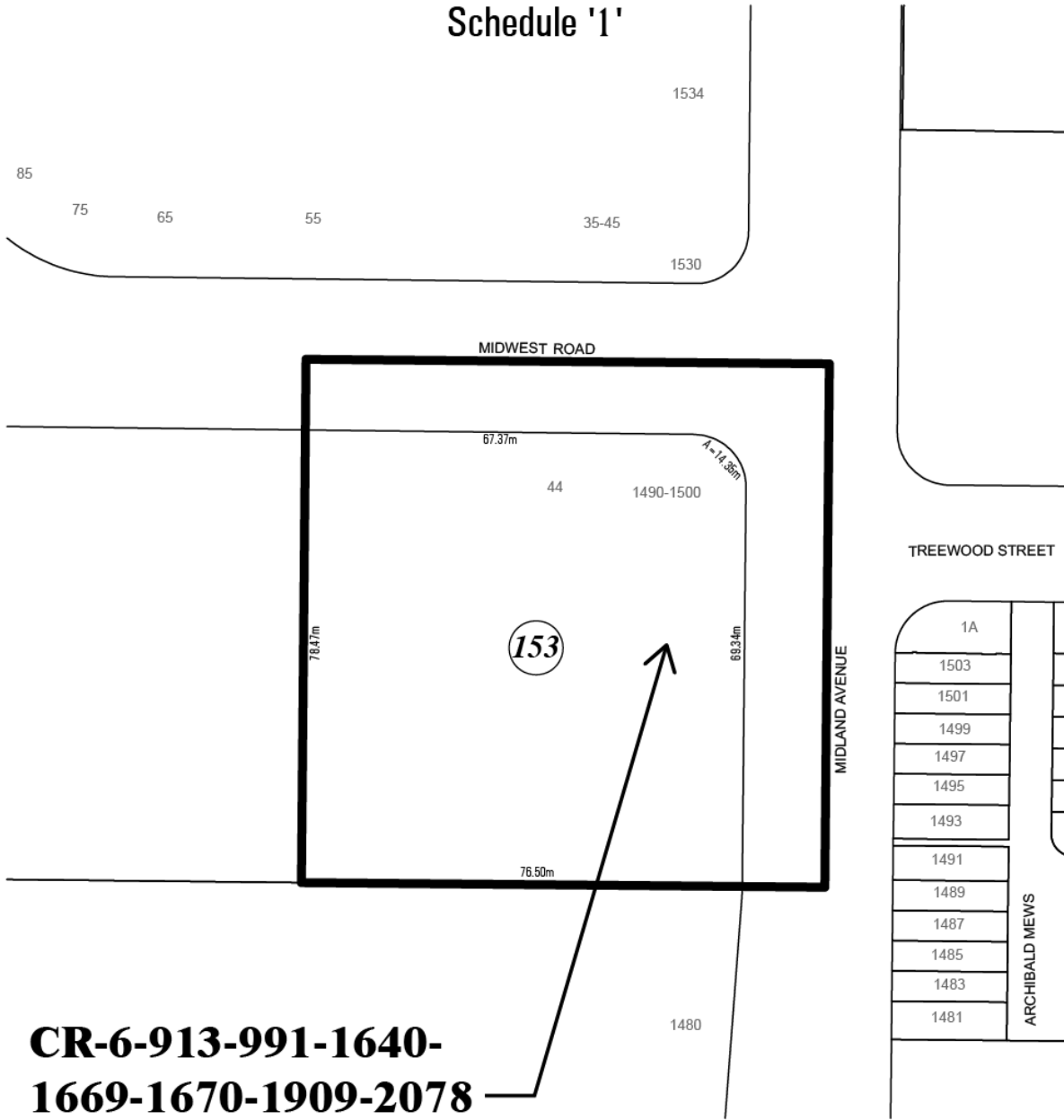
Enacted and passed on July 15, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



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

1490-1500 Midland Avenue

Toronto City Planning
Division
Zoning By-Law Amendment

File # 15 266900 ESC 37 0Z

 Area Affected By This By-Law

Dorset Park Employment
Not to Scale
05/16/2016
