

Authority: Scarborough Community Council Item SC32.6, as adopted by City of Toronto Council on July 23, 24, 25, 26, 27 and 30, 2018

CITY OF TORONTO

BY-LAW 1076-2018

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 3662 Midland Avenue.

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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined in a heavy black line on Diagram 2 to the Zoning By-law Map in Section 990.10 and adding the zone label E (x26), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined in a heavy black line on Diagram 2 to the Policy Area Overlay Map in Article 995.10.1; the Height Overlay Map in Article 990.20.1; the Lot Coverage Overlay Map in Article 995.30.1; and Rooming House Overlay Map in Article 995.40.1.
5. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.20.10 a new Exception Number 26, so that it reads:

Exception E 26

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) Despite Clauses 60.20.20.10 and 60.20.20.20:
 - (i) the only use permitted in Building A shown on Diagram 3 attached to By-law 1076-2018 is a **vehicle washing establishment**;

- (B) Despite Clauses 60.20.20.10 and 60.20.20.20:
- (i) the only use permitted in Building B shown on Diagram 3 attached to By-law 1076-2018 is a **retail store, drive-through facility, take-out eating establishment;**
 - (ii) A maximum of one **drive-through facility** is permitted;
- (C) Despite Clause 60.5.40.40 and regulation 150.96.20.1(3):
- (i) The permitted maximum **interior floor area** for all uses on the **lot** is 402 square metres, divided in accordance with (ii) to (iv) below;
 - (ii) The permitted maximum **interior floor area** for the **retail store** is 158 square metres;
 - (iii) The permitted maximum **interior floor area** for the **take-out eating establishment** is 104 square metres; and
 - (iv) The permitted maximum **interior floor area** for the **vehicle washing establishment** is 139 square metres;
- (D) Despite Clause XX and Clause 150.96.40.1, required minimum **building setbacks** are as shown on Diagram 3 attached to By-law 1076-2018.

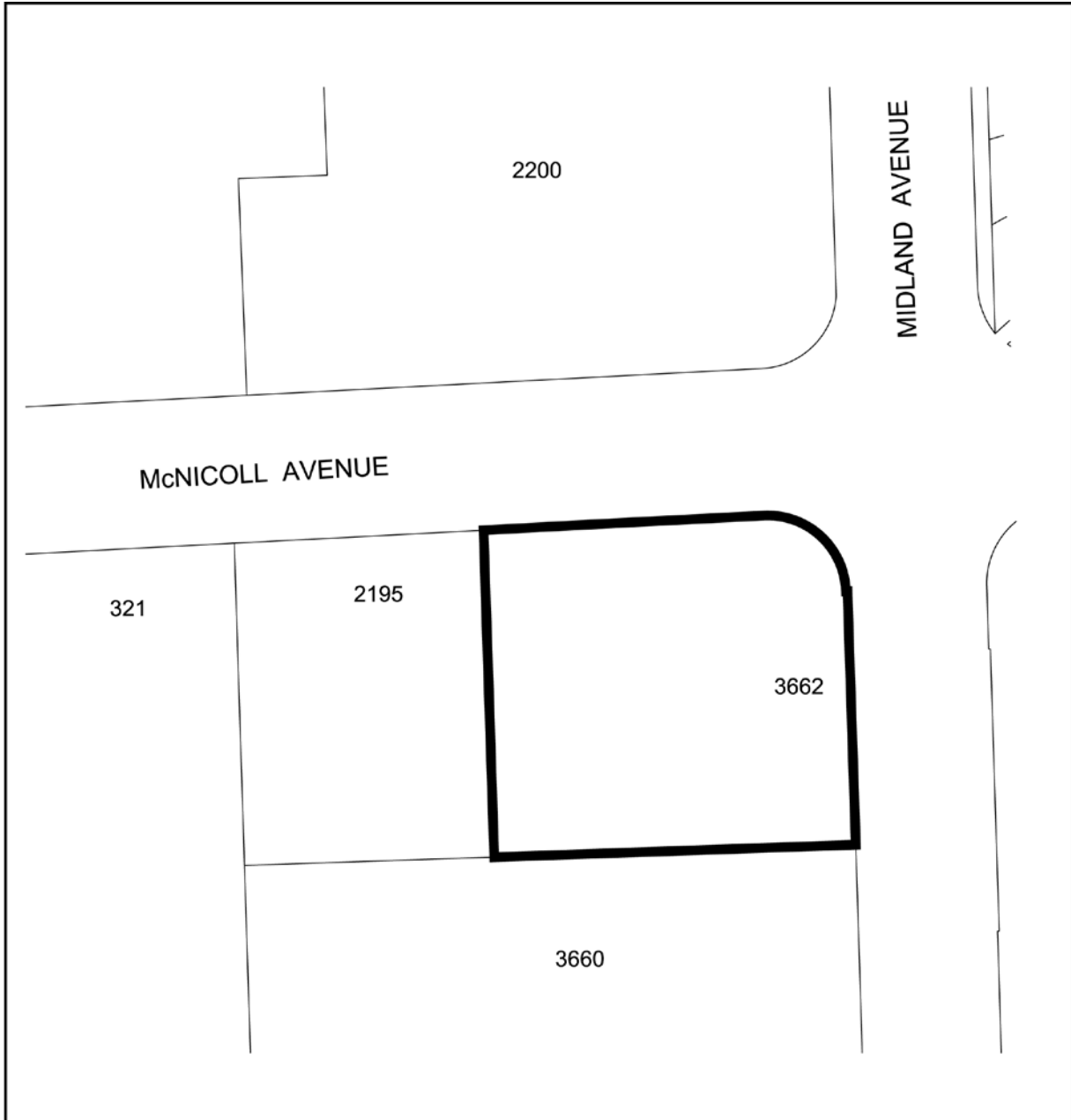
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,
Deputy Speaker

Ulli S. Watkiss,
City Clerk

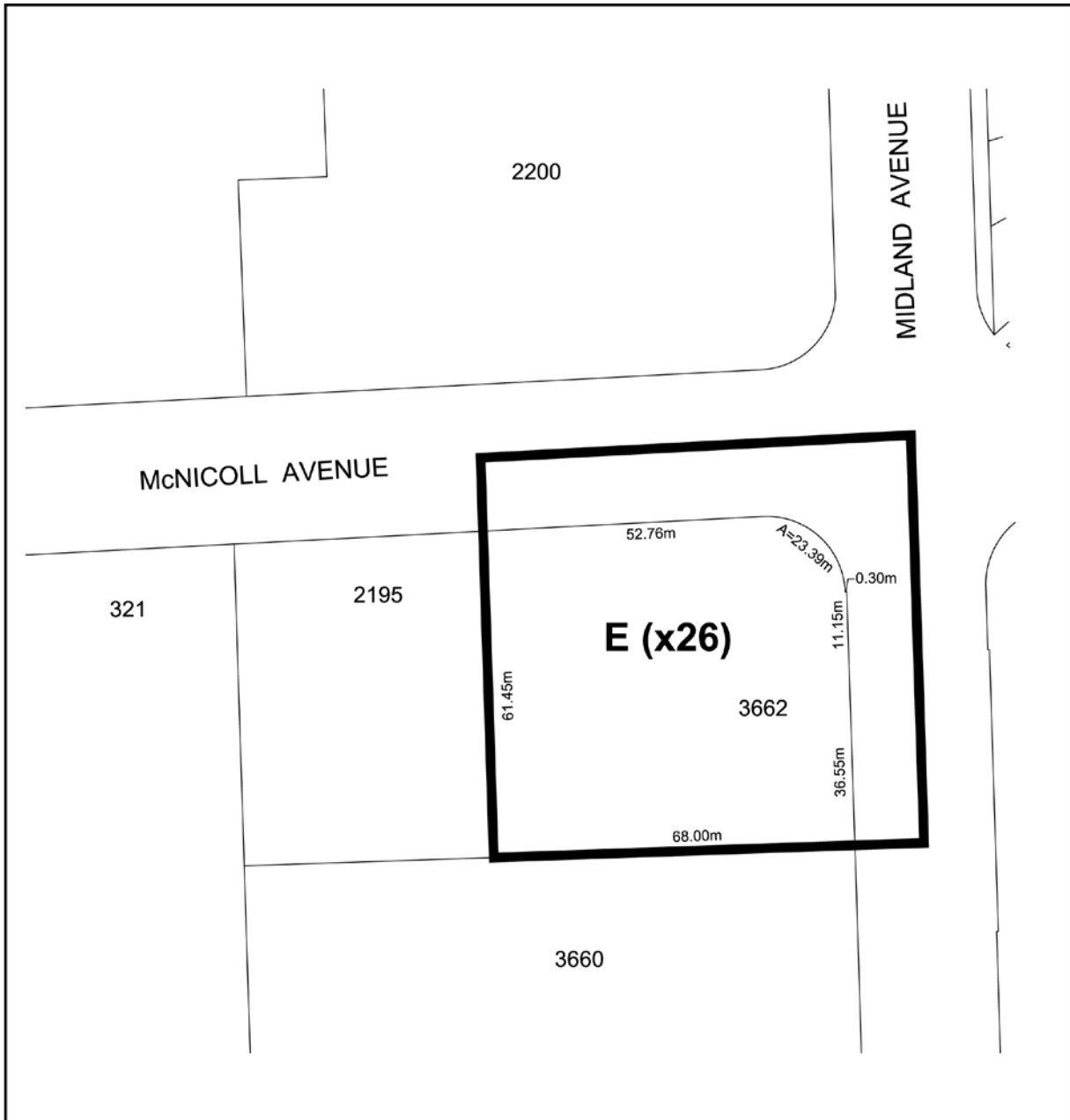
(Seal of the City)



 **TORONTO**
Diagram 1

3662 Midland Avenue

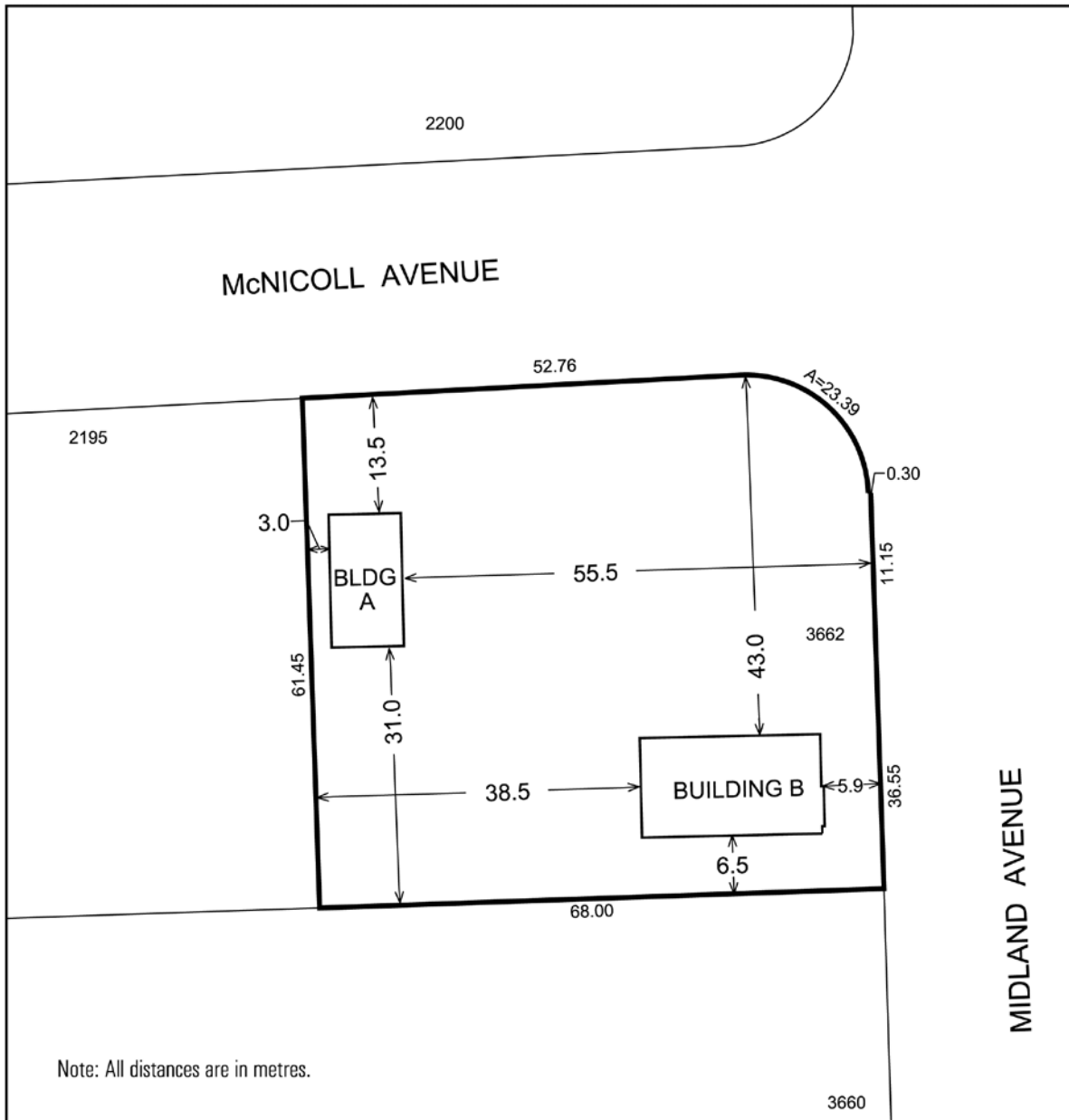
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 **TORONTO**
Diagram 2

3662 Midland Avenue

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Diagram 3

3662 Midland Avenue

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