

Authority: Scarborough Community Council Item SC5.2,
as adopted by City of Toronto Council on May 14 and 15,
2019

CITY OF TORONTO

BY-LAW 809-2019

To amend former City of Scarborough Bendale Community Zoning By-law 9350, as amended, respecting the lands municipally known in the year 2019 as 1515 Danforth Road, 3050 Lawrence Avenue East, 25 Durrington Crescent and 1072 McCowan 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 "C", EXCEPTIONS MAP**, is amended by adding Exception 15 to those lands known municipally as 1515 Danforth Road, 3050 Lawrence Avenue East, 25 Durrington Crescent, and 1072 McCowan Road, as shown on Schedules '1', '2', '3' and '4' to By-law 809-2019.
2. **SCHEDULE "C", EXCEPTIONS LIST**, as amended, is amended by adding Exception 15 as follows:
 15. On those lands identified as Exception 15 on the accompanying map, the following provisions shall apply:
 - (a) Nothing in this By-law shall prevent the use of any land within the defined area for a public transit use.
 - (b) If a conveyance or dedication required by a Federal, Provincial or Municipal government, or an expropriation by an expropriating authority:
 - (i) Causes a lot to not comply with the required minimum lot frontage, required minimum lot depth, required minimum lot area or required minimum building setback regulations of this By-law, the lot is deemed to comply with those regulations;
 - (ii) Reduces the permitted maximum number of dwelling units or the permitted maximum gross floor area on a lot, the number of dwelling units or the gross floor area on the lot is the permitted maximum number of dwelling units or the permitted maximum gross floor area that was permitted on the lot on the day before the conveyance, dedication or expropriation;
 - (iii) Causes required parking spaces on a lot to be removed, the required parking spaces that remain are deemed to satisfy the

parking space requirements of this By-law for that building and permitted uses that were on the lot on the day before the conveyance, dedication or expropriation; and

- (iv) Reduces the area of a lot so as to cause:
1. A lawfully existing building on a lot to exceed the permitted maximum lot coverage, the permitted maximum lot coverage on that lot is the lot coverage on the lot on the day of the conveyance, dedication or expropriation; or
 2. A vacant lot to have a smaller lot area, the permitted maximum lot coverage for that vacant lot is based upon the lawful lot area of that vacant lot on the day before the conveyance, dedication or expropriation.

Enacted and passed on May 15, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



Exception 15



Zoning By-Law Amendment

1515 Danforth Road

File # 19 101239 ESC 20 0Z

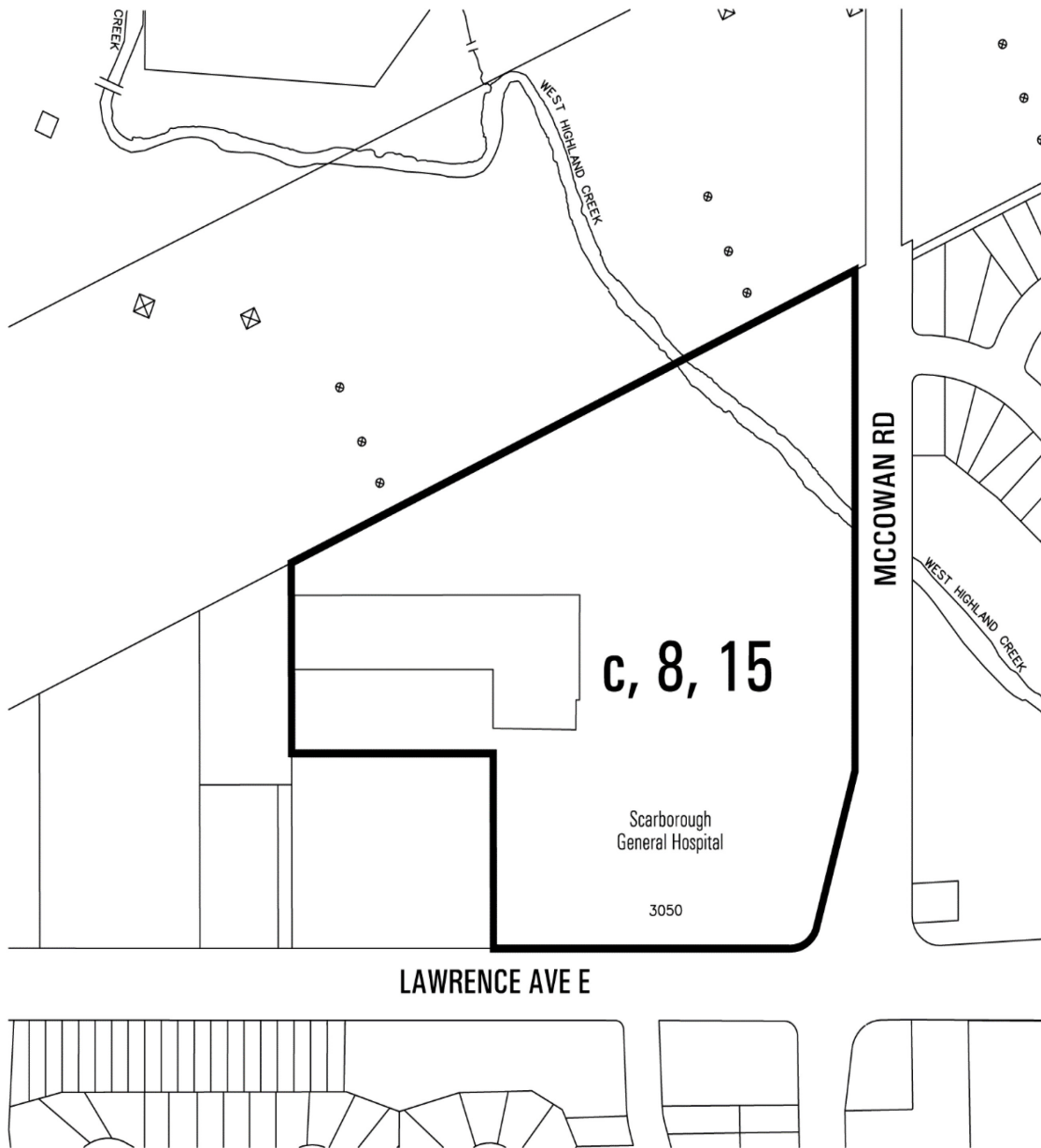


Area Affected By This By-Law

Bendale Community Bylaw
Not to Scale
01/21/19

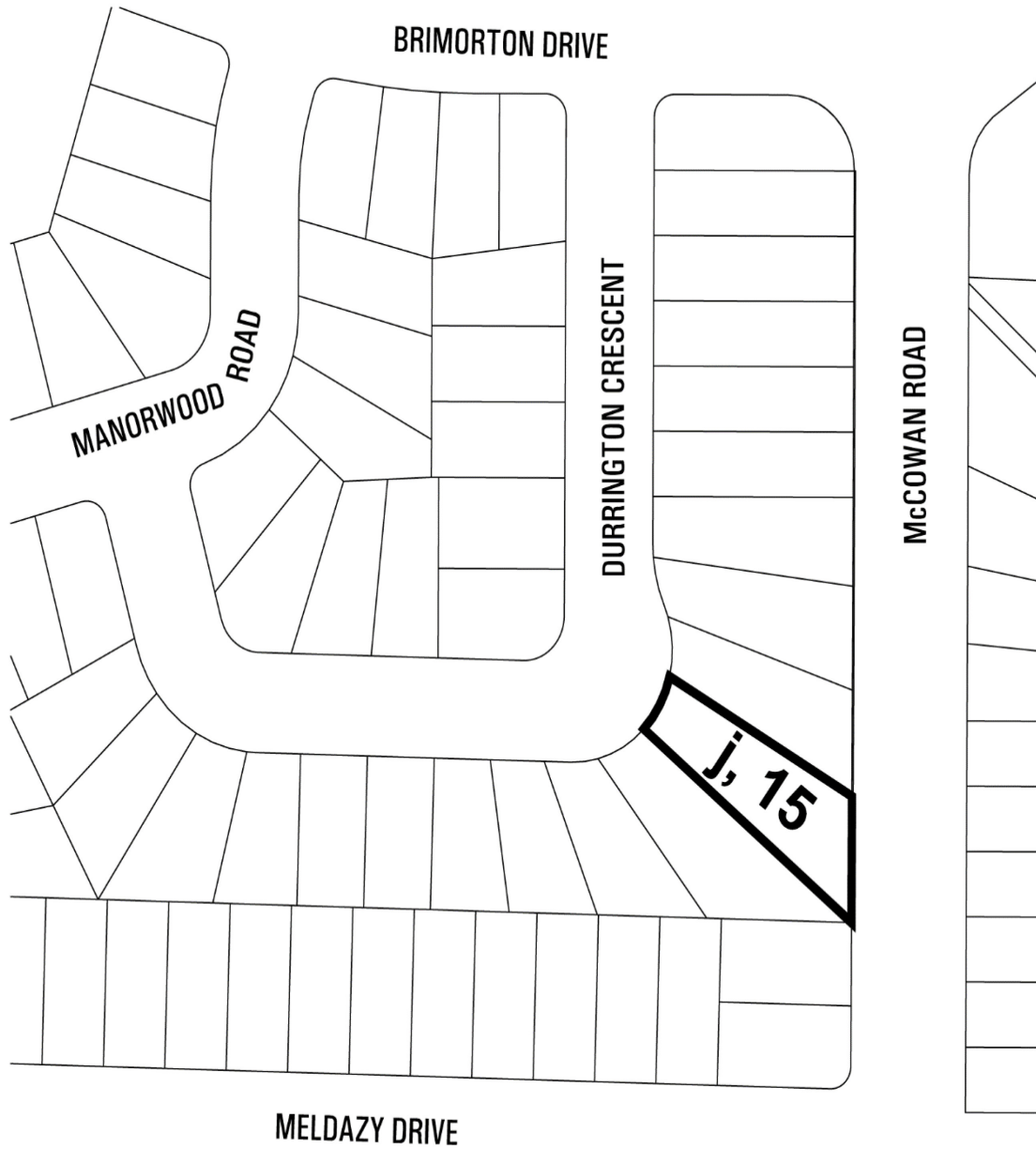


Schedule '2'



Exception 15

Schedule '3'



Exception 15

 **TORONTO**
Zoning By-Law Amendment

25 Durrington Crescent
File # 19 101239 ESC 20 OZ

 Area Affected By This By-Law

Bendale Community Bylaw
Not to Scale
01/21/19


Schedule '4'



Exception 15