

Authority: Scarborough Community Council Item SC15.27, as adopted by City of Toronto Council on July 12, 13, 14 and 15, 2016

CITY OF TORONTO

BY-LAW No. 903-2016

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 1100 Ellesmere Road.

Whereas Council of the City of Toronto has the authority pursuant to 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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 0.4 (c0.4; r0.0) SS3 (x69) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands shown on Diagram 1 to the Policy Overlay Map in Section 995.10, and to the Rooming House Overlay Map in Section 995.40.
5. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands shown on Diagram 1 to the Height Overlay Map in Section 995.20.1, and applying a height label of HT 9.0 as shown on Diagram 3 attached to this By-law.
6. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands shown on Diagram 1 to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying a lot coverage label of 33 percent as shown on Diagram 4 attached to this By-law.
7. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number (69) so that it reads:

Exception CR (x69)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Clause 220.5.10.1 does not apply.

- (B) Despite Clause 230.5.10.1, a minimum of 6 outdoor **bicycle parking spaces** are required for all uses up to the first 970 squares metres of building **gross floor area**. **Bicycle parking spaces** will otherwise be provided in accordance with the requirements of Clause 230.5.10.1 for all **gross floor area** in excess of 970 square metres.
- (C) Despite Regulations 40.5.40.60(1) and 40.10.40.60(1), the following encroachments into a **front yard** or **side yard** that abuts a **street** are permitted:
- i) Canopies and Awnings: Maximum 1.0 metres; and
 - ii) Roof Projections: Maximum 1.3 metres.
- (D) Despite Regulation 40.10.20.10(1), the only uses permitted are: ambulance depot, **art gallery**, **artist studio**, **automated banking machine**, **community centre**, courts of law, **financial institution**, fire hall, library, **massage therapy**, medical office, **museum**, office, **park**, **passenger terminal**, **performing arts studio**, **personal service shop**, **pet services**, police station, **production studio**, **retail store**, **software developing and processing**, **veterinary hospital**, **wellness centre**.
- (E) Despite Regulation 40.10.20.20(1), the only uses permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100 are: **cabaret**, **club**, **cogeneration energy**, courts of law, **custom workshop**, **day nursery**, **drive through facility**, **eating establishment**, **entertainment place of assembly**, **funeral home**, **laboratory**, **outdoor patio**, **place of worship**, **public parking**, **public utility**, **recreation use**, **renewable energy**, **retail service**, **service shop**, **sports place of assembly**, **take-out eating establishment**, **transportation use**, and **vehicle service shop**.
- (F) Regulations 40.10.40.1(2) and 40.10.100.10(1)(B) and (C) do not apply.
- (G) Despite Regulation 40.10.150.1(1), a maximum of 28 square metres of the lot not located in a **front yard** or **side yard** that abuts a **street** may be utilized for in-ground garbage storage bins.

Prevailing By-laws and Prevailing Sections (None Apply)

Enacted and passed on October 7, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)







