

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. 904-2016

To amend former City of Scarborough Employment Districts Zoning By-law No. 24982 (Progress Employment District), as amended, with respect to the lands municipally known as 1100 Ellesmere Road.

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 Scarborough Employment Districts Zoning By-law No. 24982 (Progress Employment District), is amended by deleting the existing Industrial District Commercial (MDC) zoning and replacing it with the following Commercial Residential (CR) zoning as shown on Schedule '1':

CR – 355 – 913 – 939 – 991 – 1640 – 1668

152

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

SETBACKS

939. The following projections into a **front yard** or **side yard** that abuts a **street** are permitted:

- (i) Canopies and Awnings: Maximum 1.0 m; and
- (ii) Roof Projections: Maximum 1.3 m.

PARKING

1668. Parking spaces shall be provided in accordance with the parking rates set out in the following table:

Use	Minimum Parking Rate
Ambulance depot	0.2 spaces per 100 m ² of gross floor area .
Art Gallery	1.3 spaces per 100 m ² of gross floor area .
Club	7.0 spaces per 100 m ² of gross floor area .
Community centre	3.0 spaces per 100 m ² of gross floor area .
Courts of law	1.0 spaces per 100 m ² of gross floor area .
Day Nursery	1.0 spaces per 100 m ² of gross floor area .
Entertainment place of assembly	10 spaces per 100 m ² for gross floor area
Financial institution	4.0 spaces per 100 m ² of gross floor area .

Use	Minimum Parking Rate
Fire Hall	0.2 spaces per 100 m ² of gross floor area .
Funeral home	6.0 spaces per 100 m ² of gross floor area .
Library	1.3 spaces per 100 m ² of gross floor area .
Museum	1.3 spaces per 100 m ² of gross floor area .
Offices (excluding Medical offices)	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 .
Place of worship	The greater of: (i) 23.0 spaces per 100 m ² of worship area having permanent or fixed seating; and (ii) 27.0 spaces per 100 m ² of worship area having no seating or variable seating; or (iii) the required minimum parking rate for all other permitted uses on the lot.
Police station	0.2 spaces per 100 m ² of gross floor area .
Production studio	1.5 spaces per 100 m ² of gross floor area .
Personal service shop	If the gross floor area is 200 m ² or less, no parking space is required. If the gross floor area is 200 m ² or more, 1.5 spaces per 100 m ² of gross floor area .
Recreational use	3.0 spaces per 100 m ² of gross floor area .
Restaurants	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 , 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, 5.0 spaces per 100 m ² of gross floor area .
Retail stores	If the gross floor area is 200 m ² or less, no parking space is required. If the gross floor area is 200 m ² or more, 1.5 per 100 m ² of gross floor area .
Service shop	If the gross floor area is 200 m ² or less, no parking space is required. If the gross floor area is 200 m ² or more, 1.5 spaces per 100 m ² of gross floor area .
Vehicle service garage	3.5 spaces per 100 m ² of gross floor area .
Veterinary hospital	1.0 spaces per 100 m ² of gross floor area .

3. Schedule 'C', **EXCEPTIONS LIST** and **EXCEPTIONS MAP** are further amended by adding the following Exception No. 152:

152. Only the following uses are permitted:

- Ambulance depot
- Art gallery

- Artist studio
- Automated banking machine
- Club
- Cogeneration energy in conjunction with a permitted non-residential use
- Community centre
- Courts of law
- Custom workshop
- **Day nursery**
- Entertainment place of assembly
- **Financial institution**
- Fire hall
- Funeral home
- Library
- Museum
- Office
- **Park**
- Passenger terminal
- Performing arts studio
- **Personal service shop**
- **Place of worship**
- Police station
- Production studio
- Public parking
- **Public transportation use**
- **Public utility** other than a sewage treatment plant or water filtration plant
- **Recreational use**
- Renewable energy in conjunction with a permitted non-residential use
- **Restaurant**
- Retail store
- **Service shop**
- Sports place of assembly
- **Vehicle service garage**
- Veterinary hospital

Enacted and passed on October 7, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'

