



**STAFF REPORT
ACTION REQUIRED**

**Various Properties – City-initiated Technical
Amendments to Various Community Zoning By-laws –
Final Report**

Date:	July 11, 2014
To:	Scarborough Community Council
From:	Director, Community Planning, Scarborough District
Wards:	Ward 35 – Scarborough Southwest Ward 36 – Scarborough Southwest Ward 39 – Scarborough-Agincourt Ward 40 – Scarborough-Agincourt Ward 41 – Scarborough-Rouge River Ward 42 – Scarborough-Rouge River Ward 43 – Scarborough East Ward 44 – Scarborough East
Reference Number:	13 212910 EPS 00 TM

SUMMARY

This report reviews and recommends approval of amendments to various community and employment district Zoning By-laws to clarify and implement the approved intentions of City Council and to rectify minor technical errors in the By-laws.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Zoning By-laws for the affected communities/employment districts substantially in accordance with the draft Zoning By-law amendments attached as Attachment Nos. 1 and 2 to the report dated July 11, 2014 from the Director of Community Planning, Scarborough District; and
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

Proposal

The City undertakes a continuous program to identify and correct errors in the drafting of Zoning By-law amendments. Such technical amendments are typically required as a result of incorrect numbering of various clauses or standards within the By-law and are required to clarify and implement the intentions of City Council. The most recent technical amendment by-law was enacted by City Council in January, 2010 (refer to City of Toronto By-law No. 233-2010).

This report recommends correcting drafting errors in various Community Zoning By-laws and amending by-laws. These technical amendments will neither diminish nor increase development rights.

Community Consultation

As the amendments proposed do not materially alter the development rights for the affected lands, and as the amendments rectify minor technical errors made in implementing Council's direction, no additional community consultation was undertaken.

Agency Circulation

The attached draft Zoning By-law amendment has been reviewed by Legal Services and City Planning's Strategic Initiatives, Policy & Analysis section to ensure consistency.

COMMENTS

It is important to identify and correct technical errors for several reasons. First, the City of Toronto is responsible to the residents of the City to maintain correct documentation to guide development and second, these technical errors may cause hardship for certain land owners.

Notice of these amendments was published in the Toronto Sun on July 17, 2014, in accordance with the Planning Act. Planning staff have also advised the affected Ward Councillors of the proposed corrective changes.

The specific corrections proposed in Attachment 1 are as follows:

1. 1548 Kingston Road - Birchcliff Community - Ward 36

A City-initiated Zoning By-law amendment was enacted in July, 2013 (amending By-law No. 1055-2013) to clarify and implement Council's approved vision for the Kingston Road Revitalization Study (Birch Cliff) and to rectify minor technical errors in the By-law, including the rewording and renumbering of several performance standards. At the

same time the City was preparing its technical amendment to the Birchcliff Community Zoning By-law, a development application was being processed by City Planning staff for the property at 1548 Kingston Road. In order to allow the processing of the Site Plan Control application to continue without being affected by the technical amendments, staff proposed to exempt the subject property from the proposed wording changes to Performance Standard Nos. 203, 204, 293, 295, 296, 297, and 303.

Exception No. 41 was created to address this conflict and was graphically shown on Schedule “9” of amending By-law No. 1055-2013, however Schedule “9” was not referenced in the text of the amending by-law and was therefore never technically applied to the subject lands. Through the further processing of the Site Plan Control application, it was determined that the revised wording of the performance standards that were inadvertently applied to the site did not in fact conflict with the development being proposed. As such, staff are recommending deleting Exception No. 41 from Schedule “9” of amending By-law No. 1055-2013 so that it is consistent with the text of the amending by-law.

2. 1725 Kingston Road - Birchcliff Community - Ward 36

Exception No. 41 was also intended to be applied to the property at 1725 Kingston Road, which, at the time the technical amendment was enacted in July, 2013, was occupied by a recently constructed seven-unit townhouse development. This exception would also have maintained the original wording of the same performance standards, to prevent the revised wording from rendering the development non-conforming to the Zoning By-law. Exception No. 41 was graphically shown on Schedule “10” of amending By-law No. 1055-2013, however Schedule “10” was not referenced in the text of the by-law, and was therefore never applied.

Subsequent to the enactment of City of Toronto By-law No. 1055-2013, staff further reviewed the performance standards contained in Exception No. 41 and concluded that applying Exception No. 41 to 1725 Kingston Road would result in matters of non-compliance for the existing townhouse development. Staff are therefore recommending the property be subject to a new exception, Exception No. 42, in order to recognize as-built conditions such as the building setback from Kingston Road, the building setback between the existing detached dwellings south of the subject property and the existing building as well as the residential uses in the basement of the building.

Exception No. 42 retains the majority of the performance standards in Exception No. 41 except that Exception No. 42 will contain a minimum building setback of 1.5 metres from Kingston Road, a minimum rear yard building setback of 4 metres and the permission for dwelling units in the basement of the townhouse block. Currently, the Zoning By-law limits the use of basements to storage purposes. Since some, if not all, of the townhouse units have finished basements that include living areas; there is a need to recognize these existing living arrangements. As such, staff are recommending introducing Exception No. 42 to amending By-law No. 1055-2013 in order to allow dwelling units in basements.

Wording in Exception No. 42 will ensure that self-contained dwelling units in the basement will be prohibited.

3. 922-930 Port Union Road – Centennial Community – Ward 44

City of Toronto By-law No. 327-2007 was enacted in April, 2007, and introduced, by means of Exception No. 36, a standard servicing provision relating to the construction of new public roads, water mains and sanitary sewers. Rather than being applied as an exception to the provisions of the Zoning By-law, this requirement should have been applied as a performance standard. As such, staff are recommending deleting Exception No. 36 from the Schedule “C” Exceptions List and Map of the Centennial Community Zoning By-law No. 12077, as amended, and replacing it with Performance Standard No. 163, which would contain the same wording.

4. 27, 29, 31 and 35 Meadowvale Road and the former rear of 37 Meadowvale Road and 25 Wanita Road – Centennial Community – Ward 44

City of Toronto By-law No. 896-2007(OMB) was enacted in May, 2007, and applied Exception No. 36 which contains a standard servicing provision relating to the construction of new public roads, water mains and sanitary sewers. Rather than being applied as an exception to the provisions of the Zoning By-law, this requirement should have been applied as a performance standard. As such, staff are recommending deleting Exception No. 36 from the Schedule “C” Exceptions Map of the Centennial Community Zoning By-law No. 12077, as amended, and replacing it with Performance Standard No. 163, which would contain the same wording.

5. 6500, 6510, 6520, 6530 and 6550 Lawrence Avenue East – Centennial Community – Ward 44

City of Toronto By-law No. 327-2010 was enacted in April, 2010, and applied Exception No. 36 which contains a standard servicing provision relating to the construction of new public roads, water mains and sanitary sewers. Rather than being applied as an exception to the provisions of the Zoning By-law, this requirement should have been applied as a performance standard. As such, staff are recommending deleting Exception No. 36 from the Schedule “C” Exceptions Map of the Centennial Community Zoning By-law No. 12077, as amended, and replacing it with Performance Standard No. 163, which would contain the same wording.

6. 3738 St. Clair Avenue East – Cliffcrest Community – Ward 36

City of Toronto By-law No. 212-2011 was enacted in February, 2011, and introduced a standard servicing provision relating to the construction of new public roads, water mains and sanitary sewers. In order to give effect to this requirement, this provision should have been added as a performance standard. Currently this provision has not been incorporated within the by-law. As such, staff are recommending adding this provision as Performance Standard No. 142 to the Schedule “A” Map and Schedule “B”

Performance Standards Chart of the Centennial Community Zoning By-law No. 12077, as amended.

7. 1-121 Mondeo Drive – Dorset Park Community – Ward 40

City of Scarborough By-law No. 24779 was enacted in April, 1996, and introduced Performance Standard No. 134, which ensures that the provisions of the Zoning By-law apply to the subject lands collectively in the event that they are further subdivided. This performance standard refers to itself as an exception which it is not. As such, staff are recommending deleting Performance Standard No. 134 from the Schedule “A” Map and Schedule “B” Performance Standards Chart of the Dorset Park Community Zoning By-law No. 9508, as amended, and replacing it with Performance Standard No. 143, which contains similar wording without referencing itself as an exception.

8. 740 Ellesmere Road – Dorset Park Community – Ward 40

City of Toronto By-law No. 237-2000 was enacted in April, 2000, and applied Performance Standard No. 134, which ensures that the provisions of the Zoning By-law apply to the subject lands collectively in the event that they are further subdivided. This performance standard refers to itself as an exception which it is not. As such, staff are recommending deleting Performance Standard No. 134 from the Schedule “A” Map and Schedule “B” Performance Standards Chart of the Dorset Park Community Zoning By-law No. 9508, as amended, and replacing it with Performance Standard No. 143, which contains similar wording without referencing itself as an exception.

9. 3551 Victoria Park Avenue – L’Amoreaux Community – Ward 39

City of Toronto By-law No. 1391-2012(OMB) was enacted in July, 2012, and incorrectly added Exception No. 93, which allows for classrooms and short term residential space associated with a place of worship, to the zoning string to be added to the Schedule “A” Map. The text of the site specific by-law also introduced Performance Standard No. 291, which permits a maximum driveway width of 6 metres, but this performance standard was inadvertently omitted from the Schedule ‘1’ map attached to the by-law. These errors were identified before being incorporated into the parent Zoning By-law. As such, staff are recommending deleting Exception No. 93 from the zoning string in subsection 1, adding a reference to the Schedule “C” Exceptions Map in subsection 3, and adding Performance Standard No. 291 to the Schedule ‘1’ map of amending By-law No. 1391-2012(OMB).

10. 2900 Warden Avenue - L’Amoreaux Community – Ward 39

City of Toronto By-law No. 233-2014 was enacted in February, 2014, and deleted Exception Nos. 10, 22 and 38 from the Schedule “C” Exceptions List of the L’Amoreaux Community Zoning By-law No. 12466, as amended. These exceptions which relate to gross floor area and lot coverage, do not apply to any other sites, and therefore should have been deleted from the Schedule “C” Exceptions Map as well. The site specific by-

law also introduced Exception No. 94, which revised the gross floor area and lot coverage provisions deleted in Exceptions 10, 22 and 38, but this exception was inadvertently omitted from the text of the by-law. The text of the amending by-law also incorrectly *added* Exception No. 31, but should have *amended* this exception instead, since it had already been introduced by a previous by-law. Exception No. 31 was also inadvertently omitted from the Schedule ‘C’ Exceptions Map attached to the by-law, which should have been titled “Schedule ‘2’”. These errors were identified before being incorporated into the parent Zoning By-law. As such, staff are recommending adding a reference to the Schedule “C” Exceptions Map in subsection 2, changing the title of the Schedule ‘C’ Exceptions Map to Schedule ‘2’, adding Exception No. 94 to subsection 3, and adding Exception No. 31 to the Schedule ‘2’ map of amending By-law No. 233-2014.

11. 1795 Markham Road – Malvern Community – Ward 42

City of Toronto By-law No. 687-2007 was enacted in June, 2007, and introduced Performance Standard No. 903, which requires a minimum setback of 0.5 metres for an underground parking garage. At its June, 2007 meeting, City Council directed that this performance standard be amended so that “storage” uses also be subject to this setback requirement. As such, staff are recommending adding the words “and storage” to Performance Standard No. 903 in Schedule “B” Performance Standards Chart of the Malvern Community Zoning By-law No. 14402, as amended. Because this site is subject to City of Toronto Zoning By-law No. 569-2013, staff are also recommending adding the words “and storage” to site-specific Exception RM 332.

12. 30 Massie Street – Malvern West Community – Ward 42

City of Toronto By-law No. 427-2006 was enacted in May, 2006, and included Performance Standard No. 116A in the zoning string on the Schedule “1” map attached to the amending by-law, however this performance standard did not exist in the text of the Malvern West Community Zoning By-law, nor was it introduced as a performance standard in the text of the amending by-law. This by-law also introduced Performance Standard Nos. 122 and 123, which restrict building heights to three storeys or 10.7 metres, and two storeys or 9 metres, respectively. The provision allowing the greater building height was intended to be applied to the interior portion of the site, leaving the perimeter of the site subject to the lower height provision, however the Schedule “1” map attached to the by-law had these performance standards reversed. As such, staff are recommending deleting Performance Standard No. 116A and switching Performance Standard Nos. 122 and 123 on the Schedule “A” Map of the Malvern West Community Zoning By-law No. 12181, as amended.

13. 555 Midland Avenue – Midland/St. Clair Community – Ward 36

City of Toronto By-law No. 345-2011 was enacted in March, 2011, and included Performance Standard No. 281 in the zoning string on the Schedule “1” map attached to the amending by-law, however this performance standard did not exist in the text of the Midland/St. Clair Community Zoning By-law, nor was it introduced as a performance

standard in the text of the amending by-law. As such, staff are recommending deleting Performance Standard No. 281 on the Schedule “A” Map of the Midland/St. Clair Community Zoning By-law No. 842-2004, as amended.

14. 0 Alton Towers Circle (lands located southwest of Alton Towers Circle and Goldhawk Trail) – Milliken Community – Ward 41

City of Toronto By-law No. 379-2011 was enacted in March, 2011, and introduced a standard servicing provision relating to the construction of new public roads, water mains and sanitary sewers. In order to give effect to this requirement, this provision should have been added as a performance standard. Currently this provision has not been incorporated within the by-law. As such, staff are recommending adding this provision as Performance Standard No. 152 to the Schedule “A” Map and Schedule “B” Performance Standards Chart of the Milliken Community Zoning By-law No. 17677, as amended.

15. 56-103 Cindy Nicholas Drive, 2-75 Lampman Drive and 3-27 Pickthall Terrace – Morningside Community – Ward 43

City of Toronto By-law No. 641-2014(OMB) was approved by the OMB in January, 2005, and introduced Exception Nos. 27 and 28, which relate to building height, the definition of a street, and the location at which lot frontage is to be measured. Exception No. 27 was incorrectly numbered “1.” in the text of the amending by-law, and Exception No. 28 had already been used in the Morningside Community Zoning By-law (see amending By-law No. 650-2004). As such, staff are recommending correctly numbering Exception No. 27, and renumbering Exception No. 28 to Exception No. 31 in the text of amending By-law No. 641-2014(OMB) and the Schedule “2” map attached to the amending by-law. Staff are also recommending incorporating these provisions into a site-specific exception in City of Toronto Zoning By-law No. 569-2013, as these provisions have not yet been incorporated into the new Zoning By-law.

16. 3070 Ellesmere Road – Morningside Community – Ward 43

City of Toronto By-law No. 1421-2007 was enacted in December, 2007. Schedules “1” and “2” of the amending by-law incorrectly identify the address of the subject property as being located on Morningside Avenue, instead of Ellesmere Road. As such, staff are recommending that Schedules “1” and “2” of amending By-law No. 1421-2007 be amended to correct the subject property address.

17. Lands bounded on the north by Steeles Avenue East, on the west by the Canadian Pacific Rail (C.P.R.) Havelock Subdivision line, on the south by the Canadian Pacific Rail (C.P.R.) Connector and Belleville Subdivision lines, and to the east by the Rouge River – Morningside Heights Community – Ward 42

City of Toronto By-law No. 642-2014(OMB) was approved by the OMB in June, 2002, and introduced Exception No. 4, which identifies lot lines that are to be considered the

front lot lines in a new residential subdivision. The amending by-law also applied Exception No. 3, which restricts vehicular parking to the exterior side yard of a lot, and introduced Exception No. 5, which indicates that the definition of “front lot line” in the general provisions of the Zoning By-law does not apply. These exceptions refer to Schedules ‘1’, ‘2’ and ‘3’, but should have referred to the Schedule “C” Exceptions Map instead. They also each contain wording to the effect that all other provisions of the Morningside Heights Community Zoning By-law not inconsistent with those exceptions shall continue to apply. All other former City of Scarborough Community Zoning By-laws contain a “notwithstanding” clause as a preamble to the Schedule “C” Exceptions List. Adding the same “notwithstanding” clause to the beginning of the Schedule “C” Exceptions list of the Morningside Heights Community Zoning By-law would make redundant much of the wording in Exception Nos. 3, 4 and 5. As such, staff are recommending amending the text of subsections 8, 9 and 10 of amending By-law No. 642-2014(OMB) to reference the Schedule “C” Exceptions Map, and by adding the standard “notwithstanding” clause to the preamble of the Schedule “C” Exceptions List.

18. Lands bounded on the north by Steeles Avenue East, on the west by the Canadian Pacific Rail (C.P.R.) Havelock Subdivision line, on the south by the Canadian Pacific Rail (C.P.R.) Connector and Belleville Subdivision lines, and to the east by the Rouge River – Morningside Heights Community – Ward 42

City of Toronto By-law No. 811-2007 was enacted in July, 2007, and applied a standard servicing provision relating to the construction of new public roads, water mains and sanitary sewers. In order to give effect to this requirement, this provision should have been added as a performance standard. Currently this provision has not been incorporated within the by-law. As such, staff are recommending adding this provision as Performance Standard No. 60 to the text of subsection 1 and to the Schedule “1” map attached to amending By-law No. 811-2007.

19. Lands bounded on the north by Steeles Avenue East, on the west by the Canadian Pacific Rail (C.P.R.) Havelock Subdivision line, on the south by the Canadian Pacific Rail (C.P.R.) Connector and Belleville Subdivision lines, and to the east by the Rouge River – Morningside Heights Community – Ward 42

City of Toronto By-law No. 1135-2007 was enacted in October, 2007, and deleted Exception No. 1 from the Schedule “C” Exceptions Map of the Morningside Heights Community Zoning By-law. This exception applies a Holding provision until such time as Council is satisfied that Morningside Avenue will not be extended through the subject lands. It does not apply to any other sites, and therefore should have been deleted from the Schedule “C” Exceptions List as well. As such, staff are recommending adding a reference to the Schedule “C” Exceptions List in subsection (b) of amending By-law No. 811-2007.

20. 3520 Danforth Avenue – Oakridge Community – Ward 35

City of Toronto By-law No. 127-2012 was enacted in February, 2012, and lifted a Holding provision that restricted development on the lands until such time as Council was satisfied that adequate servicing was in place. Instead of leaving the remainder of the zoning string unchanged following the lifting of the Holding provision, the Schedule “1”, Map “B” attached to the by-law incorrectly applied a new string of performance standards. As such, staff are recommending deleting the zoning for the subject property on Schedule “1”, Map “B” attached to amending By-law No. 127-2012 and replacing it with the performance standards that previously applied to the site.

21. 10, 20 and 30 Dean Park Road – Rouge Community – Ward 42

City of Toronto By-law No. 1227-2009 was enacted in December, 2009, and introduced Performance Standard No. 474, which outlines minimum landscaping requirements. This performance standard number had already been used in the Rouge Community Zoning By-law (see amending By-law No. 1329-2008). As such, staff are recommending deleting Performance Standard No. 474 and replacing it with Performance Standard No. 484 on the and Schedule “A” Map and Schedule “B” Performance Standards Chart of the Rouge Community Zoning By-law No. 15907, as amended.

22. 8800 Sheppard Avenue East – Rouge Community – Ward 42

City of Toronto By-law No. 356-2014(OMB) was approved by the OMB in June, 2001, and introduced Performance Standard Nos. 56, 57, 58, 126 and 334, which regulate lot frontage and area, building setbacks and lot coverage. These performance standard numbers had already been used in the Rouge Community Zoning By-law (see amending By-law Nos. 645-2001, 591-2001 and 592-2001). The amending by-law also introduced Exception Nos. 32 and 33, which list recreational uses, schools, day nurseries and parks as additional permitted uses. However, a subsequent zoning by-law amendment added Exception Nos. 6 and 25 with similar wording, but did not delete Exception Nos. 32 and 33 (see amending By-law No. 735-2004(OMB)). As such, staff are recommending deleting Performance Standard Nos. 56, 57 and 58, renumbering Performance Standard No. 126 and replacing it with Performance Standard No. 138, renumbering Performance Standard No. 334 and replacing it with Performance Standard No. 341, and deleting Exception Nos. 32 and 33 from the text and Schedules “1” and “2” attached to City of Toronto By-law No. 356-2014(OMB).

23. 60 Bennett Road – West Hill Community – Ward 44

City of Toronto By-law No. 1292-2013 was enacted in October, 2013, and introduced Performance Standard Nos. 618 and 619, which restrict building height and allow for increased floor area beyond what the general provisions of the Zoning By-law allow. These performance standard numbers had already been used in the West Hill Community Zoning By-law (see amending By-law No. 1033-2013). As such, staff are recommending deleting Performance Standard Nos. 618 and 619 introduced through amending By-law

No. 1292-2013 and replacing them with Performance Standard Nos. 621 and 622 on the Schedule “A” Map and Schedule “B” Performance Standards Chart of the West Hill Community Zoning By-law No. 10327, as amended.

24. 4334 Kingston Road – West Hill Community – Ward 43

Former City of Scarborough By-law No. 22727 was enacted in August, 1989, and introduced Exception No. 80, which permits automobile body repair uses. Through a City-initiated Avenue Study for the portion of Kingston Road between Livingston Road and the Highland Creek, amending By-law No. 597-2003 introduced Exception No. 68, which permits some automobile-related uses but excludes auto body repair uses. Because these two Exceptions conflict with one another on the subject property, staff are recommending deleting the more restrictive Exception No. 80 from the Schedule “C” Exceptions List and Map of the West Hill Community Zoning By-law No. 10327, as amended.

25. 4640 Kingston Road – West Hill Community – Ward 43

Former City of Scarborough By-law No. 21596 was enacted in June, 1986, and introduced Exception No. 74, which permits restaurants as the sole permitted use. Through a City-initiated Avenue Study for the portion of Kingston Road between Livingston Road and the Highland Creek, amending By-law No. 597-2003 rezoned the subject property to a Commercial-Residential (CR) Zone, which permits a wide variety of commercial and residential uses. Because the intent of the Avenue Study was to permit a variety of land uses to revitalize Kingston Road as an urban Avenue, staff are recommending deleting Exception No. 74 from the Schedule “C” Exceptions List and Map of the West Hill Community Zoning By-law No. 10327, as amended.

26. 60 Scottfield Drive – Marshalling Yard Employment District – Ward 41

City of Toronto By-law No. 1332-2008(OMB) was approved by the OMB in February, 2008, and applied Performance Standard No. 835 in the zoning string in the text of the amending by-law and on the Schedule “1” map attached to the amending by-law, however this performance standard did not exist in the Schedule “B” Performance Standards Chart of the Employment Districts Zoning By-law, nor was it introduced as a performance standard in the text of the amending by-law. As such, staff are recommending deleting Performance Standard No. 835 from the Schedule “A” Map of the Employment Districts Zoning By-law No. 24982, as amended.

27. 4675 Steeles Avenue East – Milliken Employment District – Ward 39

City of Toronto By-law No. 239-2010(OMB) was approved by the OMB in May, 2009, and introduced Performance Standard No. 1641, which regulates parking space dimensions, and Exception No. 2380, which relates to Section 37 community benefits for increased height and density. Performance Standard No. 1641 had already been used in the Employment Districts Zoning By-law, and the Section 37 provision should have been

applied as a performance standard, not as an exception. As such, staff are recommending deleting Exception No. 2380 and replacing it with Performance Standard No. 2380, and by deleting Performance Standard No. 1641 and replacing it with Performance Standard No. 1525 on the Schedule “A” Map and Schedule “B” Performance Standards Chart of the Employment Districts Zoning By-law No. 24982, as amended.

28. 3241-3261 Kennedy Road – Milliken Employment District – Ward 39

City of Toronto By-law No. 153-2011(OMB) was approved by the OMB in August, 2010, and introduced Exception No. 476, which restricted uses to a specific distance from Kennedy Road and Passmore Avenue to those permitted in the Industrial (M) Zone. However, Exception No. 476 had already been used in the Employment Districts Zoning By-law. As such, staff are recommending deleting Exception No. 476 and replacing it with Exception No. 149 on the Schedule “A” Map and Schedule “B” Performance Standards Chart of the Employment Districts Zoning By-law No. 24982, as amended.

29. 3447 Kennedy Road - Milliken Employment District – Ward 39

City of Toronto By-law 265-2013 was enacted in November, 2013, and introduced a standard servicing provision relating to the construction of new public roads, water mains and sanitary sewers. In order to give effect to this requirement, this provision should have been added as a performance standard. Currently this provision has not been incorporated within the by-law. As such, staff are recommending adding Performance Standard No. 1640 to the Schedule “A” Map of the Employment Districts Zoning By-law No. 24982, as amended.

The amending by-law also deleted Exception No. 120, which permits ground and marketplace signs and vehicle repair and service garages, and replaced it with Exception No. 480, which adds grocery stores and mall food courts as additional uses. Exception No. 480 also contained a provision applying Exception No. 120 until such time as the Holding provision was lifted, and therefore the amending by-law should not have deleted Exception No. 120. As such, staff are recommending adding Exception No. 480 and retaining Exception No. 120 in subsection 2 of amending By-law No. 265-2013.

30. 300 Silver Star Boulevard – Milliken Employment District – Ward 41

City of Toronto By-law No. 443-2013 was enacted in March, 2013, and applied Performance Standard No. 1639, which regulates the parking rate as it applies to community space. It also introduced Performance Standard No. 1648, which regulates the parking rate as it applies to a respite care facility. Because the rezoning application was to permit a respite care facility, Performance Standard No. 1639 should not have been applied. As such, staff are recommending deleting Performance Standard No. 1639 from the Schedule “A” Map of the Employment Districts Zoning By-law No. 24982, as amended.

31. 3662 Midland Avenue - Milliken Employment District – Ward 41

City of Toronto By-law No. 1056-2013 was enacted in July, 2013 and introduced Performance Standard No. 360, which restricts gross floor area. This performance standard number had already been used in the Employment Districts Zoning By-law. As such, staff are recommending deleting Performance Standard No. 360 and replacing it with Performance Standard No. 475 on the Schedule “A” Map and Schedule “B” Performance Standards Chart of the Employment Districts Zoning By-law No. 24982, as amended.

32. 8833 Sheppard Avenue East – Rouge Employment District – Ward 42

City of Toronto By-law No. 1006-2010 was enacted in August, 2010, and introduced Exception No. 471, which adds mechanical, automatic and self-service car washes as permitted uses. This exception number had already been used in the Employment Districts Zoning By-law (see amending By-law No. 741-2009). As such, staff are recommending deleting Exception No. 471 and replacing it with Exception No. 484 on the Schedule “A” Map and Schedule “B” Performance Standards Chart of the Employment Districts Zoning By-law No. 24982, as amended.

33. 3351 Markham Road – Tapscott Employment District – Ward 42

City of Toronto By-law No. 343-2008 was enacted in April, 2008, and introduced a standard servicing provision relating to the construction of new public roads, water mains and sanitary sewers. In order to give effect to this requirement, this provision should have been added as a performance standard. Currently this provision has not been incorporated within the by-law. As such, staff are recommending adding Performance Standard No. 1640 to the Schedule “A” Map of the Employment Districts Zoning By-law No. 24982.

The amending by-law also deleted Exception No. 832, which outlines permitted uses prior to the lifting of a Holding provision, from the Schedule “C” Exceptions List of the Employment Districts Zoning By-law. Because this exception did not apply to any other property, it should also have been deleted from the Schedule “A” Map as well. As such, staff are recommending deleting Exception No. 832 from subsection 1 of amending By-law No. 343-2008.

34. 160 Nashdene Road – Tapscott Employment District – Ward 41

City of Toronto By-law No. 233-2010 was enacted in February, 2010, and replaced Performance Standard Nos. 1441, 1442 and 1443, which regulate the parking, storage and display of vehicles in landscaped areas abutting the property lines. In order to identify the property that the rezoning applied to, the text of the amending by-law referred to Schedule ‘5’, however this schedule was inadvertently omitted from the amending by-law. As such, staff are recommending adding the original Schedule ‘5’ to amending By-law No. 233-2010. Staff are also recommending adding amending By-law No. 233-2010 to the list of ‘Prevailing By-laws and Sections’ under Exception No. E 307 in the new

City of Toronto Zoning By-law No. 569-2013, as it currently only refers to amending By-law No. 202-2009, which introduced the three performance standards to be replaced.

Conclusions

Adoption of the proposed Zoning By-law amendments is appropriate in order to rectify the minor technical errors and clarifications identified. Staff are recommending that Council adopt the Zoning By-law amendments as proposed.

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SIGNATURE

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ATTACHMENTS

Attachment 1: Draft Zoning By-law Amendment to the Former City of Scarborough
Community and Amending By-laws

Attachment 2: Draft Zoning By-law Amendment to City of Toronto Zoning By-law 569-
2013

**Attachment 1: Draft Zoning By-law Amendment to Former City of Scarborough
Community Zoning and Amending By-laws**

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CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2014

To amend City of Toronto By-law No. 1055-2013; and to amend the Centennial Community Zoning By-law No. 12077, as amended; and to amend the Cliffcrest Community Zoning By-law No. 9396, as amended; and to amend the Dorset Park Community Zoning By-law No. 9508, as amended; and to amend City of Toronto By-law No. 1391-2012(OMB); and to amend City of Toronto By-law No. 233-2014; and to amend the Malvern Community Zoning By-law No. 14402, as amended; and to amend the Malvern West Community Zoning By-law No. 12181, as amended; and to amend the Midland/St. Clair Community Zoning By-law No. 842-2004, as amended; and to amend the Milliken Community Zoning By-law No. 17677, as amended; and to amend City of Toronto By-law No. 641-2014(OMB); and to amend City of Toronto By-law No. 1421-2007; and to amend City of Toronto By-law No. 642-2014(OMB); and to amend City of Toronto By-law No. 811-2007; and to amend City of Toronto By-law No. 1135-2007; and to amend City of Toronto By-law No. 127-2012; and to amend the Rouge Community Zoning By-law No. 15907, as amended; and to amend City of Toronto By-law No. 356-2014(OMB); and to amend the West Hill Community Zoning By-law No. 10327, as amended; and to amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Milliken Employment District, Marshalling Yard Employment District, Tapscott Employment District and Rouge Employment District), as amended.

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 HEREBY ENACTS as follows:

- 1.** City of Toronto By-law No. 1055-2013, being a By-law to amend the Birchcliff Community Zoning By-law No. 8786, as amended, is amended as follows:
 - 1.1** Subsection No. 8 is amended by adding Exception No. 42 as follows:

8. **SCHEDULE "C" - EXCEPTIONS LIST and MAP**, is amended by adding Exception No. 42 to the lands as shown on the attached Schedule "10" so that it reads as follows:

42. On those lands identified as Exception No. 42 on the accompanying Schedule "C" Map, the following performance standards shall apply:

- a) Retail, Service, Office, **Restaurant, Recreational Uses, and Places of Entertainment** up to, and including, 1000 m² of the **gross floor area**, on one land parcel, shall be subject to a minimum parking requirement of 1 parking space per 100 m² **gross floor area**.

If the **gross floor area** of these uses exceeds 1000 m², the reduced parking requirement shall apply to the 1000 m² of **gross floor area** of these uses having the lowest requirement in the Table of Required Parking Rates.

- b) A vehicle shall not be parked or stored within the Kingston Road **street yard** and individual vehicular access to **street townhouse dwellings** from Kingston Road shall not be permitted.
- c) Bicycle parking spaces shall be provided at the rate of 0.5 bicycles per **dwelling unit**, of which 80% is for occupant use, and 20% is for visitor use. Bicycle parking spaces shall not be provided within a **dwelling unit** or on a balcony associated therewith, and shall be provided as follows:
- (1) where the bicycles are to be parked in a horizontal position, the space shall have horizontal dimensions of at least 0.6 m by 1.8 m per bicycle and a vertical dimension of at least 1.9 m;
 - (2) where the bicycles are to be parked in a vertical position, the space shall have horizontal dimensions of at least 0.6 m by 1.2 m per bicycle and a vertical dimension of at least 1.9 m;
 - (3) resident bicycle parking spaces shall be located in a secured room or area; and

- (4) visitor bicycle parking spaces shall be located outside on the ground floor or first underground parking level in a publicly accessible area.
- d) Minimum of two **storeys** and a maximum of 6 **storeys** not exceeding an overall **height** of 20 m, excluding **basements** and rooftop mechanical penthouses.

Maximum **Gross Floor Area** 3.5 times the area of the lot or parcel.

- e) The **main wall** of the first two **storeys** of building(s) fronting or abutting Kingston Road shall have a minimum width of 70% of the lot at the Kingston Road **street** line for lots having frontage or flankage of more than 30 m and 60% for lots having frontage or flankage of 30 m or less.
- f) Minimum building **setback** of 1.5 m from the lot line along Kingston Road.
- g) Buildings shall not exceed a **45-degree angular plane** from the lot line of abutting **Single-Family Residential (S), Two-Family Residential (T) and Multiple-Family (M) Zones**.
- h) Minimum 5 m building **setback** from the **rear lot line** abutting **Single-Family Residential (S), Two-Family Residential (T) and Multiple-Family (M) Zones**.
- i) Balconies and unenclosed porches shall not project into the Kingston Road **street yard**.
- j) For that portion of a building above four **storeys** or 14 m in **height**, buildings shall be stepped back a minimum of 1.5 m from the front **main wall** along Kingston Road.
- k) For that portion of a building above six **storeys** or 20 m in **height**, excluding the parking garage level, buildings shall be stepped back a minimum of 5.5 m from the **side lot line**.
- l) A minimum 1.5 m strip of land immediately abutting **Single-Family Residential (S), Two-Family**

Residential (T), Multiple-Family (M) Zones shall be used for **soft landscaping** purposes only.

- m) Minimum floor to ceiling height of the **first floor** shall be 4.5 metres for buildings or structures. This provision shall not apply to buildings containing **townhouse** units on the **first floor**.
- n) No person shall erect or use a building containing 20 or more **dwelling units** unless **amenity space** is provided in accordance with the following:

Type of Amenity Space Required	Amount of Amenity Space Required
Amenity space or contiguous amenity space , at least one of which contains a kitchen and a washroom:	Minimum of 2 m ² of amenity space for each dwelling unit .
Amenity space located outdoors:	Minimum of 2 m ² of amenity space for each dwelling unit which at least 40 m ² is to provided in a location adjoin or directly accessible from indoor amenity space .

- o) **Basements** may be used for **dwelling units** provided that **dwelling units** are not wholly located in the **basement**.

1.2 Subsection No. 9 is deleted.

1.3 Schedule “9” is amended by deleting Exception No. 41 from the lands as shown on the attached Schedule “1”.

1.4 Schedule “10” is amended by deleting Exception No. 41 and replacing it with Exception No. 42 for the lands as shown on the attached Schedule “2”.

2. The Centennial Community Zoning By-law No. 12077, as amended, is amended as follows:

2.1 **SCHEDULE “A”** of the Centennial Community Zoning By-law No. 12077, as amended, is amended by adding Performance Standard No. 163 so that the amended zoning shown on the attached Schedules “3”, “4” and “5” reads as follows:

S – 40J – 123 – 132 – 138 – 163 – 228 – 303 – 350 – 351

S – 40J – 123 – 132 – 163 – 231 – 303 – 350 – 351

S – 40J – 123 – 132 – 163 – 213 – 303 – 350 – 351 – 352

S – 40J – 123 – 132 – 163 – 232 – 303 – 350 – 351

S – 1 – 30 – 48 – 58E – 66 – 120 – 149 – 158 – 163 – 358

S – 1 – 40J – 40U – 43 – 85 – 147 – 151 – 159 – 161 – 163 – 311 – 359 –
407

ST – 1 – 39B – 40U – 43 – 85 – 137 – 151 – 160 – 162 – 163 – 311 – 360
– 408

S – 1 – 39B – 40U – 43 – 85 – 147 – 151 – 159 – 161 – 163 – 311 – 359 –
407

- 2.2 SCHEDULE "B" – PERFORMANCE STANDARD CHART** is amended by adding Performance Standard No. 163 as follows:

MISCELLANEOUS

163. No person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (i) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

- 2.3 SCHEDULE "C", EXCEPTION LIST and MAP**, is amended by deleting Exception Number 36.

- 3.** The Cliffercrest Community Zoning By-law No. 9396, as amended, is amended as follows:

- 3.1 SCHEDULE "A"** is amended by adding Performance Standard No. 142 so that the amended zoning shown on the attached Schedule "6" reads as follows:

A – 17 – 23 – 32 – 46 – 71 – 81 – 82 – 83 – 84 – 142

- 3.2 SCHEDULE "B" – PERFORMANCE STANDARD CHART** is amended by adding Performance Standard No. 142 as follows:

MISCELLANEOUS

142. No person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (i) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

- 4.** The Dorset Park Community Zoning By-law No. 9508, as amended, is amended as follows:

- 4.1 SCHEDULE "A"** is amended by deleting Performance Standard No. 134 and replacing it with Performance Standard No. 143 so that the amended zoning shown on the attached Schedules "7" and "8" reads as follows:

A – 133 – 142 – 143 – 155 – 156 – 206 – 224

M – 57 – 58 – 103 – 132 – 133 – 143 – 204

- 4.2 SCHEDULE "B" – PERFORMANCE STANDARD CHART** is amended by deleting Performance Standard No. 134.

- 5.** City of Toronto By-law No. 1391-2012(OMB), being a By-law to amend the L'Amoreaux Community Zoning By-law No. 12466, as amended, is amended as follows:

- 5.1** Subsection No. 1 is amended by deleting Exception No. 93 as follows:

- 1.** **SCHEDULE "A"** is amended for the lands outlined in the attached Schedule "1" by deleting the existing Agricultural (AG) Zone and Performance Standards and replacing it with the Place of Worship (PW) Zone and Performance Standards as shown on Schedule "1" so that the amended zoning shall read as follows:

PW – 40L – 59I – 59J – 60E – 249 – 288 – 289 – 290 – 291 – 292 – 293

- 5.2** Subsection No. 3 is amended by adding a reference to the Schedule “C” Exceptions Map as follows:
- 3. SCHEDULE "C" - EXCEPTIONS LIST and MAP** is amended by adding Exception No. 93 as follows, on the lands as shown on the attached Schedule “2”.
- 5.3** Schedule “1” is amended by adding Performance Standard No. 291 as shown on Schedule “9”.
- 6.** City of Toronto By-law No. 233-2014, being a being a By-law to amend the L’Amoreaux Community Zoning By-law No. 12466, as amended, is amended as follows:
- 6.1** Subsection No. 2 is amended by adding a reference to the Schedule “C” Exceptions Map as follows:
- 2. SCHEDULE "C" - EXCEPTIONS LIST and MAP** is amended by deleting Exception Nos. 10, 22 and 38.
- 6.2** Subsection No. 3 is amended by adding Exception No. 94, by deleting and replacing Exception No. 31, and by adding a reference to Schedule “2” as follows:
- 3. SCHEDULE "C" - EXCEPTIONS LIST and MAP** is amended by deleting and replacing Exception No. 31 and by adding Exception No. 94 as follows, on the lands as shown on the attached Schedule “2”:
- 31.** On those lands identified as Exception No. 31 on the accompanying Schedule “C” Map, the following provisions shall apply:
1. Pursuant to Section 37 of the Planning Act, the height and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law including the provision by the owner of the lot of the facilities, services and matters set out below, to the City at the owner’s sole expense and in accordance with and subject to the agreement referred to in Exception 31.2 of this By-law.
 2. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to

Section 37 of the Planning

Act securing the provision of the facilities, services or matters set out in below, the lot is subject to the provisions of this By-law, provided that in the event the said agreement(s) requires the provision of a facility, service or matter as a precondition to the issuance of a building permit, the owner may not erect or use such building until the owner has satisfied the said requirements.

3. Pursuant to Section 37 of the Planning Act and subject to compliance with the provisions of this By-law, the increase in height and density of development on the lands is permitted in return for the provision by the owner of the following facilities, services and matters to the City at the owner's sole expense:
 - a) A cash contribution of \$1,600,000 (indexed annually in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto from the date the Zoning by-law comes into full force and effect) payable to the City of Toronto, as follows:
 - i. \$800,000 payable prior to the issuance of the first residential building permit on the north block (Phase 1) towards capital improvements for the expansion of the Bridlewood Library;
 - ii. \$800,000 payable prior to the issuance of the first residential building permit on the south block (Phase 2) towards capital improvements for the expansion of the Bridlewood Library.

- 94.** On those lands identified as Exception No. 94 on the accompanying Schedule "C" Map, the following provisions shall apply:

Gross floor area, minus the **gross floor area** of storage areas, enclosed walkways and malls, and underground truck terminal and associated service areas, shall not exceed 40 000 square metres.

- 6.3** Schedule “C” is amended by deleting the title and replacing it with ‘Schedule “2”’ and by adding Exception No. 31 to the lands as shown on the attached Schedule “10”.
- 7.** **SCHEDULE "B" – PERFORMANCE STANDARD CHART** of the Malvern Community Zoning By-law No. 14402, as amended, is amended by deleting Performance Standard No. 903 and replacing it as follows:

MINIMUM BUILDING SETBACK

903. Notwithstanding the provisions of Clause VII, Section 1.5.2 of the Malvern Community Zoning By-law, the **basement** parking garage and storage shall be minimum 0.5 metres from all **lot lines**.
- 8.** **SCHEDULE "A"** of the Malvern West Community Zoning By-law No. 12181, as amended, is amended by deleting Performance Standard No. 116A and by switching Performance Standard Nos. 122 and 123 so that the amended zoning shown on the attached Schedule “11” reads as follows:

S – 1 – 19 – 31 – 42 – 60 – 74 – 106 – 123

S – 1A – 40C – 51C – 60 – 80 – 106 – 122 – 450

S – 1A – 40C – 51C – 60 – 80 – 106 – 123 – 450

- 9.** **SCHEDULE "A"** of the Midland/St. Clair Community Zoning By-law No. 842-2004, as amended, is amended by deleting Performance Standard No. 281 so that the amended zoning shown on the attached Schedule “12” reads as follows:

TH – 8 – 24 – 55 – 91 – 162 – 163 – 164 – 242 – 243 – 311 – 312 – 356 – 357 – 398 – 399 – 400 – 401 – 402 – 403

- 10.** The Milliken Community Zoning By-law No. 17677, as amended, is amended as follows:

- 10.1** **SCHEDULE "A"** is amended by adding Performance Standard No. 152 so that the amended zoning shown on the attached Schedule "13" reads as follows:

S – 16 – 30 – 53 – 89 – 137 – 152 – 204 – 283

- 10.2** **SCHEDULE "B" – PERFORMANCE STANDARD CHART** is amended by adding Performance Standard No. 152 as follows:

MISCELLANEOUS

152. No person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (i) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

11. City of Toronto By-law No. 641-2014(OMB), being a By-law to amend the Morningside Community Zoning By-law No. 11883, as amended, is amended as follows:

11.1 Subsection No. 4 is amended by deleting subsection 1 and replacing it so that it reads as follows:

4. **SCHEDULE “C” – EXCEPTIONS LIST and MAP** is amended by adding Exception No. 27 to the lands shown on the attached Schedule “2” as follows:

27. On those lands identified as Exception No. 27 on the accompanying Schedule “C” Map, the following provisions shall apply:

- 1. Notwithstanding the definition of **Street** contained in Clause V, Section (f), a **street** means a common and public highway and having a minimum width of 17 metres.
- 2. Notwithstanding Clause VI – Provisions for All Zones, Sub-clause 16, Regulations for Single-Family and Two-Family Dwellings, maximum **height** of dwellings shall be 11.0 metres.

11.2 Subsection No. 5 is amended by deleting Exception No. 28 and replacing it with Exception No. 31 as follows:

5. **SCHEDULE “C” – EXCEPTIONS LIST and MAP** is amended by adding Exception No. 31 to the lands shown on the attached Schedule “2” as follows:

31. On those lands identified as Exception No. 31 on the accompanying Schedule “C” Map, the following provisions shall apply:

1. Notwithstanding the minimum **frontage** requirement of 11 metres on a public street, **frontages** shall be measured at the building setback.

11.3 Schedule “2” is amended by deleting Exception No. 28 and replacing it with Exception No. 31 as shown on the attached Schedule “14”.

12. City of Toronto By-law No. 1421-2007, being a By-law to amend the Morningside Community Zoning By-law No. 11883, as amended, is amended by deleting “Morningside Avenue” and replacing it with “Ellesmere Road” on Schedules “1” and “2” as shown on the attached Schedules “15” and “16”.

13. City of Toronto By-law No. 642-2014(OMB), being a By-law to amend the Morningside Heights Community Zoning By-law approved as Exhibit Nos. 76 and 77 in OMB Decision/Order No. 0873, as amended, is amended as follows:

13.1 City of Toronto By-law No. 642-2014 (OMB) is amended by deleting Subsection No. 8 and replacing it as follows:

8. **SCHEDULE “C” – EXCEPTIONS LIST AND MAP** is amended by adding Exception No. 4 to the lands outlined on the attached Schedule “1” as follows:

4. On those lands identified as Exception No. 4 on the accompanying Schedule “C” map, the following provisions shall apply:

1. Notwithstanding **CLAUSE IV – DEFINITIONS, Lot Line, Front**, the front lot lines are deemed to be as shown on Schedule “C”.

13.2 City of Toronto By-law No. 642-2014 (OMB) is amended by deleting Subsection No. 9 and replacing it as follows:

9. **SCHEDULE “C” – EXCEPTIONS MAP** is amended by adding Exception No. 3 to the lands outlined on the attached Schedule “2”.

13.3 City of Toronto By-law No. 642-2014 (OMB) is amended by deleting Subsection No. 10 and replacing it as follows:

10. **SCHEDULE “C” – EXCEPTIONS LIST AND MAP** is amended by adding Exception No. 5 to the lands outlined on the

attached Schedule “3” as follows:

5. On those lands identified as Exception No. 5 on the accompanying Schedule “C” map, the following provisions shall apply:

1. **CLAUSE IV – DEFINITIONS, Lot Line, Front**, shall not apply.

- 13.4 City of Toronto By-law No. 642-2014 (OMB) is amended by adding Subsection No. 11 as follows:

11. **SCHEDULE “C” - EXCEPTIONS LIST** is amended by adding the following preamble:

EXCEPTIONS

Notwithstanding the following exceptions, all other provisions of this By-law, as amended, and not inconsistent with the exception, shall continue to apply.

14. City of Toronto By-law No. 811-2007, being a By-law to amend the Morningside Heights Community Zoning By-law approved as Exhibit Nos. 76 and 77 in OMB Decision/Order No. 0873, as amended, is amended as follows:

- 14.1 Subsection No. 1 is amended by adding Performance Standard No. 60 as follows:

1. **SCHEDULE “A”** is amended by deleting the holding symbol (H) from the Single-Family Residential, Semi-Detached Residential, and Street Townhouse Residential, and Multiple Family Residential Zones, so that the amended zoning shall read as follows as shown on Schedule “1”:

S – 1 – 20 – 21 – 22 – 34 – 50 – 60

or

SD – 2 – 20 – 21 – 23 – 31 – 34 – 50 – 60

or

ST – 6 – 20 – 21 – 23 – 34 – 51 – 60

M – 14 – 20 – 21 – 23 – 34 – 50 – 60

- 14.2 Schedule “1” is amended by adding Performance Standard No. 60 as shown on the attached Schedule “17”.

15. City of Toronto By-law No. 1135-2007, being a By-law to amend the Morningside Heights Community Zoning By-law approved as Exhibit Nos. 76 and 77 in OMB Decision/Order No. 0873, as amended, is amended by deleting Subsection (b) and replacing it as follows:

(b) **SCHEDULE “C” – EXCEPTIONS LIST AND MAP**, is amended by deleting Exception No. 1 from the lands as shown on the attached Schedule “1”.

16. City of Toronto By-law No. 127-2012, being a By-law to amend the Oakridge Community Zoning By-law No. 9812, as amended, is amended by deleting the zoning on the lands shown on Schedule 1’, Map ‘B’ and replacing it with the previous zoning for the site, as shown on the attached Schedule “18” so that it reads as follows:

CR – 39B – 145 – 146 – 148 – 149 – 150 – 155 – 156 – 157 – 158 – 159 – 160 – 161 – 162 – 163 – 407 – 412

17. The Rouge Community Zoning By-law No. 15907, as amended, is amended as follows:

17.1 **SCHEDULE "A"** is amended by deleting Performance Standard No. 474 and replacing it with Performance Standard No. 484 so that the amended zoning shown on the attached Schedule “19” reads as follows:

A and CC – 73 – 137 – 232 – 338 – 402 – 427 – 475 – 476 – 477 – 478 – 484

17.2 **SCHEDULE "B" – PERFORMANCE STANDARD CHART** is amended by deleting Performance Standard No. 474 introduced by By-law No. 1227-2009 and replacing it with Performance Standard No. 484 as follows:

MISCELLANEOUS

484. Minimum 30.7 % of the **lot** area to be used for **landscaping** only.

18. City of Toronto By-law No. 356-2014(OMB), being a By-law to amend the Rouge Community Zoning By-law No. 15907, as amended, is amended as follows:

18.1 Subsection No. 2 is amended by deleting Performance Standard Nos. 56, 57 and 58, renumbering Performance Standard No. 126 and replacing it with Performance Standard No. 138, and renumbering Performance Standard No. 334 and replacing it with Performance Standard No. 341 as follows:

1. **SCHEDULE “A”** is amended by adding the following zoning as shown on the attached Schedule “1”:

S – 113 – 203 – 205 – 213 – 331 – 400 – 465

S – 113 – 203 – 205 – 216 – 331 – 400 – 465

S – 138 – 203 – 209 – 216 – 331 – 400 – 465

SD – 59 – 113 – 203 – 205 – 213 – 331 – 400 – 465

SD – 60 – 138 – 203 – 209 – 213 – 331 – 400 – 465

ST – 61 – 113 – 203 – 208 – 218 – 321 – 331 – 400 – 466

MFAT – 62 – 127 – 128 – 138 – 313 – 341 – 403 – 439 – 461 – 462 – 513 – 515

NC – 127 – 128 – 138 – 341 – 439 – 461 – 462 – 463 – 500 – 504

I-SW – 127 – 128 – 138 – 341 – 439 – 461 – 462 – 464

PW – 127 – 128 – 138 – 341 – 439 – 461 – 462

OU – 127 – 128 – 138 – 341 – 439 – 461 – 462

O

P

S(H) – 113 – 203 – 205 – 213 – 331 – 400 – 465

S(H) – 113 – 203 – 205 – 216 – 331 – 400 – 465

S(H) – 138 – 203 – 209 – 216 – 331 – 400 – 465

SD(H) – 59 – 113 – 203 – 205 – 213 – 331 – 400 – 465

SD(H) – 60 – 138 – 203 – 209 – 213 – 331 – 400 – 465

ST(H) – 61 – 113 – 203 – 208 – 218 – 321 – 331 – 400 – 466

MFAT(H) – 62 – 127 – 128 – 138 – 313 – 341 – 403 – 439 – 461 – 462 – 513 – 515

NC(H) – 127 – 128 – 138 – 341 – 439 – 461 – 462 – 463 – 500 – 504

I-SW(H) – 127 – 128 – 138 – 341 – 439 – 461 – 462 – 464

PW – 127 – 128 – 138 – 341 – 439 – 461 – 462

MFAT(H) – 62 – 127 – 128 – 138 – 313 – 341 – 403 – 439 – 461 – 462 – 513 – 515
NC(H) – 127 – 128 – 138 – 341 – 439 – 461 – 462 – 463 – 500 – 504
I-SW(H) – 127 – 128 – 138 – 341 – 439 – 461 – 462 – 464
PW – 127 – 128 – 138 – 341 – 439 – 461 – 462
OU – 127 – 128 – 138 – 341 – 439 – 461 – 462

18.2 Subsection No. 3 is amended by deleting Performance Standard Nos. 56, 57 and 58, by deleting Performance Standard No. 126 and replacing it with Performance Standard No. 138, and by deleting Performance Standard No. 334 and replacing it with Performance Standard No. 341 as follows:

3. SCHEDULE “B” PERFORMANCE STANDARD CHART is amended by adding the following Performance Standards:

MAIN WALL SETBACKS FROM STREETS

138. Except as otherwise provided, the minimum building **setback** shall be 3.0m from the **street lot line**, except the garage **mail wall** containing the vehicular access shall be set back a minimum of 6 m.

FLOOR AREAS, GROUND FLOOR AREAS, DWELLING UNIT COMPOSITION:

341. Maximum **coverage** 50%.

18.3 Subsection No. 4 is amended by deleting by deleting Exception Numbers 32 and 33.

18.4 Schedule “1” is amended by deleting Performance Standard Nos. 56, 57 and 58, by deleting Performance Standard No. 126 and replacing it with Performance Standard No. 138, and by deleting Performance Standard No. 334 and replacing it with Performance Standard No. 341 as shown on the attached Schedule “20”.

18.5 Schedule “2” is amended by deleting Exception Numbers 32 and 33.

19. The West Hill Community Zoning By-law No. 10327, as amended, is amended as follows:

19.1 SCHEDULE “A” is amended by deleting Performance Standard Nos. 618 and 619 and replacing them with Performance Standard Nos. 621 and 622 so that the amended zoning as shown on the attached Schedule “21” reads as follows:

S – 261 – 317 – 412 – 510 – 554 – 614 – 622

S – 261 – 317 – 411 – 509 – 553 – 614 – 622

S – 35 – 86 – 261 – 317 – 509 – 614 – 622

S – 35 – 261 – 317 – 393 – 509 – 614 – 622

S – 22 – 50 – 261 – 317 – 510 – 614 – 622

S – 22 – 86 – 261 – 317 – 510 – 614 – 621 – 622

S – 86 – 261 – 317 – 410 – 509 – 614 – 622

- 19.2 SCHEDULE “B” - PERFORMANCE STANDARD CHART**, is amended by deleting Performance Standard Nos. 618 and 619 introduced by By-law No. 1292-2013 and replacing them with Performance Standard Nos. 621 and 622 as follows:

MISCELLANEOUS

621. Maximum building **height** of 10.5 m.

622. **CLAUSE VI - PROVISIONS FOR ALL ZONES**, Sub-section 15.3, Maximum total **floor area** per **dwelling** unit, shall not apply.

- 19.3 SCHEDULE “C” - EXCEPTIONS LIST and MAP** is amended by deleting Exception Nos. 74 and 80.

- 20.** The Employment Districts Zoning By-law No. 24982, as amended, is amended as follows:

- 20.1 SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Marshalling Yard Employment District), as amended, is amended by deleting Performance Standard No. 835 so that the zoning as shown on the attached Schedule "22" reads as follows:

I-SW, RU – 81 – 693 – 712 – 824 – 913 – 991 – 1054 – 1383 – 1640 – 1849 – 2029 – 2221 – 2223 – 2224 (449) (469)

- 20.2 SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, is amended by deleting Exception No. 2380 and replacing it with Performance Standard No. 2380, and by deleting Performance Standard No. 1641 and replacing it with Performance Standard No. 1525 so that the zoning as shown on the

attached Schedule "23" reads as follows:

SDC – 496 – 497 – 498 – 913 – 988 – 1054 – 1525 – 1639 – 1640 – 1850
– 2029 – 2380 – 2606 – 2607 – 2700 (133) (468)

- 20.3 SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, is amended by deleting Exception No. 476 and replacing it with Exception No. 149 so that the zoning as shown on the attached Schedule "24" reads as follows:

M, ME – 414 – 913 – 1054 – 1644 – 2615 – 2616 – 2617 – 2618 (149)
(202) (205) (475) (477)

- 20.4 SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, is amended by adding Performance Standard No. 1640 so that the zoning as shown on the attached Schedule "25" reads as follows:

SDC – 15 – 913 – 988 – 1054 – 1640 – 1791 – 2029 (480)

- 20.5 SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended is amended by deleting Performance Standard No. 1639 so that the zoning as shown on the attached Schedule "26" reads as follows:

ME – 10 – 913 – 1640 – 1648 – 2007 – 2029 (481)

- 20.6 SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, is amended by deleting Performance Standard No. 360 and replacing it with Performance Standard No. 475 so that the zoning as shown on the attached Schedule "27" reads as follows:

MDC – 475 – 625 – 719 – 1013 – 1087 – 1193 – 1640 – 1649 (202)
(482)

- 20.7 SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Rouge Employment District), as amended, is amended by deleting Exception No. 471 and replacing it with Exception No. 484 so that the zoning as shown on the attached Schedule "28" reads as follows:

CC – 357 – 625 – 913 – 988 – 1054 – 1523 – 1640 – 2029 (484)

- 20.8 SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, is amended by adding Performance Standard No. 1640 so that the zoning as shown on the

attached Schedule "29" reads as follows:

SDC – 410(a) – 913 – 1640 – 2029 – 2215 (202) (464)

- 20.9 SCHEDULE "B" – PERFORMANCE STANDARD CHART** is amended by deleting Performance Standard No. 1641 introduced by By-law No. 239-2010(OMB) and replacing it with Performance Standard No. 1525, and by deleting Performance Standard No. 360 introduced by By-law No. 1056-2013 and replacing it with Performance Standard No. 475 so that they read as follows:

INTENSITY OF USE

475. **Gross floor area** of all buildings minus the **gross floor area** of all **basements** shall not exceed 0.66 times the area of the **lot**.

PARKING SPACE AND DRIVEWAY DIMENSIONS

1525. Notwithstanding the provisions of **CLAUSE V – GENERAL PROVISIONS, Section 7.3, Parking Space and Driveway Dimensions**, parking spaces shall have minimum dimensions of 2.6 metres width by 5.6 metres length.

- 20.10 SCHEDULE "C" - EXCEPTIONS LIST** is amended by deleting Exception No. 471 introduced by By-law No. 1006-2010 and replacing it with Exception No. 484, and by deleting Exception No. 476 introduced by By-law No. 153-2011(OMB) and replacing it with Exception No. 149 so that they read as follows:

149. On those lands situated greater than 58 metres from the easterly limit of Kennedy Road, greater than 76 metres from the southerly limit of Passmore Avenue and greater than 72 metres north of the southerly property line, the uses permitted shall be restricted to those permitted within the Industrial (M) Zone.

484. Additional Permitted Uses

- **Mechanical or Automatic Car Wash**
- Self-Service Coin Car Wash

Self-Service Coin Car Wash shall mean land, buildings or **structures** or parts thereof used for the washing or laundering of automotive vehicles, in which water, soap and other cleansing materials are dispensed by coin operated meters and machines.

21. By-law No. 343-2008, being a By-law to amend the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, is amended as follows:

21.1 Subsection No. 1 is amended by deleting Exception No. 832 so that it reads as follows:

1. **SCHEDULE “A”** of the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District) is amended by deleting the Holding Symbol (H) and Exception No. 832 from the Special District Commercial Zone so that the amended zoning shall read as follows as shown on Schedule ‘1’:

SDC – 410(a) – 913 – 1640 – 2029 – 2215 (202) (464)

21.2 Subsection No. 2 is amended by deleting the reference to Schedule ‘1’ so that it reads as follows:

2. **SCHEDULE “C” – EXCEPTIONS LIST** is amended by deleting Exception No. 832.

22. By-law No. 233-2010, being a By-law to amend the Employment Districts Zoning By-law No. 24982 (Tapscott Employment District) is amended by adding Schedule “5” as shown on the attached Schedule “30”.

23. By-law No. 265-2013, being a By-law to amend the Employment Districts Zoning By-law No. 24982 (Milliken Employment District) is amended by deleting Subsection No. 2 and replacing it as follows:

2. **SCHEDULE “C” – EXCEPTIONS LIST** of the Employment Districts Zoning By-law No. 24982 (Milliken Employment District) is amended by adding Exception No. 480 as follows:

480. (a) On those lands identified as Exception No. 480, the following additional uses shall be permitted:

Additional Permitted Uses:

Mall Food Court
Grocery Store

- (b) Prior to the removal of the Holding Provision (H) from the zoning for this site, only Industrial Zone (M) and Vehicle Service (VS) uses are permitted, together with the following Performance Standards:

- (c) The Holding Provisions (H) used in conjunction with the Special District Commercial Zone shall be removed, in whole or in part, by amending By-law when Council is satisfied that:
- i. An executed agreement is received to the satisfaction of the City Solicitor between the parties of the subject lands and Metrolinx, confirming that an open boundary agreement has been reached;
 - ii. A revised Traffic Impact Study is received incorporating revisions as required by Transportation Services for review and acceptance to the satisfaction of the Executive Director of Transportation Services; and
 - iii. At no cost to the City and to the satisfaction of the Director, Technical Services, the Owner enter into an agreement for the construction and installation of all required transportation improvements identified in the Owner's Transportation Impact Study and that these transportation improvements be secured to the satisfaction of the City.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

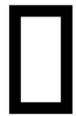
Schedule '1'



Exception 41

Toronto City Planning
Zoning By-Law Amendment

1548 Kingston Road
 File # 13 212910 EPS 00 TM



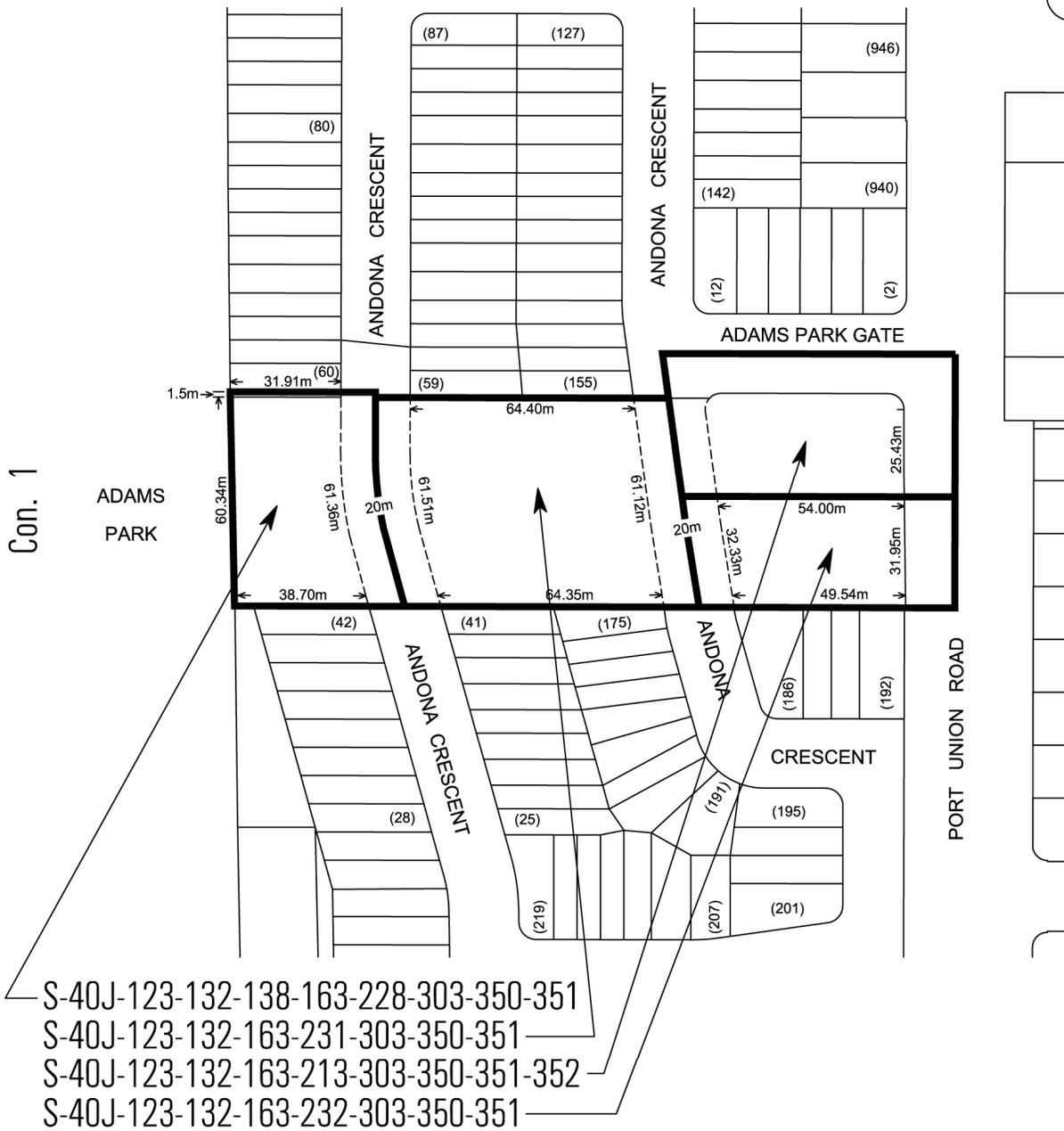
Area Affected By This By-Law

Birchcliff Community By-law
 Not to Scale
 7/02/2014



Schedule '3'

Lot 1



TORONTO City Planning Division
Zoning By-Law Amendment

922-930 Port Union Road
 File # 13 212910 EPS 00 TM

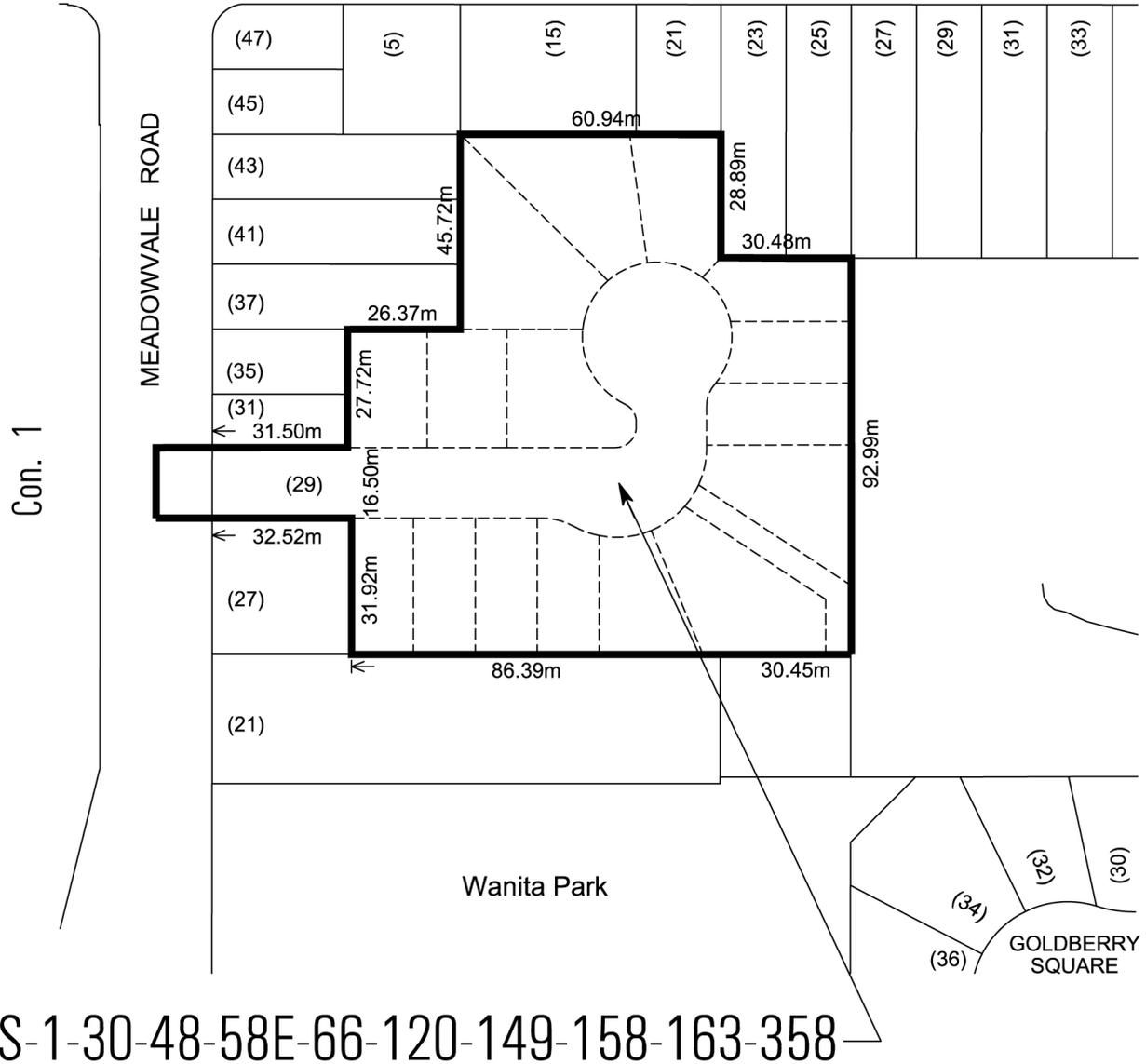
 Area Affected By This By-Law

Centennial Community By-law
 Not to Scale
 7/02/2014

Schedule '4'

Lot 4

WANITA ROAD



TORONTO City Planning Division
Zoning By-Law Amendment

27-35 Meadowvale Road
File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Centennial Community By-law
Not to Scale
7/02/2014

Schedule '5'



S-1-40J-40U-43-85-147-151-159-161-163-311-359-407
 ST-1-39B-40U-43-85-137-151-160-162-163-311-360-408
 S-1-39B-40U-43-85-147-151-159-161-163-311-359-407



Zoning By-Law Amendment

6500, 6510, 6520, 6530 and 6550 Lawrence Ave. E.

File # 13 212910 EPS 00 TM



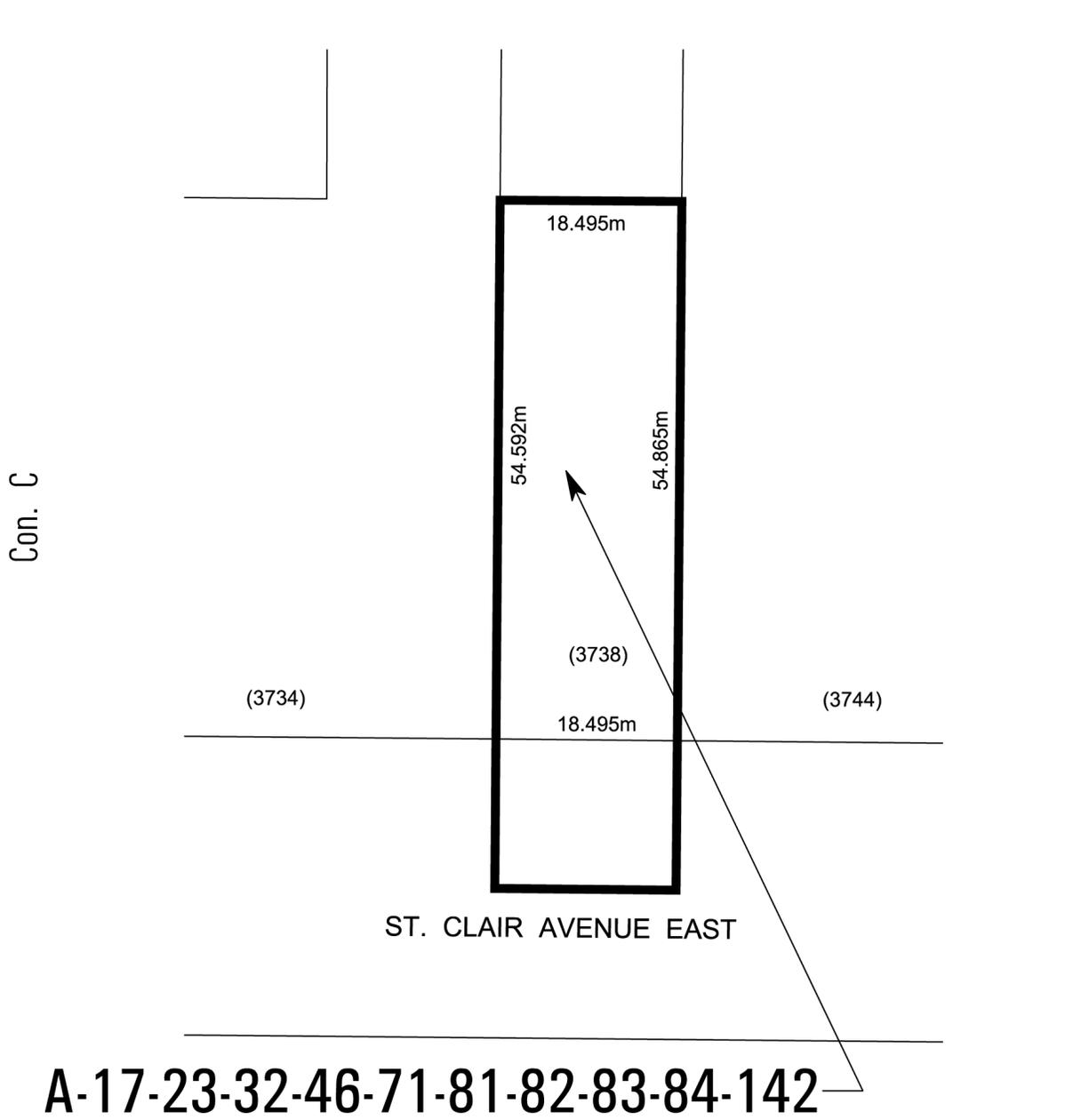
Area Affected By This By-Law

Centennial Community By-law No.12077
 Not to Scale
 7/02/2014



Schedule '6'

Lot 25



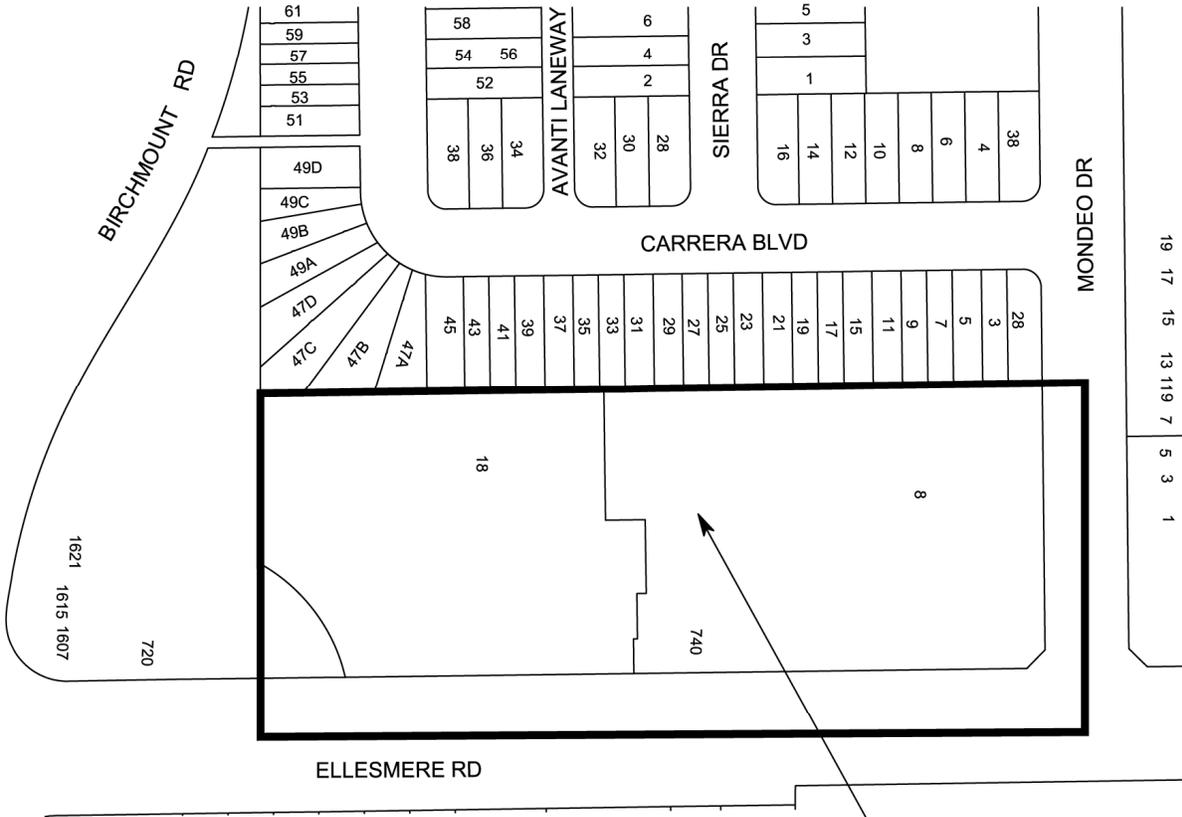
 **TORONTO** City Planning Division
Zoning By-Law Amendment

3738 St. Clair Avenue East
File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Cliffcrest Community By-law
Not to Scale
7/02/2014


Schedule '7'



A-133-142-143-155-156-206-224



Zoning By-Law Amendment

740 Ellesmere Road
File # 13 212910 EPS 00 TM

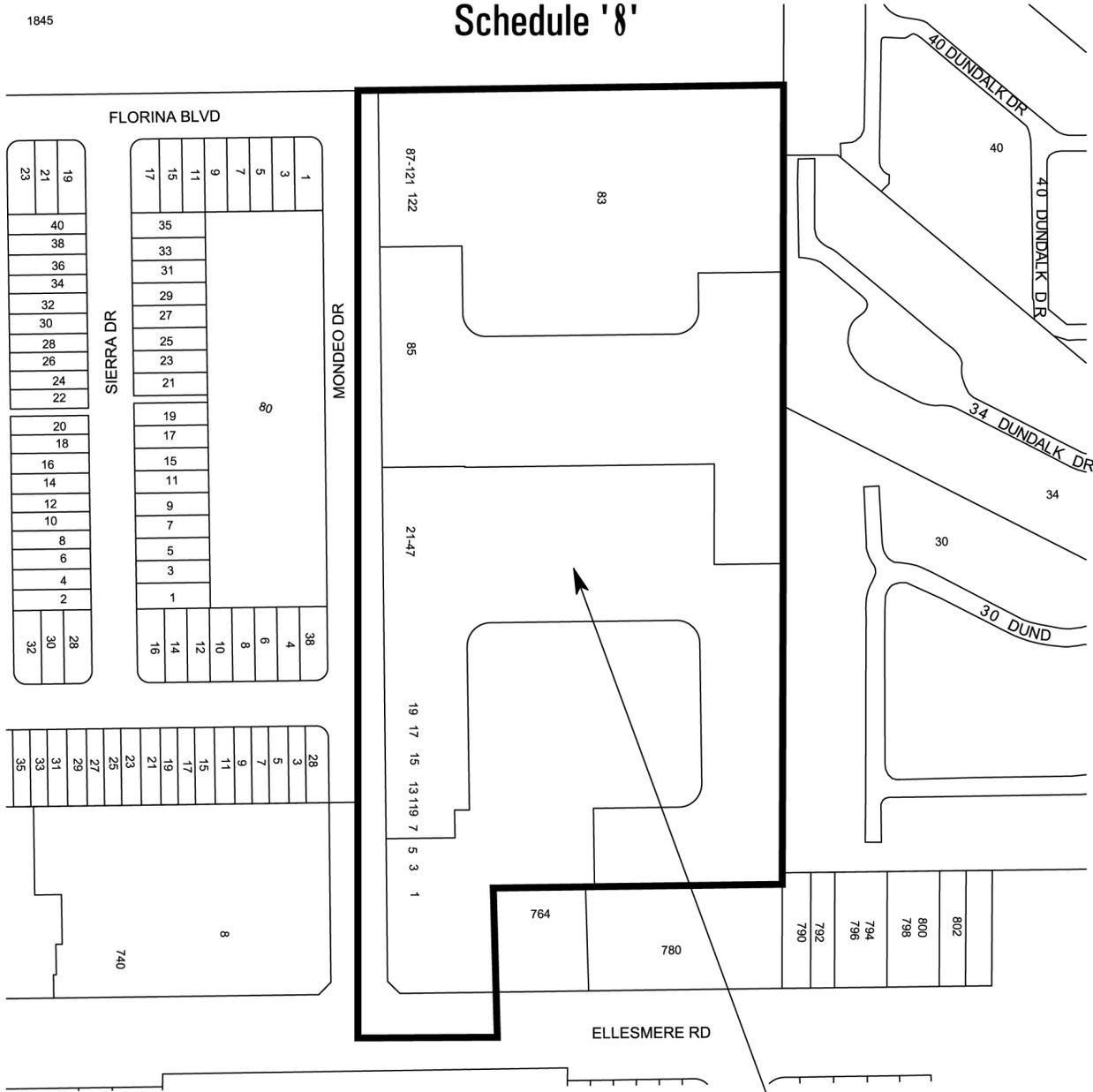


Area Affected By This By-Law

Dorset Park Community By-law 9508
Not to Scale
7/02/2014



Schedule '8'



M-57-58-103-132-133-143-204



Zoning By-Law Amendment

1-122 Mondeo Drive

File # 13 212910 EPS 00 TM



Area Affected By This By-Law

Dorset Park Community By-law 9508



Not to Scale
7/02/2014

Schedule '9'

34

Victoria Park Avenue

3551

Langrove Terrace

28

PW-40L-59I-59J-60E-249-
288-289-290-291-292-293



Zoning By-Law Amendment

3551 Victoria Park Avenue

File # 13 212910 EPS 00 TM



Area Affected By This By-Law

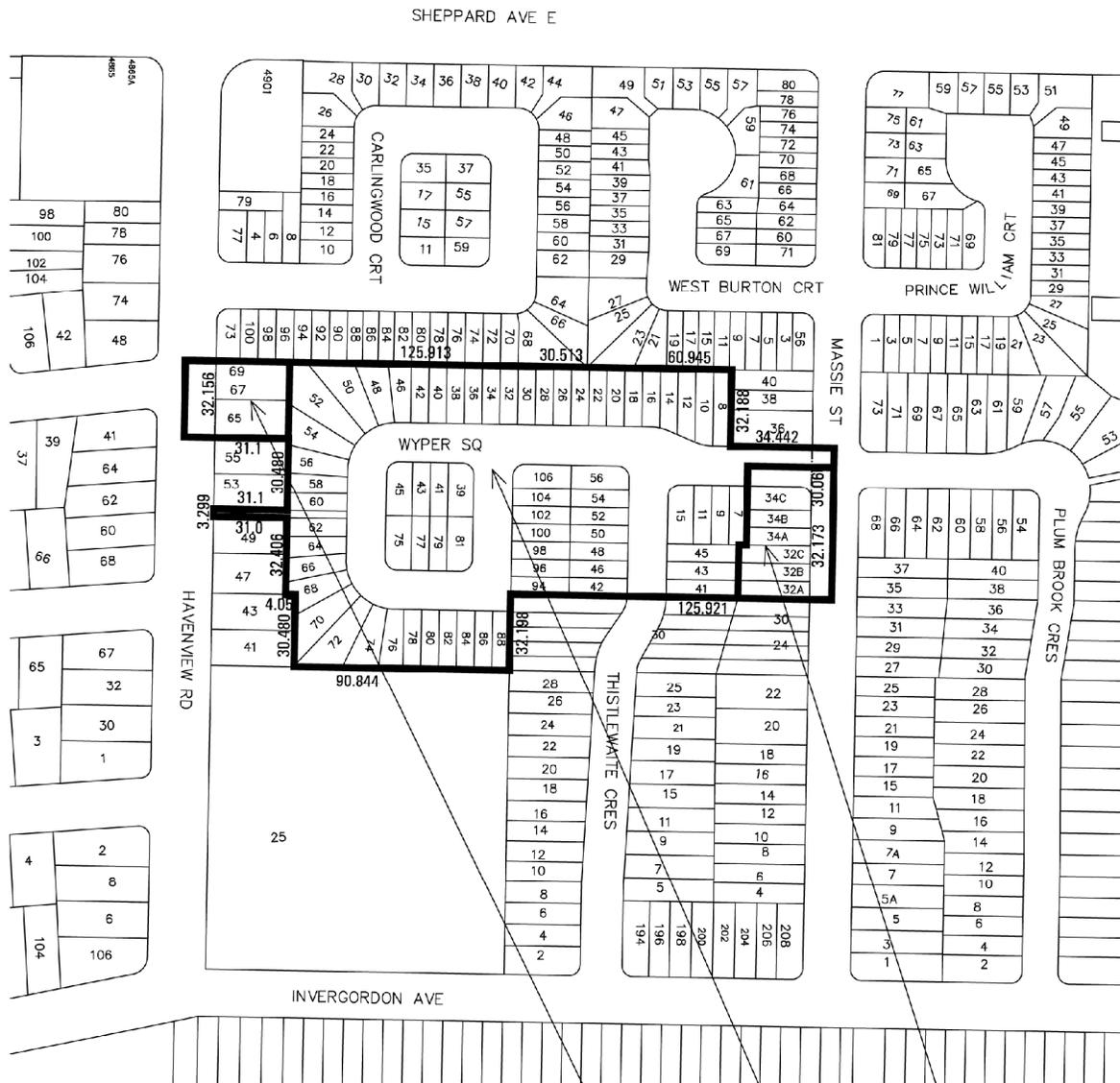
L'amoreaux Community Bylaw



Not to Scale

7/02/2014

Schedule '11'



S-1-19-31-42-60-74-106-123
 S-1A-40C-51C-60-80-106-122-450
 S-1A-40C-51C-60-80-106-123-450



Zoning By-Law Amendment

65-69 Havenview Road, 32A-34C Massie Street,
 7-106 Wyper Square and 41-56 Thistlewaite Crescent
 File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Malvern West Community Bylaw
 Not to Scale
 7/09/2014



Schedule '12'

Lot 27

LOT 26

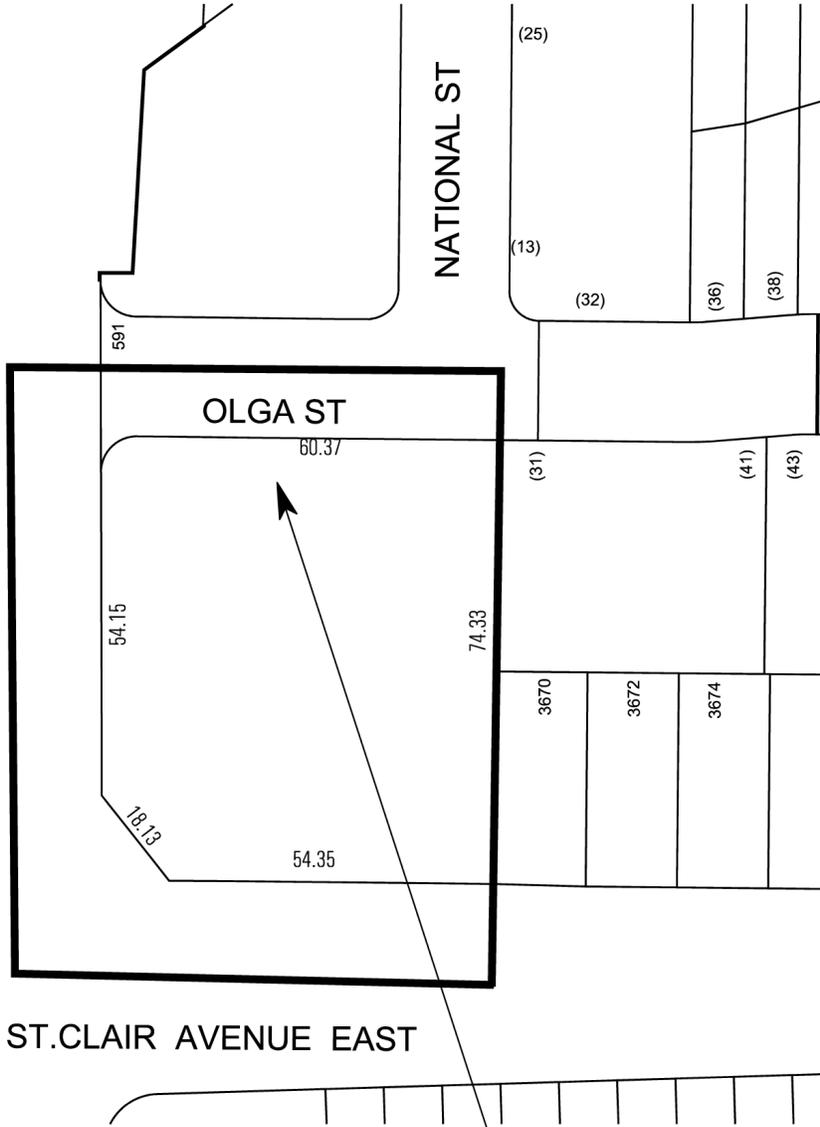
Con. C

MIDLAND AVENUE

NATIONAL ST

OLGA ST

ST. CLAIR AVENUE EAST



TH-8-24-55-91-162-163-164-242-243-
 311-312-356-357-398-399-400-401-402-403



Zoning By-Law Amendment

N/E corner of Midland Ave. & St. Clair Ave. East

File # 13 212910 EPS 00 TM



Area Affected By This By-Law

Midland/St. Clair Community Bylaw 842-2004

Not to Scale
7/02/2014

Schedule '13'

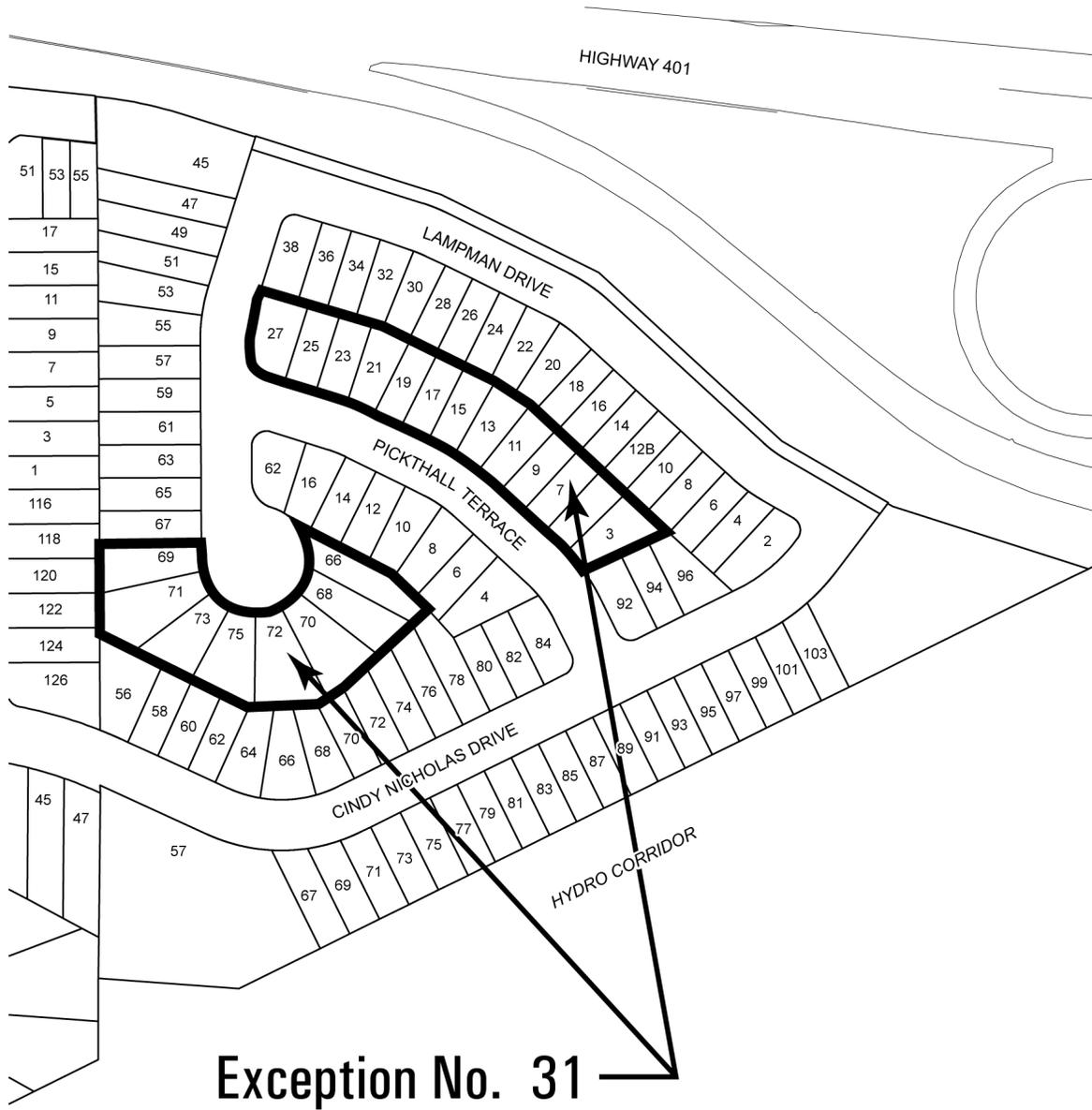


 Area Affected By This By-Law

Milliken Community Bylaw 17677
 Not to Scale
 7/09/2014



Schedule '14'



Exception No. 31



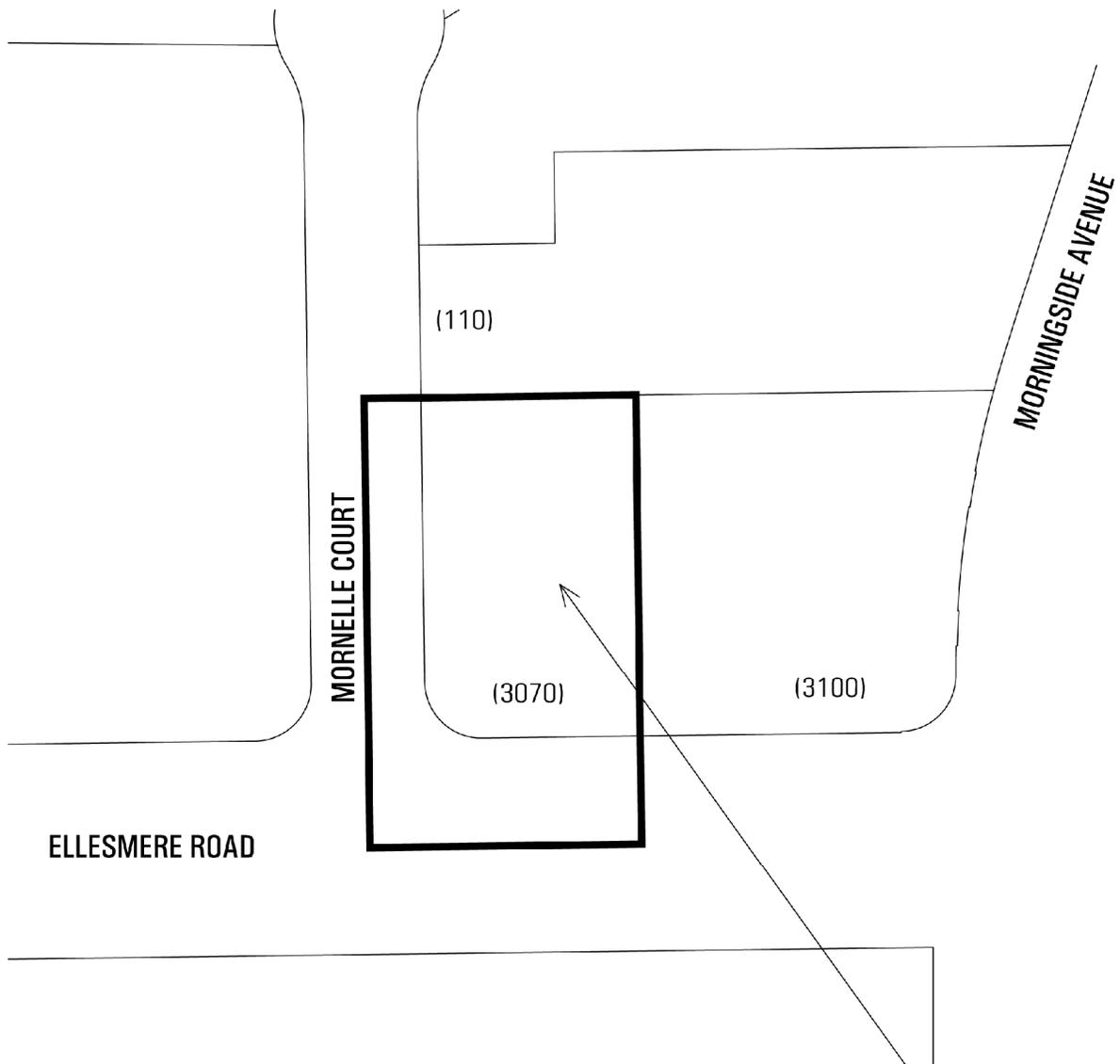
3-27 Pickthall Terrace and 66-75 Lampman Drive Zoning By-Law Amendment

File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Morningside Community
Not to Scale
7/02/2014

Schedule '15'



A(H) and CC(H)-37-119-151-172-184-185-
186-187-188-189-201-202-214-215-216



Zoning By-Law Amendment

3070 Ellesmere Road

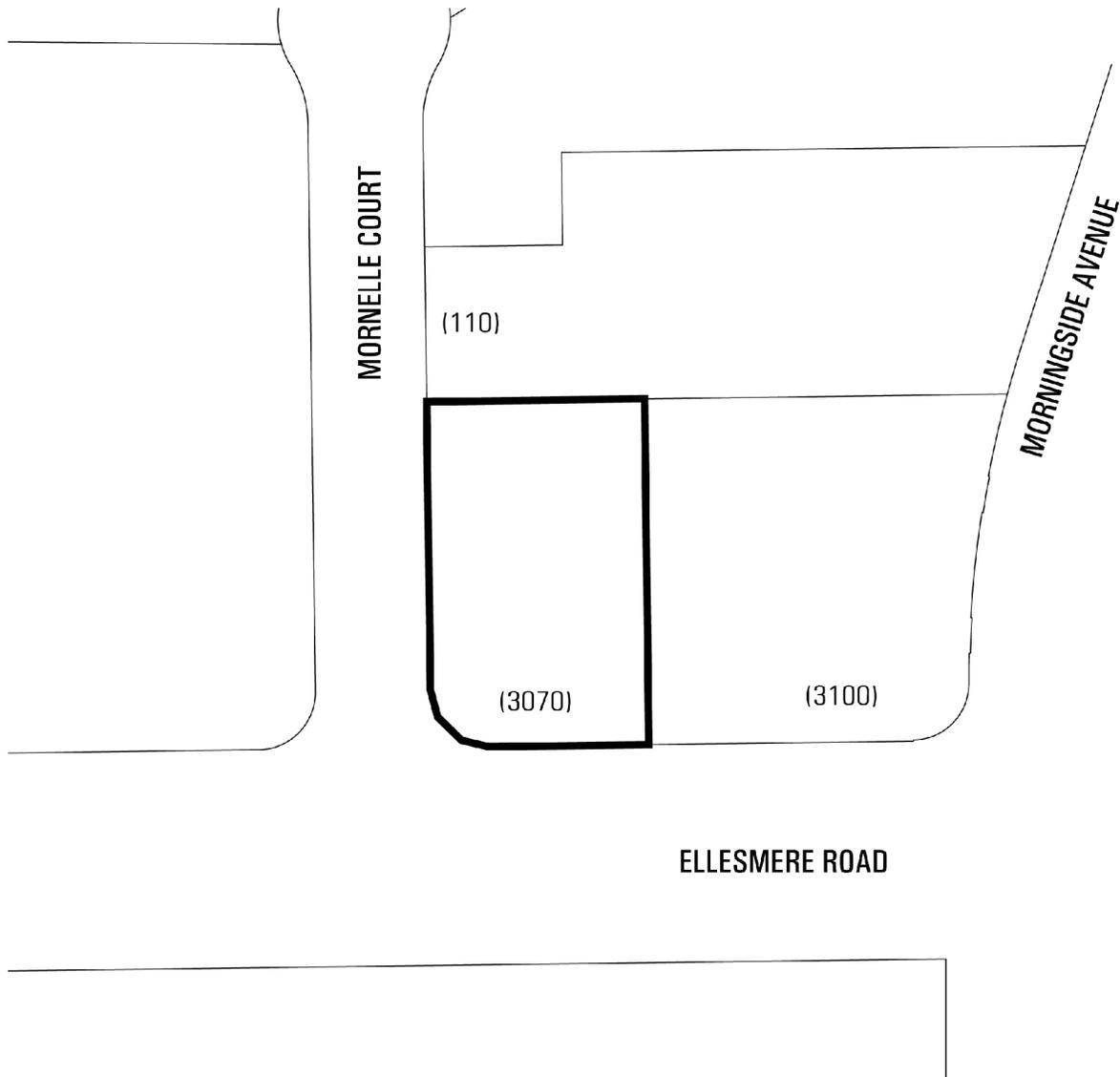
File # 13 212910 EPS 00 TM



Area Affected By This By-Law

Morningside Community
Not to Scale
7/02/2014

Schedule '16'



Exception No.16,18



Zoning By-Law Amendment

3070 Ellesmere Road

File # 13 212910 EPS 00 TM

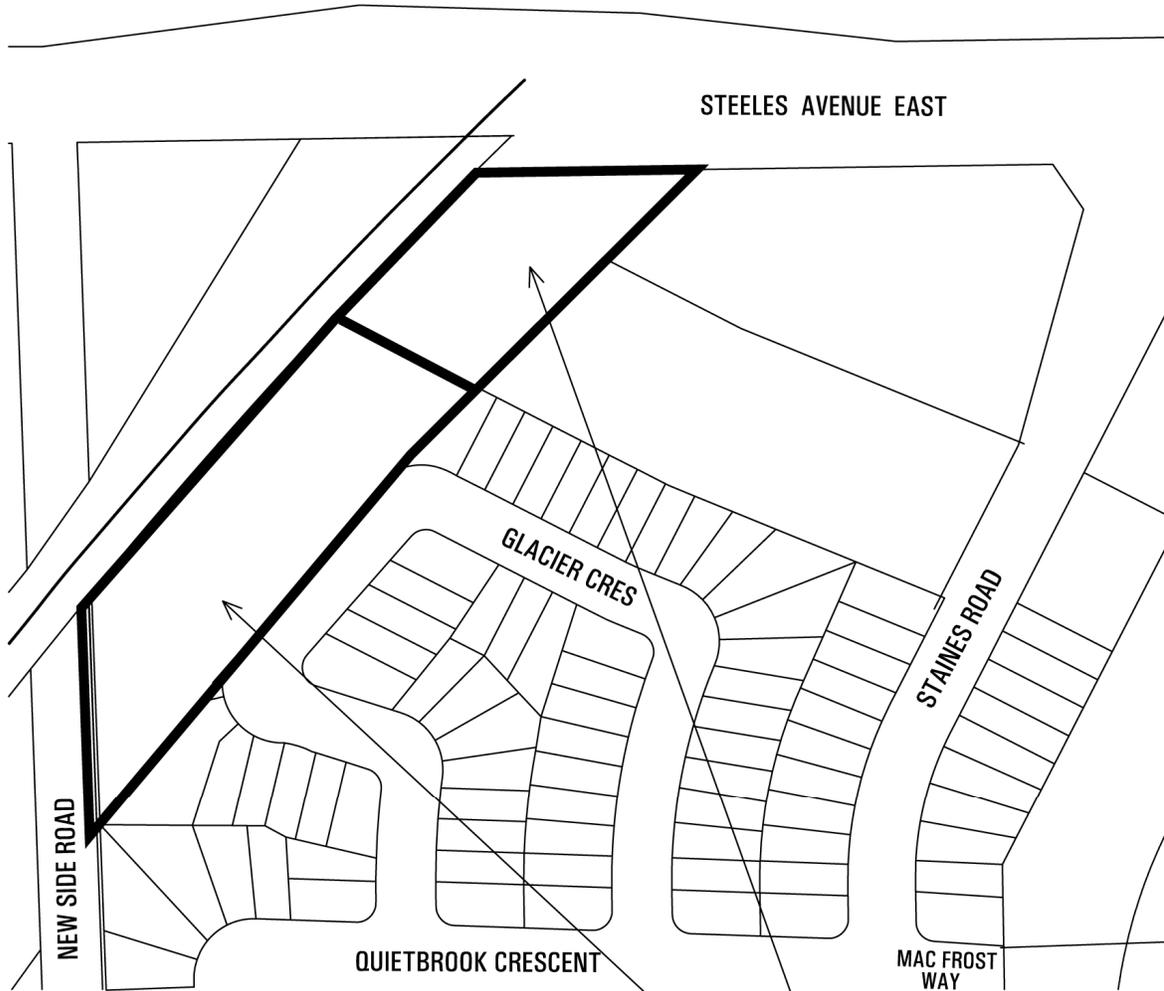


Area Affected By This By-Law

Morningside Community
Not to Scale
7/02/2014



Schedule '17'



S-1-20-21-22-34-50-60 or
SD-2-20-21-23-31-34-50-60 or
ST-6-20-21-23-34-51-60
M-14-20-21-23-34-50-60



Zoning By-Law Amendment

Staines Avenue at Steeles Avenue East

File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Morningside Heights Community Bylaw
 Not to Scale
 7/02/2014



Schedule '18'



CR-39B-145-146-148-149-150-155-156-157-158-159-160-161-162-163-407-412



Zoning By-Law Amendment

3520 Danforth Avenue
File # 13 212910 EPS 00 TM



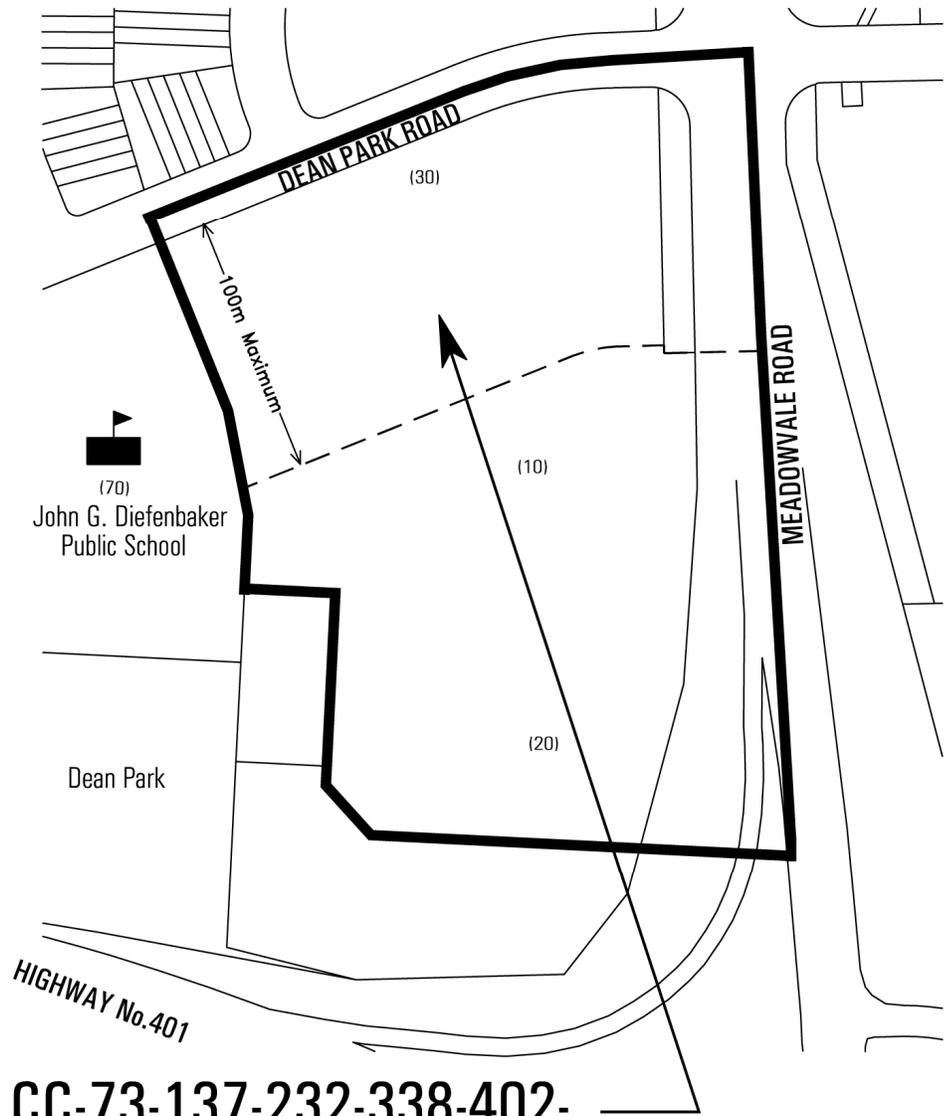
Area Affected By This By-Law

Oakridge Community By-law
Not to Scale
7/02/2014



Schedule '19'
Lot 5

Con. 2



A and CC-73-137-232-338-402-
427-475-476-477-478-484



Zoning By-Law Amendment

10, 20 & 30 Dean Park Road

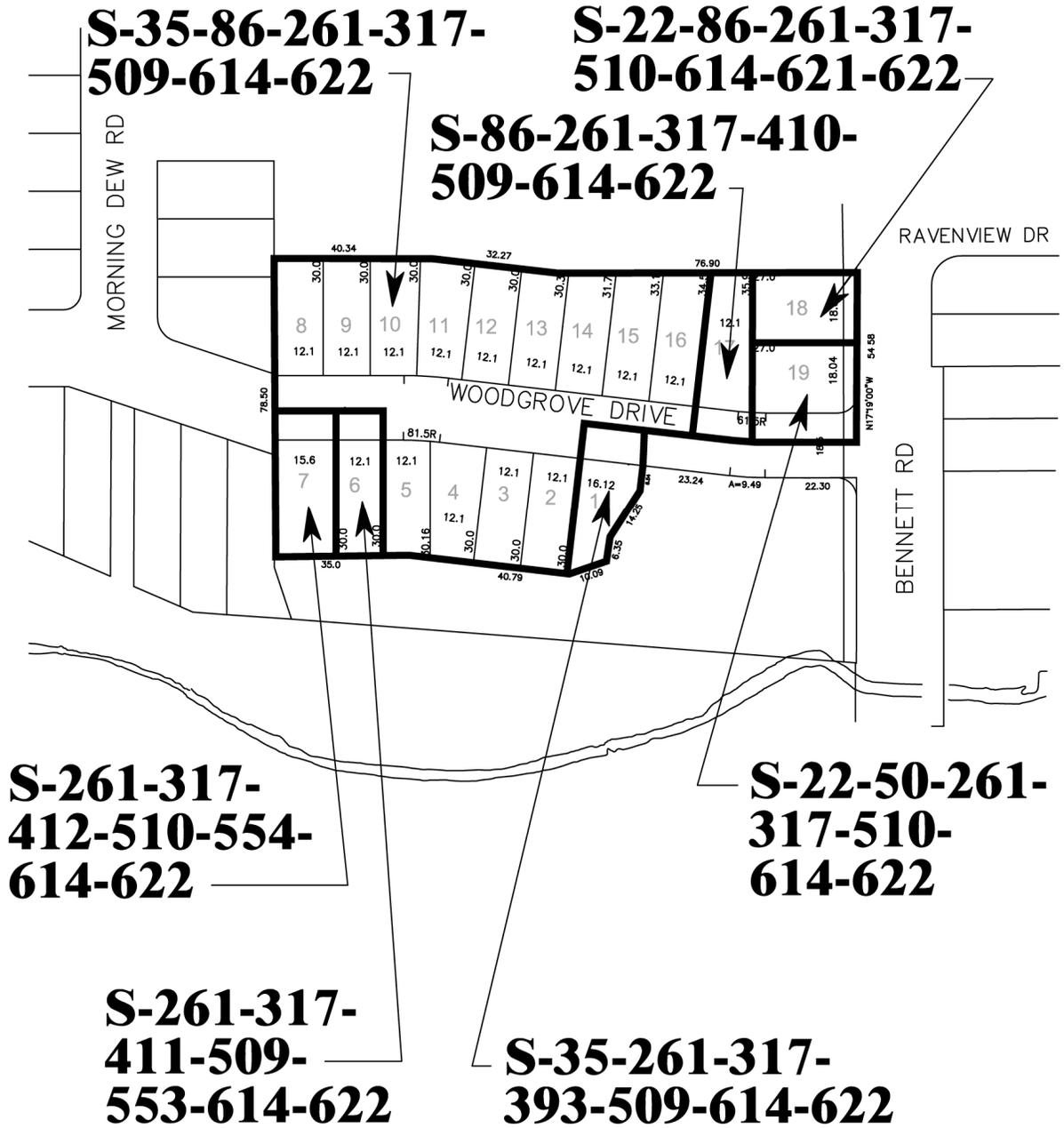
File # 13 212910 EPS 00 TM



Area Affected By This By-Law

Rouge Community Bylaw
Not to Scale
7/02/2014

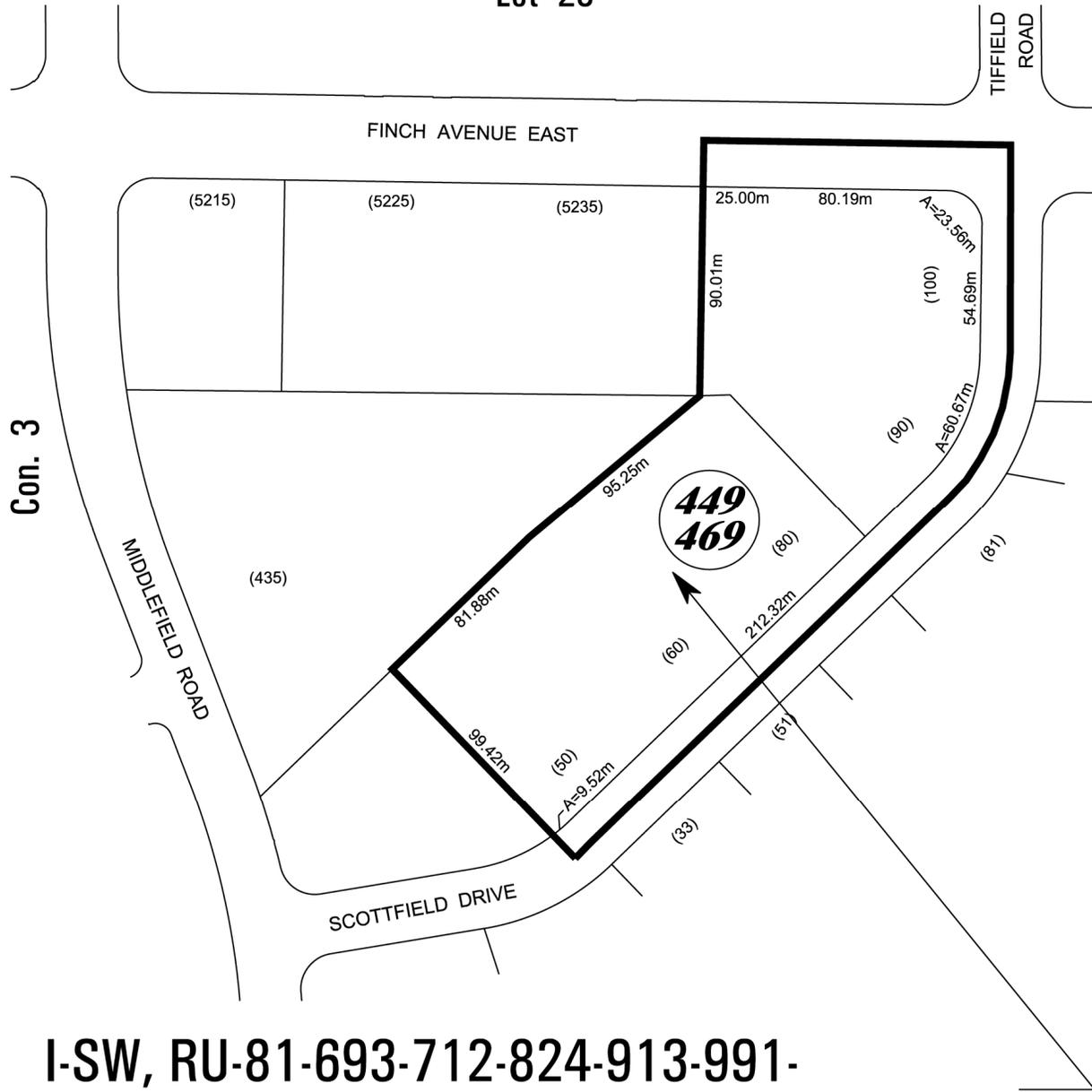
Schedule '21'



 Area Affected By This By-Law

West Hill Community
 Not to Scale
 7/02/2014

Schedule '22'
Lot 20



I-SW, RU-81-693-712-824-913-991-
1054-1383-1640-1849-2029-2221-2223-2224



Zoning By-Law Amendment

50-100 Scottfield Drive

File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

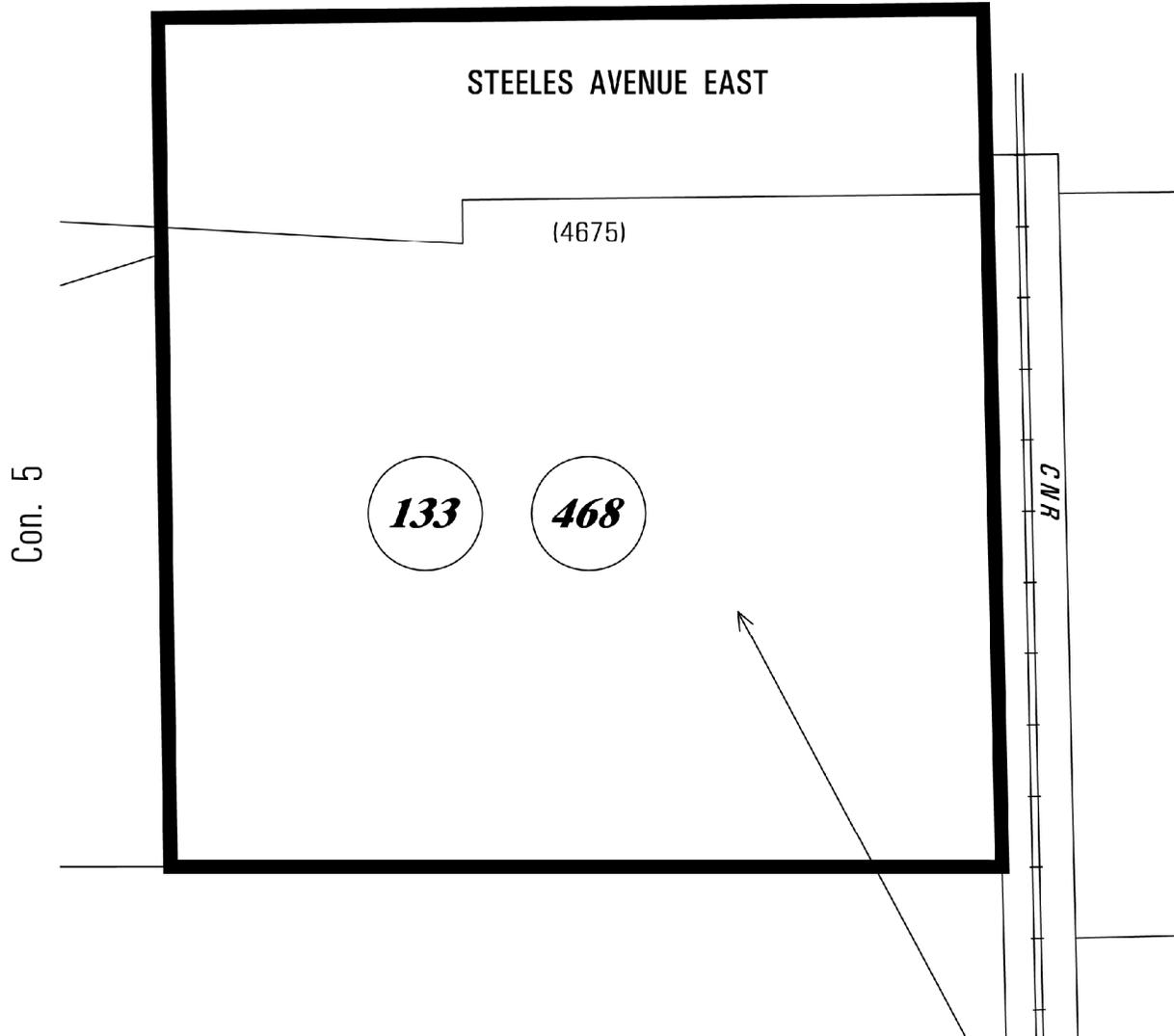
Marshalling Yard Employment District By-law
Not to Scale
7/02/2014



Schedule '23'

Lot 28

Town of Markham



SDC-496-497-913-988-1054-1525-1639-
1640-1850-2029-2380-2606-2607-2700



Zoning By-Law Amendment

4675 Steeles Avenue East

File # 13 212910 EPS 00 TM



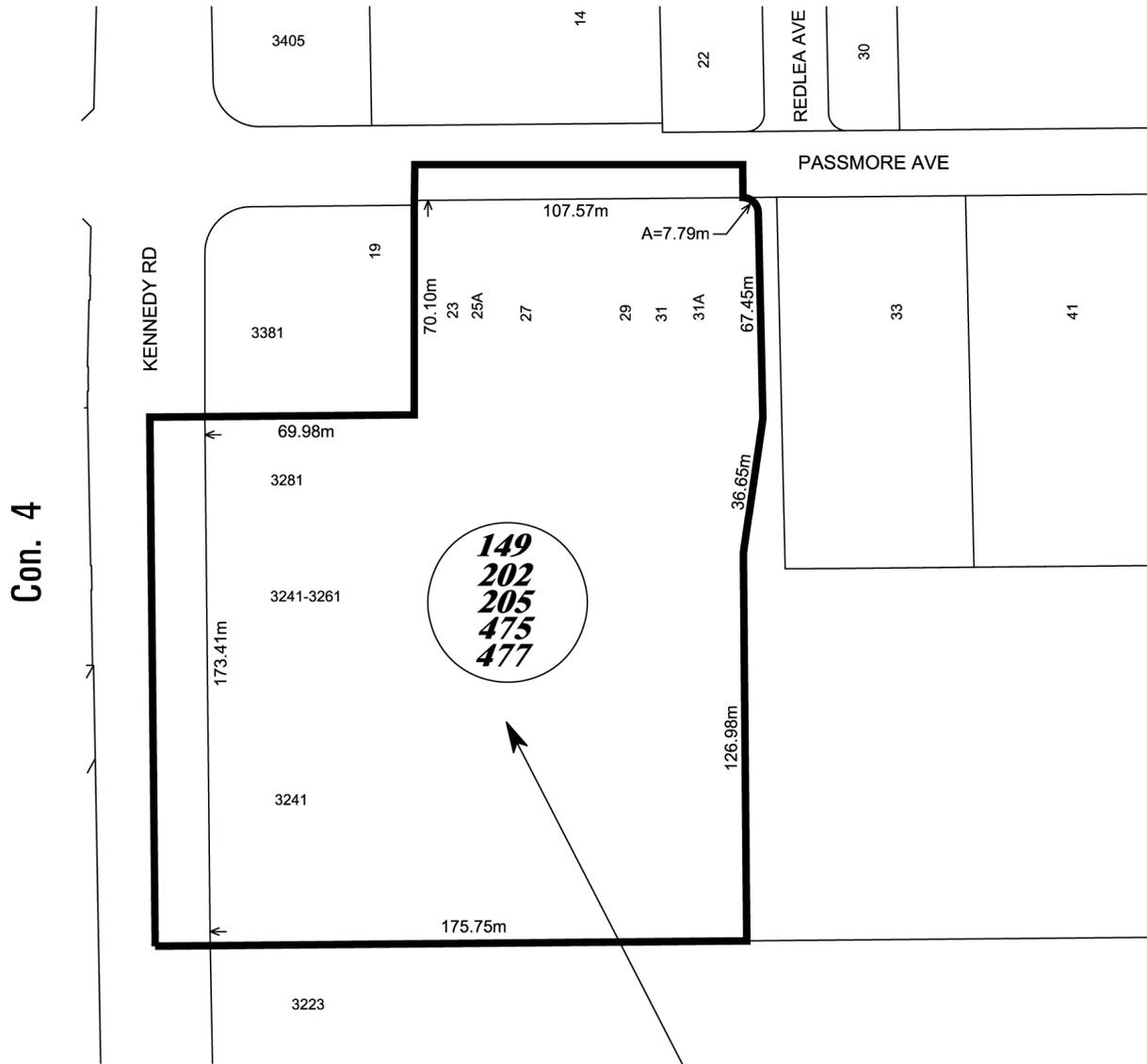
Area Affected By This By-Law

Milliken Emp. District Bylaw
Not to Scale
7/02/2014



Schedule '24'

Lot 28



**M, ME-414-913-1054-1644-
2615-2616-2617-2618**



Zoning By-Law Amendment

3241-3261 Kennedy Rd. and 19-27 Passmore Ave.

File # 13 212910 EPS 00 TM



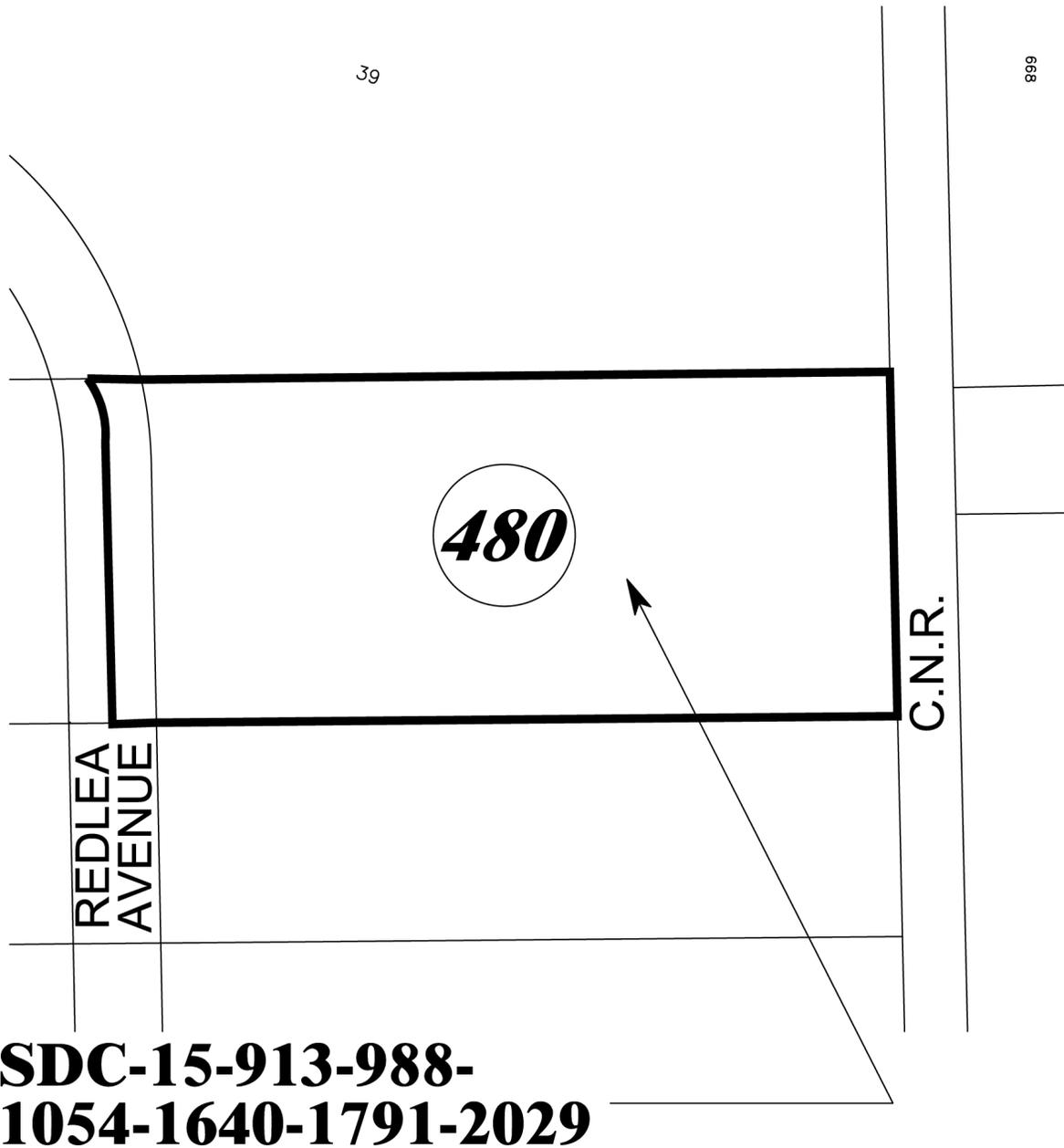
Area Affected By This By-Law

Milliken Employment District By-law



Not to Scale
7/02/2014

Schedule '25'



 **TORONTO** City Planning Division
Zoning By-Law Amendment

3447 Kennedy Road (Rear)
File # 13 212910 EPS 00 TM

 Area Affected By This By-Law

Milliken Employment District
Not to Scale
7/02/2014


Schedule '26'



ME-10-913-1640-1648-2007-2029



Zoning By-Law Amendment

300 Silver Star Boulevard

File # 13 212910 EPS 00 TM

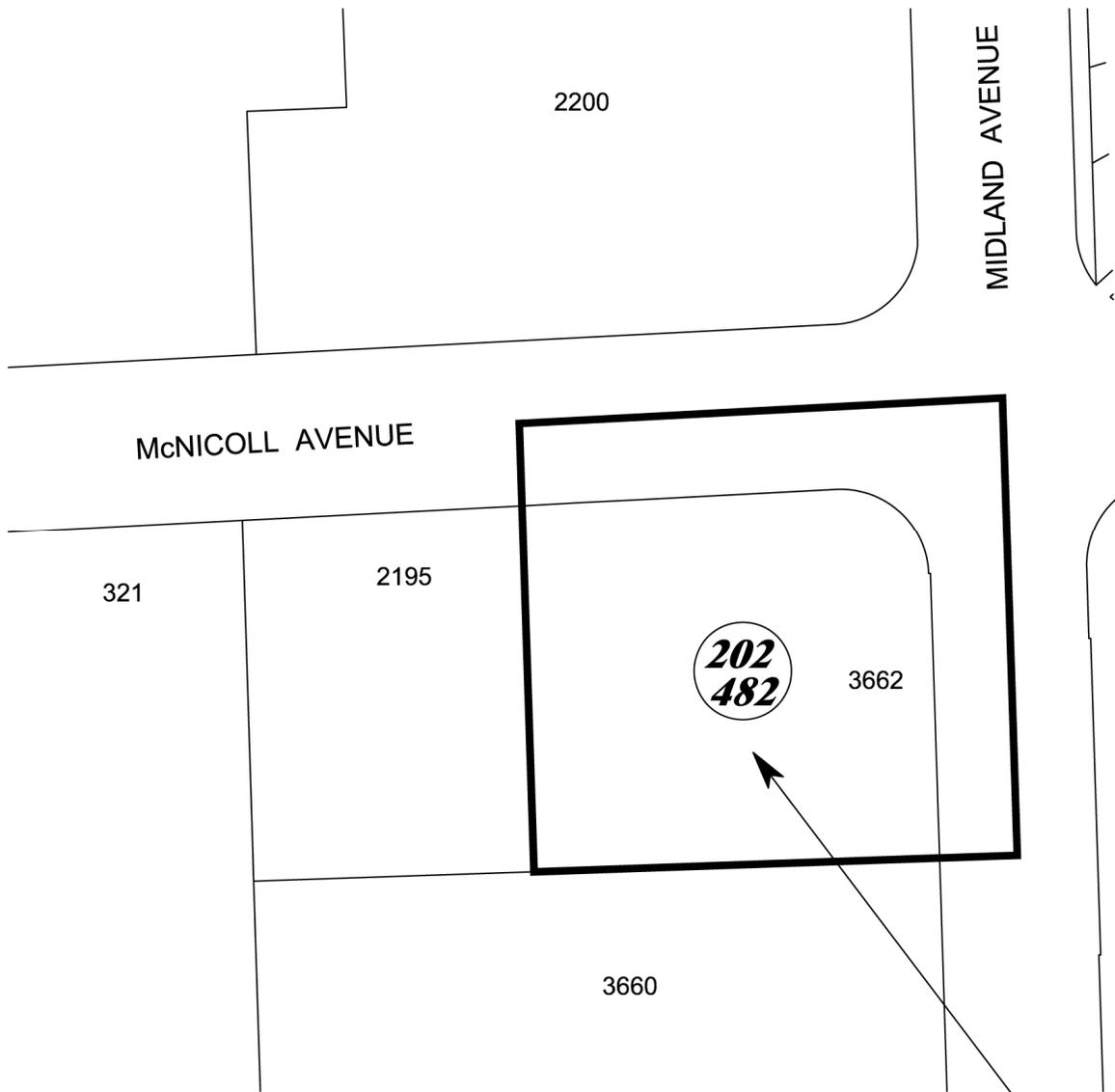


Area Affected By This By-Law

Milliken Employment District
Not to Scale
7/02/2014



Schedule '27'



MDC-475-625-719-1013-1087-1193-1640-1649



Zoning By-Law Amendment

3662 Midland Avenue

File # 13 212910 EPS 00 TM



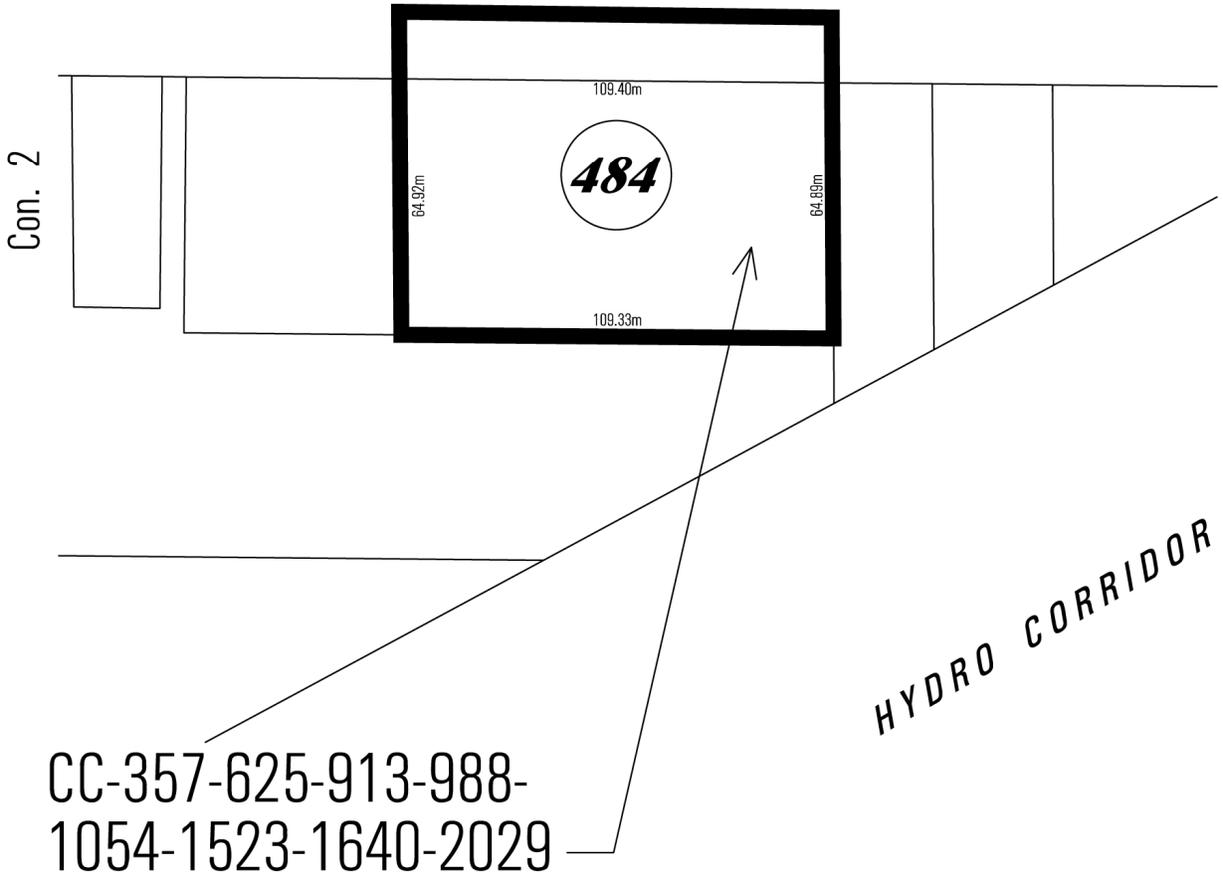
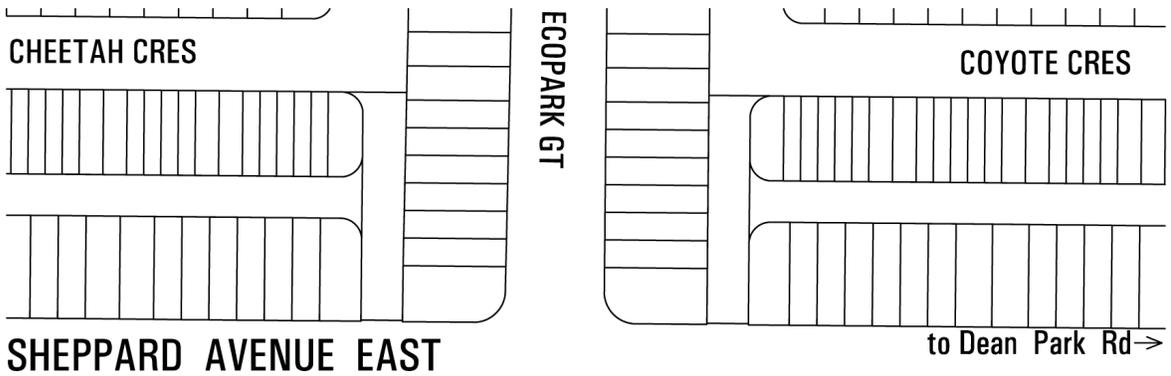
Area Affected By This By-Law

Milliken Employment District Bylaw
Not to Scale
7/02/2014



Schedule '28'

Lot 7



Zoning By-Law Amendment

8833 Sheppard Avenue East

File # 07-247851 OZ



Area Affected By This By-Law

Rouge Employment District Bylaw
Not to Scale
7/02/2014



Schedule '29'

Lot 17

City of Markham

STEELES AVENUE EAST

Con. 5

MARKHAM ROAD

TAPSCOTT ROAD

202
464

SDC-410(a)-913-1640-2029-2215



Zoning By-Law Amendment

3351 Markham Road

File # 13 212910 EPS 00 TM

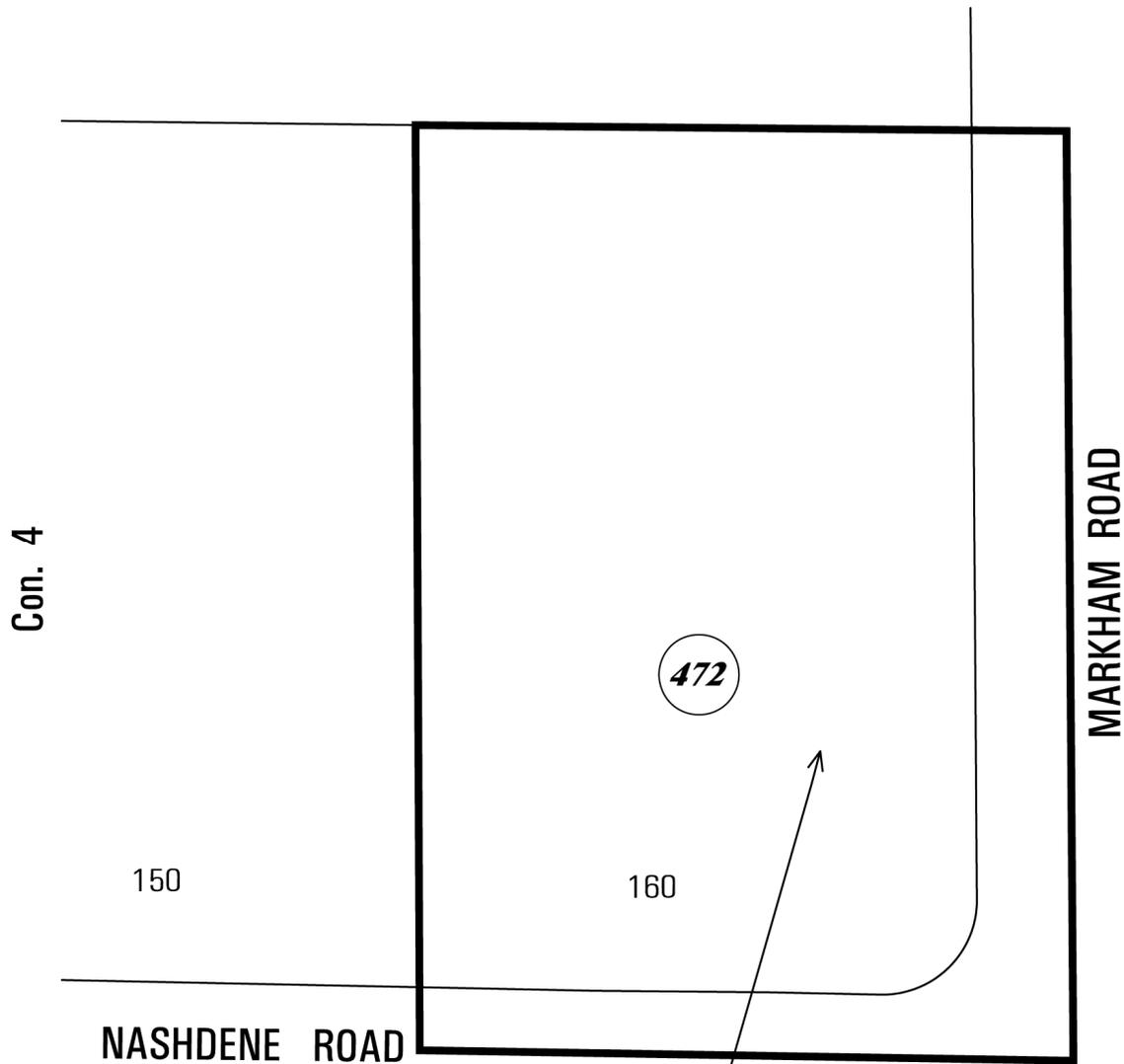


Area Affected By This By-Law

Tapscott Employment Bylaw
Not to Scale
7/02/2014



Schedule '30'
Lot 18



M-6-916-985-1054-1446-
1447-1448-1814-1905



Zoning By-Law Amendment

160 Nashdene Road

File # 13 212910 EPS 00 TM



Area Affected By This By-Law

Tappscott Employment District
Not to Scale
7/02/2014



Attachment 2: Draft Zoning By-law Amendment to City of Toronto Zoning By-law No. 569-2013

Authority: Scarborough Community Council Item ~ [or Report No. ~, Clause No. ~]
as adopted by City of Toronto Council on ~, 20~
Enacted by Council; ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-2014

To amend the Zoning By-law for the City of Toronto, being By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2014 as 56-103 Cindy Nicholas Drive, 2-75 Lampman Drive and 3-27 Pickthall Terrace; 1795 Markham Road; and 160 Nashdene Road.

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law;

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 HEREBY ENACTS as follows:

1. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;
2. The lands at 56-103 Cindy Nicholas Drive, 2-75 Lampman Drive and 3-27 Pickthall Terrace are outlined by heavy black lines on Diagram 1 attached to this By-law;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands shown on Diagram 1 attached to this By-law to RD (f 11.0, a 330) (x111);
4. Zoning By-law No. 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands shown on Diagram 1 attached to this By-law, from a height and storey label of HT 9.0 to HT 11.0;
6. Zoning By-law No. 569 -2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands as shown on Diagram 1 attached to this By-law, from a lot coverage label of 40% to 50%;
7. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 111 so that it reads:

Exception RD 111

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) The minimum **building setback** from a **front lot line** is:
 - (i) 3.0 metres; and
 - (ii) 6.0 metres for the portion of the **main wall** of the **building** with access to a **parking space**; and
- (B) The minimum **building setback** from a **side lot line** is 1.0 metres on one side and 0.5 metres on the other side;
- (C) Nothing may encroach into a required **side yard**;
- (D) On the lands municipally known as 45 Lampman Drive, the minimum **building setback** from a lot line that abuts the Highway 401 right-of-way is 13.5 metres;
- (E) Minimum **building setback** from a **side lot line** that abuts a street is 2.5 metres; and
- (F) The required **parking space** must be in the **residential building**.

Prevailing By-laws and Prevailing Sections: (None Apply)

8. Zoning By-law No. 569-2013, as amended, is further amended by amending 900.6.10 Exception Number 332 (E) under the heading 'Site Specific Provision:' so that it reads:

Exception RM 332

- (E) A below ground parking **structure** and storage must be a minimum of 0.5 metres from any **lot line**; and
9. Zoning By-law No. 569-2013, as amended, is further amended by amending Article 900.20.10 Exception Number 307 so that it reads:

Exception E 307

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Despite 60.20.20.10 and 60.20.20.20, on the lands municipally known as 160 Nashdene Road, a **vehicle dealership**, and a **ancillary** parking structures are also permitted uses on the **lot**. **The outside storage** of vehicles for sale in conjunction with **vehicle dealership** must not be in a yard abutting a street except that a maximum of 12 parking spaces and are permitted in the **street yard abutting** Nashdene Road; and
- (B) The maximum permitted **gross floor area** of all buildings is 0.4; and
- (C) The minimum building setback is:
 - (i) 6.0 metres from a lot line that abuts a street;
 - (ii) 1.0 metres from a rear lot line; and
 - (iii) 3.0 metres from a side lot line that does not abut a street; and
- (D) A minimum of 2.4 parking spaces per each 100 m² of **gross floor area** for **Vehicle Dealership & Vehicle Service Shop**; and
- (E) A maximum of 2 vehicles may be displayed in a street yard that abuts:
 - (i) Markham Road; and
 - (ii) Nashdene Road; and
- (F) The maximum height of a parking structure is 9.5 metres, measured from the lowest floor of the parking structure to the highest point of the uppermost floor; and
- (G) A minimum 6.0 metre wide strip of land abutting all street lines shall be required for **landscaping** along the entire length of the street line.

Prevailing By-laws and Prevailing Sections:

- (A) City of Toronto by-law 202-2009.
- (B) City of Toronto by-law 233-2010.

ENACTED AND PASSED this ~ day of ~, A.D. 20XX.

Name,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



 Area Affected By This By-Law

Morningside Community
 Not to Scale
 7/02/2014