

Authority: Scarborough Community Council Item SC2.3,  
as adopted by City of Toronto Council on January 30  
and 31, 2019

## CITY OF TORONTO

### BY-LAW 384-2019

**To amend former City of Scarborough Employment Districts Zoning By-law 24982 (Rouge Employment District), and former City of Scarborough Zoning By-law 15907, the Rouge Community Zoning By-law, as amended, with respect to lands municipally known as 8861 Sheppard 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; and

Whereas authority is given to Council by Section 34 and Section 36 of the Planning Act, to impose the holding symbol (H) and to remove the holding symbol (H) when Council is satisfied that the conditions relating to the holding symbol have been satisfied; and

Whereas Council of the City of Toronto is satisfied that the conditions relating to the lifting of the Holding Provisions (H) from the subject lands have now been satisfied and Council has given notice of its intention to lift the Holding Provisions (H) in accordance with the Planning Act;

The Council of the City of Toronto enacts:

**1. Amendment to the Employment Districts Zoning By-law 24982:**

The Employment Districts Zoning By-law 24982, as amended, shall no longer apply to the lands shown outlined on the attached Schedule '1' to this By-law.

**2. SCHEDULE 'A' of the Rouge Community Zoning By-law 15907, as amended, is further amended by adding the lands shown outlined on the attached Schedule '1', to this By-law, and by adding thereto the following zoning as shown on the attached Schedule '3' to this By-law:**

PW-139-207-220-334-482-486-487-488-524

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

**FLOOR AREAS, GROUND FLOOR AREAS, DWELLING UNIT COMPOSITION**

334. Maximum coverage 18 percent.

## **MAIN WALL SETBACKS FROM STREETS**

### Minimum Building Setbacks

139. Minimum building setback shall be 3 metres from the **street lot line** of Sheppard Avenue.

## **MINIMUM WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES**

207. Minimum west **side yard** setback 1 metre and minimum east **side yard** setback 8 metres.
220. Minimum 41 metres from rear lot line.

## **MISCELLANEOUS**

486. **Height** of building, including dome structure and architectural decoration shall not exceed 23 metres.
487. The land area of the **lot** not covered by buildings shall be used for a **driveway**, off-street vehicle parking, transformer pad, outdoor storage for refuse and associated loading space and pad and landscaping purposes.
488. Maximum fence height of 1.2 metres within the required front yard **setback**.

## **PARKING**

524. Notwithstanding the provisions of **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES**, General Parking Requirements, Subclause 1.1, a minimum of 26 vehicle parking spaces shall be provided on the **lot** on which the place of worship is located.
4. **SCHEDULE "C", EXCEPTIONS LIST**, is amended by adding the following **EXCEPTION 3** to the lands as shown outlined on the attached Schedule '4':
3. On those lands identified as Exception No. 3 on the accompanying Schedule "C" map, the following provisions shall apply:
- a. Permitted Use
- Place of Worship;**
- b. Accessible Parking
- Of the parking required by Performance Standard 524, a minimum of 2 shall be accessible parking stalls provided and reserved for the physically disabled. The accessible parking stall shall be 3.9 metres wide and

5.6 metres in perpendicular length, with a minimum 6.0 metre wide access aisle; and

c. Loading

One loading space with minimum dimensions of 6.0 metres in length, 4.0 metres in width and 6.1 metres in vertical clearance.

**5. SCHEDULE "C" EXCEPTIONS MAP**, is amended by deleting Exception Number 512 as outlined on the attached Schedule '2'.

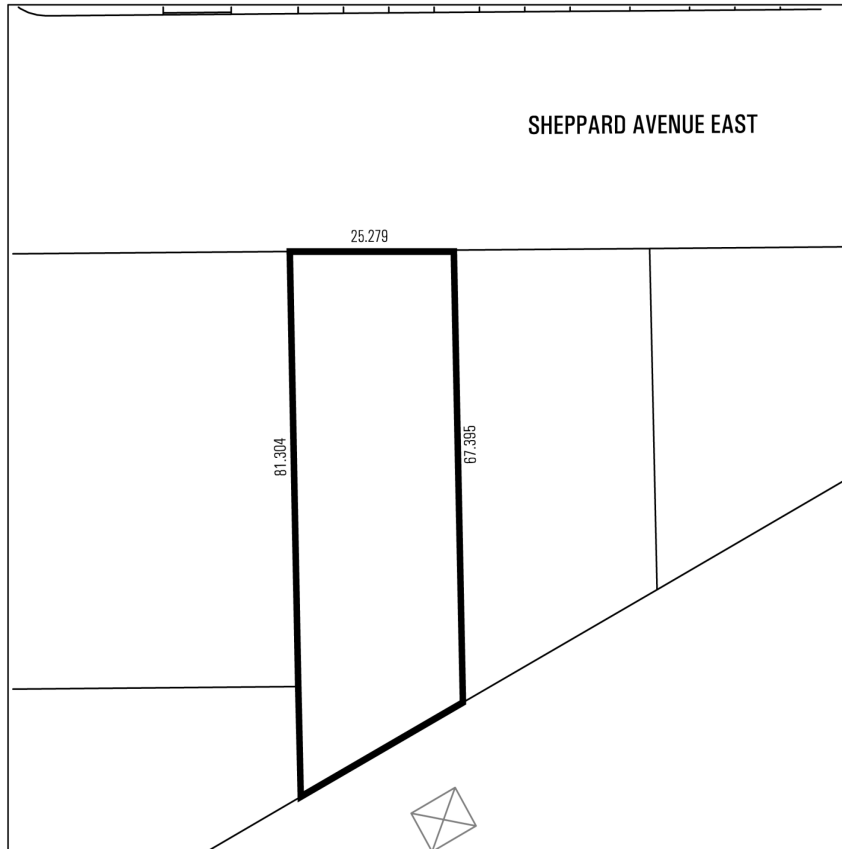
Enacted and passed on February 26, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

Schedule '1'



Zoning By-Law Amendment

8861 Sheppard Avenue East

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

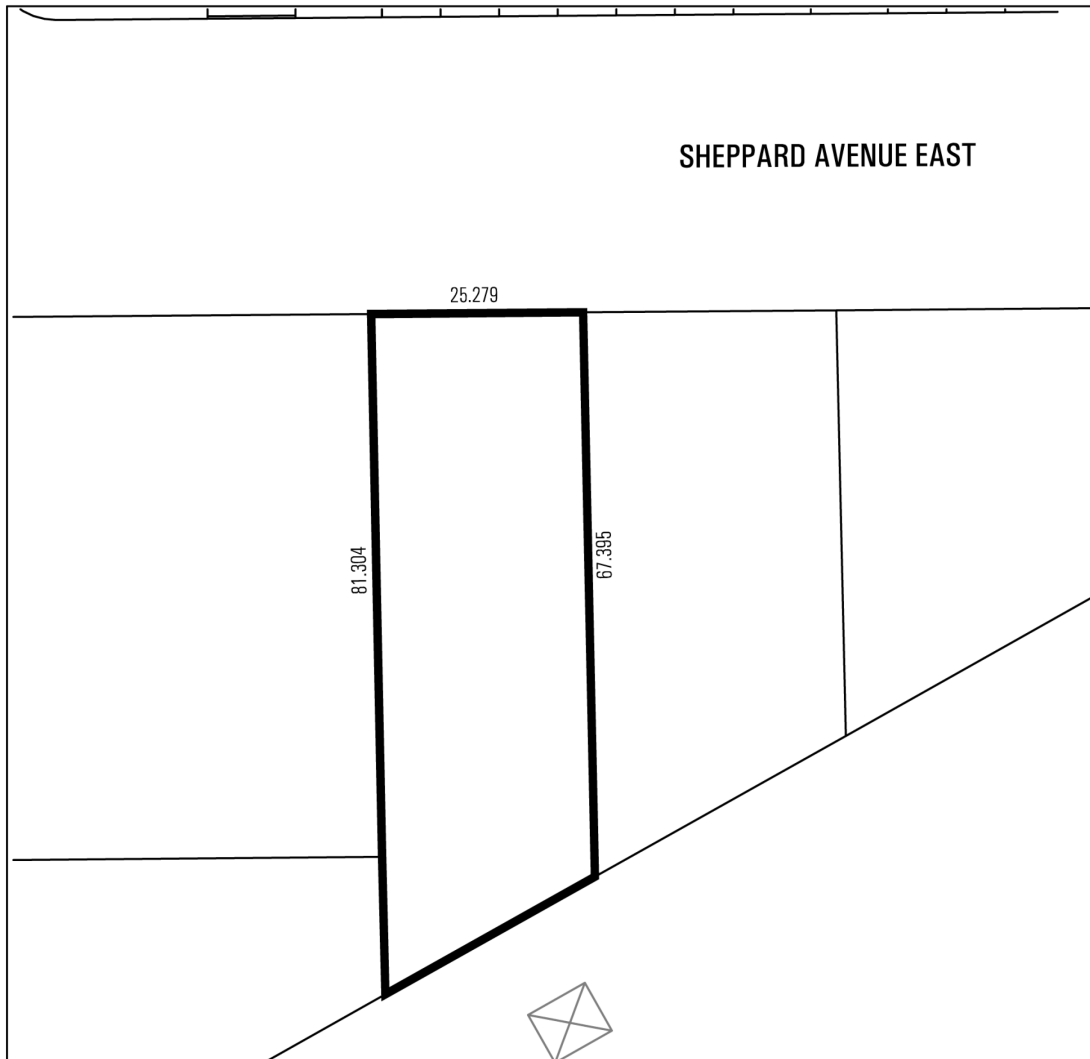


Area Affected By This By-Law

Rouge Employment District Bylaw  
Not to Scale  
04/25/18



### Schedule '2'



**Exception No. 512 to be removed**



**Zoning By-Law Amendment**

8861 Sheppard Avenue East

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

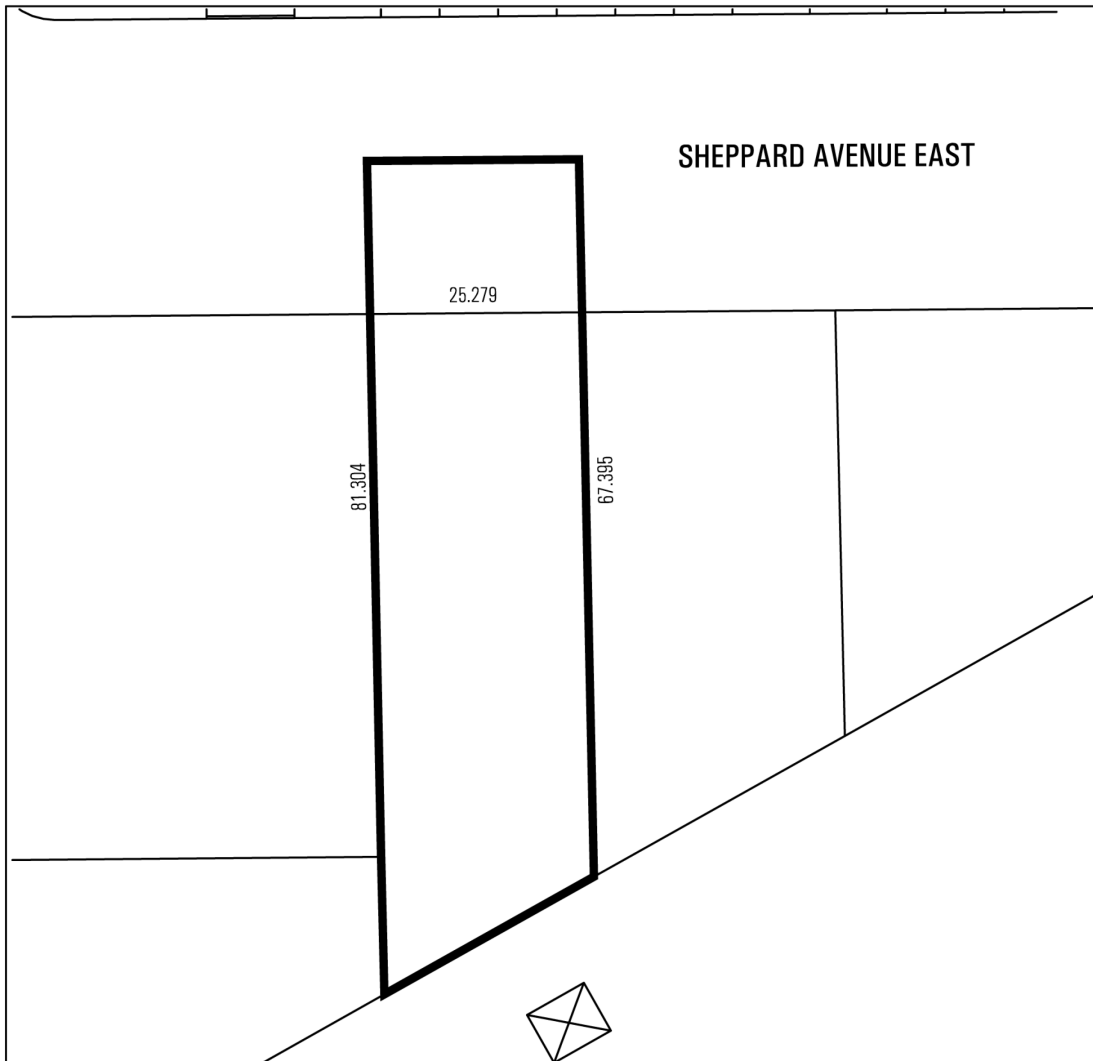


Area Affected By This By-Law

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



**Schedule '3'**



**PW-139-207-220-334-482-486-487-488-524**



**Zoning By-Law Amendment**

8861 Sheppard Avenue East

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

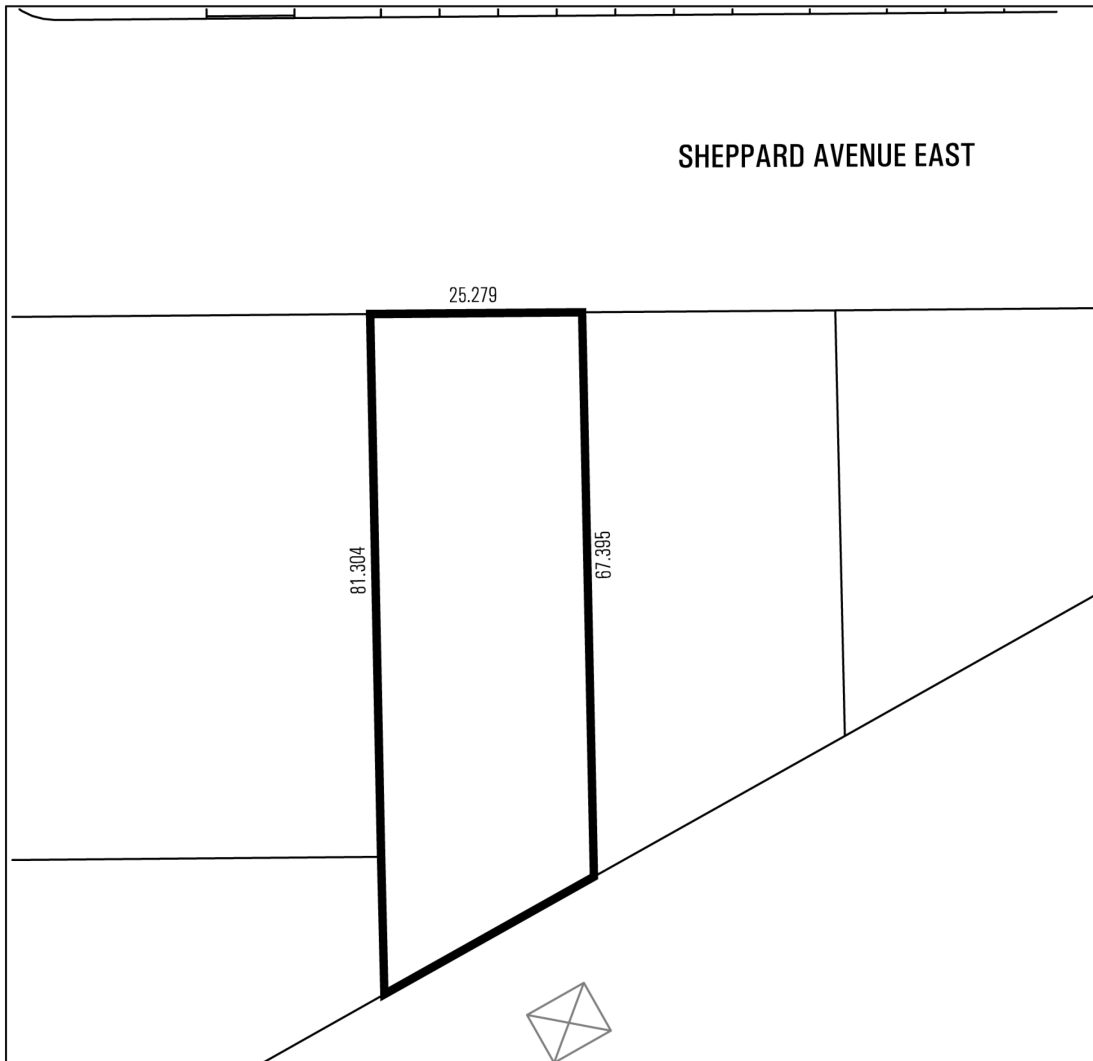


Area Affected By This By-Law

Rouge Community Bylaw  
Not to Scale  
06/14/18



### Schedule '4'



### Exception No. 3



Zoning By-Law Amendment

8861 Sheppard Avenue East

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ



Area Affected By This By-Law

Rouge Community Bylaw  
Not to Scale  
06/14/18

