

Authority: Scarborough Community Council ##, as adopted by City of Toronto Council on ~, 2019

CITY OF TORONTO

Bill No. ~

BY-LAW No. [XXXX- 2019]

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2019 as, 6461 Steeles Avenue East

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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to ON (16), as shown on Diagram 2 attached to this By-law and;
4. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.41.10, Exception Number (16) so that it reads:

Exception ON (16)

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) In addition to the uses permitted in Article 90.20.20, the following uses are also permitted:
 - (i) **Animal shelter**;
 - (ii) **Veterinary hospital** associated with an **animal shelter** on the same **lot**;
 - (iii) **Student residence** for an **education use** associated with an **animal shelter** or **veterinary hospital** on the same **lot**.

- (B) In addition to the conditions in regulation 90.20.20.100(1), an **education use** may also be combined with an **animal shelter** or **veterinary hospital** and may be in a wholly enclosed building.
- (C) Despite regulation 90.20.40.40(1), the permitted maximum **gross floor area** is 5,500 square metres excluding **ancillary buildings** or **structures** associated with outdoor animal pens;
- (D) Despite regulation 90.20.40.70(1), the required minimum **building setbacks** are:
- (i) 100 metres from the north **lot line**;
 - (ii) 40 metres from the west **lot line**;
 - (iii) 200 metres from the east **lot line**; and
 - (iv) 500 metres from the south **lot line**.

(F) Despite regulation 90.20.40.70(1), the following uses are only permitted within 30 metres from the west **lot line**:

- (i) **soft landscaping**;
- (ii) **site servicing infrastructure**;
- (iii) **stormwater management infrastructure**.

- (E) Despite regulation 220.20.1 (2), a minimum of 1 **loading space** must be provided on the **lot**.
- (F) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 50 **parking spaces** must be provided on the **lot**;

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

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

Name, Speaker

(Seal of the City)

Ulli S. Watkiss,
City Clerk

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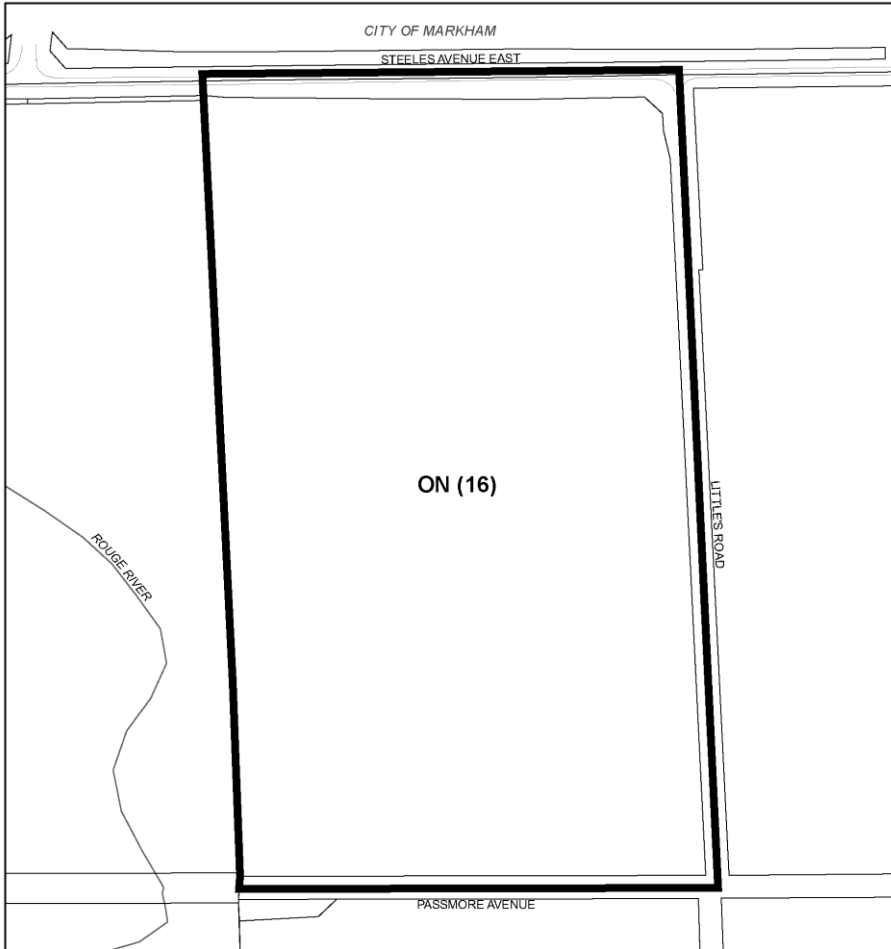
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Diagram 1

6461 Steeles Avenue East
File # 14 143936 ESC 42 OZ



 **TORONTO**
Diagram 2

6461 Steeles Avenue East

File # 14 143936 ESC 42 0Z


City of Toronto By-Law 568-2013
Not to Scale
Extracted: 02/15/2019