

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 810-2019

To amend former City of Scarborough Employment Districts Zoning By-law 24982, as amended, respecting the lands municipally known in the year 2019 as 300 Borough Drive, 200, 230 and 350X Town Centre Court, 50 and 60 Brian Harrison Way, and 530 and 580 Progress 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", PROGRESS EMPLOYMENT DISTRICT (WEST) MAP**, is amended by adding Exception 2101 to those lands known municipally as 300 Borough Drive, 200, 230 and 350X Town Centre Court, 50 and 60 Brian Harrison Way, and 530 and 580 Progress Avenue, as shown on Schedule '1' to By-law 810-2019.
2. **SCHEDULE "C", EXCEPTIONS LIST**, as amended, is amended by adding Exception 2101 as follows:

2101. On those lands identified as Exception 2101 on the accompanying map, the following provisions shall apply:

- (a) 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.

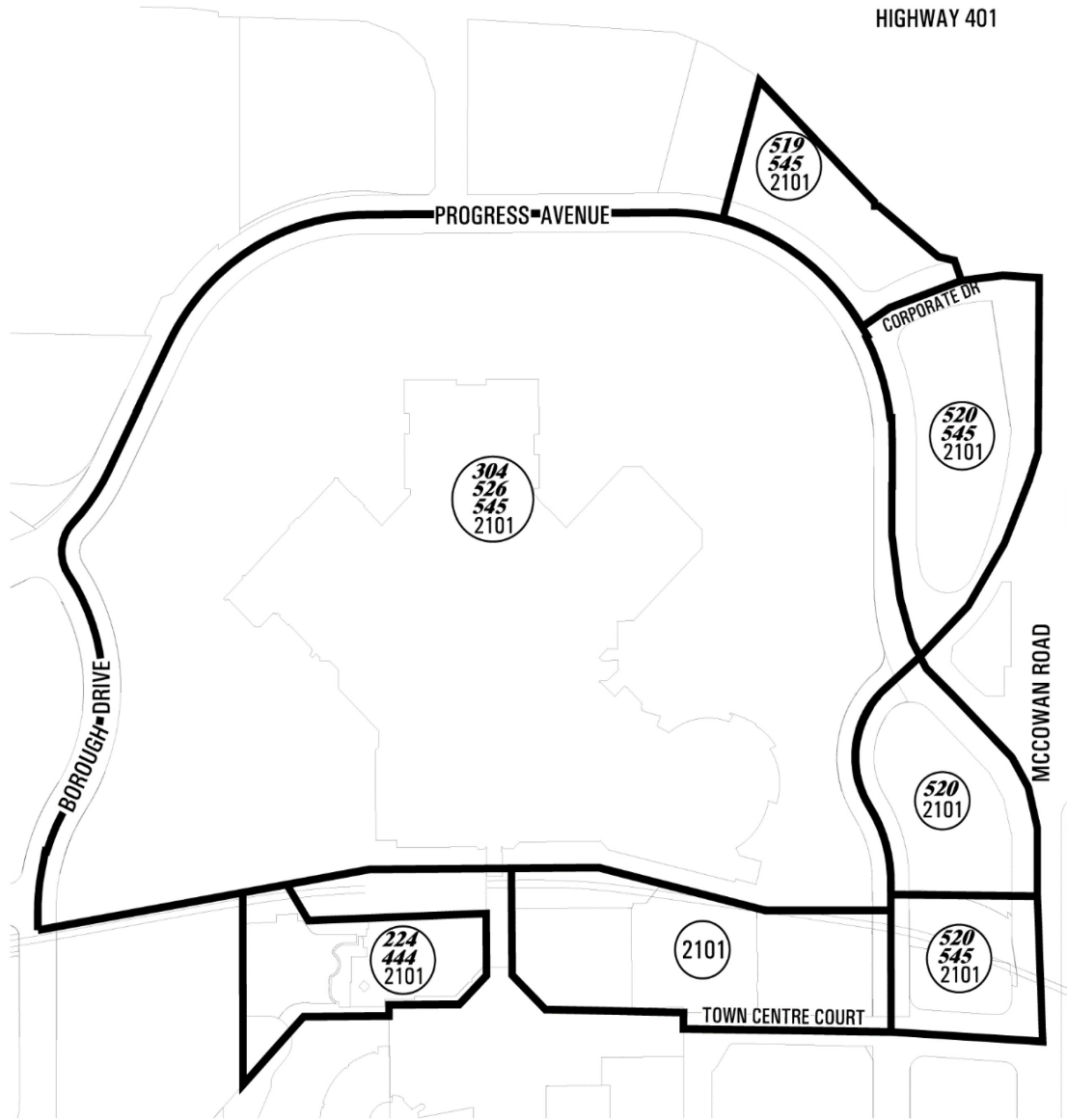
Enacted and passed on May 15, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



Exception 2101

Toronto
Zoning By-Law Amendment

Multiple Addresses
File # 19 101239 ESC 20 0Z

 Area Affected By This By-Law

Progress Employment district By-law (West)
Not to Scale
02/25/19

