

Authority: Scarborough Community Council Item SC10.3,
as adopted by City of Toronto Council on February 6 and 7,
2024
City Council voted in favour of this by-law on February 7,
2024
Written approval of this by-law was given by Mayoral
Decision 2-2024 dated February 7, 2024

CITY OF TORONTO

BY-LAW 145-2024

To amend the former City of Scarborough Zoning By-law 24982 (South Agincourt Employment District Zoning By-law), as amended, with respect to the lands municipally known in the year 2023 as 2031 Kennedy Road.

Whereas Council of the City of Toronto has the authority pursuant to 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. The lands subject to this By-law are outlined by heavy black lines on Schedule 1 attached to this By-law.
2. Schedule 'B' of the Former City of Scarborough Zoning By-law 24982 (South Agincourt Employment District Zoning By-law), as amended, is further amended by deleting subsection 873 (vii), and replacing it with: a minimum of 410 square metres of non-residential gross floor area shall be provided on lands identified as Phase 1 on Schedule 1.
3. Schedule 'B' of the Former City of Scarborough Zoning By-law 24982 (South Agincourt Employment District Zoning By-law), as amended, is further amended by adding the following uses and Parking Rates to the Table of Required Vehicle Parking Rates in subsection 1688 (v):

Use	Parking Rate
Restaurant	Minimum rate of 1.5 for each 100 square metres of gross floor area .
Take-out Restaurant	Minimum rate of 1.5 for each 100 square metres of gross floor area .
Personal Service Shop	Minimum rate of 1.5 for each 100 square metres of gross floor area .

4. Schedule 'C' of the Former City of Scarborough Zoning By-law 24982 (South Agincourt Employment District Zoning By-law), as amended, is further amended by adding the following uses to Exception 154, subsection (a):

- i. Restaurant,
- ii. Take-out Restaurant,
- iii. Personal Service Shop, and
- iv. Office.

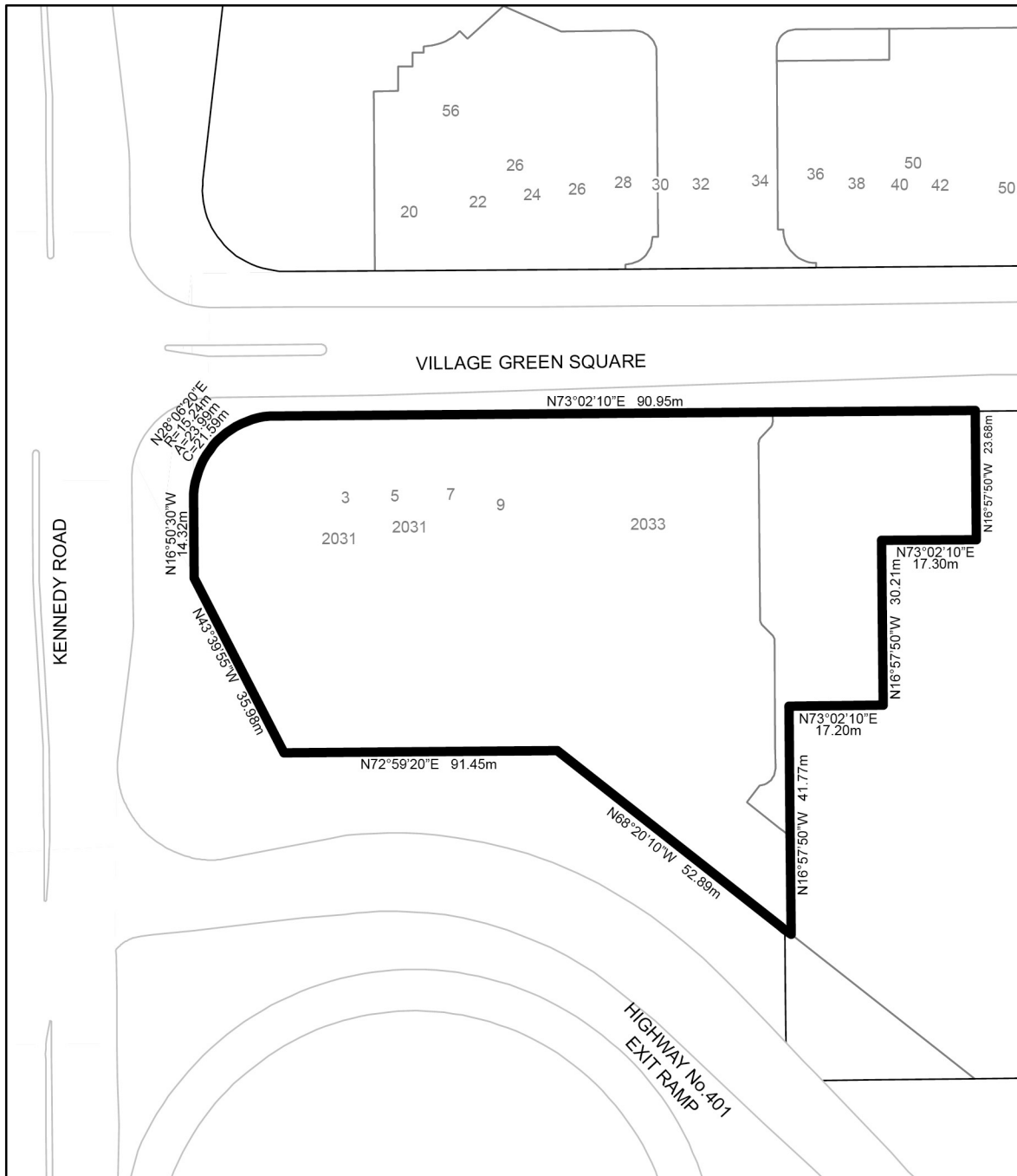
For the purpose of this exception, a "Take-Out Restaurant" is defined as premises where food or beverages are prepared and offered for sale to patrons for consumption off the premises.

Enacted and passed on February 7, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



Toronto
Zoning By-law Amendment
Schedule 1

2031 Kennedy Road

File # 23 219355 ESC 21 02

South Agincourt Employment District By-law No.24982
Not to Scale
01/15/2024