

**1100 Ellesmere Road – Zoning Amendment Application – Final Report**

<b>Date:</b>	May 18, 2016
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Acting Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 37 – Scarborough Centre
<b>Reference Number:</b>	15 254648 ESC 37 OZ

**SUMMARY**

This application proposes to amend the Zoning By-law to permit a wider range of commercial uses than are currently permitted under the by-law for the lands at 1100 Ellesmere Road, and to adjust development standards relating to access, landscaping and parking requirements. The proposed zoning changes will reflect certain permissions recently granted by the Committee of Adjustment, and are also intended to expand opportunities for potential business occupancies in a new 6-unit, 1-storey 967.2 square metre building (see Attachment 1: Site Plan and Attachment 2: Elevations).

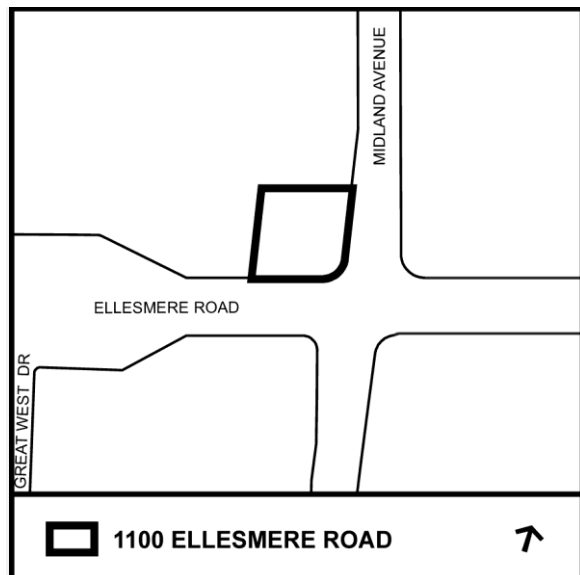
The proposal complies with the Official Plan, conforms to the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.

This report reviews and recommends approval of the application to amend the Zoning By-law.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend former City of Scarborough Employment Districts Zoning By-law No. 24982 (Progress



- Employment District) for the lands at 1100 Ellesmere Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 6 to report dated May 18, 2016.
2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands at 1100 Ellesmere Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment 7 to report dated May 18, 2015.
  3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
  4. Before introducing the necessary Bills to City Council for enactment, require the applicant to enter into a Site Plan Agreement under Section 41(16) of the Planning Act and Section 114 of the City of Toronto Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

On January 26, 2016 Committee of Adjustment approved Minor Variance application no. A350/15SC for this property. The variances approved included a limited list of additional permitted retail and personal/business service uses, limited canopy and roof projections into the required street yard, a reduction in restaurant parking requirements, permission for bicycle parking rings within required landscaping abutting the street line, and to allow two exterior free-standing 'in-ground' garbage storage bins. The variance relating to the additional uses being permitted was made conditional on the owner maintaining the subject rezoning application in active good standing as and until a final decision is rendered thereon by City Council, or three years from the final and binding date of the minor variance decision, whichever occurs first.

On February 23, 2016 Scarborough Community Council adopted a Preliminary Report for the subject application. The report provided background information on the proposal, and recommended that a community consultation meeting be held and that notice be given according to the regulations of the *Planning Act*. The Preliminary Report is available at:

<http://www.toronto.ca/legdocs/mmis/2016/sc/bgrd/backgroundfile-88599.pdf>

On April 26, 2016 the Acting Director, Community Planning, Scarborough District issued Notice of Approval Conditions (NOAC) approving Site Plan application no. 15 226497 ESC 37 SA for the proposed new commercial building illustrated on Attachment 1: Site Plan and Attachment 2: Elevations. Given the January 2016 Committee of Adjustment decision, prior approval of the current rezoning application was not necessary to enable issuance of the NOAC.

## **ISSUE BACKGROUND**

### **Proposal**

The former CIBC branch bank building on this site has recently been demolished. The new 1-storey, 967.2 square metre commercial building would comprise 6 units, including a 171.4 square metre Starbucks drive-through restaurant in the north-west portion of the new building having dual stacking lanes accommodating 10-vehicles. A total of 52 vehicle and 6 bicycle parking spaces will be provided.

The current rezoning application does not propose any increase in permitted site density (currently 40% of the site area) or adjustments to the currently permitted building envelope. The application primarily seeks to better serve the adjacent employment area and nearby community through new zoning permissions accommodating a broader range of retail, personal service shop and other business uses than are currently permitted. The application also requests that the new parking standards of City-wide Zoning By-law No. 569-2013, as amended, be applied, that two 'in-ground' garbage storage bins and bicycle parking be permitted within landscaped space not otherwise required for building or parking purposes, and to permit limited canopy and roof projections into required street yard building setbacks.

Additional project information (updated from the January 2016 Preliminary Report) is contained in the Attachment 5: Application Data Sheet.

### **Site and Surrounding Area**

The subject 3 657 square metre (0.9 acre) site is generally flat, and formerly contained a recently demolished CIBC branch bank building. The site is a corner lot with frontages of 58.5 metres on both Ellesmere Road and Midland Avenue. Site access will continue to be provided via driveways off both of these streets.

The surrounding land uses in the vicinity of the site can be described as follows:

North: The City of Toronto Ellesmere Yard, with the Midland SRT Station beyond;

East: Cars sales in a former gas station on the north-east corner of Ellesmere Road and Midland Avenue, with the new 4-storey Midland Medical Centre including a pharmacy immediately north and industrial buildings beyond;

South: Commercial uses including an automotive tire centre with townhouses to the west, and commercial uses on the south-east corner of Ellesmere Road and Midland Avenue, with an apartment building and additional commercial uses to the east; and

West: The Toronto Public Library's (TPL) recently expanded Administration/Services Centre, with the City of Toronto Ellesmere Yard and the Ellesmere SRT Station beyond.

## **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**

While historically on the edge, but part of, the Progress Employment District, the subject lands are not indicated as *Employment Areas* on Map 2 – Urban Structure in the Official Plan. As illustrated on Attachment 3: Official Plan, the subject lands, together with the southern half of Ellesmere Yard, the TPL facility and lands along the south side of Ellesmere Road, are designated *Mixed Use Areas*. *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks, open spaces and utilities. Development in *Mixed Use Areas* will create a balance of high quality commercial, residential, institutional and open space uses that reduce automobile dependency and meets the needs of the local community.

New buildings in *Mixed Use Areas* should be located and massed to provide a transition between areas of different development intensity and scale, frame the edges of streets in good proportion, limit shadow impacts on adjacent neighbourhoods, provide a comfortable, safe pedestrian environment, and take advantage of nearby transit services. Developments in *Mixed Use Areas* will be provided with good site access, circulation and adequate supply of parking, with service areas, ramps and garbage storage located and screened to minimize impact on adjacent streets.

The lands on the east side of Midland Avenue north of Ellesmere Road, as well as the northern half of Ellesmere Yard are designated *Employment Areas*. *Employment Areas* are places of business and economic activity. Uses that support this function consist of offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers.

On December 18, 2013, City Council enacted Official Plan Amendment No. 231 which contains new and revised economic health and employment policies, new land use designations for employment lands and Council decisions on numerous conversion

requests. The two new land use designations created to replace the *Employment Areas* designation were *Core Employment Areas* and *General Employment Areas*. Uses permitted in *Core Employment Areas* are manufacturing, warehousing, wholesaling, transportation facilities, offices, research and development facilities, utilities, industrial trade schools, media facilities, and vertical agriculture. *General Employment Areas* are places for business and economic activities generally located on the peripheries of *Employment Areas* where, in addition to all uses permitted in a *Core Employment Area*, retail and service uses, restaurants, fitness centres and ice arenas may also be established.

The *General Employment Areas* designation was applied to lands opposite the site along the north side of Ellesmere Road east of Midland Avenue. Lands to the north along the east side of Midland Avenue, as well as the northern portion of Ellesmere Yard, were redesignated as *Core Employment Areas*. As the amendment largely remains before the Ontario Municipal Board for adjudication, these new land use designations and associated policies are not yet in final effect.

## **Zoning**

The subject property is zoned Industrial District Commercial (MDC) under former City of Scarborough Employment Districts Zoning By-law No. 24982 (Progress Employment District), as amended (see Attachment 4: Zoning).

Permitted uses within the MDC zone include offices, financial institutions, restaurants, places of worship and vehicle repair/service/sales establishments, barber shops (the only personal service use permitted), and mechanical/automatic car washes.

Currently permitted site density of 40% of the site area is not proposed to be increased.

## **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. Planning staff propose to now bring this site into the by-law by way of the draft zoning by-law amendment set out in Attachment 7: Draft Zoning By-law Amendment – By-law No. 569-2013.

## **Site Plan Control**

The redevelopment of this property is subject to Site Plan Control approval, with Site Plan application no. 15 226497 ESC 37 SA having been filed with the City in September 2015. As noted above, the Acting Director, Community Planning, Scarborough District on April 26, 2016 issued Notice of Approval Conditions (NOAC) approving the development illustrated on Attachment 1: Site Plan and Attachment 2: Elevations. Based on issuance of the NOAC, Toronto Building has since issued a Conditional Structural Permit (STR-CP) permitting only above-grade framing for the new building. A Site Plan Agreement is currently being prepared by Legal Services which, pursuant to Recommendation 4. above, the owner will be required to execute before the Draft Zoning By-law Amendments set out on Attachments 6 and 7 of this report are presented to City Council for enactment. The City's final Statement of Approval on the site plan will follow in due course, enabling Toronto Building to proceed with full building permitting.

## **Reasons for Application**

The subject rezoning application was filed with the City on November 20, 2015, prior to the Committee of Adjustment meeting of December 10, 2015. The application proposes to retain current permissions for office, financial institutions and restaurants, secure additional permissions for a full range of retail and personal service shop uses discussed previously, and to apply the generally lower new parking requirements set out in Zoning By-law 569-2013, as amended, to all such uses. The application also seeks to establish the other minor variances approved by the Committee (related yard encroachments, bicycle rings and in-ground garbage storage) as new development standards.

## **Community Consultation**

Community Planning staff held a Community Information Meeting on February 25, 2016 at the Birkdale Community Centre, with only one area resident and one local business owner attending. Both attended primarily for information only and expressed no concerns with the rezoning being proposed.

## **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**

No significant concerns with the rezoning being proposed have been raised by the usual circulated Divisions and agencies, with most comments received relating only to the site plan application. Similarly, no concerns have been raised through the community consultation or through further planning and design analysis.

## **Provincial Policy Statement and Provincial Plans**

The PPS contains multiple policies that seek to promote efficient land use patterns which utilize public service facilities and investments in infrastructure (such as public transit) effectively, and which support economic development, competitiveness and a more diversified economic base. The proposed additional land use permissions would enhance the level of convenient local commercial services available to the adjacent employment area and nearby community. The proposal is consistent with the PPS.

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

## **Land Use**

The *Mixed Use Areas* policies of the Official Plan clearly contemplate the type of retail, office and service use permissions that would be implemented through the requested rezoning. The proposal will contribute to a balance of good quality commercial uses to meet the needs of the local community, provide for additional new job opportunities and contribute to business stimulation in the area.

The proposed amendments to the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Progress Employment District), as amended, and the Toronto

Zoning By-Law No. 569-2013, as amended, are set in Attachments 6 and 7 respectively. With respect to By-law No. 24982, as amended, Planning staff propose that the current Industrial District Commercial (MDC) zoning on the site be replaced with Commercial Residential (CR) zoning to permit an expanded variety of retail, office, dining, personal and business services, and other uses which will serve both the nearby employment area and the local community. The list of proposed land uses to be permitted is generally consistent with those uses already permitted or conditionally permitted within Commercial Residential (CR) zones under City-wide Zoning By-law No. 569-2013.

The site is not, however, currently subject to the new Zoning By-law. Planning staff believe it to be appropriate to also now bring this site into the by-law by way of the draft zoning by-law amendment set out in Attachment 7: Draft Zoning By-law Amendment – By-law No. 569-2013, again with similar Commercial Residential (CR) use permissions. Neither of the two zoning by-law amendments being proposed would provide for any residential use permissions.

### **Density, Height, Massing**

The proposed new building would have a floor space index (f.s.i.) of 0.264 times the site area, so no changes to the currently permitted site density (f.s.i. of 0.4) are proposed. The site plan of the proposed development as now approved provides for a modest building massing that adequately frames the edges of the adjacent streets at this intersection in good proportion, with comfortable conditions for pedestrians both on-street and on-site. The development is not expected to unduly impact immediately flanking lands to the north and west consisting solely of TPL parking lots.

### **Traffic Impact, Access, Parking**

No traffic or access issues have been identified through City review of either the site plan or subject rezoning applications. A total of 52 parking spaces will be provided, sufficient to serve the zoning requirements for a variety of business types. The Starbuck's drive-through restaurant stacking lane accommodating 10 vehicles, efficiently configured away from the street edge, will also satisfy the stacking requirements of both the Scarborough and City-wide zoning by-laws.

The proposed by-law in Attachment 6: Draft Zoning By-law Amendment – By-law No. 24982 would establish new parking standards for the new Commercial Residential (CR) uses that are consistent with the standards now set out for such uses in By-law No. 569-2013, as amended.

### **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS. TGS performance measures in regard to such Tier 1 matters as automobile infrastructure, cycling infrastructure, storage

and collection of recycling and organic waste, urban heat island reduction, water efficiency, and site greening through the use of shade tree and native species plantings have been adequately addressed through prior review and approval of the associated site plan application.

### **Other Zoning Matters**

The application also seeks to have the minor variances relating to projections into the street yard, and permitting bicycle storage and in-ground garbage storage areas within landscaped spaces that were approved by the Committee of Adjustment, established as new zoning Performance Standards. The minor variances approved by the Committee of Adjustment in this regard were appropriate under the current MDC zoning of the site, sufficient to secure the recent issuance of the NOAC and more recently Toronto Building's issuance of a Conditional Structural Permit (STR-CP). Under the new Commercial Residential (CR) zoning on the subject property being proposed through Attachment 6: Zoning By-law Amendment – By-law No. 24982, the variances relating to bicycle parking rings and 'in-ground' garbage storage bins effectively become redundant; that is, they would not have otherwise been required under this new zoning. With approval of this rezoning, new Performance Standards to reflect those particular variances are therefore not technically warranted. It would, however, still be appropriate to now reflect the variance relating to canopy and roof projections as a new Performance Standard, as set out in Attachment 6.

Toronto Zoning By-law No. 569-2013, as amended, did not apply to the subject lands at the time the above variances were considered and approved by the Committee of Adjustment, and therefore no relief from its provisions were requested or required. Accordingly, the variances granted may now not be sufficient, in the event the proposed amendment to Toronto Zoning By-law No. 569-2013 comes into effect beforehand, to enable further building permitting. Indeed, the City-wide by-law also contains a variety of other applicable general provisions to which the current site development also may not comply.

As set out in the proposed by-law in Attachment 7: Draft Zoning By-law Amendment – By-law No. 569-2013, and for greater certainty during the building permitting process, Planning staff propose to deal with these matters in this amendment as follows:

- a) Exempt the property from requirements that the floor level of the first storey be within 0.2 metres of the ground measured at the lot line abutting the street directly opposite each pedestrian entrance;
- b) Allow canopies and roofs to project a maximum of 1.0 and 1.3 metres respectively into the required street yards;
- c) Permit a maximum of 28 square metres of exterior in-ground garbage storage bin space not located in a street yard (i.e. waste handling not otherwise located within a building);
- d) Require a minimum of 6 outdoor bicycle parking spaces for all uses collectively up to the first 970 square metres of building area, with by-



law's usual bicycle parking requirements then applying to all floor space by use beyond this size;

- e) Waiving requirements for provision of a Type "B" loading space; and
- f) Permit two site access driveways.

### **Conclusion**

Staff conclude that the introduction of additional land use permissions and associated development standards through rezoning is appropriate for this site from a land use perspective. The proposal would comply with the Official Plan, conforms to the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement. The applicant's proposal will permit a wider range of services to be available to serve both the adjacent employment area and the local community. The introduction of the proposed new land use permissions would not result in undue additional traffic on the existing road network or create excess demand on the available supply of vehicle parking.

### **CONTACT**

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Tel. No. (416) 396-7020  
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E-mail: hines@toronto.ca

### **SIGNATURE**

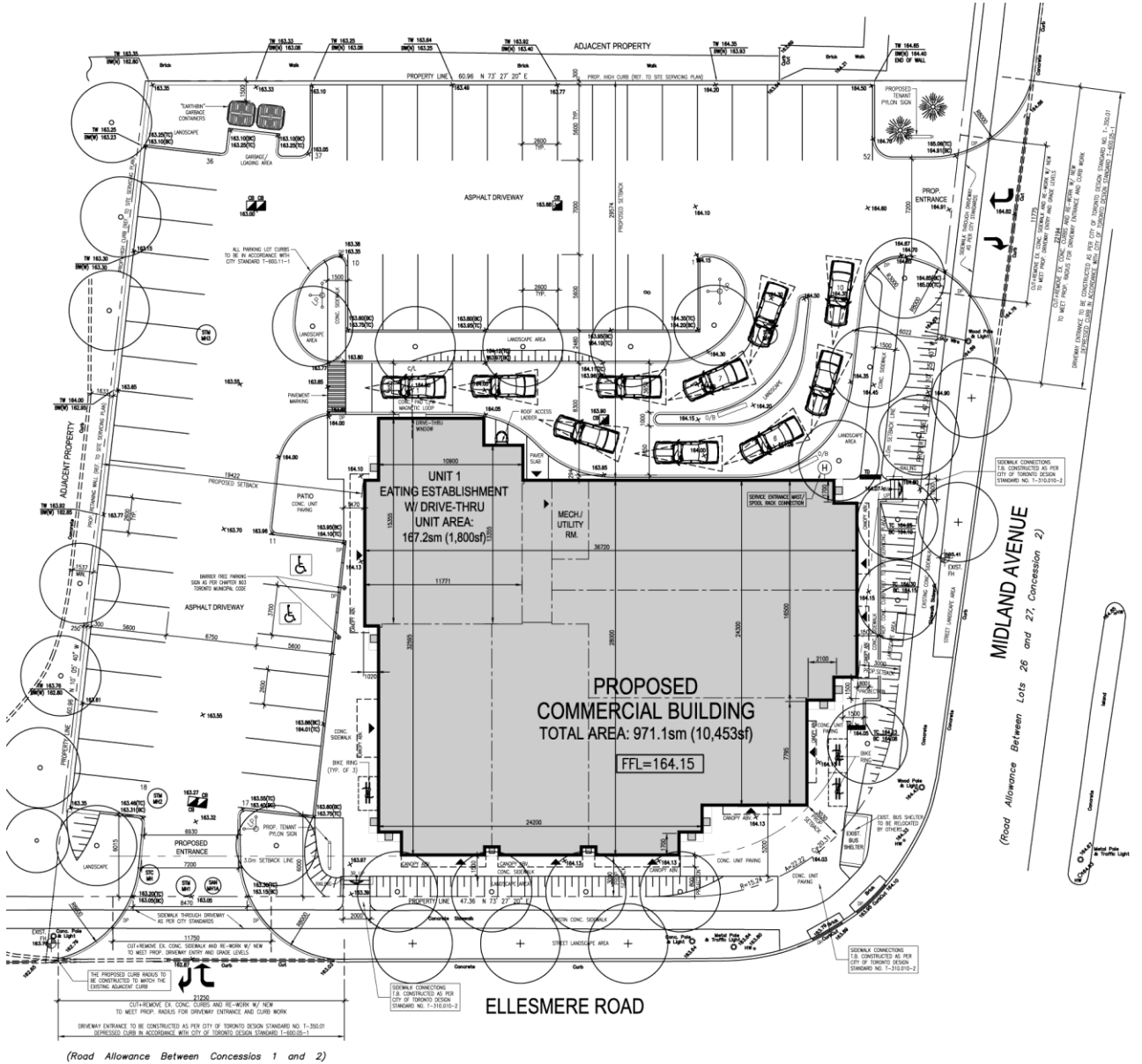
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Paul Zuliani, Acting Director  
Community Planning, Scarborough District

### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Elevations  
Attachment 3: Official Plan  
Attachment 4: Zoning  
Attachment 5: Application Data Sheet  
Attachment 6: Draft Zoning By-law Amendment – By-law No. 24982  
Attachment 7: Draft Zoning By-law Amendment – By-law No. 569-2013

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

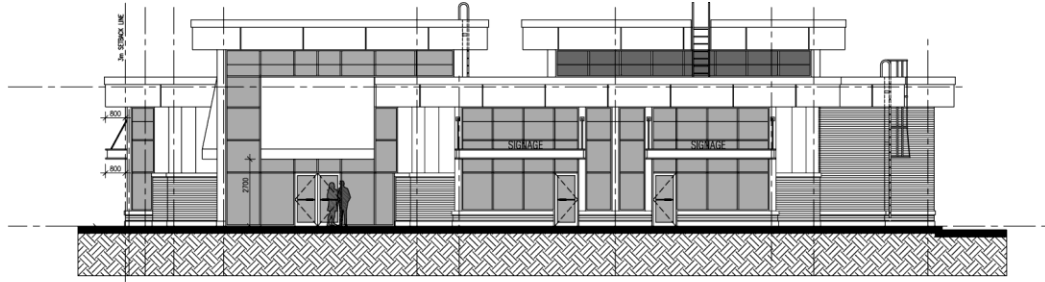
Not to Scale  
1/11/16



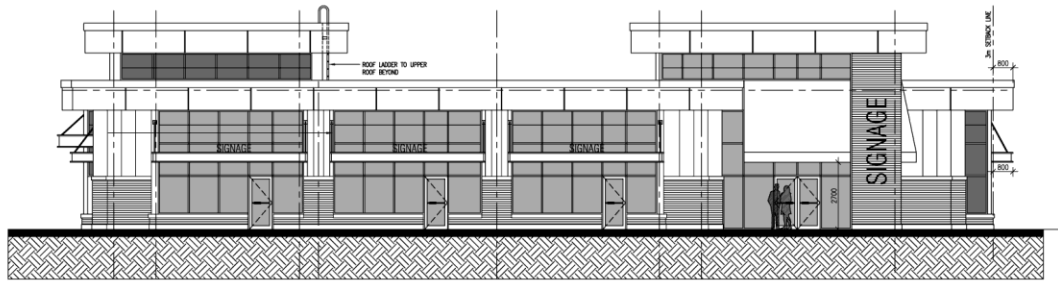
## 1100 Ellesmere Road

File # 15 254648 ESC 37 OZ

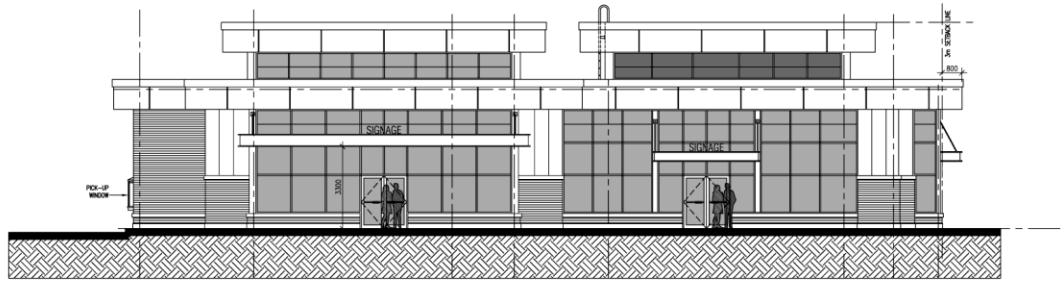
## Attachment 2: Elevations



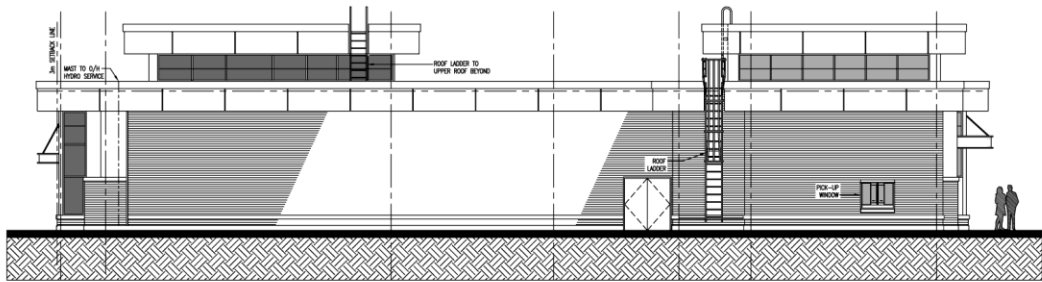
East Elevation (Midland Avenue)



South Elevation (Ellesmere Road)



West Elevation



North Elevation

### Elevations

Applicant's Submitted Drawing

Not to Scale  
1/11/16

1100 Ellesmere Road

File # 15 254648 ESC 37 0Z

### Attachment 3: Official Plan



**TORONTO** City Planning  
**Extract from Official Plan**

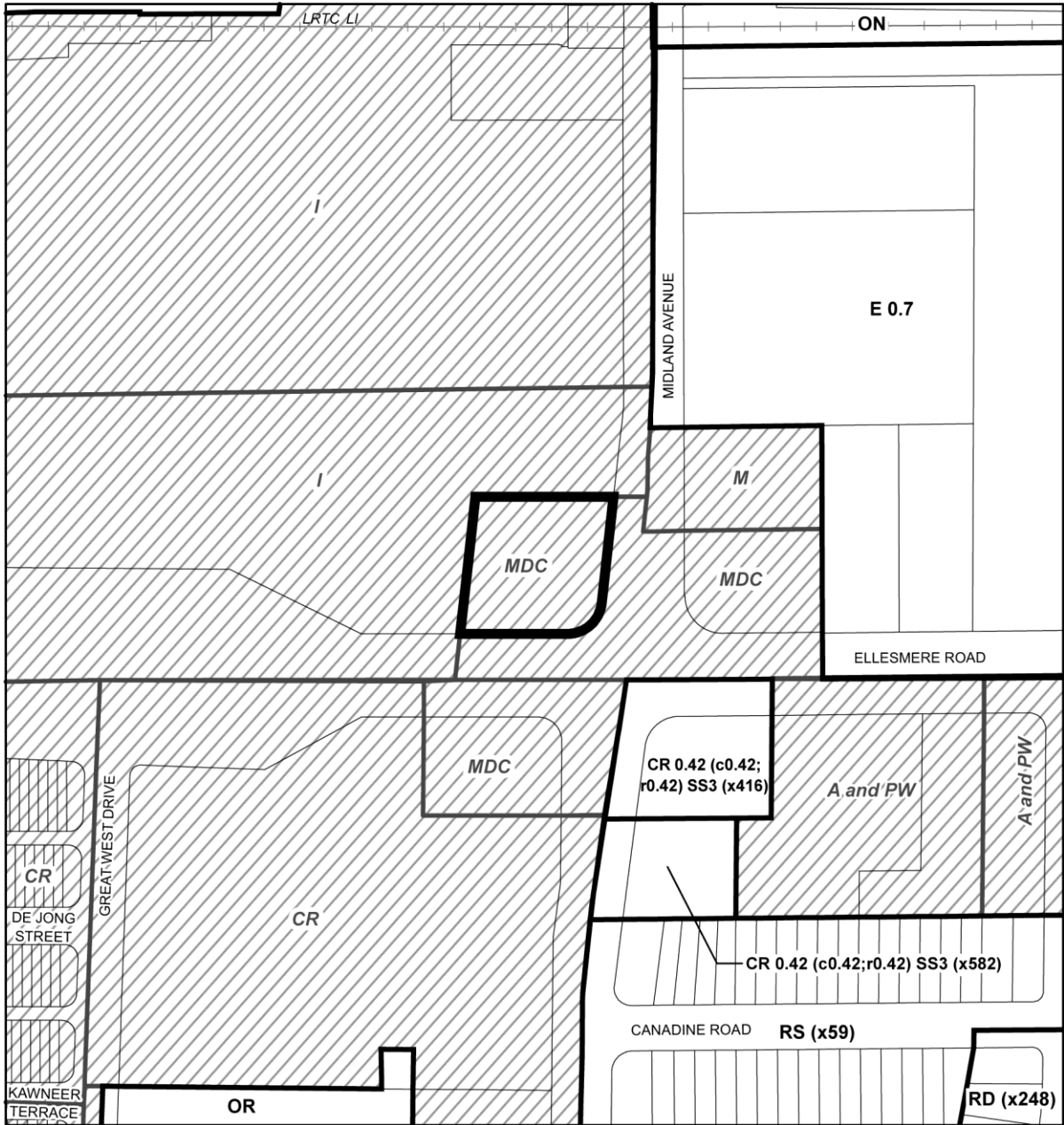
**1100 Ellesmere Road**

File # 15 254648 ESC 37 0Z

- |                 |                          |                  |   |
|-----------------|--------------------------|------------------|---|
| Site Location   | Parks & Open Space Areas | Employment Areas | Roads not currently shown on Land Use Map |
| Neighbourhoods  | Parks                    |                  |   |
| Mixed Use Areas |                          |                  |   |

Not to Scale  
 1/11/2016

## Attachment 4: Zoning



**Zoning By-Law No. 569-2013**

**1100 Ellesmere Road**

**File # 15 254648 ESC 37 0Z**

Location of Application

See Former City of Scarborough Employment District By-Law No. 24982 (Progress & Dorset Park)

- RD** Residential Detached
- RS** Residential Semi-Detached
- CR** Commercial Residential
- E** Employment Industrial
- ON** Open Space Natural
- OR** Open Space Recreation

- M** Industrial Zone
- MDC** Industrial District Commercial Zone
- CR** Commercial/Residential Zone
- I** Institutional Zone

See Former City of Scarborough Bendale Community Bylaw No. 9350  
**A and PW** Apartment Residential and Place(s) of Worship



Not to Scale  
 Extracted: 01/08/2016

## Attachment 5: Application Data Sheet

Application Type	Rezoning	Application Number:	15 254648 ESC 37 OZ
Details	Rezoning, Standard	Application Date:	November 20, 2015

Municipal Address: 1100 ELLESMERE RD  
 Location Description: CON 2 PT LOT 27 \*\*GRID E3701  
 Project Description: To construct a 1-storey 967.2 m<sup>2</sup>, 6-unit commercial building with restaurant and drive thru facilities.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
QUEENSCORP (ELLESMERE) INC.			QUEENSCORP (ELLESMERE) INC.

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	MDC	Historical Status:
Height Limit (m):		Site Plan Control Area: Y

### PROJECT INFORMATION

Site Area (sq. m):	3657.44	Height:	Storeys:	1
Frontage (m):	58.5 (Ellesmere Road)		Metres:	8.3
	58.5 (Midland Avenue)			
Depth (m):	0			
Total Ground Floor Area (sq. m):	967.2		<b>Total</b>	
Total Residential GFA (sq. m):	0		Parking Spaces:	52
Total Non-Residential GFA (sq. m):	967.2		Loading Docks	0
Total GFA (sq. m):	967.2			
Lot Coverage Ratio (%):	26.6			
Floor Space Index:	0.26			

### DWELLING UNITS

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Tenure Type:			
Rooms:	0	Residential GFA (sq. m):	0
Bachelor:	0	Retail GFA (sq. m):	967.2
1 Bedroom:	0	Office GFA (sq. m):	0
2 Bedroom:	0	Industrial GFA (sq. m):	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	0
Total Units:	0		

**CONTACT:**      **PLANNER NAME:**      **Rod Hines, Principal Planner**  
**TELEPHONE:**      **(416) 396-7020**

**Attachment 6: Draft Zoning By-law Amendment – By-law No. 24982**

Authority: Scarborough Community Council Report No. ~, Clause No. ~,  
as adopted by City of Toronto Council on ~, 2016  
Enacted by Council: ~, 2016

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-2016**

**To amend Scarborough Employment Districts Zoning By-law No. 24982 (Progress Employment District), as amended, with respect to the lands municipally known as 1100 Ellesmere Road.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedule 'A' of the Scarborough Employment Districts Zoning By-law No. 24982 (Progress Employment District), is amended by deleting the existing Industrial District Commercial (MDC) zoning and replacing it with the following Commercial Residential (CR) zoning as shown on Schedule '1':

CR – 355 – 913 – 939 – 991 – 1640 – 1668      152

2. Schedule 'B', **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

**SETBACKS**

939. The following projections into a **front yard** or **side yard** that abuts a **street** are permitted:
- (i) Canopies and Awnings: Maximum 1.0 metre; and
  - (ii) Roof Projections: Maximum 1.3 metres.

**PARKING**

1668. Parking spaces shall be provided in accordance with the parking rates set out in the following table:

Use	Minimum Parking Rate
Ambulance depot	0.2 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
Art Gallery	1.3 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
Club	7.0 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
Community centre	3.0 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
Courts of law	1.0 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
<b>Day Nursery</b>	1.0 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
Entertainment place of assembly	10 spaces per 100 m <sup>2</sup> for <b>gross floor area</b>
<b>Financial institution</b>	4.0 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
Fire Hall	0.2 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
Funeral home	6.0 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
Library	1.3 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
Museum	1.3 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
Offices (excluding Medical offices)	1.5 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
Performing arts studio	3.0 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
<b>Place of worship</b>	The greater of: (i) 23.0 spaces per 100 m <sup>2</sup> of worship area having permanent or fixed seating; and (ii) 27.0 spaces per 100 m <sup>2</sup> of worship area having no seating or variable seating; or (iii) the required minimum parking rate for all other permitted uses on the lot.
Police station	0.2 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
Production studio	1.5 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
<b>Personal service shop</b>	If the <b>gross floor area</b> is 200 m <sup>2</sup> or less, no parking space is required. If the <b>gross floor area</b> is 200 m <sup>2</sup> or more, 1.5 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
<b>Recreational use</b>	3.0 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
<b>Restaurants</b>	If the <b>gross floor area</b> in a building is 200 m <sup>2</sup> or less, no parking space is required. If the <b>gross floor area</b> in a building is greater than 200 m <sup>2</sup> , but less than 500 m <sup>2</sup> , 3.0 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> . If the <b>gross floor area</b> in a building is 500 m <sup>2</sup> or more, 5.0 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
Retail stores	If the <b>gross floor area</b> is 200 m <sup>2</sup> or less, no parking space is required. If the <b>gross floor area</b> is 200 m <sup>2</sup> or more, 1.5 per 100 m <sup>2</sup> of <b>gross floor area</b> .



Use	Minimum Parking Rate
<b>Service shop</b>	If the <b>gross floor area</b> is 200 m <sup>2</sup> or less, no parking space is required. If the <b>gross floor area</b> is 200 m <sup>2</sup> or more, 1.5 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
<b>Vehicle service garage</b>	3.5 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .
Veterinary hospital	1.0 spaces per 100 m <sup>2</sup> of <b>gross floor area</b> .

3. **SCHEDULE "C", EXCEPTIONS LIST and EXCEPTIONS MAP** are further amended by adding the following Exception No. 152:

152. Only the following uses are permitted:

- Ambulance depot
- Art gallery
- Artist studio
- Automated banking machine
- Club
- Cogeneration energy in conjunction with a permitted non-residential use
- Community centre
- Courts of law
- Custom workshop
- **Day nursery**
- Entertainment place of assembly
- **Financial institution**
- Fire hall
- Funeral home
- Library
- Museum
- Office
- **Park**
- Passenger terminal
- Performing arts studio
- **Personal service shop**
- **Place of worship**
- Police station
- Production studio
- Public parking
- **Public transportation use**
- **Public utility** other than a sewage treatment plant or water filtration plant
- **Recreational use**
- Renewable energy in conjunction with a permitted non-residential use

- **Restaurant**
- Retail store
- **Service shop**
- Sports place of assembly
- **Vehicle service garage**
- Veterinary hospital

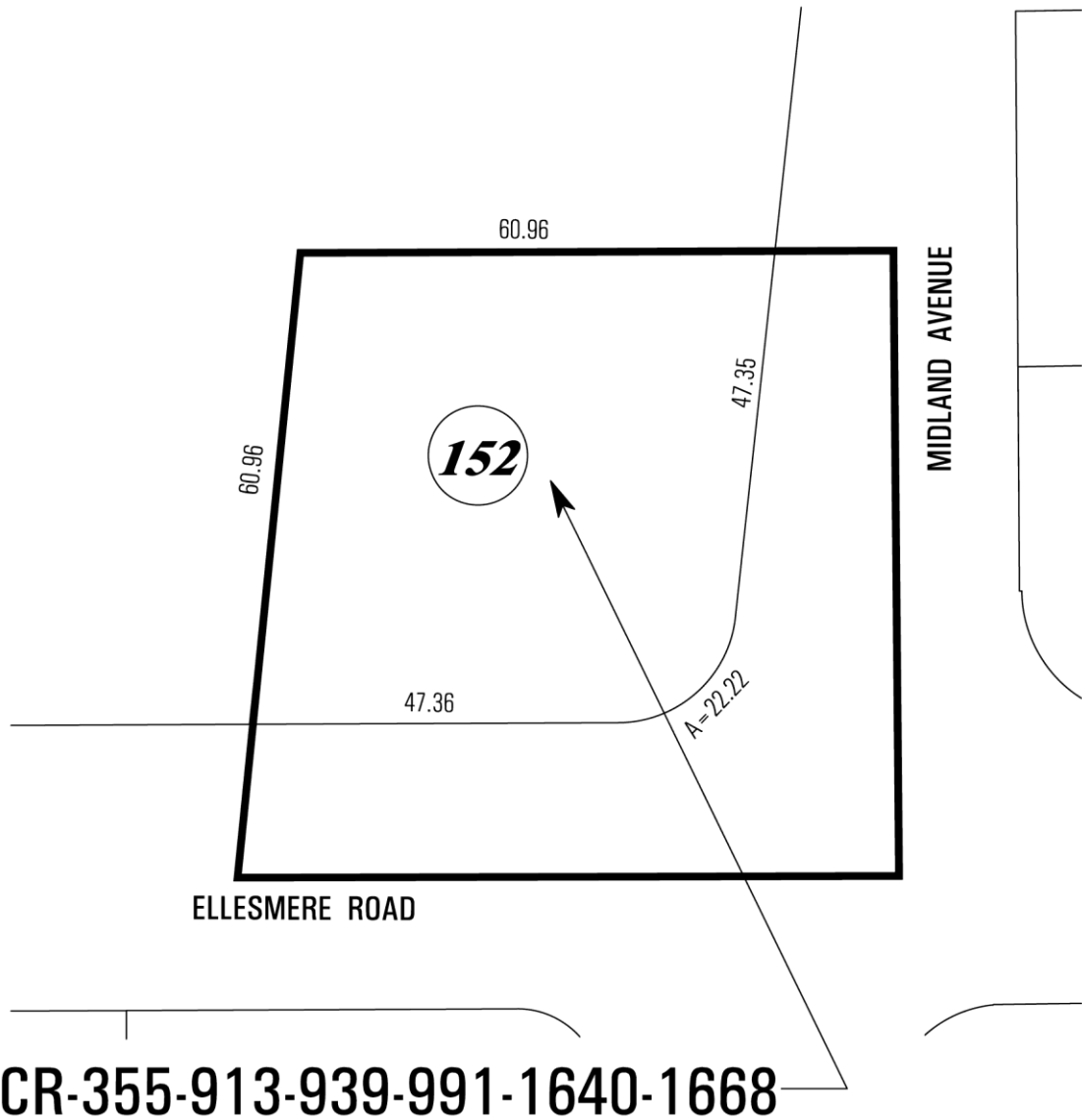
ENACTED AND PASSED this ~ day of ~ , A.D. 2006.

JOHN TORY,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

# Schedule '1'



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

1100 Ellesmere Road  
File # 15 254648 ESC 37 OZ

 Area Affected By This By-Law

Progress Employment District Bylaw  
Not to Scale  
5/17/16  


## **Attachment 7: Draft Zoning By-law Amendment – By-law No. 569-2013**

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

### **CITY OF TORONTO**

**Bill No. ~**

### **BY-LAW No. [XXXX- 2016]**

#### **To amend the Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as, 1100 Ellesmere 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; 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*; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 0.4 (c0.4; r0.0) SS3 (x69) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands shown on Diagram 1 to the Policy Overlay Map in Section 995.10, and to the Rooming House Overlay Map in Section 995.40.
5. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands shown on Diagram 1 to the Height Overlay Map in Section 995.20.1, and applying a height label of HT 9.0 as shown on Diagram 3 attached to this By-law.
6. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands shown on Diagram 1 to this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying a lot coverage label of 33% as shown on Diagram 4 attached to this By-law.
7. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number (69) so that it reads:

### **Exception CR (x69)**

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) Clause 220.5.10.1 does not apply.
- (B) Despite Clause 230.5.10.1, a minimum of 6 outdoor **bicycle parking spaces** are required for all uses up to the first 970 squares metres of building **gross floor area**. **Bicycle parking spaces** will otherwise be provided in accordance with the requirements of Clause 230.5.10.1 for all **gross floor area** in excess of 970 square metres.
- (C) Despite Regulations 40.5.40.60(1) and 40.10.40.60(1), the following encroachments into a **front yard** or **side yard** that abuts a **street** are permitted:
  - i) Canopies and Awnings: Maximum 1.0 metre; and
  - ii) Roof Projections: Maximum 1.3 metres.
- (D) Despite Regulation 40.10.20.10(1), the only uses permitted are: ambulance depot, **art gallery, artist studio, automated banking machine, community centre**, courts of law, **financial institution**, fire hall, library, **massage therapy**, medical office, **museum**, office, **park, passenger terminal, performing arts studio, personal service shop, pet services**, police station, **production studio, retail store, software developing and processing, veterinary hospital, wellness centre**.
- (E) Despite Regulation 40.10.20.20(1), the only uses permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100 are: **cabaret, club, cogeneration energy**, courts of law, **custom workshop, day nursery, drive through facility, eating establishment, entertainment place of assembly, funeral home, laboratory, outdoor patio, place of worship, public parking, public utility, recreation use, renewable energy, retail service, service shop, sports place of assembly, take-out eating establishment, transportation use, and vehicle service shop**.
- (F) Regulations 40.10.40.1(2) and 40.10.100.10(1)(B) and (C) do not apply.
- (G) Despite Regulation 40.10.150.1(1), a maximum of 28 square metres of the lot not located in a **front yard** or **side yard** that abuts a **street** may be utilized for in-ground garbage storage bins.

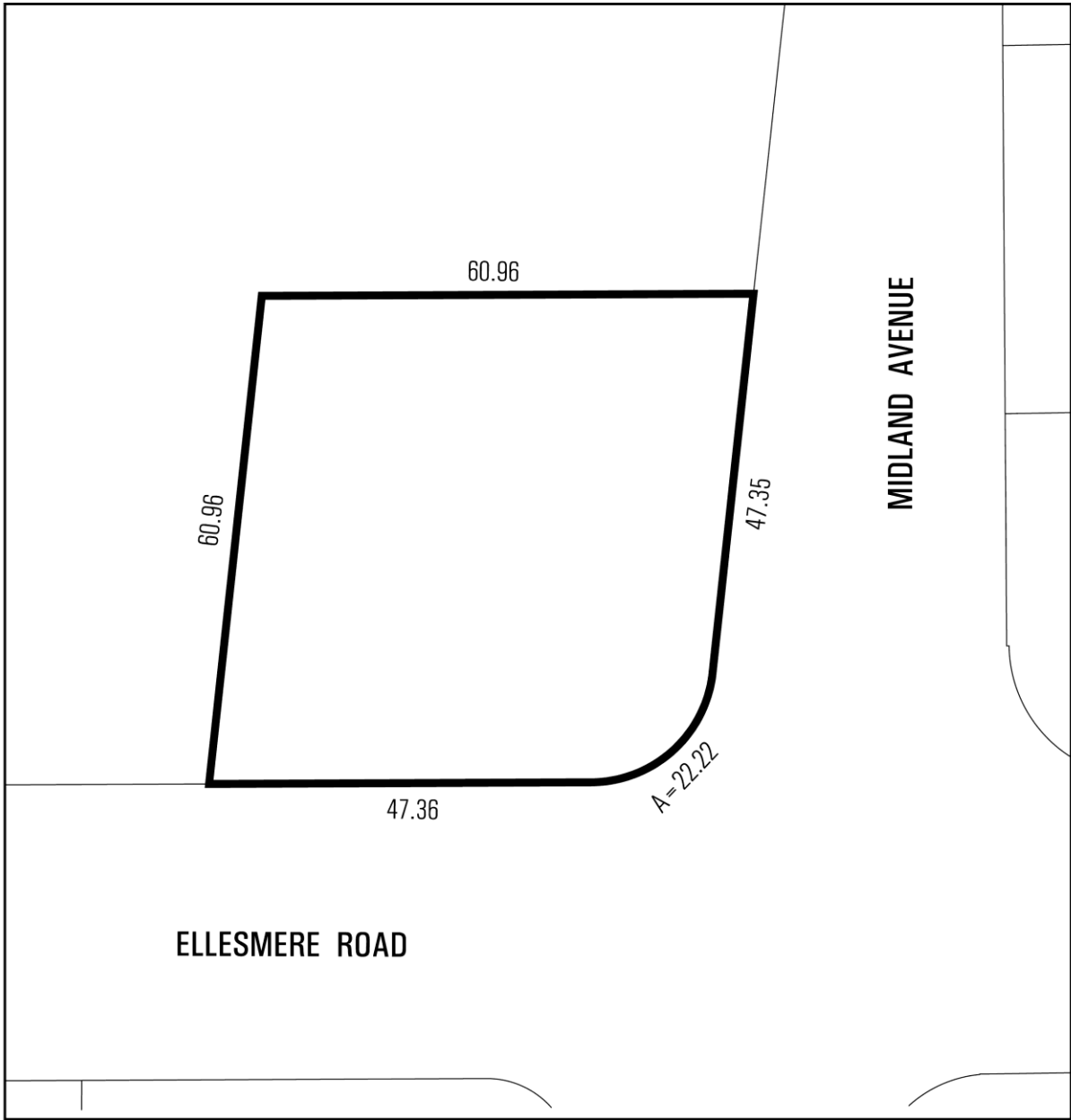
Prevailing By-laws and Prevailing Sections (None Apply)

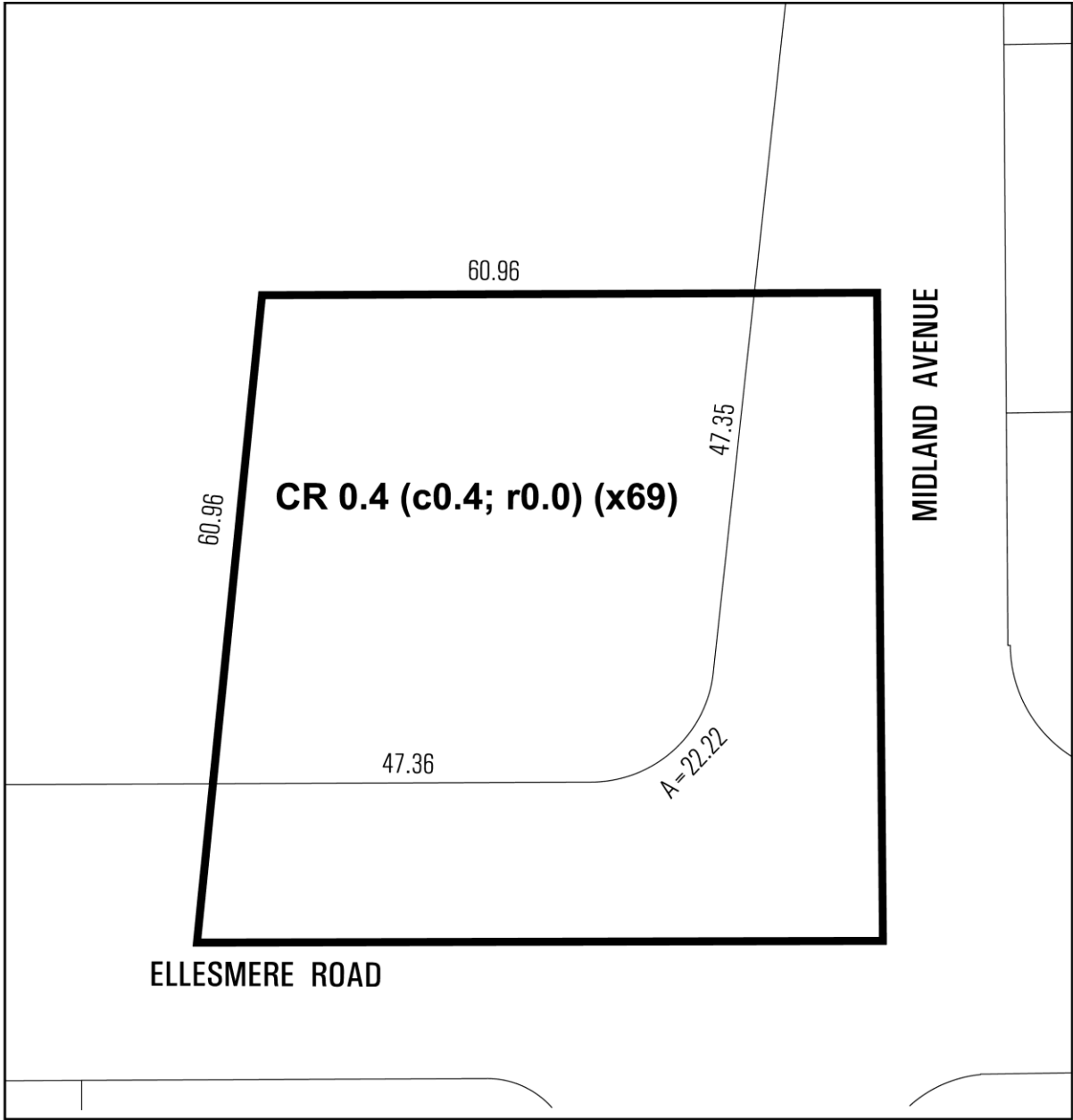
Enacted and passed on month ##, 20##.

Name,  
Speaker

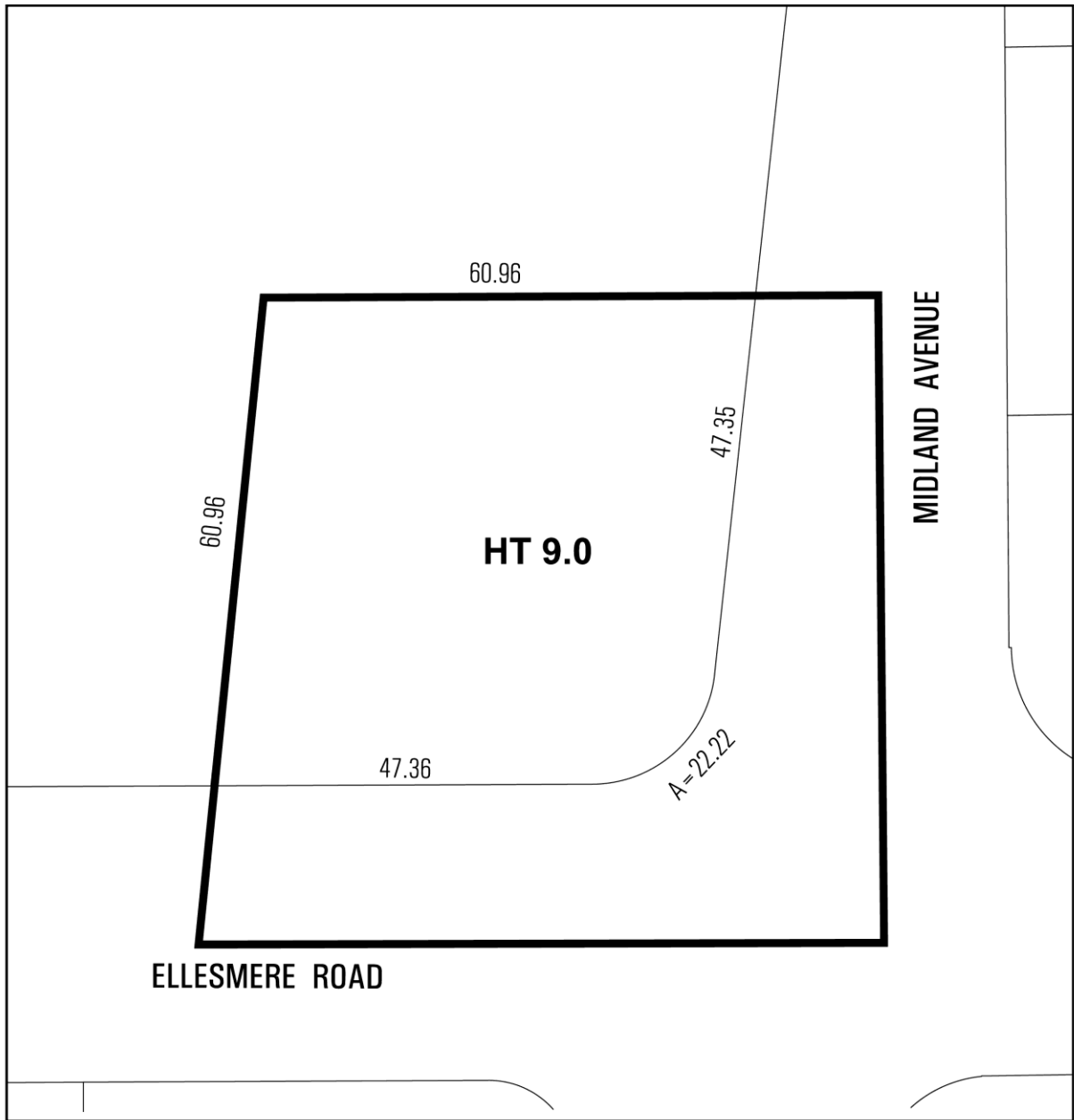
Ulli S. Watkiss,  
City Clerk

(Seal of the City)







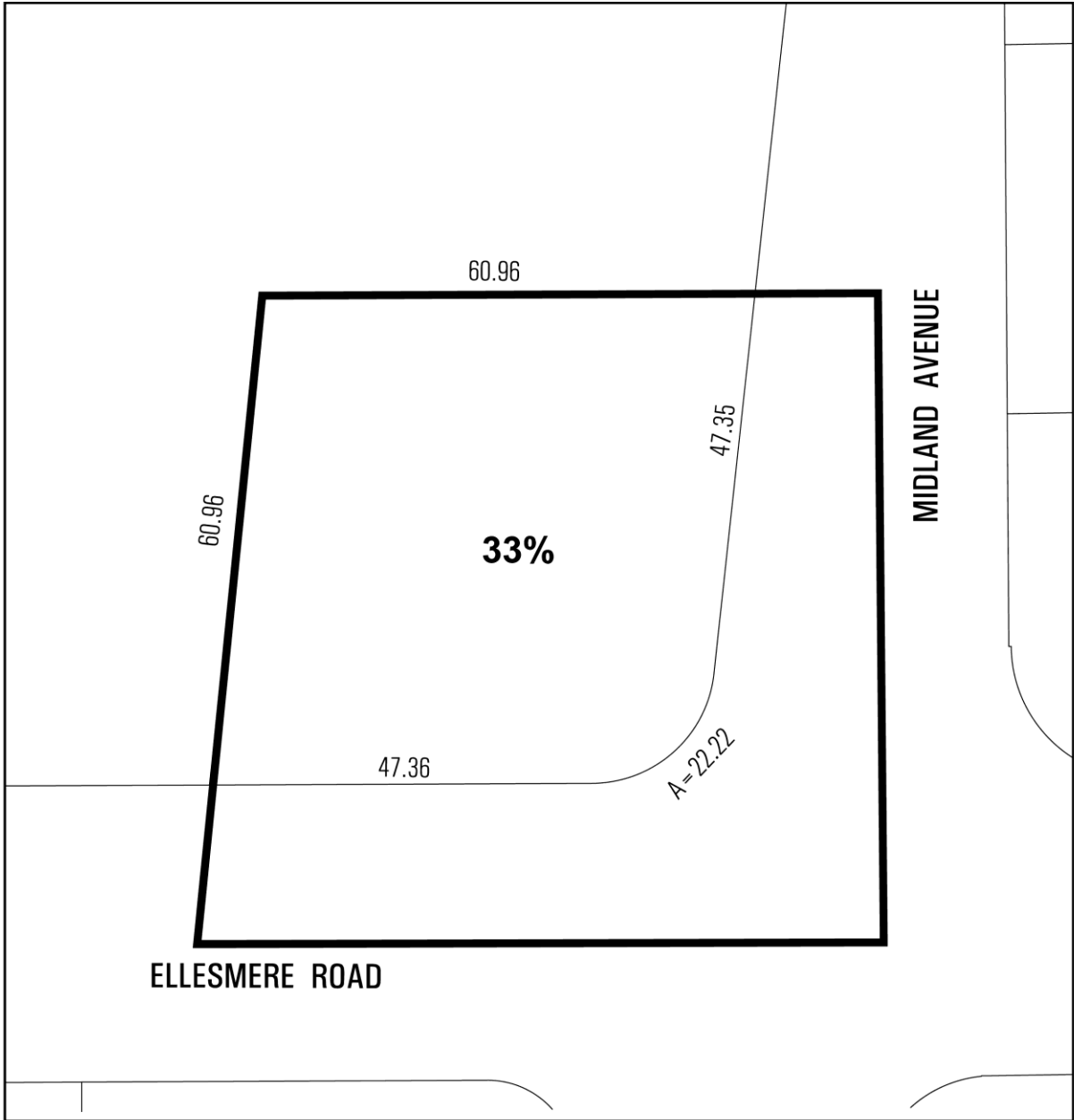


**Toronto** City Planning  
**Diagram 3**

**1100 Ellesmere Road**

File # 15 254648 ESC 37 0Z

City of Toronto By-Law 569-2013  
 Not to Scale  
 5/16/2016



**Toronto** City Planning  
**Diagram 4**

**1100 Ellesmere Road**

File # 15 254648 ESC 37 0Z

City of Toronto By-Law 569-2013  
 Not to Scale  
 5/16/2016