

CITY OF TORONTO

BY-LAW 607-2020

To amend former City of Scarborough Highland Creek Community Zoning By-law 10827, as amended, with respect to the lands municipally known as 3300 and 3316 Ellesmere 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 "A"** is amended by deleting the current zoning and replacing it with the following zoning as shown on the attached Schedule 1:

I – 140 – 220 – 222 – 258 – 270 – 308 – 529 – 558

2. **SCHEDULE "B", PERFORMANCE STANDARD CHART**, is amended by adding the following Performance Standards:

PARKING

222. A minimum of 120 **bicycle parking spaces** shall be provided, including 90 long-term spaces and 30 short-term spaces.

For the purposes of this performance standard, long term **bicycle parking spaces** must be located indoors or within a covered, separately accessed, controlled area.

FLOOR AREA

308. Maximum **gross floor area**: 26,000 square metres.

SETBACKS

529. No portion of the **main wall** of the Student Residence building shall extend north of the Ellesmere Road property line more than 82 metres.

BUILDING HEIGHT

558. Maximum **height** 33 metres (9 storeys) excluding **basements**, mechanical penthouses and parapets.

3. **SCHEDULE "C" – EXCEPTION MAP** is amended by adding Exceptions 26 and 65 to the lands as outlined on Schedule 2.
4. **SCHEDULE "C" – EXCEPTION LIST** is amended by adding Exception 65 to the lands so that it reads as follows:
 65. On those lands identified as Exception 65 on the accompanying Schedule "C" Map the following provisions shall apply:
 - (a) The following ancillary uses are also permitted:
 - **One dwelling unit**

Enacted and passed on July 29, 2020.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



