

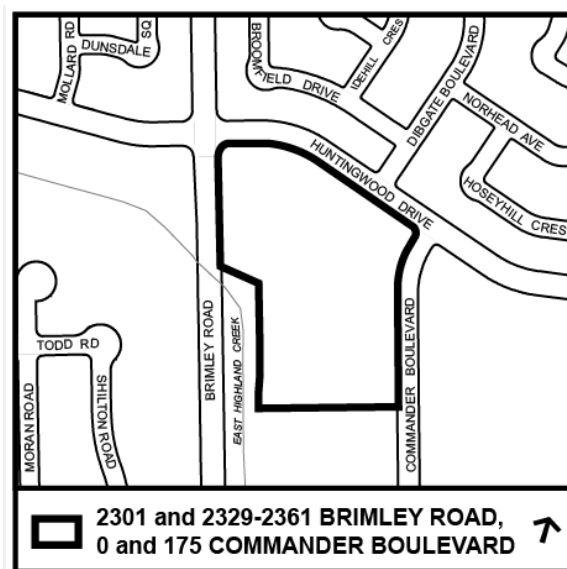
**2301 Brimley Road, 2329-2361 Brimley Road, 0 and 175
Commander Boulevard - Zoning Amendment
Application - Final Report**

| | |
|--------------------------|--|
| Date: | August 21, 2015 |
| To: | Scarborough Community Council |
| From: | Director, Community Planning, Scarborough District |
| Wards: | Ward 41 – Scarborough-Rouge River |
| Reference Number: | 14 235006 ESC 41 OZ |

SUMMARY

This application proposes to introduce several new commercial uses to the existing Chartwell Shopping Centre, a shopping plaza within the Neighbourhood Commercial (NC), zone at 2301 Brimley Road, 2329-2361 Brimley Road, O Commander Boulevard and 175 Commander Boulevard.

This report reviews and recommends approval of the application to amend the Zoning By-law. The existing development consists of some large scale retail stores, retail pads and an indoor mall component, all on two majors road at the edge of an employment area. The uses recommended for approval are consistent with Official Plan policies for the subject lands and the overall development scheme for the lands.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend Agincourt North Community Zoning By-law No. 12797, for the lands at 2301 Brimley Road, 2329-2361 Brimley Road, 0 Commander Boulevard, and 175 Commander Boulevard substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4 to report dated August 21, 2015.
2. Before introducing the necessary bills to City Council, require the applicant to make satisfactory arrangements with the Toronto Transit Commission and Transportation Services for the provision of pedestrian directional signage in the vicinity of the existing transit stop on the west side of Brimley Road south of Huntingwood Drive adjacent to the site.
3. 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.

DECISION HISTORY

The Chartwell Shopping Centre has served as a neighbourhood shopping centre for over 30 years. Construction of a strip plaza on the north-west portion of the site occurred in the 1970s followed by a subsequent expansion in the 1980s which included the construction of the enclosed mall building (Building E on Attachment 1: Site Plan) on the north-east portion of the site which still exists today.

The site was the subject of an Ontario Municipal Board hearing in 2010 (OMB Case No. PL00084 – City File No. 09 137337 ESC 41 OZ) which dealt with the appropriateness of the expansion of the then existing shopping centre onto lands designated in the Official Plan as Employment Areas at 0 and 175 Commander Boulevard. The applicant's appeal was granted and the lands were rezoned to the Neighbourhood Commercial (NC) Zone, and the shopping centre was permitted to expand onto these lands, where Building F is now situated (see Attachment 1: Site Plan). Site plan approval was subsequently granted for a partial redevelopment of the Shopping Centre under City file No. 10 110869 ESC 41 SA. A total of 17,133 square metres of gross floor area was approved, most of which has been constructed. Building D, a 957 square metre retail structure, has yet to be constructed.

A Variance (file No. A162/12SC) was approved in July 2012 to permit an educational use on site, and to permit a patio whereas the by-law requires that any area not covered by buildings be used only for off-street vehicle parking and landscaping purposes only.

ISSUE BACKGROUND

Proposal

The application seeks to introduce a number of additional uses under the existing Neighbourhood Commercial (NC) zoning:

The application seeks to include as permitted uses:

- Educational Uses and Facilities;
- Personal Service Shops;
- Pet Services; and
- Gym/Fitness Centre Facilities

No new construction is proposed on the subject lands other than the approved and as yet unbuilt Building D, nor are any changes proposed to the approved site plan.

Site and Surrounding Area

This site has approximately 280 metres of frontage on the south side of Huntingwood Drive, 150 metres of frontage on the east side of Brimley Road, and 216 metres of frontage on the west side of Commander Boulevard.

The site is approximately 5.85 hectares (14.5 acres) in area and is comprised of 6 buildings totalling 17, 133 square metres of gross floor area as follows:

- Building A is an existing two storey building fronting on the east side of Brimley Road with 727 square metres of office space on the second floor and 727 square metres of retail at grade currently occupied by Shoppers Drug Mart.
- Building B is a 871 square metre retail building fronting on the east side of Brimley Road. Current tenants include Pizza Pizza, Global Pet Foods and a Canadian Imperial Bank of Commerce with a drive thru window.
- Building C is a two storey building fronting onto Huntingwood Drive comprising 957 square metres of office space on the second floor and 957 square metres of retail space at grade. Tenants include Tim Hortons, UPS and H and R Block.
- Building D is an approved but not yet constructed 957 square metre retail building fronting onto Huntingwood Drive to the east of Building C.
- Building E is an enclosed mall building constructed in the 1980's with approximately 5,091 square metres (54,800 square feet) of floor area. This mall contains small retail and service commercial uses, anchored by the Dragon Dynasty restaurant and Bank of Montreal.

- Building F is an existing 6846 square metre retail building which is comprised of an existing Bestco Supermarket, Dollarama and Shanghai Dim Sum.

773 parking spaces are currently provided to service the entire development. Vehicle access is provided by two (2) driveways from Huntingwood Drive three (3) driveways from Commander Boulevard, and a signalized access on the western portion of the site at Brimley Road.

For further information, see Attachment 1 : Site Plan and Attachment 3 : Application Data Sheet.

Surrounding uses are as follows:

North: Low density residential uses (single and semi-detached dwellings) on the north side of Huntingwood Drive, mainly consisting of residential lots which front onto Broomfield Drive or Hoseyhill Crescent and which back onto Huntingwood Drive, with flanking lots at the side streets. Dibgate Boulevard intersects with Huntingwood Drive, directly opposite the 2301 Brimley Road building.

South: A five (5) hectare site containing an industrial building at 161 Commander Boulevard and occupied by Estee Lauder Cosmetics. To the south of this is an approximately 1.2 hectare site containing an industrial building occupied by NIH Enterprises.

East: A place of worship (200 Commander Boulevard) is located at the south-east corner of Huntingwood Drive and Commander Boulevard. To the south of this, on the east side of Commander Boulevard, are three properties, each containing light industrial operations.

West: Townhouse development located at the south-west corner of Huntingwood Drive and Brimley Road which backs onto Brimley Road. South of the townhouse development is the East Highland Creek Channel and North Agincourt Park. Low density residential uses fronting onto Brimley Road are located to the south of the park. The East Highland Creek channel is located to the west of the 175 Commander Boulevard lands and separates these lands from Brimley Road.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies

provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan designates the entire development site as “Employment Areas” This designation provides for a wide range of employment uses including offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers.

Brimley Road and Huntingwood Drive are identified as major streets in the Official Plan (Map 3). Commander Boulevard is not identified as a major street.

Section 4.6.2 of the Official Plan provides that places of worship, recreation and entertainment facilities, businesses and trade schools and branches of community colleges or universities may locate only on major streets as shown on Map 3.

Policy 4.6.3 states that large scale, stand-alone retail stores and “power centres” are not permitted in Employment Areas in the Central Waterfront and are only permitted in other Employment Areas fronting onto major streets as shown on Map 3, that also form the boundary of the Employment Areas through the enactment of a zoning by-law. Where permitted, new large scale, stand-alone retail stores and “power centres” will ensure that: sufficient transportation capacity is available to accommodate the extra traffic generated by the development, resulting in an acceptable level of traffic on adjacent and nearby streets; and the functioning of other economic activities within the Employment Areas and the economic health of nearby shopping districts are not adversely affected.

Emerging Policy of OPA 231

On December 18, 2013, City Council adopted Amendment No. 231 to the Official Plan, which strengthened *Employment Districts* policies concerning the protection and preservation of strategic areas for employment uses, and replaced the classification "Employment Districts" with "Employment Areas". In addition to amending the Urban Structure section of the Official Plan, the Land Use designation *Employment Areas* has been replaced with two new land use categories: *Core Employment Areas* and *General Employment Areas*. The subject lands are designated *General Employment Areas*, which applies to lands largely on the periphery of *Employment Areas* on major roads where retail stores, service shops and restaurants can serve workers in the *Employment Area* and would also benefit from visibility and transit access to draw the broader public. Retail complexes on the periphery of employment areas frequently serve as a buffer between

industries in the interior of *Employment Areas* and nearby residential uses. Policies respecting sensitive uses have been introduced under OPA 231 and sensitive uses such as Places of Worship, Daycare Centres and Educational Facilities are no longer permitted.

OPA 231 was approved by the Minister of Municipal Affairs and Housing on July 9, 2014 and has been appealed to the Ontario Municipal Board. On June 22, 2015, OMB issued an Order partially approving OPA 231. Most of the in- force policies deal on a broad basis with such matters as Toronto's economic health and economic development strategies; continued investment in key infrastructure to support employment needs; directing office and employment growth on transit routes; updating population and employment forecasts to the year 2013 and density targets in conformity with the Growth Plan; and fostering the growth of public institutions that are a large source of employment.

Other policies, land use designations and maps for employment lands that are in OPA 231, are still under appeal and are relevant but not determinative. The next pre-hearing conference at the Board has been scheduled for October 22, 2015.

OPA 231 is not yet in full force and is relevant but not determinative.

Zoning

Pursuant to the 2011 Ontario Municipal Board decision, the entirety of the existing Chartwell Shopping Centre lands (2301, 2329-2361 Brimley Road and 0 and 175 Commander Boulevard) are zoned Neighbourhood Commercial (NC) under the Agincourt North Community Zoning By-law No. 12797, as amended, of the former City of Scarborough (see Attachment 2).

Permitted uses are established by Exception 3 which permits the following: agencies and studios, banks, bake shops, business and professional offices, drive thru facilities, marketplace signs, mall food retail outlets, restaurants, taverns, retail shops, service shops, supermarket and tailor shops.

New City Wide Zoning By-law No. 569-2013

On May 9, 2013 City Council enacted the new City-wide Zoning By-Law No. 569-2013. The site is not subject to the new Zoning By-law.

Site Plan Control

Site Plan approval for the redevelopment of the Shopping Centre was finalized as a result of the Ontario Municipal Board decision in 2011. An application for site plan approval for these proposed changes in use is not necessary as no new development results from the proposed changes in use.

Reasons for Application

The existing Neighbourhood Commercial (NC) Zoning on the site permits a range of commercial uses. A site specific Zoning By-law amendment is requested by the

applicant to permit changes to the Zoning By-law that will allow the landowner to add a number of additional permitted uses on site to better compete in the marketplace.

Community Consultation

A community consultation meeting, as directed by Scarborough Community Council, was held on March 24, 2015. Approximately 8 residents from the surrounding area were in attendance. Issues discussed at the community consultation included, but were not limited to, parking, access, land use compatibility, and pedestrian traffic entering the site from the TTC stop on Brimley Road .

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

The Provincial Policy Statement focuses growth within Employment Areas and away from significant or sensitive resources and areas which may pose a risk to public health and safety. Employment Areas should provide for an appropriate mix and range of employment, including industrial, commercial and institutional uses, to meet long term needs.

The proposal represents appropriate intensification on an underutilized site, where services and road networks exist, and will provide commercial services to the community.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Staff report for action – Final Report – 2301 Brimley Rd, 2329-2361 Brimley Road, 0 and 175 Commander Blvd.

Land Use

The Official Plan designates the entire development site as “Employment Areas” This designation provides for a wide range of employment uses including offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers.

Brimley Road and Huntingwood Drive are identified as major streets in the Official Plan (Map 3). Commander Boulevard is not identified as a major street. The parcel does form the boundary of an Employment Area.

The site was the subject of an Ontario Municipal Board hearing in 2010 (OMB Case No. PL00084 – City File No. 09 137337 ESC 41 OZ) which dealt with the appropriateness of the expansion of the then existing shopping centre onto lands designated in the Official Plan as Employment Areas at 0 and 175 Commander Boulevard. The applicant's appeal was granted and the lands were rezoned to Neighbourhood Commercial (NC) Zone, and the Shopping Centre was permitted to expand onto these lands, where Building F is now situated (see Attachment 1: Site Plan). Site plan approval was subsequently granted for a partial redevelopment of the Shopping Centre under City file No. 10 110869 ESC 41 SA. A total of 17,133 square metres of gross floor area was approved, most of which has been constructed. Building D, a 957 square metre retail structure, has yet to be constructed.

What is currently being considered is a number of smaller changes to the original approvals that will broaden the range and scope of potential tenants allowing the plaza to better serve the local neighbourhood. The Ontario Municipal Board decision has established that a mid-sized commercial retail mall consisting of a mix of small and large scale retail uses are permitted uses under the current Employment Area designation on the subject lands. Gym/fitness centres, personal services shops, and pet stores are common within such malls and are permitted under the Official Plan.

On December 18, 2013, City Council adopted Amendment No. 231 to the Official Plan, which designated the lands as *General Employment Areas*, which applies to lands largely on the periphery of *Employment Areas* on major roads where retail stores, service shops and restaurants can serve workers in the *Employment Area* and would also benefit from visibility and transit access to draw the broader public. Retail complexes on the periphery of employment areas frequently serve as a buffer between industries in the interior of *Employment Areas* and nearby residential uses. Policies respecting sensitive uses have been introduced under OPA 231 and sensitive uses such as Places of Worship, Daycare Centres and Educational Facilities are no longer permitted.

The Employment Area designation contemplates uses such as Business and Trade Schools locating in Employment Areas. However, uses such as schools, places of worship or tutoring facilities for children are inconsistent with the Employment Areas designation, despite the current Neighbourhood Commercial Zoning. The policies of Section 4.6 of the Official Plan promote business and employment growth in the

Employment Area and specifies protective criteria suitable for employment uses that require separation and buffering. The policies of Section 4.6 of the Official Plan are intended to provide a climate of certainty and stability so that businesses requiring protection from sensitive lands uses are enabled to expand and make major investments in their facilities without fear of complaints from their neighbours and Ministry of Environment and Climate Change charges of non-compliance. An educational facility for children, or tutoring facility for children would be considered a sensitive land use, and as such would not be appropriate in an Employment Area. Accordingly, only Business and Trade Schools are recommended as additional permitted uses in the by-law recommended for approval.

The addition of the permission for the retail sale of pets and other associated services including grooming, and training is appropriate in the Neighbourhood Commercial Zone (NC). Retail sales are currently permitted in the zone, and would be consistent with the General Employment designation contemplated for the lands under OPA 231. It is recommended that Kennels or Boarding of pets be specifically prohibited in the proposed by-law. Kennels are normally premises used for boarding, training or breeding of dogs, cats or other domestic animals. This would not be appropriate in the Neighbourhood Commercial zone with the associated pet runs, or outdoor space required for running, training, or other handling of pets. Residential lands to the north side of Huntingwood or the west side of Brimley may be subject to excessive noise and other impacts associated with a kennel type of use. Accordingly the draft zoning by-law proposed permits a wide range of pet services including associated veterinary services and grooming, but specifically prohibits kennels, and boarding.

Personal Service shops are premises used to provide personal grooming services or for the cleaning or care of apparel, and would include such uses as hair salons, nail salons, and dry cleaners. Gym and Fitness Centre facilities provide a service to the community and would be appropriate for this location, and are contemplated under the General Employment designation. These are appropriate uses in the Neighbourhood Commercial zone to provide a wider range of services to the community.

Staff conclude that the introduction of these new uses is appropriate from a land use perspective, and the applicant's proposal represents a balance between an appropriate range of uses for the site and respect for the local context.

Parking

The parking requirement for the subject lands as approved by the Ontario Municipal Board is 4.5 parking spaces per 100 square metres of gross floor area. 773 parking spaces are provided for the overall site, which equates to a provision of 4.52 spaces per 100 square metres of gross floor area. As Building 'D' is constructed in the future, parking will have to be provided at a rate of 4.5 parking spaces per 100 square metres of gross floor area as per the existing requirements for the subject site.

Table 1 provides a comparison of the parking requirements for the three recommended new uses for the subject lands. The first column provides the existing requirement under

the existing Neighbourhood Commercial Zoning in the Agincourt North Community Zoning By-law. The second column provides the requirement under the new City wide Toronto Zoning by-law 569-2013 for comparison.

Table 1 : Parking Comparison under existing Neighbourhood Commercial Zoning from Agincourt North Community Zoning By-law and requirements under City of Toronto Zoning By-law 569-2013

| | Parking Required Under Neighbourhood Commercial (NC) Zoning | Parking Required Under City of Toronto Zoning By-law 569-2013 |
|-------------------------------|--|---|
| Personal Service Shops | 3.0 spaces per 100 square metres of GFA | 1.5 spaces per 100 square metres of GFA None required if under 200 square metres |
| Pet Services | 3.0 spaces per 100 square metres of GFA | 1.5 spaces per 100 square metres of GFA up to 10,000 square metres None if under 200 square metres |
| Gym/Fitness Centre | 5.0 spaces per 100 square metres of GFA | 3.0 spaces per 100 square metres of GFA |

Staff conclude that the parking requirements for the newly proposed uses on site would generally be less than which is already required under the existing site specific zoning (4.5 spaces per 100 square metres of GFA). Therefore, the parking requirement on site, including the proposed new uses, will be adequate to serve the development.

Toronto Transit Commission Stop

Concern was expressed at the Community Consultation meeting regarding pedestrian safety for TTC riders and other pedestrians entering the site via the access from Brimley Road.

Currently TTC riders exit at a transit stop just south of the access driveway to the site on Brimley Road. Instead of walking in a northerly direction and crossing the driveway at the existing traffic light and accessing the site via a pedestrian walkway that exists on the north side of the driveway, pedestrians tend to access the site via the vehicular driveway, and walk on the south side of the driveway which has no sidewalk. Conflicts with vehicular traffic occurs.

Accordingly, the applicant has agreed to provide pedestrian directional signage in the vicinity of the existing transit stop on the west side of Brimley Road south of Huntingwood Drive adjacent to the site. Signage will direct pedestrians to enter the site via the walkway on the north side of the driveway access in order to reduce conflicts with vehicles and increase pedestrian safety. In addition, the applicant has agreed to provide

for a concrete passenger loading platform that runs the entire width of the boulevard at the base of the existing transit stop to enhance pedestrian accessibility and safety.

Traffic Impact and Vehicular Access

The applicant has provided a Transportation and Parking study as part of the application. The study concludes that the proposed new uses would generate fewer trips than uses currently permitted, and therefore the proposed new land use permissions would not result in additional traffic on the existing road network, nor would there be increased demand on the existing accesses to the shopping centre. The study has been reviewed by Transportation Services staff and found to be acceptable.

Conclusions

Staff conclude that the introduction of these new uses is appropriate from a land use perspective, and the applicant's proposal will permit a wider range of services to be available to serve the local community. The introduction of the proposed new land use permissions would not result in additional traffic on the existing road network nor would it create additional parking demand.

CONTACT

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Fax No. (416) 395-7155
E-mail: jlyon@toronto.ca

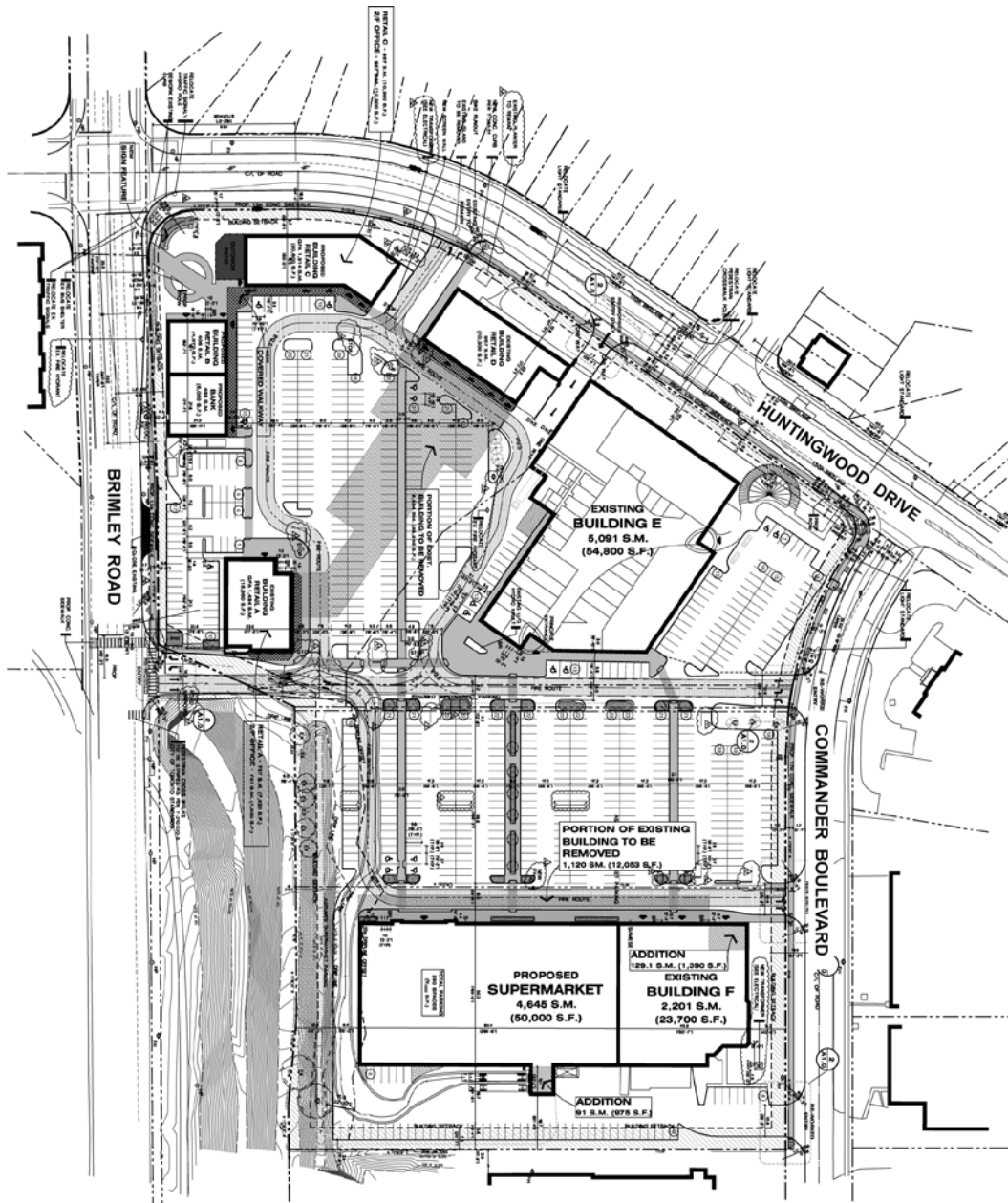
SIGNATURE

Lorna Day, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: Site Plan
Attachment 2: Zoning
Attachment 3: Application Data Sheet
Attachment 4 : Draft Zoning By-law Amendment

Attachment 1: Site Plan



Site Plan

Applicant's Submitted Drawing

Not to Scale
1/8/15



2301 and 2329-2361 Brimley Road,
0 and 175 Commander Boulevard

File # 14 235006 ESC 41 0Z

Attachment 2: Zoning



Zoning By-Law No. 569-2013

**2301 and 2329-2361 Brimley Road,
0 and 175 Commander Boulevard
File # 14 235006 ESC 41 02**



Location of Application

RD
RS
RM

Residential Detached
Residential Semi-Detached
Residential Multiple

E
ON
OR

Employment Industrial
Open Space Natural
Open Space Recreation



See Former City of Scarborough
Agincourt North Community By-Law No. 12797

NC Neighbourhood Commercial



Not to Scale
Extracted: 01/08/2015

Attachment 3: Application Data Sheet

| | | | |
|------------------|--------------------|---------------------|---------------------|
| Application Type | Rezoning | Application Number: | 14 235006 ESC 41 OZ |
| Details | Rezoning, Standard | Application Date: | October 8, 2014 |

| | |
|-----------------------|---|
| Municipal Address: | 2301 Brimley Road, 2329-2361 Brimley Road, 0 Commander Boulevard and 175 Commander Boulevard |
| Location Description: | PLAN 1282 PT BLK D PT BLK F **GRID E4106 |
| Project Description: | Proposed Zoning Amendment to expand the uses permitted at the existing Chartwell Shopping Plaza |

| | | | |
|-----------------------|---------------|-------------------|---------------------------------------|
| Applicant: | Agent: | Architect: | Owner: |
| JOHNSTON LITAVSKI LTD | | | FIRST CAPITAL (CHARTWELL) CORPORATION |

PLANNING CONTROLS

| | | | |
|----------------------------|------------------|--------------------------|---|
| Official Plan Designation: | Employment Areas | Site Specific Provision: | N |
| Zoning: | NC | Historical Status: | N |
| Height Limit (m): | | Site Plan Control Area: | Y |

PROJECT INFORMATION

| | | | | |
|------------------------------------|----------------|---------|-----------------|--------------|
| Site Area (sq. m): | 58525 | Height: | Storeys: | 1-2 |
| Frontage (m): | 280 m | | Metres: | 0 |
| Depth (m): | 150 m to 216 m | | | |
| Total Ground Floor Area (sq. m): | 15449 | | | Total |
| Total Residential GFA (sq. m): | 0 | | Parking Spaces: | 773 |
| Total Non-Residential GFA (sq. m): | 17133 | | Loading Docks | 5 |
| Total GFA (sq. m): | 17133 | | | |
| Lot Coverage Ratio (%): | 26.4 | | | |
| Floor Space Index: | 0.29 | | | |

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

| | | | Above Grade | Below Grade |
|--------------|---|----------------------------------|-------------|-------------|
| Tenure Type: | | | | |
| Rooms: | 0 | Residential GFA (sq. m): | 0 | 0 |
| Bachelor: | 0 | Retail GFA (sq. m): | 15449 | 0 |
| 1 Bedroom: | 0 | Office GFA (sq. m): | 1684 | 0 |
| 2 Bedroom: | 0 | Industrial GFA (sq. m): | 0 | 0 |
| 3 + Bedroom: | 0 | Institutional/Other GFA (sq. m): | 0 | 0 |
| Total Units: | 0 | | | |

| | | |
|-----------------|----------------------|----------------------------------|
| CONTACT: | PLANNER NAME: | John Lyon, Senior Planner |
| | TELEPHONE: | (416) 395-7095 |

Attachment 4: Draft Zoning By-law Amendment

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council
on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend ~ Zoning By-law No. ~, as amended,
With respect to the lands municipally known as,
2301 Brimley Road, 2329-2361 Brimley Road, 0 and 175 Commander Boulevard**

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. EXCEPTIONS LIST – SCHEDULE C of the Agincourt North Community Zoning By-law No. 12797, as amended, is amended by adding the following additional permitted uses to Exception No. 3:
 1. On those lands identified as Exception 3 the following provisions shall also apply:
 - (a) the following additional uses are permitted:
 - Business and Trade Schools
 - Gym/Fitness Centre Facilities
 - Personal Service Shops;
 - Retail sales of pets, pet foods, pet accessories, and other products relating to pets and animals, such as grooming, animal training and obedience classes, pet adoption and veterinary services, and office and storage uses incidental to these uses, except that boarding and kennels shall be prohibited.

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

JOHN TORY,

ULLI S. WATKISS