

Authority: Scarborough Community Council Item SC6.8,
as adopted by City of Toronto Council on July 19 and 20,
2023
City Council voted in favour of this by-law on July 20,
2023
Written approval of this by-law was given by Mayoral
Decision 8-2023 dated July 20, 2023

CITY OF TORONTO

BY-LAW 707-2023

To amend former City of Scarborough Highland Creek Community Zoning By-law 10827, as amended by By-law 781-2011, with respect to the lands municipally known as 875 Morningside Avenue and 1050 Military Trail (840 Military Trail).

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 "B", PERFORMANCE STANDARD CHART**, of former City of Scarborough Highland Creek Community Zoning By-law 10827 is amended by deleting Performance Standard 211 (a) and replacing it with the following:

PARKING

211. (a) Parking shall be provided at a minimum rate of 2.5 **parking spaces** per 100 square metres of **gross floor area**, with a minimum of 0.65 **parking spaces** per 100 square metres of **gross floor area** provided on the subject lands and a minimum of 1.85 **parking spaces** per 100 square metres of **gross floor area** provided off-site within the lands regulated by Exception 26. (c) of Schedule "C", provided that all such off-site **parking spaces** are located north of Ellesmere Road and may be used on a shared use basis as set out in that Exception 26. (c).
2. **Schedule "C", EXCEPTION LIST**, of former City of Scarborough Highland Creek Community Zoning By-law 10827 is amended by deleting Exception 52 in its entirety and replacing it with the following:
 52. On those lands identified as Schedule 1 to this By-law, after the Schedule "C" map, the following provisions shall apply:
 - i) **Only the following uses are permitted:**
 - Institutional Uses;

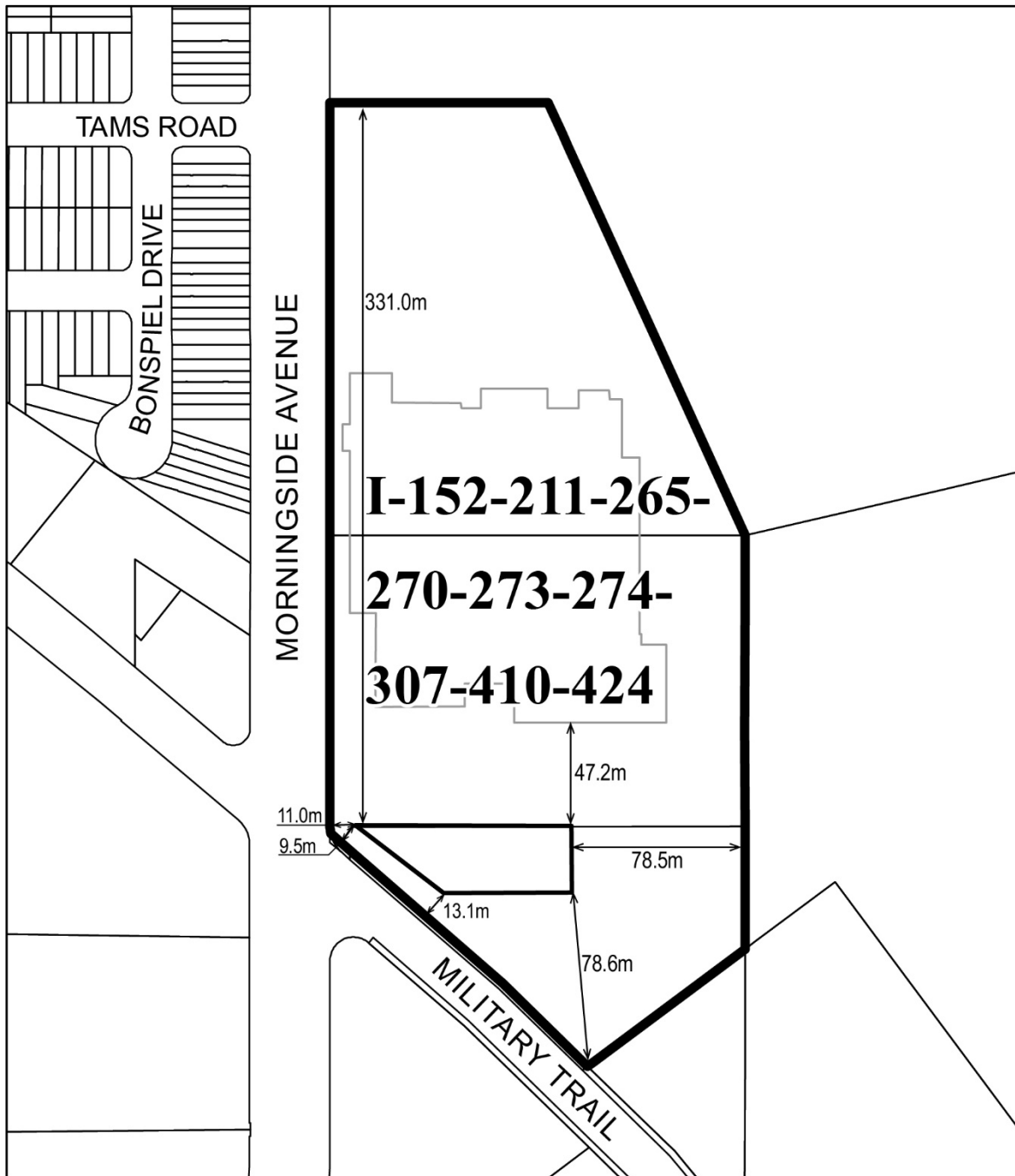
- Educational and Training Facility Uses;
- Parking Lots;
- ii) **The following ancillary uses are also permitted:**
 - Restaurants;
 - Retail stores;
- iii) **Height:**
 - The maximum building **height** shall be 35 metres excluding **basements**, parapets, and mechanical penthouses);
- iv) **Gross Floor Area:**
 - The maximum gross floor area: 10,750 square metres;
- v) **Setbacks:**
 - The setbacks from the **lot** line(s) to the **main wall**(s) shall be the minimum distance in metres specified by the numbers identified on Schedule 1 of this By-law, which are as follows:
 - i) Front Lot Line (Military Trail): 9.5 metres;
 - ii) Side Lot Line: 11.0 metres;
 - iii) Side Lot Line: 78.5 metres;
 - iv) Rear Lot Line: 331.0 metres;
- vi) **Loading:**
 - A minimum of 1 loading spaces shall be provided, as follows:
 - i) 1 Type "C" loading space, which each must have a: minimum length of 6.0 metres; minimum width of 3.5 metres; and minimum vertical clearance of 3.0 metres.

Enacted and passed on July 20, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



Toronto
Schedule 1

875 Morningside Avenue and 1050 Military Trail
(840 Military Trail)

File # 22 152202 ESC 25 02

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Highland Creek Community By-law No.10827
Not to Scale
05/11/2023