CITY OF TORONTO

BY-LAW 92-2017

To amend former City of Scarborough Zoning By-law 10010, as amended, with respect to lands municipally known as 3201 to 3227 Eglinton Avenue East.

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 Village Community Zoning By-law is amended for the lands outlined on the attached Schedule '1' by adding a Holding (H) provision to the existing Apartment (A) Zone, Community Commercial (CC) Zone and related Performance Standards as shown on Schedule '1' of this By-law, so that the amended zoning shall read as follows:


2. **SCHEDULE "C" EXCEPTIONS MAP** is amended by adding Exception Number 48 as shown as Schedule '2'.

3. **SCHEDULE "C" EXCEPTIONS LIST** is amended by adding the following text for Exception Number 48:

   48. On those lands identified as Exception 48 on the accompanying Schedule "C" map, the following provisions shall apply:

   (a) Only the following uses and performance standards are permitted prior to the removal of the Holding (H) provision:

       CC-40G-167-188-189-190-224;

   (b) Uses permitted in the Community Commercial (CC) Zone are limited to:

       - Automobile Service Stations
       - Banks
       - Day Nurseries
       - Educational Facilities
       - Funeral Homes
- Libraries
- Offices
- Personal Service Shops
- Places of Recreation, Entertainment and Assembly
- Place(s) of Worship
- Restaurants
- Retail Stores
- All other uses as stated in Clause VIII, Section 6, of By-law 10010 are prohibited;

(c) Notwithstanding Exception 48 (b), the following uses are also permitted:

(i) Temporary sales offices for the sale of residential dwelling units in accordance with City of Toronto By-law 739-2009 are permitted on Block 2 and Block 3, as shown on Schedule '2' of this by-law, without parking or building setback restrictions for the purpose of selling residential dwelling units;

(ii) Parking spaces to serve the existing uses and permitted uses on Block 1, and/or Block 2 and/or Block 3, as shown on Schedule '2' of this by-law; and

(iii) Wall Signs which are non-accessory;

(d) Community Commercial Uses, excluding offices, shall not exceed a gross floor area of 20,500 square metres;

(e) The provisions of Clause VI, Section 6, Coverage, shall not apply;

(f) The lands subject to the Holding provision (H) shall be permitted for use as a construction staging area;

(g) The Holding provision (H) used in conjunction with the Apartment Residential (A) Zone shall be removed in whole or in part by amending by-law when Council is satisfied that:

(i) Functional Servicing Plan(s) are submitted for Block 2 and/or Block 3, to the satisfaction of the Executive Director, Engineering & Construction Services;

(ii) Traffic Signal Warrants Study/Studies are provided to the satisfaction of the General Manager, Transportation Services in consultation with the Executive Director, Engineering & Construction Services, for the intersections located at:

(A) Kingston Road and Block 5;

(B) Eglinton Avenue East, Block 5 and 7; and
(C) Markham Road and Eglinton Avenue East;

(iii) Conveyance of a public street (Block 5) has been secured as part of the development of Block 2 to the satisfaction of the General Manager, Transportation Services in consultation with the Executive Director, Engineering & Construction Services;

(iv) Conveyance of a portion of a public street (Block 7) has been secured as part of the development of Block 3 to the satisfaction of the General Manager, Transportation Services in consultation with the Executive Director, Engineering & Construction Services; and

(v) Complete Site Plans Control applications are submitted for Block 2 (Apartments) and/or Block 3 (Apartments);

(h) Notwithstanding any future severance or future division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands; and

(i) Prior to the removal of the holding provision (H), the existing buildings and uses located within the buildings existing on the date of enactment of this by-law shall continue to be permitted.


Frances Nunziata, Speaker

Ulli S. Watkiss, City Clerk

(Seal of the City)
Schedule '1'


3201-3227 Eglinton Avenue East
Zoning By-Law Amendment
File # 15 239570 ESC 36 OZ, 07 272331 ESC 36 SB

Area Affected By This By-Law
Exception No. 48

3201-3227 Eglinton Avenue East
File # 15 239570 ESC 36 OZ, 07 272331 ESC 36 SB