

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 1077-2018

To amend former City of Scarborough Employment Districts Zoning By-law 24982 (Milliken Employment District), as amended, with respect to the lands municipally known as 3662 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 Employment District By-law 24982 (Milliken Employment District), is amended by adding the following Schedule '1' so that the amended zoning shall read as follows:

MDC- 268 – 269 – 270 – 271 – 272 – 940 – 941 – 942 – 943 – 1017, 1018 1093, 1094, 2093, 2094, 2095, 2096, 2097, 2098, 2099

489

490

2. **PERFORMANCE STANDARDS CHART – SCHEDULE 'B'**, of the Milliken Employment District Zoning By-law, as amended, is further amended by adding the following Performance Standards:

INTENSITY OF USE

268. The **gross floor area** of all permitted uses with all buildings minus the **gross floor area** of all **basements** shall not exceed 402 square metres.
269. The **gross floor area** of the **Mechanical or Automatic Car Wash** shall not exceed 140 square metres.
270. The **gross floor area** of all **retail** uses shall not exceed 158 square metres.
271. The **gross floor area** of a **Take-Out Eating Establishment** shall not exceed 104 square metres.
272. A maximum of one **drive-through facility** shall be permitted.

PARKING

2093. **Mechanical or Automatic Car Wash:** Minimum 3.5 parking spaces per 100 square metres of **gross floor area** but not less than 4 parking spaces.

2094. Retail: Minimum 3.5 parking spaces per 100 square metres of **gross floor area** but not less than 6 parking spaces.
2095. **Take-Out Eating Establishment:** Minimum 3.5 parking spaces per 100 square metres of **gross floor area** but not less than 4 parking spaces.
2096. **Mechanical or Automatic Car Wash:** Minimum 10 vehicle stacking spaces.
2097. **Drive-through Facility:** Minimum 12 vehicle stacking spaces.

REAR YARD SETBACKS

1017. Minimum **rear yard setback** shall be 31 metres for the building located closest to the west property line.
1018. Minimum **rear yard setback** shall be 6.5 metres for the building located closest to the east property line.

SIDE YARD SETBACKS

1093. Minimum **side yard setback** shall be 3.0 metres for the building located closest to the west property line.
1094. Minimum **side yard setback** shall be 38.5 metres for the building located closest to the east property line.

STREET YARD SETBACKS

940. Minimum **street yard setback** shall be 55.5 metres for the building located closest to the west property line.
941. Minimum **street yard setback** shall be 5.9 metres for the building located closest to the east property line.

FRONT YARD SETBACKS

942. Minimum **front yard setback** shall be 13.5 metres for the building located closest to the west property line.
943. Minimum **front yard setback** shall be 43 metres for the building located closest to the east property line.

MISCELLANEOUS

2098. For the building located closest to the west property line, only a **mechanical or automatic car wash** shall be permitted.

2099. For the building located closest to the east property line, only a **take-out eating establishment**, retail, and **drive-through facility** shall be permitted.

3. **SCHEDULE 'C' EXCEPTIONS LIST**, of the Milliken Employments District Zoning By-law 24982, as amended, is further amended by deleting Exception 482 and by adding the following Exception Number 489 and 490.

489. On those lands identified as Exception 489, only the following uses shall be permitted:

Permitted Uses:

Drive-Through Facility
Mechanical or Automatic Car Wash
Retail
Take-Out Eating Establishment
Vehicle Service Station

For purposes of this Exception, take-out eating establishment means premises where food or beverages are prepared and offered for sale to patrons for consumption off the premises.

490. On those lands identified as Exception 490, the following uses shall be permitted:

Additional Permitted Uses:

Marketplace Signs
Wall Signs which are **non-accessory**

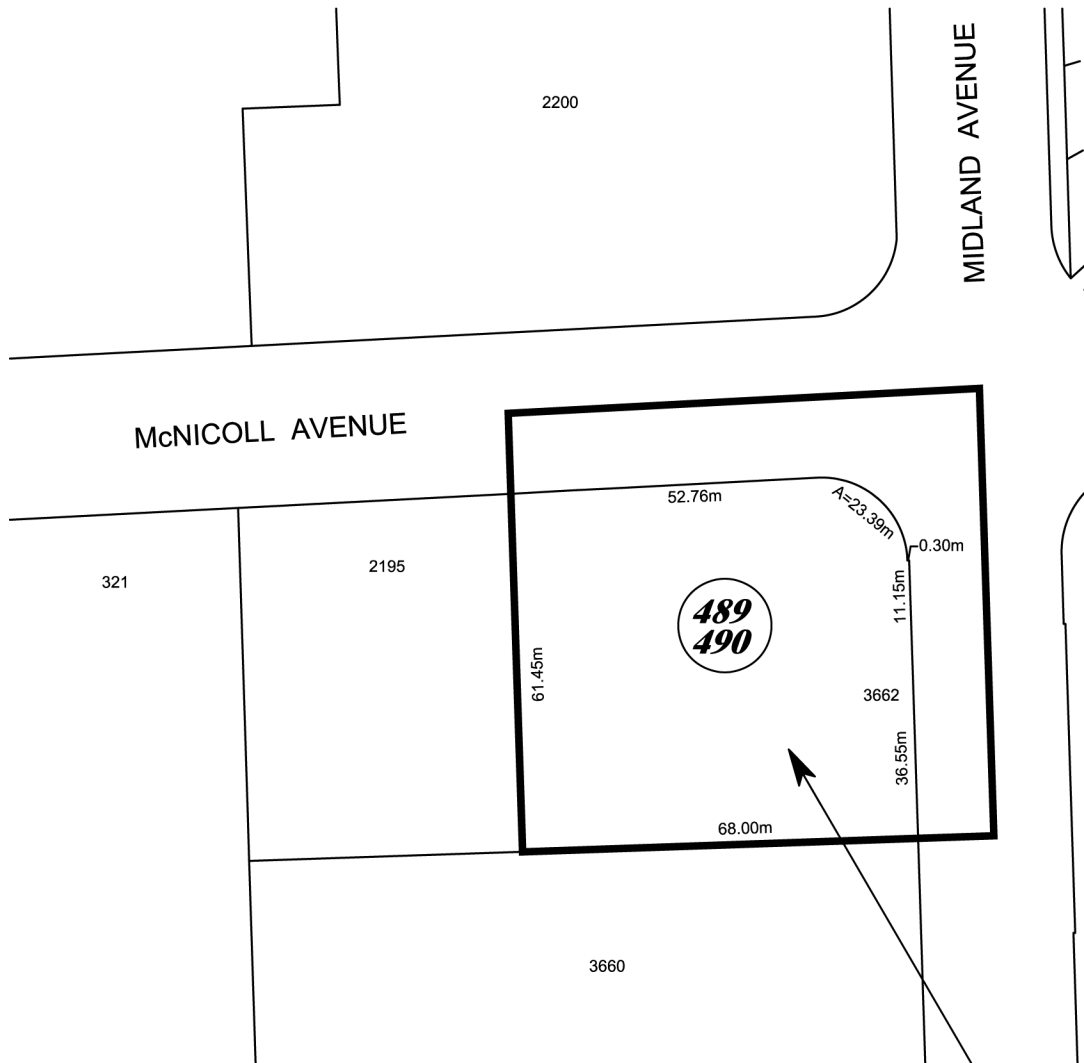
Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,
Deputy Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



MDC-268-269-270-271-272-940-941-942-943-1017-
 1018-1094-2093-2094-2095-2096-2097-2098-2099

TORONTO
 Zoning By-Law Amendment

3662 Midland Avenue
 File # 16 211026 ESC 41 OZ

 Area Affected By This By-Law

Milliken Employment District Bylaw
 Not to Scale
 06/14/18

