

Various Properties – City-Initiated Technical Amendments to Various Former City of Scarborough Zoning By-laws – Final Report

Date: December 9, 2019

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: Ward 20 - Scarborough Southwest, Ward 21 - Scarborough Centre, Ward 22 - Scarborough-Agincourt, Ward 23 - Scarborough North, Ward 24 - Scarborough-Guildwood and Ward 25 - Scarborough-Rouge Park

SUMMARY

This report reviews and recommends approval of amendments to various former City of Scarborough Community and Employment Districts Zoning By-laws to clarify and implement the approved intentions of City Council and to rectify minor technical errors in the Zoning By-laws.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Zoning By-laws for the affected Communities and Employment Districts substantially in accordance with the draft Zoning By-law amendments attached as Attachment 1 to the report dated December 9, 2019 from the Director of Community Planning, Scarborough District.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law amendments as may be required.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

ISSUE BACKGROUND

The City undertakes a continuous program to identify and correct errors in the drafting of Zoning By-law amendments. Such technical amendments are typically needed to correct the numbering of clauses, standards or schedules within the By-law and are required to clarify and implement the intentions of City Council. The most recent technical amendment for properties subject to the former City of Scarborough Zoning By-law was adopted by City Council in August 2014 (refer to City of Toronto Zoning By-law Nos. 1006-2014 and 1007-2014).

This report recommends correcting drafting errors in various Community Zoning By-laws and amending Zoning By-laws approved over the last 10 years. These technical amendments will neither diminish nor increase development rights.

Agency Circulation Outcomes

The attached draft Zoning By-law amendment has been reviewed by Legal Services to ensure consistency.

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.

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.

The recommended technical amendments generally fall into one or both of the following classifications: a change to the text or schedule of the amending Bylaw, or a change to the Community or Employment Districts Zoning By-law. For one of the affected properties, a change to an Exception in the City of Toronto Zoning By-law 569-2013 is recommended.

Notice of these amendments was published in the Toronto Sun on December 17, 2019, in accordance with the Planning Act. Planning staff have also advised the local Councillors of the proposed corrective changes when they are recommended for a site in their ward.

These technical amendments are recommended to clarify and implement the intentions of Zoning By-law amendments previously approved by Council or the Ontario Municipal

Board (OMB) / Local Planning Appeal Tribunal (LPAT). These Zoning By-law amendments were reviewed for their consistency with the Provincial Policy Statement, and conformity with the Growth Plan for the Greater Golden Horseshoe and the Official Plan prior to being approved by Council or the OMB / LPAT. The Zoning By-law amendments currently being proposed clarify the intentions of these previous decisions or rectify minor technical errors in the Zoning By-laws only. No additional development permissions or land use changes are proposed.

The specific corrections proposed in the technical amendment by-laws in Attachment 1 are as follows:

1. 25 Thunder Grove - Agincourt North Community - Ward 23

City of Toronto Zoning By-law 497-2018 was enacted by City Council on April 27, 2018. The text of the By-law added Performance Standard 222, which relates to the minimum separation distance between the main walls of Buildings A and B at and above a height of 7 storeys. This Performance Standard was inadvertently omitted from Schedule '1' of the amending By-law, which amends Schedule "A" of the Agincourt North Community Zoning By-law Number 12797. As such, staff recommend that the Schedule '1' map of the amending By-law be amended to include Performance Standard 222.

Zoning By-law 497-2018 also introduced Performance Standard 208, which specifies building elements and structures which are permitted to extend above the permitted heights. Staff recommend amending Performance Standard 208 to correct a minor numbering error in the list found within the standard.

Schedule '4' of Zoning By-law 497-2018 also inadvertently added Exception 36 for the subject site. Exception 36 was not intended to apply to this site. Staff recommend amending Schedule '4' of the amending Zoning By-law to delete the reference to Exception 36.

2. 1555 Midland Avenue - Bendale Community - Ward 21

City of Toronto Zoning By-law 1326-2018 (OMB) was approved by the Ontario Municipal Board on December 23, 2015. Zoning By-law 1326-2018 (OMB) introduced specific performance standards related to landscaping requirements, coverage, day nurseries and regulations for single-family, duplex and two-family dwellings, and parking regulations. The By-law also introduced exemptions from the general provisions under the former City of Scarborough Bendale Community Zoning By-law 9350 in relation to these noted requirements.

Currently these general exemptions are listed as Sections 3 and 4 to the amending By-law and have not been incorporated within the Bendale Community Zoning By-law 9350. Staff recommend that these provisions be added as Performance Standard Numbers 250 and 251 to Schedule "A" Map and Schedule "B" Performance Standards Chart of the Bendale Community Zoning By-law 9350.

3. 196-198 Blantyre Avenue - Birchcliff Community - Ward 20

As part of the Kingston Road Revitalization Study (Birchcliff), City of Toronto Zoning By-law 222-2010, enacted by City Council on February 23, 2010, rezoned certain parcels along Kingston Road to Commercial-Residential (CR) which allows for a mix of residential, commercial and institutional uses. Subsequently, Staff identified in By-law 222-2010 inconsistencies with respect to applicable performance standards and provisions that do not accurately reflect City Council's vision as expressed in urban design guidelines adopted by Council. By-law 1055-2013, enacted by City Council on July 19, 2013, corrected these errors clarifying City Council's stated intention for this area.

An additional error has been identified in the mapping for both By-law 222-2010 and By-law 1055-2013 where one unit of a semi-detached house (198 Blantyre Avenue) is included in the Commercial Residential (CR) zone as intended while the other unit (196 Blantyre Avenue) was inadvertently left in the pre-existing Two-Family Residential (T) zone. Both dwelling units are designated *Mixed Use Areas* in the Official Plan, and the intent of the Kingston Road Revitalization Study was to rezone both properties as CR. Staff recommend that the mapping be corrected in By-law 1055-2013 so that both units of the semi-detached house (196 and 198 Blantyre Avenue) are included in the CR zone.

4. 59 Lynndale Road - Birchcliff Community - Ward 20

City of Toronto Zoning By-law 1326-2013 was enacted by City Council on October 11, 2013. It introduced Performance Standard 274 relating to the construction of new public roads, water mains and sanitary sewers. A performance standard with the exact wording already exists as Performance Standard 303 in the Birchcliff Community Zoning By-law Number 8786, as amended.

Staff recommend that Performance Standard 274 be deleted from Section 1 of the amending By-law and replaced with Performance Standard 303. This would also require an amendment to Schedule "A" Map and Schedule "B" Performance Standards Chart of the Birchcliff Community Zoning By-law Number 8786.

5. 411 Victoria Park Avenue, 2510 and 2530 Gerrard Avenue East - Birchcliff Community - Ward 20 (Amendments to City of Toronto Zoning By-law 1276-2016)

City of Toronto Zoning By-law 1276-2016 was enacted by City Council on December 15, 2016. This By-law added Performance Standard 152, which requires a minimum 7.5 metre setback from lot lines other than street lot lines, and Performance Standard 153, which requires a minimum 7.5 metre setback from a side lot line and a minimum 15.5 metre setback from a rear lot line. However, these numbers (152 and 153) had already been assigned within the Birchcliff Community Zoning By-law Number 8786. This numbering error requires a correction to ensure the setback requirements referenced above are properly incorporated into the Birchcliff Community Zoning By-law Number 8786. Staff recommend deleting references to the numbers "152" and "153",

respectively, from By-law 1276-2016 and replacing them with the numbers "157" and "158", while maintaining the wording as originally enacted by Council.

6. 411 Victoria Park Avenue, 2510 and 2530 Gerrard Avenue East - Birchcliff Community - Ward 20 (Amendments to Birchcliff Community Zoning By-law Number 8786)

City of Toronto Zoning By-law 1276-2016, mentioned in Number 5 above, also deleted Exception 34 from Schedule "C" of the Birchcliff Community Zoning By-law Number 8786, which includes provisions on permitted use, coverage, setbacks and parking rates. While the intention was only to delete Exception 34 from the subject lands, by deleting the exception entirely, By-law 1276-2016 inadvertently deleted Exception 34 from other properties in the Birchcliff Community to which it should still apply. Staff recommend amending By-law 8786 to add Exception 34 back into Schedule "C" of the By-law.

7. 65 and 67 Livingston Road - Guildwood Community - Ward 24

City of Toronto Zoning By-law 307-2017 was enacted by City Council on March 29, 2017. The By-law included Section 6 which states that no person shall use any land or erect or use any building or structure unless the municipal services including new public roads, water mains and sanitary sewers are provided and the specified provisions are complied with. The text of this Section should have been to Schedule "B" of the Guildwood Community Zoning By-law Number 9676 as a Performance Standard. Staff recommend deleting Section 6 from the amending By-law and adding Performance Standard 132 which contains the same wording to allow for its incorporation into the Community Zoning By-law 9676.

8. Highland Creek Village Area Study - Highland Creek Community - Ward 25

City of Toronto Zoning By-law 1625-2019 (OMB) implementing the Highland Creek Village Area Study, was approved by the Ontario Municipal Board on April 25, 2014. The By-law inadvertently included discrepancies between the zoning strings set out in Section 4 of the By-law and the Schedule '1' mapping. The zoning strings in the Schedule '1' mapping of the amending By-law also contain some minor technical errors.

By-law 1625-2019 (OMB) also added Exception 55, which permits Places of Worship as an additional use, and Exception 56, which prohibits residential uses on the first floor of a building within 20 metres of the Old Kingston Road street line. The text of the exceptions contain numbering errors with Exception 55 mistakenly referring to itself as Exception 56, and Exception 56 mistakenly referring to itself as Exception 57.

Staff recommend correcting the zoning strings and numbering errors in the text of the amending By-law and associated mapping so that they reflect the vision approved by City Council, as amended by the OMB order.

9. 1251 Bridletowne Circle - L'Amoreaux Community - Ward 22

City of Toronto Zoning By-law 79-2018 was enacted by City Council on February 1, 2018. The By-law contains a discrepancy between the zoning string added in the text of the By-law and the zoning in the mapping shown on Schedule '1'. The amending By-law introduced new performance standards in the zoning string but inadvertently did not incorporate the text for newly-added Performance Standard 296 (maximum surface parking spaces), Performance Standard 322 (coverage), and Performance Standard 323 (minimum parking rate). Additionally, the amending By-law did not include the references necessary to amend the Schedule "C" Exceptions Map of the L'Amoreaux Community Zoning By-law Number 12466.

Staff recommend correcting By-law 79-2018 so that it reflects the zoning approved by Council by clarifying the zoning string discrepancy, adding the missing text for Performance Standard Nos. 296, 322 and 323, and adding a reference to the Schedule "C" Exceptions Map.

10. 3000-3020 Kennedy Road - L'Amoreaux Community - Ward 22

City of Toronto Zoning By-law 1157-2018 was enacted by City Council on July 27 2018. The amending By-law added Exception 96, which identified permitted coverage and projections on the subject lands, and requires the owner to provide community benefits as secured through an agreement under Section 37(4) of the *Planning Act*, to the text of the parent Zoning By-law, L'Amoreaux Community Zoning By-law 12466. However, the amending By-law did not include the references necessary to amend the Schedule "C" Exceptions Map of the L'Amoreaux Community By-law 12466. Staff recommend amending Section 3 of By-law 1157-2018 to add the necessary reference to the Schedule "C" Exceptions Map.

11. 360 McLevin Avenue - Malvern Community - Ward 23

City of Toronto Zoning By-law 743-2015 was enacted by City Council on July 9, 2015. The amending By-law intends to add Exception 46, which permitted Retail Store and Financial Institution uses subject to conditions, to the text of the Malvern Community Zoning By-law Number 14402 but inadvertently omitted the references necessary to amend the Schedule "C" Exceptions Map. As such, Staff recommend amending Section 1 of By-law 743-2015 to add the necessary reference to the Schedule "C" Exceptions Map.

12. 1370 Neilson Road - Malvern Community - Ward 23

City of Toronto Zoning By-law 797-2015 was enacted by City Council in July 9, 2015. Section 1 of the amending By-law contains a minor typographical error: "adding deleting the current zoning..." Staff recommend amending By-law 797-2015 to correct the error by removing the word "adding".

13. 55 Mac Frost Way - Morningside Heights Community - Ward 23

City of Toronto Zoning By-law 1303-2015 was enacted by City Council on December 10, 2015. The text of the By-law refers to Performance Standard 64, which requires a minimum of 35% of the front yard to be maintained as landscaping. This performance standard was inadvertently omitted from the zoning string for the lots zoned Semi-Detached Residential (SD) in Schedule '1' of the amending By-law, which amends Schedule 'A' map of the Morningside Heights Community Zoning By-law. Staff recommend adding Performance Standard 64 to the zoning string for the SD-zoned lots to the Schedule '1' map of By-law 1303-2015.

14. 55 Mac Frost Way - Morningside Heights Community - Ward 23

City of Toronto Zoning By-law 727-2016 was enacted by City Council on July 15, 2016. This By-law removed the Holding (H) Symbol from the subject lands, which had been imposed by By-law 1303-2015. As described above, By-law 1303-2015 inadvertently omitted Performance Standard 64 from the zoning string for the lots zoned Semi-Detached Residential (SD) in Schedule '1' of that By-law. This error was carried over to By-law 727-2016. As such, staff recommend adding Performance Standard 64 to the zoning string for the SD-zoned lots to the Schedule '1' map of By-law 727-2016.

15. 2130 Morningside Avenue - Morningside Heights Community - Ward 25 (Amendments to City of Toronto Zoning By-law 1199-2019)

City of Toronto Zoning By-law 1199-2019 was enacted by City Council on June 18, 2019, and included Performance Standards 82, 83, and 84 in the zoning string in Section 1. However, these Performance Standards did not exist in Schedule "B" of the parent Zoning By-law (Morningside Heights Community Zoning By-law), nor were they introduced as performance standards in the text of the amending By-law. Exception 8 was also incorrectly added to the zoning string. Sections 3 and 4 of the amending By-law introduced exemptions to the general landscaping and parking requirements instead of introducing them as site specific performance standards. In order to give effect to these provisions and to incorporate them into the parent Zoning By-law, these exemptions must be added as performance standards.

Staff recommend deleting references to Performance Standards 82, 83, and 84, as well as Exception 8 from the zoning string in Section 1 of the amending By-law and adding references to Performance Standards 67 and 68. The text of Performance Standards 67 and 68 is recommended to be added to Section 2 of the amending By-law and incorporated into Schedule "B" Performance Standards Chart of the Morningside Heights Community By-law. Creating these two Performance Standards renders Sections 3 and 4 of the amending By-law redundant and thus they are recommended to be deleted.

16. 2130 Morningside Avenue - Morningside Heights Community - Ward 25 (Amendments to City of Toronto Zoning By-law 1200-2019)

City of Toronto Zoning By-law 1200-2019 was also enacted by City Council on July 18, 2019. It amended the City of Toronto Zoning By-law 569-2013 for the same property. By-law 1200-2019 introduced Exception CL (x5) which includes Site Specific Provision (F) relating to permitted building envelopes with reference to Diagram 3. Subsequent to the enactment of the amending By-law, errors were identified in the setbacks shown on Diagram 3 which do not reflect the site plan considered by City Council. Staff recommend amending By-law 1200-2019 to include correct building setbacks.

17. 511 Conlins Road - Rouge Community - Ward 25

City of Toronto Zoning By-law 1142-2018 was enacted by City Council on July 2018. The amending By-law added Exception 50, which identified additional permitted uses on the subject lands to the text of the Rouge Community Zoning By-law 15907, but inadvertently omitted the references necessary to amend the Schedule "C" Exceptions Map. As such, staff recommend amending Section 3 of By-law 1142-2018 to add a reference to the Schedule "C" Exceptions Map.

18. 8817-8825 & 8833 Sheppard Avenue East - Rouge Community & Rouge Employment District - Ward 25

City of Toronto Zoning By-law 1549-2019 (OMB) was approved by the Ontario Municipal Board on September 1, 2017. Section 5 of the Board-approved By-law includes a provision that within the lands shown on Schedule '1' of the amending By-law, no person shall use any land or erect or use any building or structure unless municipal services are provided and certain provisions are complied with. This provision should have been added to the zoning as a performance standard. An identical provision requiring municipal servicing already exists within the Rouge Community Zoning By-law as Performance Standard 482. The amending By-law also inadvertently omitted the references necessary to amend the Schedule "C" Exceptions Map of the Rouge Community Zoning By-law 15907. Staff recommend adding Performance Standard 482 to the zoning of the subject properties and adding a reference to the Schedule "C" Exceptions Map. The inclusion of Performance Standard 482 renders Section 5 redundant. It is recommended that the provision be deleted.

19. 8861 Sheppard Avenue East - Rouge Community & Rouge Employment District - Ward 25

City of Toronto Zoning By-law 384-2019 was enacted by City Council on February 26, 2019. The By-law inadvertently stated that the Employment Districts Zoning By-law 24982 shall no longer apply to the subject lands when the lands should have been removed from the Employment Districts Zoning By-law. Staff recommend amending Section 1 of the amending By-law to properly remove this site from the Employment Districts Zoning By-law 24982.

Performance Standard 334 was also introduced to establish the maximum coverage requirements but this performance standard number had already been used in the Rouge Community Zoning By-law (see amending By-law 645-2001). Staff recommend replacing reference to "334" within the amending By-law with "342" on Schedule "A" Map and Schedule "B" Performance Standards Chart of the Rouge Community Zoning By-law 15907. The performance standard text requires no change.

The amending By-law also intended to add an exception to Schedule "C" of the Rouge Community Zoning By-law 15907, which identifies an additional permitted use and requirements for accessible parking on the subject lands. The additional exception was inadvertently referenced as Exception 3 which is already assigned in the Rouge Community Zoning By-law. As such, staff are recommending deleting reference to "Exception 3" and re-numbering the new exception as "Exception 13". The amending By-law did not contain the necessary references to add the exception to the Schedule "C" Exceptions Map of the Rouge Community Zoning By-law 15907. Staff also recommend amending Section 4 of the amending By-law to add a reference to the Schedule "C" Exceptions Map.

The amending By-law 384-2019 intended to delete Exception 512 from the Schedule "C" List and Map but it did not specify from which parent Zoning By-law. Staff recommend amending Section 5 of By-law 384-2019 to specify that the existing exception should be deleted from the Employment Districts Zoning By-law 24982 (Rouge Employment District).

20. 3201-3227 Eglinton Avenue East - Scarborough Village Community - Ward 24

City of Toronto Zoning By-law 92-2017 was enacted by City Council on January 31, 2017. It added the Holding (H) Symbol to the existing Apartment (A) Zone, Community Commercial (CC) Zone. The amending By-law contains related Performance Standards to restrict development until matters including servicing, transportation studies and land conveyances are addressed. No additional development permissions and land uses were added. Schedule '1' of By-law 92-2017, which amends Schedule "A" of the Scarborough Village Community By-law 10010, inadvertently included boundaries for the zones which differ from the previous zoning leaving remnants of the previous zoning in place. Staff recommend amending Schedule '1' of the amending By-law to match the new zone boundaries to the previous zoning limits.

By-law 92-2017 also was supposed to include the Park Zone (P) for Block 4, which is included on the Schedule '1' mapping but is inadvertently left out of the zoning string in Section 1. Staff recommend amending Section 1 to include the Park Zone symbol (P).

21. 3655 Kingston Road - Scarborough Village Community - Ward 24

City of Toronto Zoning By-law 1083-2017 was enacted on October 4, 2017. This By-law introduced a provision for new definitions to be applied to the site. These definitions were inadvertently applied to amend the main text of the By-law instead of only amending the definitions for the subject site. In order for these definitions to be site

specific, staff recommend adding these definitions as Performance Standard 154 to Schedule "B" Performance Standards Chart of the Scarborough Village Community Zoning By-law 10010, as amended. Staff also recommend renumbering Sections of the amending By-law to ensure that the formatting is consistent.

22. 2933 Sheppard Avenue East - Sullivan Community - Ward 22

City of Toronto Zoning By-law 999-2014 was enacted on August 28, 2014. The amending By-law added Exception 39, which identifies permitted uses on the subject lands, and Exception 40, which requires the owner to provide community benefits as secured through an agreement under Section 37(4) of the *Planning Act*. The Exceptions were added to the text of the Sullivan Community Zoning By-law 10717 but the amending By-law inadvertently omitted the references necessary to amend the Schedule "C" Exceptions Map. Staff recommend amending Section 3 of By-law 999-2014 to add the necessary reference to the Schedule "C" Exceptions Map.

23. 4342 Lawrence Avenue East - West Hill Community - Ward 25 (Amendments to City of Toronto Zoning By-law 1202-2018)

City of Toronto Zoning By-law 1202-2018 was enacted by City Council on July 27, 2018 and it introduced Performance Standard 642 which contains a standard servicing provision relating to the construction of new public roads, water mains, and sanitary sewers. The wording for this performance standard already exists in the West Hill Community Zoning By-law as Performance Standard 614. Staff recommend deleting reference to "642" and replacing it with reference to "614" in the zoning string in Section 1 of the amending By-law.

The amending By-law also removed Exception 38 from the Schedule "C" Exceptions List but inadvertently omitted to remove it from the Schedule "C" Mapping of the West Hill Community Zoning By-law Number 10327. Staff also recommend adding the necessary reference to the map in Section 3 of the amending By-law to remove the existing exception from the map.

24. 4342 Lawrence Avenue East - West Hill Community - Ward 25 (Amendments to former City of Scarborough West Hill Community Zoning By-law 10327)

As outlined in Number 23 above, By-law 1202-2018 added Performance Standard 642 to the West Hill Community Zoning By-law 10327, when the wording for the performance standard already exists as Performance Standard 614. As such, staff recommend deleting Performance Standard 642 from the Schedule "B" Performance Standard Chart of the West Hill Community Zoning By-law 10327.

25. 2180 Lawrence Avenue East - Wexford Community - Ward 21 (Amendments to City of Toronto Zoning By-law 1138-2018)

City of Toronto Zoning By-law 1138-2018 was enacted by City Council on July 27, 2018. It introduced Performance Standard 351 which contains a standard servicing provision

relating to the construction of new public roads, water mains, and sanitary sewers. The wording for this performance standard already exists in the Wexford Community Zoning By-law 9511 as Performance Standard 145. Reference to "Performance Standard 351" in the zoning string found in Section 1n and in Schedule '1' of the amending By-law is recommended to be deleted and replaced with the existing Performance Standard 145.

26. 2180 Lawrence Avenue East - Wexford Community - Ward 21 (Amendments to former City of Scarborough Wexford Community Zoning By-law 9511)

As outlined in Number 25 above, By-law 1138-2018 added Performance Standard 351 to the Wexford Community Zoning By-law 9511, when the wording for the Performance Standard already exists as Performance Standard 145. As such, staff recommend deleting Performance Standard 351 from Schedule "B" Performance Standard Chart of the Wexford Community Zoning By-law 9511.

27. 1021-1035 Markham Road - Woburn Community - Ward 24

City of Toronto Zoning By-law 1277-2018 was enacted by City Council on July 27, 2018 to amend the Woburn Community By-law 9510 to permit a mixed use development. The zoning string shown on Schedule '1' of the amending By-law inadvertently labelled the subject zone as A instead of CR zone, which does not contemplate mixed use permissions. Staff recommend amending Schedule '1' of the amending By-law to reflect the intent of City Council's approval.

The amending By-law also intended to introduce amendments to the Schedule 'C' map of the Woburn Community Zoning By-law 9510, with references to the attached Schedule '2'. However, Schedule '2' was inadvertently not attached to the enacted By-law and there are also two instances within the text of the amending By-law where it refers to Schedule '2' as Schedule 'C'. Staff recommend adding a Schedule '2' to the amending By-law and correcting references to Schedule '2' where necessary.

28. 1221 Markham Road - Woburn Community - Ward 24

City of Toronto Zoning By-law 1000-2011(OMB) was approved by the Ontario Municipal Board on April 21, 2011. Prior to the Board-approved amendment coming into force, the zoning for the property included Exception 57 related to permitted uses and gross floor area. The matters secured previously by Exception 57 were replaced with the performance standards and new exceptions in By-law 1000-2011 (OMB), but Exception 57 was not deleted from the zoning for the property. Staff recommend deleting Exception 57 from the subject property on the Schedule "C" Exceptions List and Map of the Woburn Community Zoning By-law 9510, as amended.

29. 30 Minuk Acre - Coronation Drive Employment District - Ward 25

City of Toronto Zoning By-law 649-2018 was enacted by City Council on May 24, 2018. The amending By-law added a number of definitions to the former City of Scarborough Employment Districts Zoning By-law 24982 with respect to the subject site. These

definitions were inadvertently applied to amend the main text of the Employment Districts Zoning By-law instead of only amending the definitions for the subject site. In order for these definitions to be site specific, they must be added as Performance Standard 2236 to Schedule "B" Performance Standards Chart of the Employment Districts Zoning By-law 24982 by way of an amendment to the amending By-law. Staff also recommend renumbering Sections of the amending By-law to ensure consistency of the formatting and internal referencing remains consistent.

30. 181 Nugget Avenue - Marshalling Yard Employment District - Ward 23

City of Toronto Zoning By-law 1003-2011(OMB) was approved by the Ontario Municipal Board pursuant to the Boards decisions and orders issued on February 14 and June 29, 2011. The text of the site specific By-law introduced Performance Standard 1646, which requires parking to be provided in accordance with Clause V-General Provisions, Sub Clause 7 of the former City of Scarborough Employment Districts Zoning By-law 24982, except that for a Place of Worship a maximum of 7 spaces may be located in the front yard. This performance standard was inadvertently omitted from the Schedule '1' map of the amending By-law, which amends the Schedule 'A' map of the Employment Districts Zoning By-law 24982. Staff recommend adding reference to Performance Standard 1646 to the Schedule '1' map of By-law 1003-2011(OMB).

31. 3662 Midland Avenue - Milliken Employment District - Ward 22

City of Toronto Zoning By-law 1077-2018 was enacted by City Council on July 27, 2018. The amending By-law introduced Performance Standard 1093 setting the minimum side yard setback required to the west property line. This performance standard was added to the Performance Standards Chart but was inadvertently omitted from the map on Schedule '1' of the amending By-law. Staff recommend adding reference to Performance Standard 1093 to Schedule '1' of By-law 1077-2018.

32. 300 Borough Drive, 200, 230 and 350X Town Centre Court., 50 and 60 Brian Harrison Way, and 530 and 580 Progress Avenue - Progress Employment District - Ward 21

City of Toronto Zoning By-law 810-2019 was enacted by City Council in May 15, 2019. The amending By-law introduced Exception 2102 which included conditions related to the rights of an expropriating authority. The Exception was inadvertently assigned the number "2102" when the next exception in the Schedule "C" Exceptions Text is "852". As such, staff recommend amending the Exception Number in the amending By-law from "2102" to "852" in both the Schedule "C" Exceptions List and Map of the Employment Districts Zoning By-law 24982 (Progress Employment District West).

33. 2035 Kennedy Road - South Agincourt Employment District - Ward 22

City of Toronto Zoning By-law 1092-2019 (LPAT) was approved by the LPAT on October 31, 2018. The By-law added Exception 154 which specifies the uses permitted on lands associated with each phase of the development. Section 1 of the amending By-law adds Exception 154 to the Schedule "A" map of the Employment Districts Zoning

By-law 24982 (South Agincourt Employment District). Section 4 of the amending By-law also added Exception 154 to the Schedule "C" Exceptions Map, which does not exist in the Employment Districts Zoning By-law 24982. Staff recommend removing the reference to the Schedule "C" Exceptions Map from the amending By-law.

34. 0, 125, 135, 151, 181, 225, 255, 275, 290, 295, 310, 315, 330 and 335 Village Green Square - South Agincourt Employment District - Ward 22

City of Toronto Zoning By-law 1067-2017 was enacted by City Council on October 4, 2017. The text of the amending By-law inadvertently added Exception 23 to the zoning string for Block 10 instead of Exception 230, which prohibits semi-detached and single-family dwellings. Staff recommend deleting Exception 23 from the zoning string and replacing it with reference to Exception 230.

35. 2890-2900 Markham Road - Tapscott Employment District - Ward 23 (Amendments to City of Toronto Zoning By-law 140-2010)

City of Toronto Zoning By-law 140-2010 was enacted by City Council on January 27, 2010 and introduced Exception 2377 which relates to Section 37 community benefits for increased height and density. The Section 37 provision should have been applied as a performance standard, not as an exception. Staff recommend adding Performance Standard 2377 with adjustments to the text and mapping to implement the new performance standards on the amended zoning string.

36. 2890-2900 Markham Road - Tapscott Employment District - Ward 23 (Amendments to former City of Scarborough Employment Districts Zoning By-law 24982 (Tapscott Employment District))

As outlined in Number 35 above, By-law 140-2010 added Exception 2377 related to Section 37 community benefits for increased height and density, which should have been applied as a performance standard. Staff recommend deleting Exception 2377 from the Employment Districts Zoning By-law 24982 (Tapscott Employment District).

37. 6351 Steeles Avenue East - Tapscott Employment District - Ward 23 (Amendments to former City of Scarborough Employment District Zoning By-law 24982 (Tapscott Employment District))

City of Toronto Zoning By-law 1180-2019 was enacted on July 18, 2019 and introduced the following provisions: the loading space requirements in the general provision of the Scarborough Employment Districts Zoning By-law 24982 will not apply; the By-law will apply to all of the land collectively regardless of future severances; and a standard servicing provision relating to the construction of new public roads, water mains and sanitary sewers. In order to give effect to these three requirements, these provisions should have been added to the Employment Districts Zoning By-law 24982 as performance standards.

Staff recommend adding the following to the zoning string for the subject lands: Performance Standard 1640 for the servicing requirement; Performance Standard 2108

for the requirement related to future severance; and Performance Standard 2904 for the loading space requirements. Performance Standard Numbers 2108 and 2904 would also need to be added to the Schedule "B" Performance Standards List of the Employment Districts Zoning By-law 24982.

By-law 1180-2019 also introduced Exception 851 to permit guard house and stormwater management facility as additional uses. This exception was inadvertently omitted from being added to the Schedule "C" text as the By-law did not include the property references. Thus, staff also recommend making the necessary adjustments to the amending By-law to add the exception text to Schedule "C" of the Scarborough Employment District Zoning By-law.

38. 3738 St. Clair Avenue East - Cliffcrest Community - Ward 20 (Amendments to former City of Scarborough Cliffcrest Community Zoning By-law 9396)

City of Toronto Zoning By-law 1006-2014 was enacted by City Council on August 28, 2014 to make amendments to various community and Employment Districts Zoning By-laws to clarify and implement the approved intentions of City Council and to rectify minor technical errors in the Zoning By-laws. The By-law added Performance Standard 142 as part of amendments to the Cliffcrest Community Zoning By-law 9396, which applied a standard servicing provision relating to the construction of new public roads, water mains and sanitary sewers. This performance standard already existed in Schedule "B" Performance Standard Chart as Performance Standard 140. Staff recommend deleting Performance Standard 142 from the Cliffcrest Community Zoning By-law 9396.

39. 3738 St. Clair Avenue East - Cliffcrest Community - Ward 20 (Amendments to City of Toronto Zoning By-law 1006-2014)

As outlined in Number 38 above, City of Toronto Zoning By-law 1006-2014 added Performance Standard 142 as part of amendments to the Cliffcrest Community Zoning By-law 9396, which applied a standard servicing provision relating to the construction of new public roads, water mains and sanitary sewers. This performance standard already existed in Schedule "B" Performance Standard Chart as Performance Standard 140. As such, staff recommend deleting references in the amending By-law to Performance Standard 142 and replacing it with the existing Performance Standard 140.

40. 4675 Steeles Avenue East - Milliken Employment District - Ward 22

By-law 1006-2014, as described in Number 38 above, corrected technical errors in amendments by City of Toronto Zoning By-law 239-2010 (OMB) to Schedules "A" and "B" of the Employment Districts Zoning By-law 24982. By-law 1006-2014 inadvertently omitted to include Performance Standard 498 in Schedule '23', which amends the Schedule "A" Map of the Employment Districts Zoning By-law 24982. Staff recommend adding Performance Standard 498 to the Schedule '23' map of the amending By-law to allow for its incorporation into the Employment Districts By-law for the subject lands.

Conclusion

Staff recommend the various technical amendments as described above to clarify and implement the approved intentions of City Council and to rectify minor technical errors in the Zoning By-laws.

CONTACT

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SIGNATURE

Paul Zuliani, Director, RPP, MBA
Community Planning, Scarborough District

ATTACHMENTS

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

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

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 City of Toronto By-law No. 497-2018; and to amend City of Toronto By-law No. 1326-2018 (OMB); and to amend City of Toronto By-law No. 1055-2013, as amended; and to amend City of Toronto By-law No. 1326-2013; and to amend City of Toronto Zoning By-law No. 1276-2016; and to amend former City of Scarborough Birchcliff Community Zoning By-law No. 8786; and to amend City of Toronto By-law No. 307-2017; and to amend City of Toronto By-law No. 1625-2019 (OMB); and to amend City of Toronto By-law No. 79-2018; and to amend City of Toronto By-law No. 1157-2018; and to amend City of Toronto By-law No. 743-2015; and to amend City of Toronto By-law No. 797-2015; and to amend City of Toronto By-law No. 1303-2015; and to amend City of Toronto By-law No. 727-2016; and to amend City of Toronto By-law No. 1199-2019; and to amend City of Toronto By-law No. 1200-2019; and to amend City of Toronto By-law No. 1142-2018; and to amend City of Toronto By-law No. 1549-2019 (OMB); and to amend City of Toronto By-law No. 384-2019; and to amend City of Toronto By-law No. 92-2017; and to amend City of Toronto By-law No. 1083-2017; and to amend City of Toronto By-law No. 999-2014; and to amend City of Toronto By-law No. 1202-2018; and to amend the former City of Scarborough West Hill Community Zoning By-law No. 10327, as amended; and to amend City of Toronto By-law No. 1138-2018; and to amend the former City of Scarborough Wexford Community Zoning By-law No. 9511, as amended; and to amend City of Toronto By-law No. 1277-2018; and to amend Woburn Community By-law No. 9510, as amended; and to amend City of Toronto By-law No. 1000-2011 (OMB); and to amend City of Toronto By-law No. 649-2018; and to amend City of Toronto By-law No. 1003-2011 (OMB); and to amend City of Toronto By-law No. 1077-2018; and to amend City of Toronto By-law No. 810-2019; and to amend City of Toronto By-law No. 1092-2019 (LPAT); and to amend City of Toronto By-law No. 1067-2017; and to amend City of Toronto By-law No. 140-2010; and to amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended; and to amend City of Toronto By-law No. 1180-2019; and to amend the former City of Scarborough Cliffcrest Community Zoning By-law No. 9396, as amended; and to amend City of Toronto By-law No. 1006-2014.

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. 497-2018, being a By-law to amend the former City of Scarborough Agincourt North Community Zoning By-law No. 12797, as amended, is amended as follows:

1.1 Schedule '1' is amended by adding Performance Standard No. 222 as shown on the attached Schedule '1'.

1.2 Section No. 2 is amended by renumbering the list in Performance Standard No. 208 so that it reads as follows:

208. The following building elements and structures are permitted to extend above the heights shown on Schedule 3 of By-law 497-2018:

- a) Mechanical penthouse which shall not exceed a floor area of 200 square metres – a maximum of 6.0 metres;
- b) Parapets and weather vanes – a maximum of 1.5 metres;
- c) Parapets associated with an architectural feature on the south side of Building A on Schedule 2 of By-law 497-2018 – a maximum of 1.7 metres;
- d) Antennae, flagpoles and satellite dishes – a maximum of 5.0 metres;
- e) Equipment used for the functional operation of the building, such as electrical, utility, mechanical and ventilation equipment; structures or parts of the building used for the functional operation of the building, such as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents, and water supply facilities; and structures that enclose, screen or cover the elements listed above – a maximum of 5.0 metres; and
- f) Unenclosed structures providing safety or wind protection to rooftop amenity space – a maximum of 3.0 metres.

1.3 Schedule '4' is amended by removing Exception No. 36 as shown on the attached Schedule '2'.

2. City of Toronto By-law No. 1326-2018(OMB), being a By-law to amend the Bendale Community Zoning By-law No. 9350, as amended, is amended as follows:

2.1 Section No. 1 is amended by adding Performance Standards Nos. 250 and 251 for certain zones so that it reads as follows:

1. **SCHEDULE "A"** of the Bendale Community Zoning By-law 9350,

as amended, is further amended by deleting the current zoning and replacing it with the following zoning as shown on the attached Schedule '1':

S - 20D – 34 – 56B – 128 – 133 – 135 – 250 - 251
S – 20E – 34 - 56C – 129 – 133 – 134 - 135 – 250 - 251
T – 20F – 34 - 56C – 129 – 133 – 134 - 135 – 250 - 251
T – 20F – 34 - 56C – 130 – 133 – 134 - 135 – 250 - 251
T – 20F – 34 - 56C – 128 – 133 - 135 – 250 – 251
M – 20G – 35 – 56A – 128 – 131 – 135 – 250
M – 20H – 40 – 132 – 134 – 135 – 136 – 250
M – 20I – 40 – 132 – 134 – 135 – 136 – 250
P

- 2.2 Schedule "1" is amended by adding Performance Standards No. 250 and 251 to certain zones as shown on the attached Schedule '3'.
- 2.3 Section No. 2 is amended by adding the following Performance Standards:

MISCELLANEOUS

250. **CLAUSE VI – PROVISIONS FOR ALL ZONES**, Sub-Clause 5. **Landscaping Requirements**, 6. **Coverage**, 7. **Day Nurseries**, and 16. **Regulations for Single-Family, Duplex and Two-Family Dwelling** shall not apply.
251. **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES**, Sub-Clause 1.3 **Parking Space and Driveway Dimensions**, 2.1.4 **Garages, Carports and Accessory Buildings**, and 2.2 **Regulations for Single-Family Dwellings, Semi-Detached and Two-Family Dwellings, Duplexes and Street Townhouse Dwellings** shall not apply.

- 2.4 Section No. 3 and 4 are deleted.
3. City of Toronto By-law No. 1055-2013, being a By-law to amend the former City of Scarborough Birchcliff Community Zoning By-law No. 8786, as amended, is amended as follows:
 - 3.1 Schedule '1' is amended as shown on the attached Schedule '4'.
4. City of Toronto By-law No. 1326-2013, being a By-law to amend the former City of Scarborough Birchcliff Community Zoning By-law No. 8786, as amended, is amended as follows:
 - 4.1 Section No. 1 is amended by deleting Performance Standard No. 274 from the zoning string and replacing it with Performance Standard No. 303 so

that the amended zoning reads as follows:

1. **Schedule "A"** of the Birchcliff Community Zoning By-law No. 8786, as amended, is further amended by deleting the current zoning and replacing it with the following zoning as shown on the attached Schedule '1':

S – 4 – 163- 210 – 211 – 248 – 249 – 270 – 271 – 272 – 273 – 303

- 4.2 Section No. 2 is amended by deleting Performance Standard No. 274.
 - 4.3 Schedule '1' is amended by deleting Performance Standard No. 274 and replacing it with Performance Standard No. 303, as shown on attached Schedule '5'.
5. City of Toronto By-law No. 1276-2016, being a By-law to amend the former City of Scarborough Birchcliff Community Zoning By-law No. 8786, as amended, is amended as follows:

- 5.1 Section No. 1 is amended by deleting Performance Standard Nos. 152 and 153 from the zoning string and replacing them with Performance Standard Nos. 157 and 158, respectively, so that it reads as follows:

SCHEDULE "A" of the Birchcliff Community Zoning By-law 8786, as amended, is further amended for the lands outlined in the attached Schedule '1' by deleting the existing Agricultural Holding (AG) and Park (P) zoning and replacing them with the Apartment Residential (A), Park (P) and Railway Corridor (RWY) Zones and the Performance Standards as shown on Schedule '1', so that the amended zoning shall read as follows:

A – 19I – 108 – 136 – 157 – 205 – 208 – 231 – 274 – 295 – 299 – 301 – 356 – 357 – 358 – 359

A – 19J – 40L – 158 – 208 – 230 – 231 – 274 – 360 – 364 – 366 – 368 – 369

A – 19K – 82 – 136 – 154 – 208 – 231 – 274 – 361 – 365 – 367 – 368

A – 19L – 83 – 136 – 155 – 208 – 231 – 274 – 362 – 363 – 367 – 368

A – 19M – 40M – 59 – 156 – 186 – 230 – 231 – 274 – 362 – 365

A – 104

P

RWY

- 5.2 Schedule '1' is amended by deleting Performance Standards Nos. 152 and 153 and replacing them with Performance Standard Nos. 157 and 158 as shown on Schedule '6'.
- 5.3 Section No. 2 is amended by deleting Performance Standards Nos. 152 and 153, and adding Performance Standard Nos. 157 and 158 as follows:

157. Minimum 7.5 metres.

158. Minimum 7.5 metres from a side lot line and minimum 15.5 metres from a rear lot line.

6. The Birchcliff Community By-law No. 8786, as amended, is amended as follows:

6.1 **SCHEDULE “C” EXCEPTIONS LIST** is amended by adding Exception No. 34 as follows:

EXCEPTIONS

34. On those lands identified as Exception Number 34 on the accompanying Schedule “C” map, the following provisions shall apply:

PERMITTED USES

Subject to the provisions of any other applicable By-law, regulation or ordinance, lands may be used and buildings erected for industrial purposes, without restriction, except as to building lines and heights and except that no part of the building, any part of which is intended to be used as a factory or public garage shall be used as a dwelling, apartment or lodging house and no land, buildings or structures or parts thereof used to manufacture, process or warehouse any of the chemicals identified on MIACC List 2 (Hazardous Substances) (see Appendix A – Employment Districts Zoning By-law Number No. 24982) published by the Major Industrial Accidents Council of Canada, as amended from time to time, in quantities at or exceeding the threshold limits set out on MIACC List 2 (Hazardous Substances), but not exceeding the threshold limits set out on MIACC List 1 (Priority Hazardous Substances), published by the Major Industrial Accidents Council of Canada, as amended from time to time; or any other use which is or may cause a nuisance and which may become a nuisance or may be noxious by the emission of dust, gas, noise, odour, smoke, or which may constitute a hazard by fire, explosion or the escape of injurious or destructive gases.

COVERAGE

No building or group of buildings shall occupy more than 75% of the area of the lot except in the case of a corner lot where buildings may occupy 90% of the area of the lot, except that the first storey, to a height not exceeding 6.1m may occupy the whole of the lot. Where a number of buildings are erected on one lot, there shall be a clear space of at least 3m left between such buildings unless these buildings are of fire resisting material.

SETBACKS

No part of any building in any industrial area shall be closer than 10m to the centre of any street on which it fronts or abuts, and on streets on which a building line is established no part of any building shall be closer to the centre line of the street than such building line.

PARKING RATE

Table of Required Parking Rates

<u>Use</u>	<u>Minimum Rate of Parking Supply Required</u>
Warehouse Uses	1.07 parking spaces per 100m ² of gross floor area

DEFINITION

For the purpose of this exception, the following definition shall apply:

Warehouse shall mean premises used for the storage of goods and to which the general public does not have access.

7. City of Toronto By-law No. 307-2017, being a By-law to amend the former City of Scarborough Guildwood Community Zoning By-law No. 9676, as amended, is amended as follows:
 - 7.1 Section No. 2 is amended by adding Performance Standard No. 132 to the zoning string, so that it reads as follows:
 2. **SCHEDULE "A"** is amended by deleting the current zoning for the lands outlined in Schedule '1' and replacing it with the following so that the amended zoning shall read as follows:

M-40C-56-80E-80F-126-127-128-129-130-131-132-201-202-215-216
 - 7.2 Schedule '1' is amended by adding Performance Standard No. 132 as shown on attached Schedule '7'.
 - 7.3 Section No. 3 is amended by adding Performance Standard No. 132 as follows:
 132. Within the lands shown on Schedule '1' attached to this By-law 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.

7.4 Section No. 6 is deleted.

8. City of Toronto By-law No. 1625-2019(OMB), being a By-law to amend the former City of Scarborough Highland Creek Community Zoning By-law No. 10827, as amended, is amended as follows:

8.1 Section No. 4 is amended by correcting the zoning strings so that it reads as follows:

CR-214-215-216-217-265-270-275-503-511-513-516-518-519-541-555-556-557-571- 573-574-575-577

CR-214-215-216-217-265-270-275-503-506-516-517-518-519-520-522-541-552-556- 570-573-574-575-577

CR-214-215-216-217-265-270-275-503-506-516-517-518-519-520-522-541-552-556- 571-573-574-575-577

CR-214-215-216-217-265-270-275-502-511-515-516-518-519-521-540-551-556- 557-571-572-573-574-577

CR-214-215-216-217-265-270-275-503-505-510-516-518-519-540-550-556-571-573- 574-575-577

CR-214-215-216-217-265-270-275-503-507-510-516-518-519-540-555-556-571-573- 574-575-577

CR(H)-214-215-216-217-265-270-275-501-504-505-509-516-518-519-541-550-556- 571-573-574-576-577

CR-214-215-216-217-265-270-275-501-504-505-511-518-519-521-540-550-556-557- 571-572-574-577

CR-214-215-216-217-265-270-275-503-505-515-516-518-519-540-550-556-571-573- 574-575-577

CR-214-215-216-217-265-270-275-500-504-505-510-518-519-540-550-556-557-571- 572-574-576-577

CR-214-215-216-217-265-270-275-500-511-518-519-540-550-556-557-571-572-574- 575-576-577

CR(H)-214-215-216-217-265-270-275-501-504-505-516-518-519-541-550-556-571- 573-574-576-577

CR-214-215-216-217-265-270-275-502-505-510-511-518-519-540-550-556-557-571-572- 574-575-577

CR-214-215-216-217-265-270-275-503-512-515-516-517-518-519-522-542-553- 554-556-570-571-573-574-575-576-577

CR-214-215-216-217-265-270-275-503-508-510-516-518-519-540-551-556-571-574-575-577

CR(H)-214-215-216-217-265-270-275-503-504-514-516-518-519-541-553-554-556- 571-573-574-576-575-577

CR(H)-214-215-216-265-270-275-217-503-506-510-516-518-519-540-550-556-571- 574-575-577

CR(H)-214-215-216-217-265-270-275-503-506-516-518-519-540-551-556-571-573- 574-575-577

P

- 8.2 Schedule '1' is amended as shown on Schedule '8'.
- 8.3 Section No. 10 is amended by deleting the existing section and replacing it so that it reads as follows:

10. **Schedule "C", EXCEPTION MAP and EXCEPTION LIST** is amended by creating Exception Number 55 to the lands outlined on Schedule '2', so that it reads as follows:

55. On those lands identified as Exception 55 on the accompanying Schedule "C" map, the following provisions shall apply:

(a) Additional permitted uses:

- **Place of Worship**

- 8.4 Section No. 11 is amended so that it reads as follows:

11. **Schedule "C", EXCEPTION MAP and EXCEPTION LIST** is amended by adding Exception Number 56, to the lands outlined on Schedule '2', so that it reads as follows:

56. On those lands identified as Exception 56 on the accompanying Schedule "C" map, the following provisions shall apply:

(a) No residential uses shall be permitted on the **first floor** of a building within 20 metres of the Old Kingston Road **street line**.

9. City of Toronto By-law No. 79-2018, being a By-law to amend the former City of Scarborough L'Amoreaux Community Zoning By-law No. 12466, as amended, is amended as follows:

9.1 Section No. 1 is amended so that it reads as follows:

SCHEDULE 'A' of the L'Amoreaux Community Zoning By-law 12466, as amended, is amended by deleting the current zoning for the lands at 1251 Bridletowne Circle and substituting new zoning on the subject lands as shown on Schedule '1' attached and forming part of this By-law, together with the following letters and numerals:

IE-39C-59K-60F-294-295-296-321-322-323
O

9.2 Section No. 2 is amended by deleting Performance Standard No. 63 and adding Performance Standards Nos. 296, 322, and 323 as follows:

296. Maximum 230 surface parking spaces. No parking spaces shall be located in the street yard.

322. Maximum building coverage is 33 percent of the area of the lot.

323. Minimum 1.94 parking spaces per 100 square metres of gross floor area.

9.3 Section No. 3 is amended by adding a reference to the Schedule "C" Exceptions Map as follows:

3. **SCHEDULE "C" – EXCEPTIONS LIST and MAP**, of the L'Amoreaux Community Zoning By-law 12466, as amended, is further amended by adding the following Exception Number 73 as shown on Schedule '2':

10. City of Toronto By-law No. 1157-2018, being a By-law to amend the former City of Scarborough L'Amoreaux Community Zoning By-law No. 12466, as amended, is amended as follows:

10.1 Section No. 3 is amended by adding a reference to the Schedule "C"

Exception Map as follows:

3. **SCHEDULE "C" – EXCEPTIONS LIST and MAP**, is amended by adding the following Exception 96 to the lands shown outlined on the attached Schedule '3':
11. City of Toronto By-law No. 743-2015, being a By-law to amend the former City of Scarborough Malvern Community Zoning By-law No. 14402, as amended, is amended as follows:
 - 11.1 Section No. 1 is amended by adding a reference to the Schedule "C" Exceptions Map as follows:
 1. **SCHEDULE "C" EXCEPTIONS LIST and MAP**, of the Malvern Community By-law No. 14402 is amended by adding Exception No. 46 as follows, on the lands shown on the attached Schedule '1'.
 46. On those lands identified as Exception No. 46 on the accompanying Schedule "C" map, the following provisions shall apply:

The following additional uses are permitted:

Retail Store(s) and accessory Financial Institution(s)

 - (a) Retail store(s) and Accessory Financial Institution(s) shall be permitted subject to the following provisions:
 - (i) Maximum coverage for all buildings and structures shall not exceed 30 percent of the area of the lot.
 - (ii) Gross floor area of the retail store uses shall not exceed 3,250 square metres.
 - (iii) Minimum 3 metre setback from the McLevin Avenue street lot line.
 - (iv) Minimum 25 metre setback from the side lot line.
 - (v) Minimum 12.5 metre setback from the Pinery Trail street lot line.
 - (vi) Minimum 40 metre rear yard setback.
 - (vii) Minimum 3 metre strip of land abutting the McLevin Avenue street lot line, side lot line, and

Pinery Trail street lot line shall be used for landscaping only, except for access driveways on McLevin Avenue and noise attenuation barriers along the Pinery Trail frontage and the side lot line.

- (viii) Minimum 0 metre setback for parking spaces and driveways from the rear lot line.
- (ix) Maximum 8.0 metre building height, excluding rooftop mechanical penthouses.
- (x) Bicycle parking shall be provided at a rate of 3 spaces plus 0.3 spaces per 100 square metres of gross floor area.
- (xi) For the purposes of this exception, the Pinery Trail frontage shall be considered the front lot line.
- (xii) Within the lands shown on Schedule '1' attached to this By-law, 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:
 - a) 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
 - b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

12. City of Toronto By-law No. 797-2015, being a By-law to amend the former City of Scarborough Malvern Community Zoning By-law No. 14402, as amended, is amended as follows:

12.1 Section No. 1 is amended so that it reads as follows:

1. **SCHEDULE "A"** is amended for the lands known as 1370 Neilson Road by deleting the current zoning and replacing it with the following provisions shown on the attached Schedule '1' hereto and forming part of this By-law.

13. City of Toronto By-law No. 1303-2015, being a By-law to amend the former City

of Scarborough Morningside Heights Zoning By-law, as amended, is amended as follows:

- 13.1 Schedule '1' is amended by adding Performance Standard No. 64 to the zoning string for the Semi-Detached Residential (SD) zoned lots as shown on Schedule '9'.
14. City of Toronto By-law No. 727-2016, being a By-law to amend the former City of Scarborough Morningside Heights Zoning By-law, as amended, is amended as follows:
 - 14.1 Schedule '1' is amended by adding Performance Standard No. 64 to the zoning string for the Semi-Detached Residential (SD) zoned lots as shown on Schedule '10'.
15. City of Toronto By-law No. 1199-2019, being a By-law to amend the Morningside Heights Community Zoning By-law, as amended, is amended as follows:
 - 15.1 Section No. 1 is amended by deleting references to Performance Standards No. 82, 83 and 84 from the zoning string, adding references to Performance Standards No. 67 and 68 to the zoning string, and deleting a reference to a circled number 8 so that Section No. 1 now reads as follows:
 1. **SCHEDULE "A"** of the Morningside Heights Community Zoning By-law, is amended by adding the following Schedule '1' so that the amended zoning shall read as follows:

CC-43-44-45-46-53-66-67-68-80-81-100-101-102
 - 15.2 Schedule '1' is amended as shown on Schedule '11' as shown on the attached Schedule '11'.
 - 15.3 Section No. 2 is amended by adding Performance Standards No. 67 and 68 immediately after the words as follows:
 67. **CLAUSE V – GENERAL PROVISIONS**, Sub-Clause 10, Landscaping and Sub-Clause 24, Lands Not Covered by Buildings Requirements shall not apply.
 68. **CLAUSE VI – GENERAL PARKING REGULATIONS FOR ALL ZONES**, Sub – Clause 1. General Parking Requirement shall not apply.
 - 15.4 Sections No. 3 and 4 are deleted.
 - 15.5 Section No. 5 is amended by renumbering it as Section No. 3, and deleting the circle around Exception No. 8 as follows.

16. City of Toronto By-law No. 1200-2019, being a By-law to amend the City of Toronto Zoning By-law No. 569-2013, as amended, is amended as follows:

16.1 **Diagram 3 is the attached Schedule '12'.**

17. City of Toronto By-law No. 1142-2018, being a By-law to amend the former City of Scarborough Rouge Community Zoning By-law No. 15907, as amended, is amended as follows:

17.1 Section 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 the following **EXCEPTION 50**, on the lands as shown on the attached Schedule '2'.

18. City of Toronto By-law No. 1549-2019 (OMB), being a By-law to amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Rouge Employment District), as amended, and the former City of Scarborough Rouge Community Zoning By-law No. 15907, as amended, is amended as follows:

18.1 Section No. 2 is amended by adding Performance Standard No. 482 to the zoning string as follows:

2. **SCHEDULE 'A'** of the Rouge Community By-law 15907, as amended, is hereby further amended by adding the lands shown outlined on the attached Schedule '1', to this By-law, and by adding thereto the following zoning as shown on the attached Schedule '2' to this By-law:

MF-76-139-233-234-235-482-485-486-522-523
MF-75-139-233-234-235-482-485-522-523

18.2 Schedule '2' is amended by adding Performance Standard No. 482 as shown on the attached Schedule '13'.

18.3 Section No. 4 is amended by adding a reference to the Exceptions Map as follows:

4. **SCHEDULE "C", EXCEPTIONS LIST and MAP**, of the Rouge Community Zoning By-law 15907, as amended, is further amended by adding the following **EXCEPTIONS 47, 48 and 49** to the lands as shown outlined on the attached Schedule '3'.

18.4 Section No. 5 is deleted.

19. City of Toronto By-law No. 384-2019, being a By-law to amend the former City of Scarborough Rouge Community Zoning By-law No. 15907, as amended, is amended as follows:

19.1 Section No. 1 is deleted and replaced with the following:

- 1. **SCHEDULE "A"** of the Employment Districts Zoning By-law No. 24982 (Rouge Employment District), as amended, is further amended by removing the lands and deleting the existing zoning from the lands as shown on Schedule '1', attached hereto this by-law.

19.2 Section No. 2 is amended by deleting Performance Standard No. 334 and replacing it with Performance Standard No. 342 as follows:

- 2. **SCHEDULE "A"** of the Rouge Community Zoning By-law No. 15907, as amended, is further amended by adding the lands shown outlined on the attached Schedule '1', to this By-law, and by adding hereto the following zoning as shown on the attached Schedule "3" to this bylaw:

PW-139-207-220-342-482-486-487-488-524

19.3 Section No. 3 is amended by re-numbering Performance Standard No. 334 as Performance Standard No. 342.

19.4 Section No. 4 is deleted and replaced with the following to add a reference to the Schedule "C" Exception Map and to renumber Exception No. 3 as Exception No. 13:

- 4. **SCHEDULE "C", EXCEPTIONS LIST and MAP** of the Rouge Community Zoning By-law No. 15907, as amended, is further amended by adding the lands outlined in the attached Schedule '4' to this By-law and by applying the following Exception No. 13 to said lands, attached hereto.

13. On those lands identified as Exception No. 13 on the accompanying Schedule "C" map, the following provisions shall apply:

- a. Permitted Use
Place of Worship;
- b. Accessible Parking
Of the parking required by Performance Standard 524, a minimum of 2 shall be accessible parking stalls provided and reserved for the physically disabled. The

accessible parking stall shall be 3.9 metres wide and 5.6 metres in perpendicular length, with a minimum 6.0 metre wide access aisle; and

c. Loading

One loading space with minimum dimensions of 6.0 metres in length, 4.0 metres in width and 6.1 metres in vertical clearance.

19.5 Section No. 5 is deleted and replaced with the following:

5. **SCHEDULE "A"** of the Employment Districts Zoning By-law 24982 (Rouge Employment District), as amended, is further amended by deleting existing Exception Number 512 from the lands as shown on Schedule '2', attached hereto.

19.6 Schedule "3" is amended by deleting Performance Standard No. 334 and replacing it with Performance Standard No. 342 as shown on Schedule '14'.

19.7 Schedule "4" is amended by deleting Exception No. 3 and replacing it with Exception No. 13 as shown on Schedule '15'.

20. City of Toronto By-law No. 92-2017, being a By-law to amend the former City of Scarborough Scarborough Village Community By-law No. 10010, as amended, is amended as follows:

20.1 Section No. 1 is amended by adding provision P to the zoning string so that the zoning string now reads as follows:

A(H) and CC(H)-40G-167-185-186-187-188-189-190-191-223-224-225-273-274-275-380

A(H) and CC(H)-40G-167-184-186-187-188-189-190-191-223-224-225-270-271-272-380

P

20.2 Schedule '1' is amended by correcting the zoning area boundaries, as shown on attached Schedule '16'.

21. City of Toronto By-law No. 1083-2017, being a By-law to amend the Former City of Scarborough Scarborough Village Community Zoning By-law 10010, as amended is amended as follows:

21.1 Section No. 2 is deleted.

21.2 Section Nos. 3, 4, and 5 are renumbered to be Section Nos. 2, 3 and 4

respectively.

- 21.3 In the new Section No. 2, the following Performance Standard No. 154 is added to **SCHEDULE "B", PERFORMANCE STANDARD CHART** of the Scarborough Village Community Zoning By-law 10010, as amended:

MISCELLANEOUS

154. **CLAUSE V – INTERPRETATION (f) Definitions** is amended by addition the following definition:

- a) **Amenity Space**
shall mean indoor and outdoor space on a **lot** that is communal and available for use by the occupants of a **building** on the **lot** for recreational or social activities; and
- b) **Bicycle Parking Space**
shall mean an area used for parking or storing a bicycle.

- 21.4 Schedule '1' of By-law 1083-2017 is amended by adding Performance Standard Nos. 154 and 231 as shown on the attached Schedule '17'.

22. City of Toronto By-law No. 999-2014, being a By-law to amend the former City of Scarborough Sullivan Community Zoning By-law No. 10717, as amended, is amended as follows:

- 22.1 Section 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 Exceptions No. 39 and 40 as follows, on the lands as shown on Schedule '2'.

23. City of Toronto By-law No. 1202-2018, being a By-law to amend the former City of Scarborough West Hill Community Zoning By-law 10327, as amended, is amended as follows:

- 23.1 Section No. 1 is amended by deleting Performance Standard No. 642 from the zoning string and replacing it with Performance Standard No. 614 so that it reads as follows:

- 1. **SCHEDULE "A"** is amended by deleting the existing zoning and replacing it so that the amended zoning shown on the attached Schedule '1' reads as follows:

S – 199P – 207 – 208 – 333 – 334 – 335 – 336 – 455 – 614 – 640 – 641 – 643 – 644 – 645 – 646 – 647 – 656 – 657

- 23.2 Section 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 deleting the existing Exception Number 38 on the lands as shown on the attached Schedule '2'.
- 23.3 Schedule '1' is amended by deleting Performance Standard No. 642 and replacing it with Performance Standard No. 614, as shown on the attached Schedule '18'.
24. The West Hill Community Zoning By-law No. 10327, as amended, is amended by deleting Performance Standard No. 642 from **PERFORMANCE STANDARD CHART – SCHEDULE "B"**.
25. City of Toronto By-law No. 1138-2018, being a By-law to amend the former City of Scarborough Wexford Community Zoning By-law 9511, as amended, is amended as follows:
- 25.1 Section No. 1 is amended by deleting Performance Standard No. 351 from the zoning string and replacing it with Performance Standard No. 145 so that it reads as follows:
 1. **SCHEDULE "A"** of the Wexford Community Zoning By-law 9511, as amended, is amended by deleting the current zoning and replacing it with the following zoning as shown on Schedule '1':

CR – 110 – 122 – 136 – 145 – 217 – 218 – 219 – 281 – 300 – 301 –
350 – 352 – 353 – 354 – 355 – 356 – 357 – 358 – 359 – 360 – 400
– 401
P
 - 25.2 Schedule '1' is amended by deleting Performance Standard No. 351 and replacing it with Performance Standard No. 145 as shown on Schedule '19'.
26. The Wexford Community Zoning By-law No. 9511, as amended, is amended by deleting Performance Standard No. 351 from **PERFORMANCE STANDARD CHART – SCHEDULE "B"**.
27. City of Toronto By-law No. 1277-2018, being a By-law to amend the former City of Scarborough Woburn Community By-law 9510, as amended, is amended as follows:
- 27.1 Section No. 3 is amended by replacing the reference to Schedule 'C' with a reference to Schedule '2' such that the preamble before Exception No. 77 reads as follows:

3. **SCHEDULE 'C', EXCEPTIONS LIST and EXCEPTIONS MAP**, are further amended by adding Exception No. 77 to the lands outlined on Schedule '2', so that it reads as follows:
 - 27.2 Section No. 4 is amended by replacing the reference to Schedule 'C' with a reference to Schedule '2' such that it reads as follows:
 4. **SCHEDULE 'C', EXCEPTIONS MAP** is further amended by deleting Exception No. 20 from the lands outlined on Schedule '2'.
 - 27.3 Schedule '1' is amended to reflect the correct zoning string as shown on the attached Schedule '20'.
 - 27.4 Schedule '2' is added as shown on the attached Schedule '21'.
28. The Woburn Community Zoning By-law No. 9510, as amended, is amended as follows:
 - 28.1 **SCHEDULE "C", EXCEPTION LIST and MAP**, is amended by deleting Exception No. 57 from the lands as shown on the attached Schedule '22'.
29. City of Toronto By-law 649-2018, being a By-law to amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Coronation Drive Employment District), as amended, is amended as follows:
 - 29.1 Section No. 1 is deleted and replaced with the following:
 1. **SCHEDULE 'A'** of the City of Scarborough Employment Districts Zoning By-law 24982 (Coronation Drive Employment District) is amended by deleting the current zone provisions for the lands municipally known as 30 Minuk Acres and replacing them with the following zone provisions as shown on Schedule '1' attached and forming part of this by-law:

MG - 1694 – 1695 – 1696 – 1760 – 2236 – 2621 – 2802 – 2803

488
 - 29.2 Section No. 2 is deleted and replaced with the following:
 2. **SCHEDULE 'B' Performance Standards Chart** of the Employment Districts Zoning By-law 24982 (Coronation Drive Employment District) is amended by adding the following Performance Standards:
 1694. One **loading space** shall be provided and shall have the following minimum dimensions:

- (a) length of 11.0 metres;
- (b) width of 3.5 metres; and
- (c) vertical clearance of 4.0 metres;

1695. A minimum of 10 **parking spaces** shall be provided for a **waste transfer station**;
1696. The minimum parallel **parking space** length shall be 6.7 metres and the maximum parallel **parking space** length shall be 7.4 metres;
1760. Notwithstanding the definition of Height in **CLAUSE IV – DEFINITION**, the height of any building shown on Schedule '2' of By-law 649-2018 as measured from the average elevation of the ground along the **front lot line** to the highest point of the **building** shall not exceed the height in metres specified by the numbers following the symbol HT and the number of storeys above grade specified by the numbers ST on Schedule'2' of By-law 649-2018;
2236. In addition to the definitions contained in **CLAUSE IV – DEFINITIONS**, the following additional Definitions shall apply:

Waste Transfer Station

means **premises** used for receiving waste or **recyclable material** and transferring the material to **vehicles** for transport to another location;

Premises

means the whole or part of lands, **buildings** or **structures**, or any combination of these;

Recyclable Material

means material that is separated into specific categories for purposes of reuse, recycling or composting;

Building

means a wholly or partially enclosed **structure** with a roof supported by walls, columns, piers or other structural systems. A **vehicle** is not a **building**;

Structure

means anything that is erected, built or constructed of one or more parts joined together. A **vehicle** is not a **structure**; and

Loading Space

means an area used for the loading or unloading of goods or

commodities from a vehicle

2621. **Gross floor area** of all buildings minus the **gross floor area** of all **basements** shall not exceed 0.70 times the area of the **lot**;

2802. Minimum **setback** for all **structures** and **buildings** shall comply with those shown on Schedule '2' of the By-law 649-2018;

2803. A canopy, portico or other similar **structure** including structural supports may project into a required **front yard setback** a maximum of 2.0 metres; and

29.3 Section No. 3 is added to By-law 649-2018 so that it reads as follows:

3. **SCHEDULE "C", EXCEPTIONS LIST**, is amended by adding the following Exception No. 488.

488. On those lands identified as Exception No. 488 on the Schedule 'A' map the following provisions apply:

Additional Permitted Uses:

Waste Transfer Station means **premises** only used to receive and transfer **recyclable material**.

29.4 Schedule '1' of By-law 649-2018 is amended by adding Performance Standard No. 2236 as shown on the attached Schedule '23'.

30. City of Toronto By-law No. 1003-2011(OMB), being a By-law to amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Marshalling Yard Employment District), as amended, is amended as follows:

30.1 Schedule '1' is amended by adding Performance Standard No. 1646 as shown on the attached Schedule '24'.

31. City of Toronto By-law No. 1077-2018, being a By-law to amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, is amended as follows:

31.1 Schedule '1' is amended by adding Performance Standard No. 1093 as shown on the attached Schedule '25'.

32. City of Toronto By-law No. 810-2019, being a By-law to amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Progress Employment District West), as amended, is amended as follows:

- 32.1 Section No. 2 is amended by renumbering Exception No. 2101 as Exception No. 852.
- 32.2 Schedule '1' of By-law No. 2019-810 is amended by replacing Exception No. 2101 with Exception No. 852 as shown on the attached Schedule '26'.
33. City of Toronto By-law No. 1092-2019(LPAT), being a By-law to amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (South Agincourt Employment District), as amended, is amended as follows:
- 33.1 Section No. 4 is amended so that the preamble before Exception No. 154 reads as follows:
4. **SCHEDULE 'C' EXCEPTIONS LIST**, of the Employment Districts Zoning By-law No. 24982 (South Agincourt Employment District), as amended, is further amended by adding the following Exception:
34. City of Toronto By-law No. 1067-2017, being a By-law to amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (South Agincourt Employment District), as amended, is amended as follows:
- 34.1 The zoning string in Section No. 1 is amended by deleting Exception No. 23 and adding Exception No. 230 so that it reads as follows:
- (Block 10) CR-1640-2029-2047-2375-2384 (230)
35. City of Toronto By-law No. 140-2010, being a By-law to amend the former City of Scarborough Employment District Zoning By-law No. 24982 (Tapscott Employment District), as amended, is amended as follows:
- 35.1 Section No. 2 is amended by adding Performance Standard 2377 so that it reads as follows:
2. **SCHEDULE "B"- PERFORMANCE STANDARD CHART** of the Employment District Zoning By-law No. 24982 (Tapscott Employment District), as amended, is amended by adding Performance Standard No. 2377 so that it reads as follows:
2377. On those lands identified as Exception 2377 on Schedule 'C' and matters to be provided pursuant to Section 37 of the Planning Act, the following provisions shall apply: The density of development permitted by this By-law is subject to the Owner of the land, at its expense, and in accordance with and subject to entering into one or more agreements with the City of Toronto, pursuant to Section 37 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, and that such agreement(s) be registered against the title of the lot, to secure capital facilities and/or cash contributions toward

specific capital facilities as follows:

1. The provision of a \$400,000 cash payment to the City of Toronto, prior to the issuance of above-grade building permits for works associated with the expansion of the Milliken Park Community Recreation Centre;
 2. The Owner(s) shall provide a Letter of Credit in the amount of \$100,000, prior to the issuance of above grade structural building permits to secure the provision of public art. The public art will be subject to approval by the City; and
 3. The Owner(s) shall construct or provide securities equal to 100 percent of the cost of the implementation, of transportation improvements identified in the Traffic Impact Study as may be revised to the satisfaction of the Executive Director, Technical Services.
36. **SCHEDULE "C" – EXCEPTIONS LIST**, of the Employment District Zoning By-law No. 24982 (Tapscott Employment District), as amended, is further amended by deleting Exception No. 2377.
37. City of Toronto By-law 1180-2019, being a By-law to amend the former City of Scarborough Employment District Zoning By-law No. 24982 (Tapscott Employment District), as amended, is amended as follows:
- 37.1 Section No. 1 is amended by adding Performance Standard Nos. 1640, 2108, and 2904 so that it reads as follows:
1. **SCHEDULE "A"** of the Tapscott Employment District Zoning By-law, as amended, is amended by substituting new performance standards on the lands, as shown outlined on Schedule '1' attached hereto and forming part of this By-law:

M-913-991-1054-1640-273-2108-2714-2900-2901-2904
(508) (851)

MG-913-991-1054-1640-273-1640-2108-2714-2900-2901-2904
(508) (851)

AG-913-1159-1640-2108-2904
- 37.2 Section No. 2 is amended by adding the following Performance Standards No. 2108 and 2904 as follows:

OTHER DEFINITIONS

2108. The provisions of this By-law shall apply to all of the lands collectively regardless of future severance, partition or division.

PARKING

2904. **CLAUSE V – GENERAL PROVISIONS Sub-Clause 8 Loading Space** requirements will not apply.

37.3 Section Nos. 3, 5 and 6 are deleted.

37.4 Section No. 4 is deleted, renumbered as Section No. 3, and replaced with the following:

3. **SCHEDULE 'C' - EXCEPTIONS LIST**, of the Employment District Zoning By-law (Tapscott), as amended, is further amended by adding Exception No. 851 to the lands outlined on Schedule '1', so that it reads as follows:

851. Additional Permitted Uses:
- stormwater management facility/pond; and
- guard house.

37.5 Schedule '1' is amended by adding Performance Standard Nos. 1640, 2108, and 2904 to each zone as shown on the attached Schedule '27'.

38. The Cliffcrest Community Zoning By-law No. 9396, as amended, is amended by deleting Performance Standard No. 142.

39. City of Toronto By-law No. 1006-2014, being a By-law to amend the Cliffcrest Community Zoning By-law No. 9396, as amended, and the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Milliken Employment District), as amended, is amended as follows:

39.1 Section No. 3 which amends the Cliffcrest Community By-law No. 9396, as amended, is further amended as follows:

39.1.1 Section No. 3.1 is amended by deleting Performance Standard No. 142 and replacing it with Performance Standard No. 140 as follows:

3.1 **SCHEDULE "A"** is amended by adding Performance Standard No. 140 so that the amended zoning shown on the attached Schedule '6' reads as follows:

A - 17 - 23 - 32 - 46 - 71 - 81 - 82 - 83 - 84 – 140

39.1.2 Section No. 3.2 is deleted.

39.1.3 Schedule '6' of By-law No. 1006-2014 is amended by deleting Performance Standard No. 142 and replacing it with Performance Standard No. 140 as shown on the attached Schedule '28'.

39.2 Schedule '23' is amended by adding Performance Standard No. 498 as shown on the attached Schedule '29'.

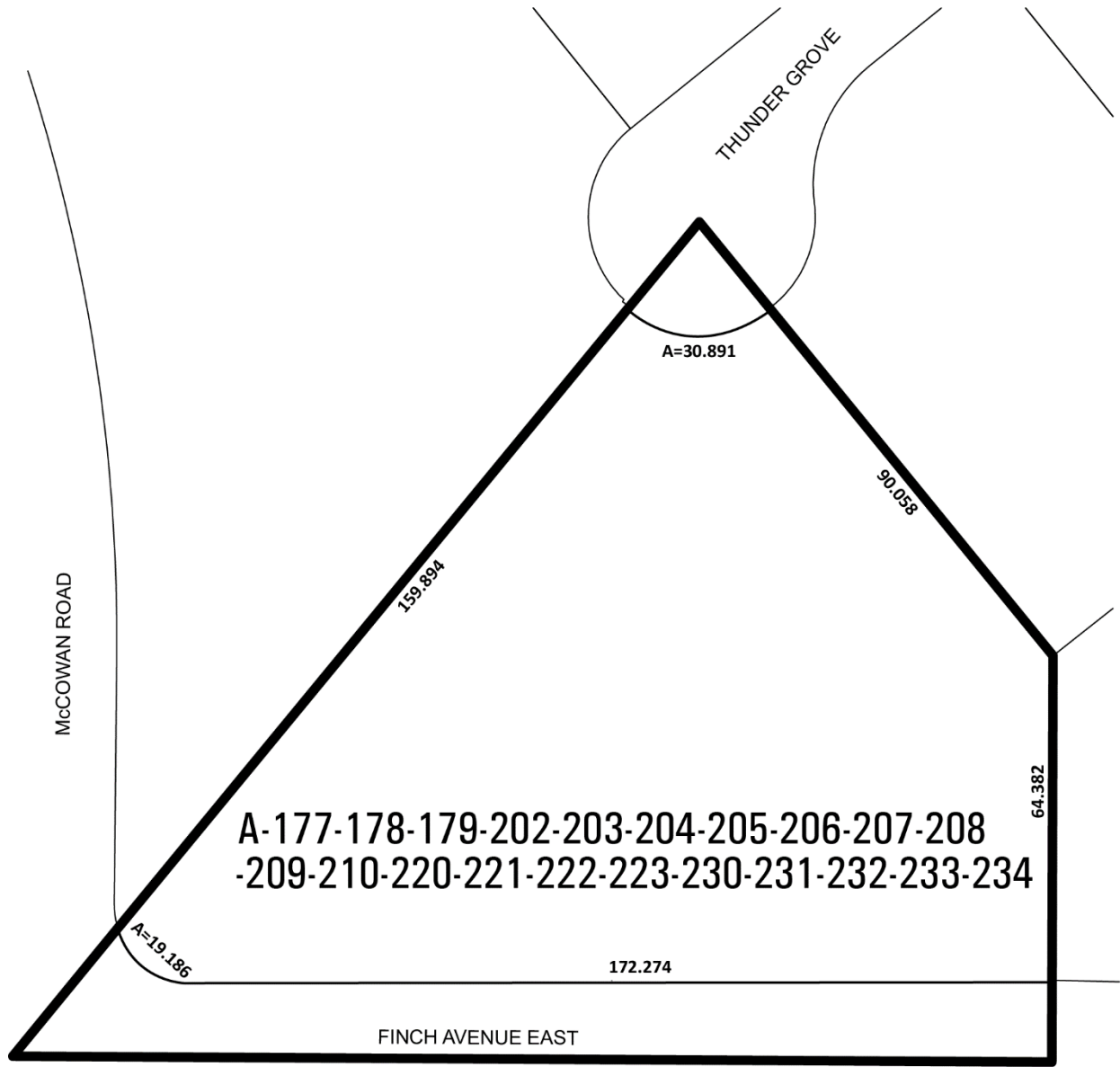
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'



TORONTO
Zoning By-Law Amendment

25 Thunder Grove

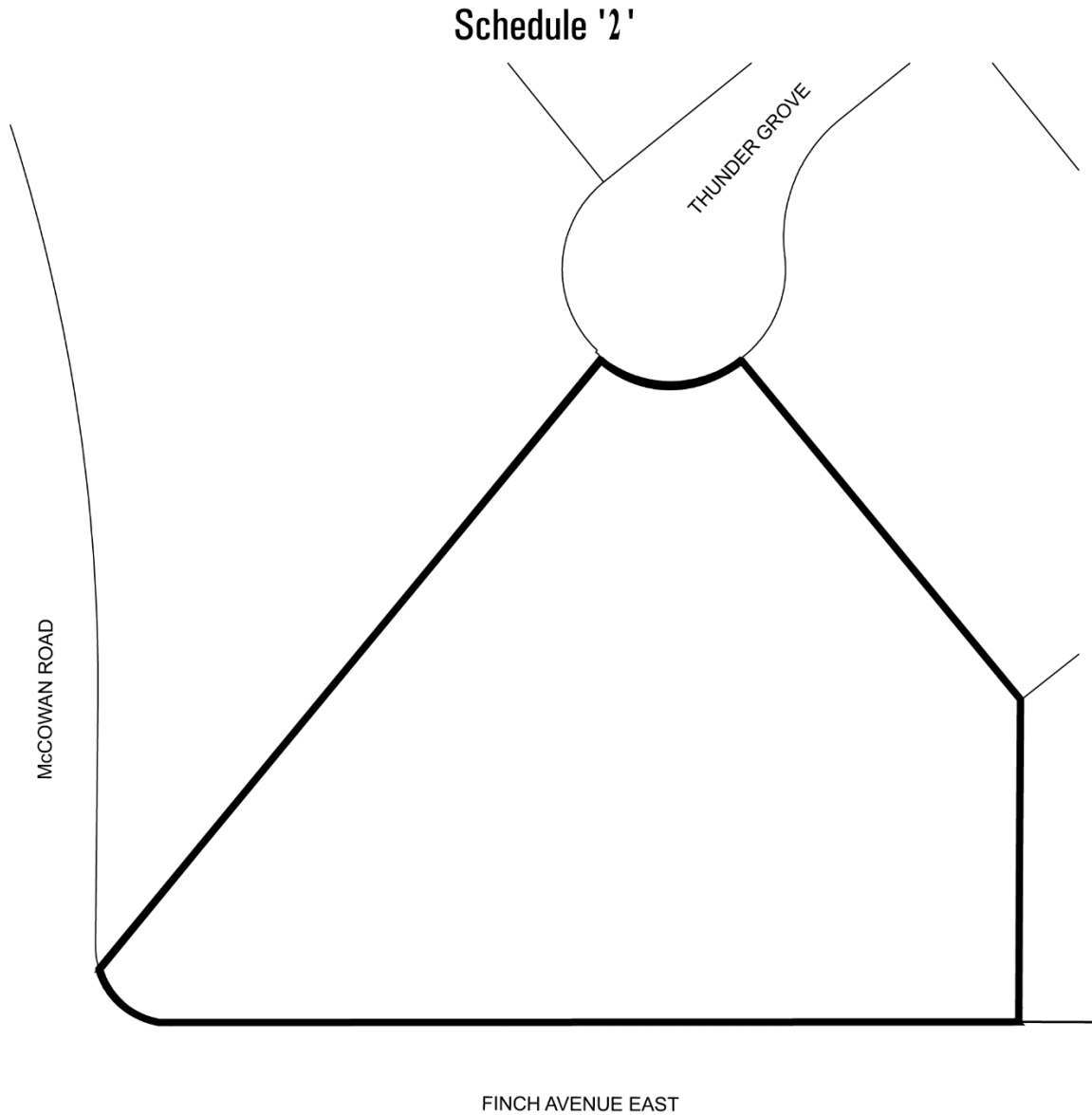
File # 16 179683 ESC 41 OZ



Area Affected By This By-Law

Agincourt North Community By-Law
 Not to Scale
 12/05/19





Exception No. 35

TORONTO
Zoning By-Law Amendment

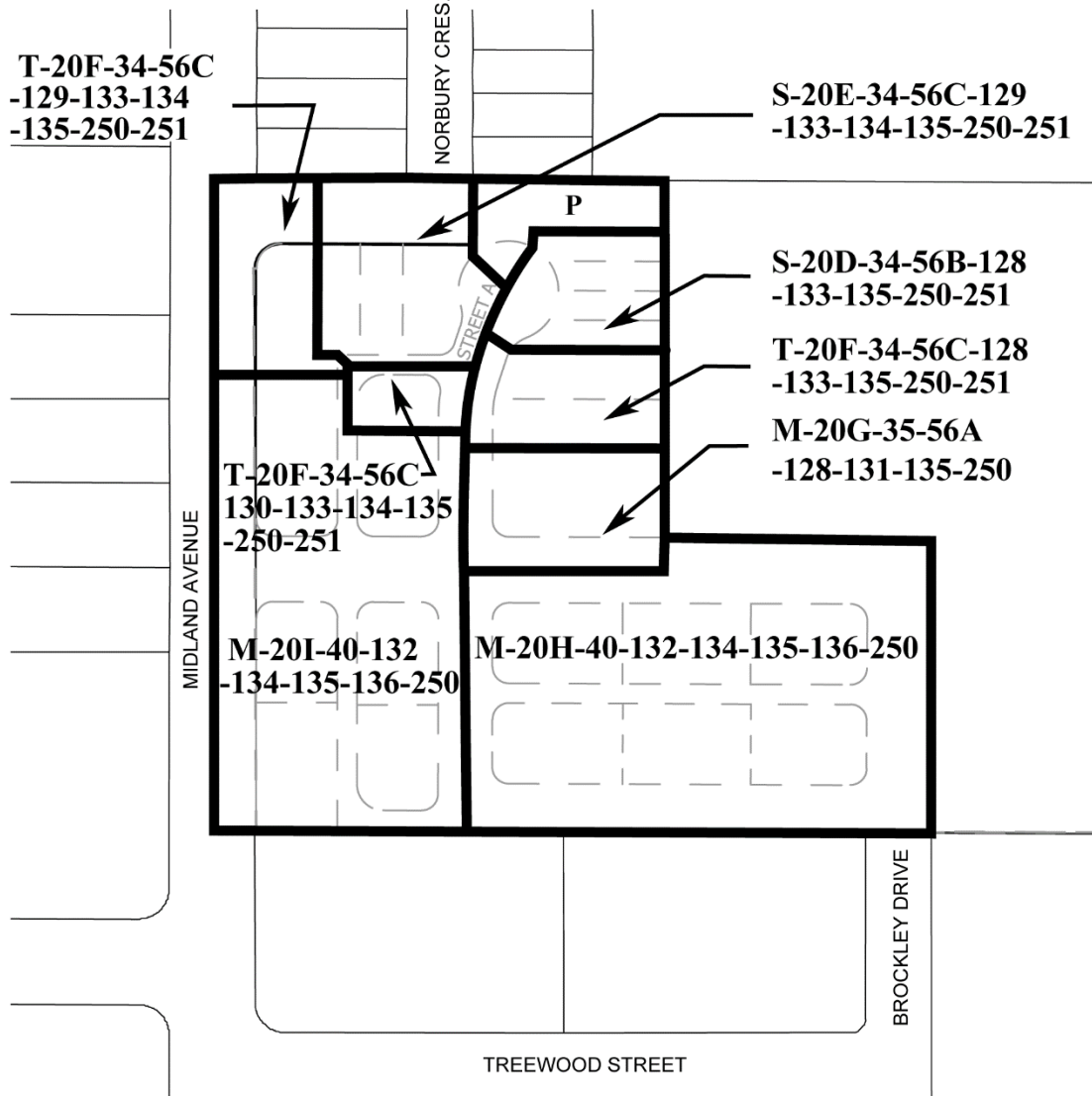
25 Thunder Grove
File # 16 179683 ESC 41 0Z

 Area Affected By This By-Law

Agincourt North Community By-Law
Not to Scale
12/05/19



Schedule '3'



Zoning By-Law Amendment

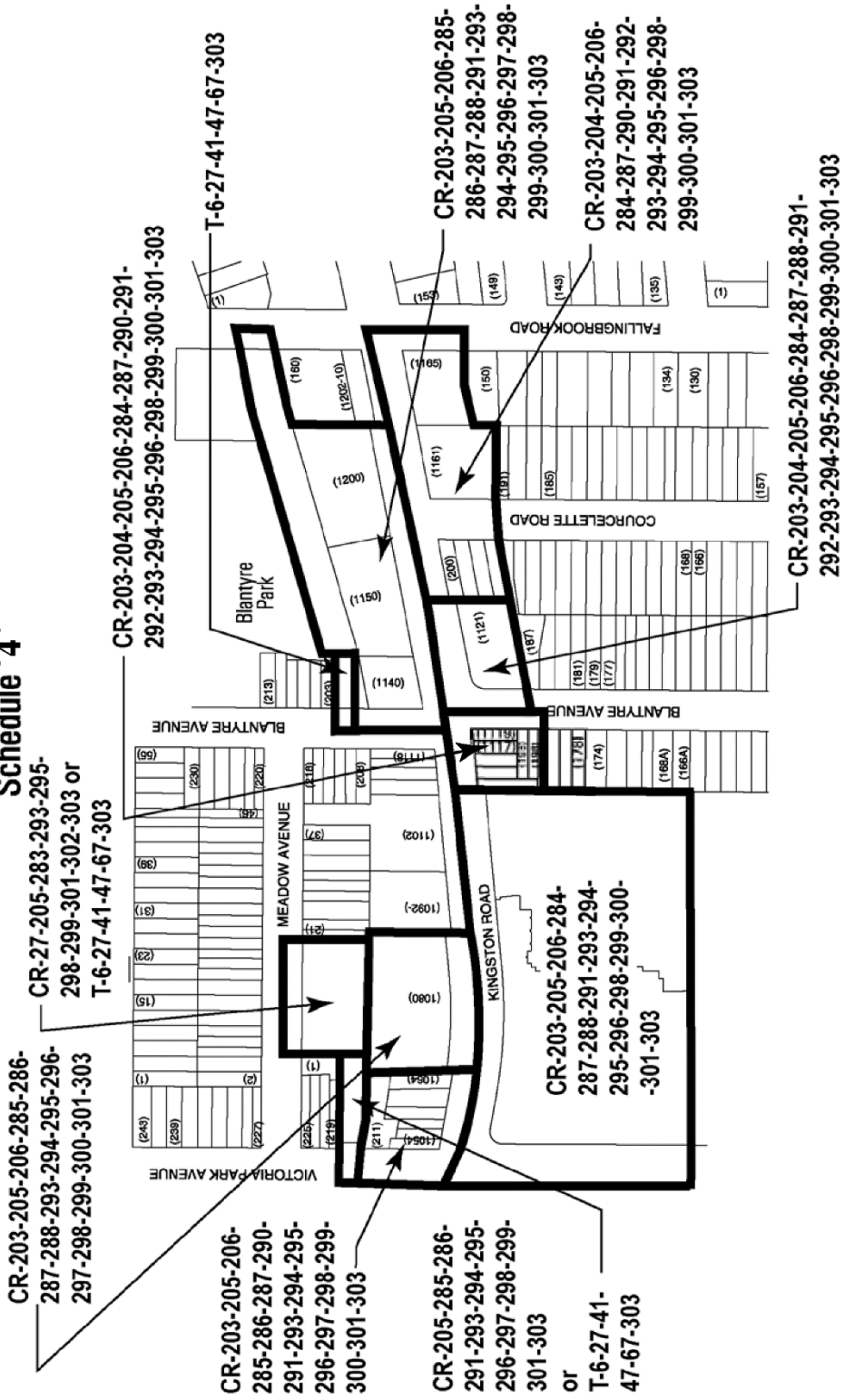
1555 Midland Avenue

File # 13 218652 ESC 38 OZ

 Area Affected By This By-Law

Bendale Community By-Law
Not to Scale
28/11/19

Schedule '4'



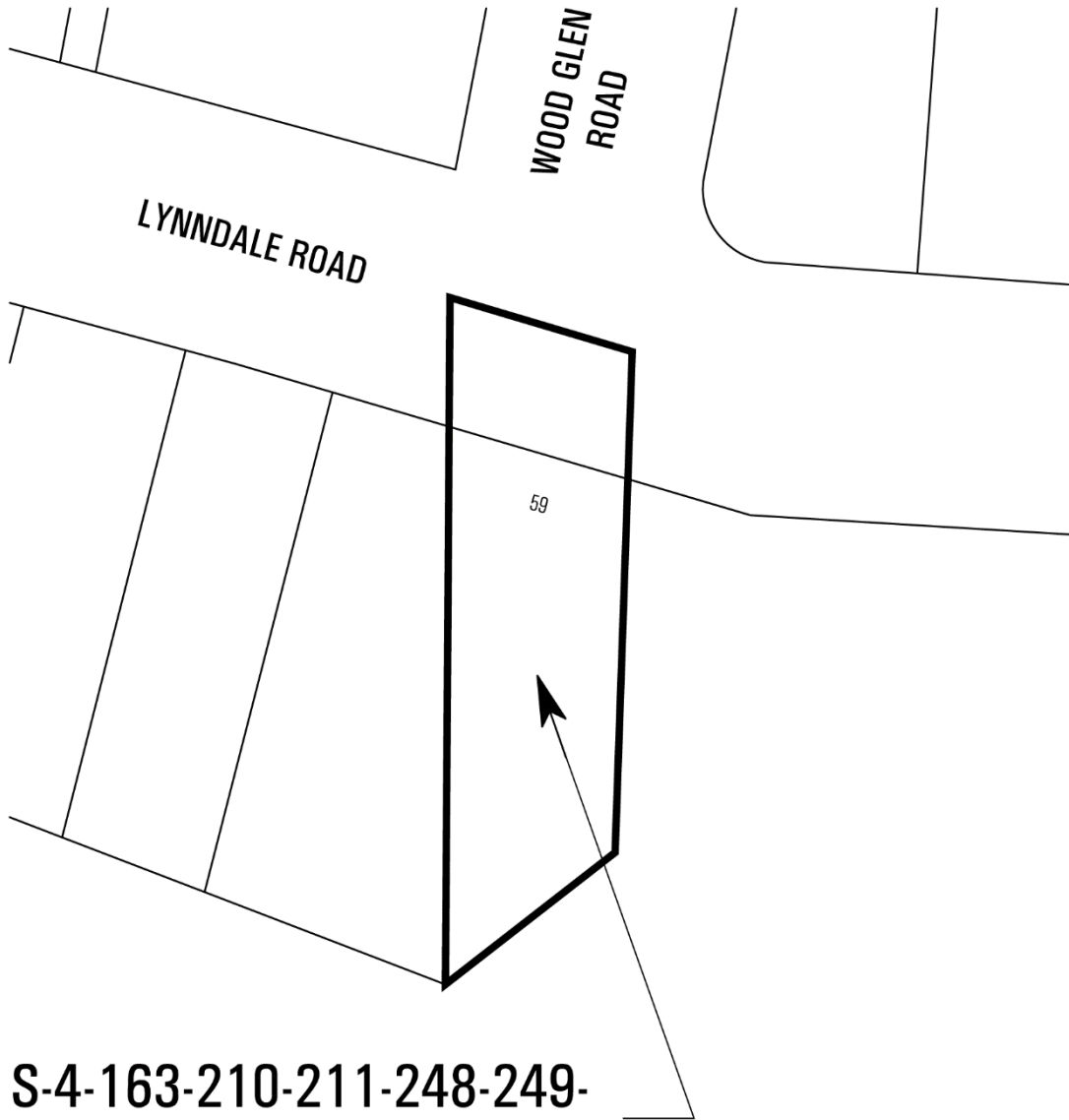
TORONTO City Planning
Zoning By-Law Amendment

Kingston Road Revitalization Area - Birchcliff Community
 File # 05 106102 TM

 Area Affected By This By-Law

Birchcliff Community By-law
 Not to Scale
 12/05/19 

Schedule '5'



S-4-163-210-211-248-249-
270-271-272-273-303

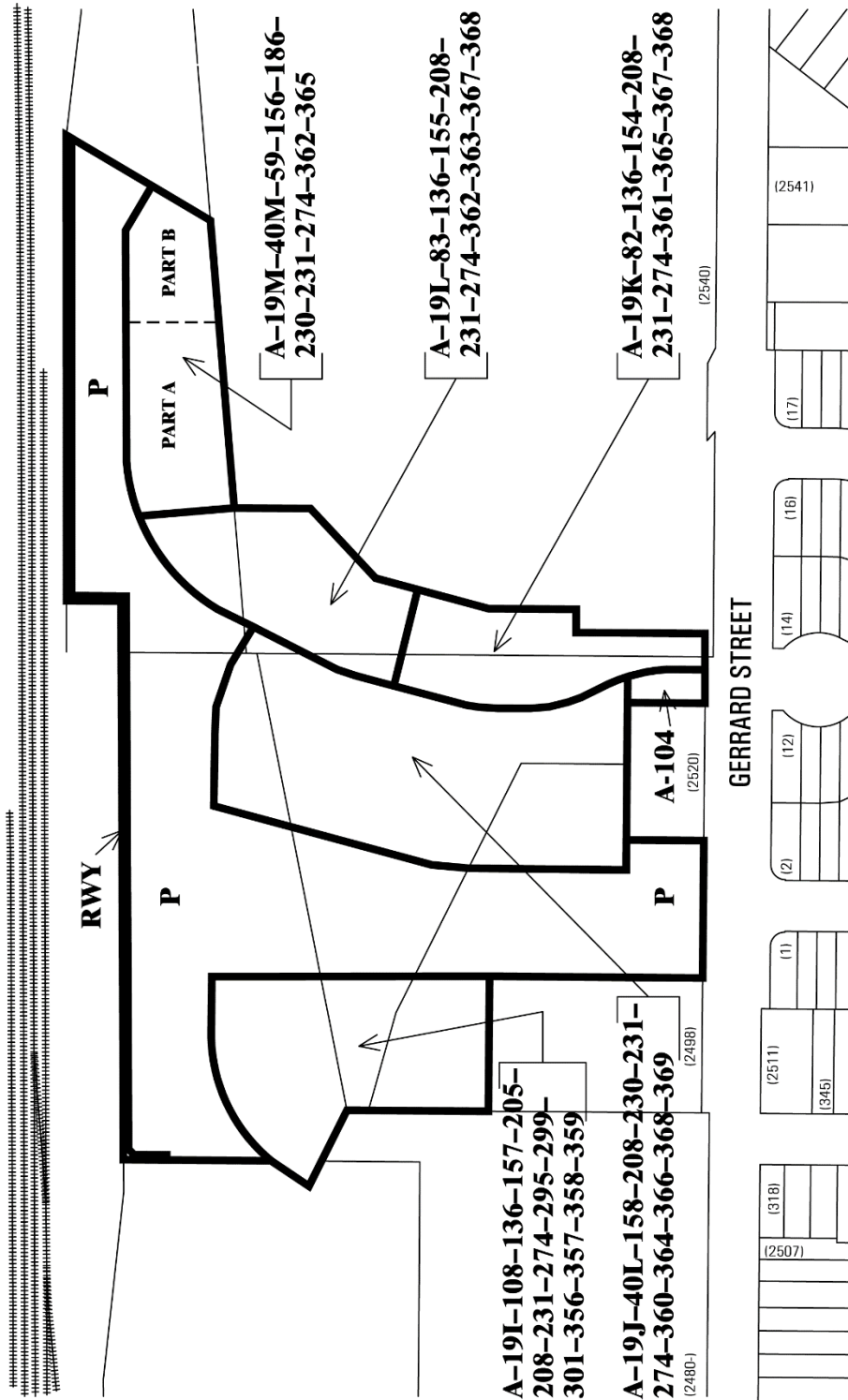
 **TORONTO**
Zoning By-Law Amendment

59 Lynndale Road
File # 19 214144 EPS 00 TM

 Area Affected By This By-Law

Birchcliff Community Bylaw
Not to Scale
11/28/19


Schedule '6'



City Planning Division

Zoning By-Law Amendment

411 Victoria Park Avenue

File #'s 12 297365 ESC 36 0Z; 13 233037 ESC 36 SB

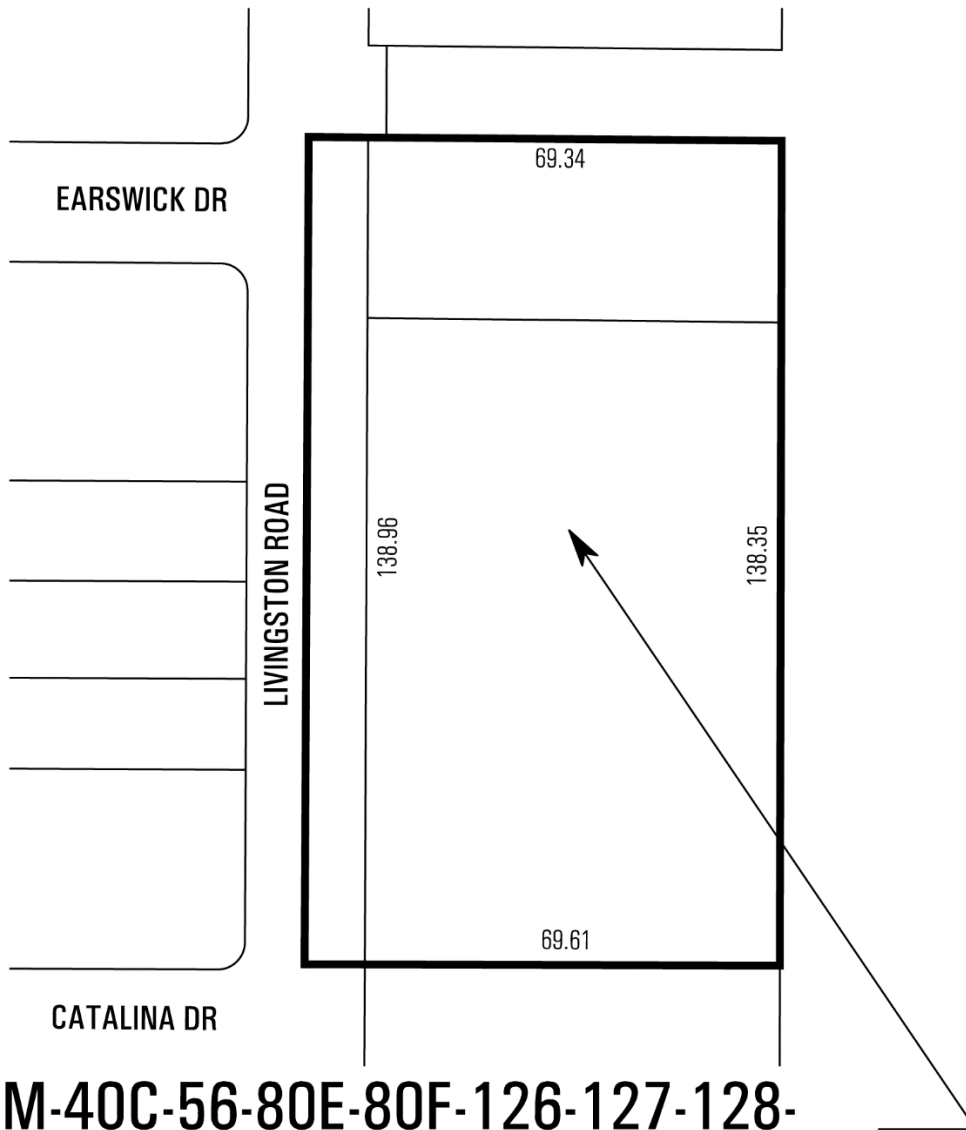


Area Affected By This By-Law

Birchcliff Community By-law
Not to Scale
12/10/19



Schedule '7'



M-40C-56-80E-80F-126-127-128-129-130-131-132-201-202-215-216



Zoning By-Law Amendment

65 & 67 Livingston Road

File # 15 167669 ESC 43 OZ

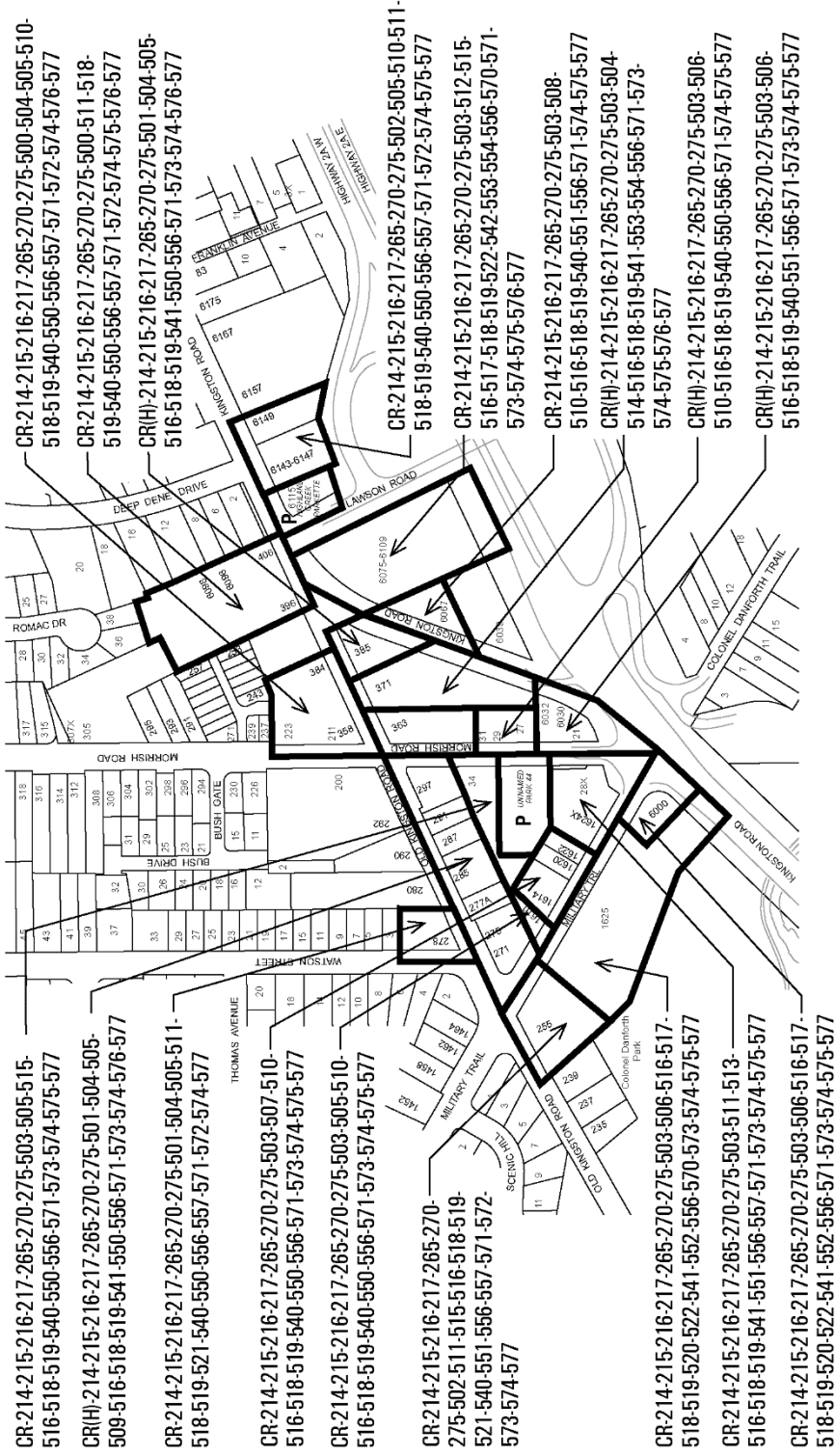


Area Affected By This By-Law

Guildwood Community Bylaw
Not to Scale
12/10/19



Schedule '8'



CR-214-215-216-217-265-270-275-503-505-515-518-519-540-550-556-557-571-572-574-575-577
 CR(H)-214-215-216-217-265-270-275-503-511-518-519-540-550-556-557-571-572-574-575-576-577
 CR(H)-214-215-216-217-265-270-275-501-504-505-509-516-518-519-541-550-556-571-573-574-576-577

CR-214-215-216-217-265-270-275-501-504-505-511-518-519-521-540-550-556-557-571-572-574-577

CR-214-215-216-217-265-270-275-503-507-510-516-518-519-540-550-556-571-573-574-575-577

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CR(H)-214-215-216-217-265-270-275-503-504-514-516-518-519-541-553-554-556-571-573-574-575-576-577

CR(H)-214-215-216-217-265-270-275-503-506-510-516-518-519-540-550-556-571-574-575-577

CR(H)-214-215-216-217-265-270-275-503-506-516-518-519-540-551-556-571-573-574-575-577

Toronto City Planning Division Zoning By-Law Amendment

Area Affected By This By-Law

Highland Creek Village Study File # 10 303518 EPS 44 TM

Highland Creek Community By-law Not to Scale 12/05/19

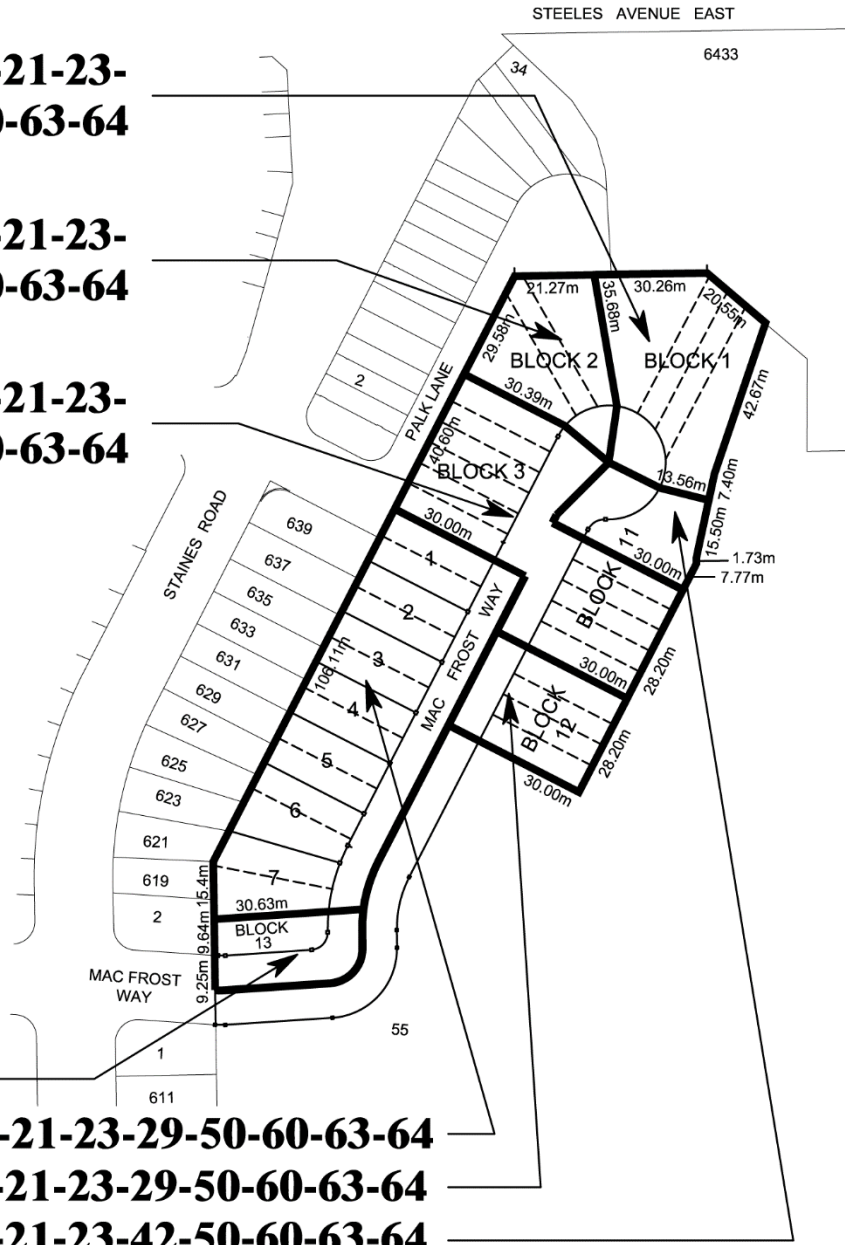
Schedule '9'

**ST-4-20-21-23-
29-50-60-63-64**

**ST-3-20-21-23-
29-50-60-63-64**

**ST-6-20-21-23-
29-50-60-63-64**

**PU
SD-2-20-21-23-29-50-60-63-64
ST-4-20-21-23-29-50-60-63-64
ST-6-20-21-23-42-50-60-63-64**



TORONTO City Planning Division
Zoning By-Law Amendment

55 Mac Frost Way
File # 14 267707 ESC 42 OZ

 Area Affected By This By-Law

Morningside Heights Community By-Law
Not to Scale
11/28/19



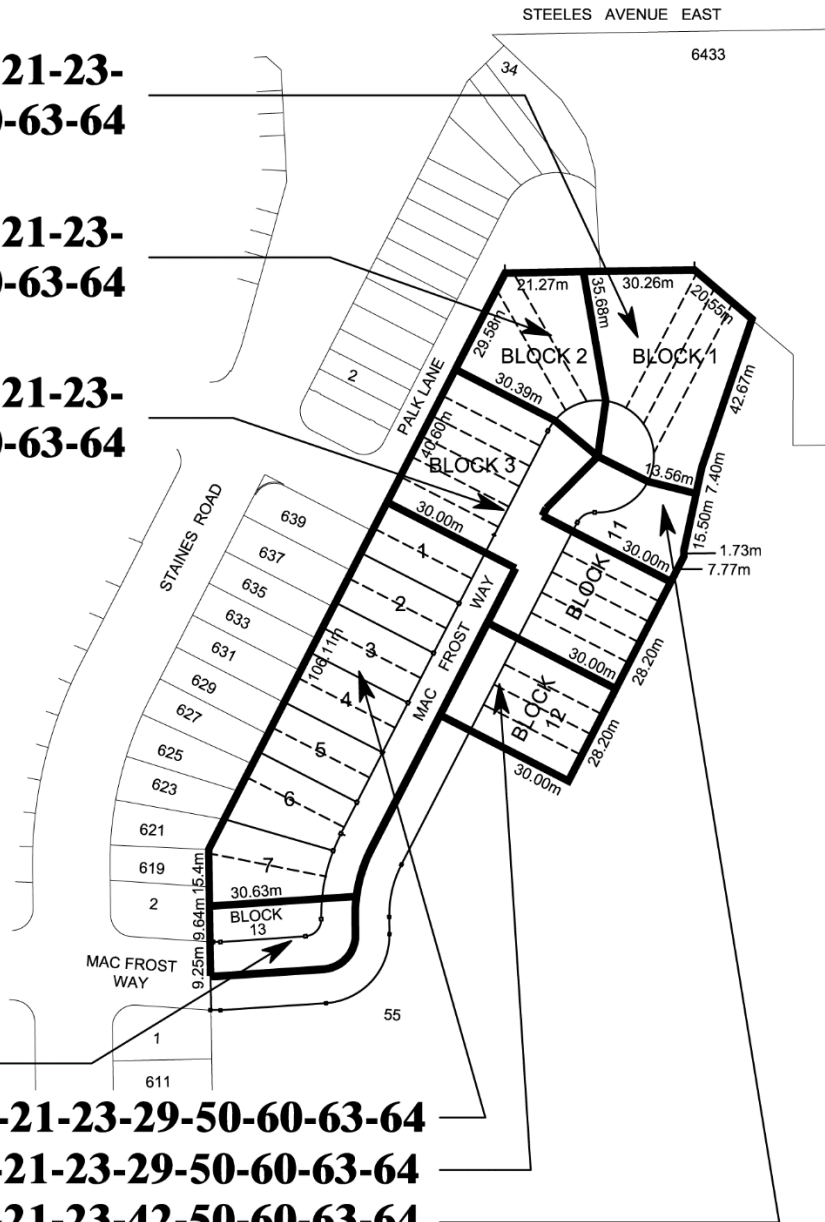
Schedule '10'

**ST-4-20-21-23-
29-50-60-63-64**

**ST-3-20-21-23-
29-50-60-63-64**

**ST-6-20-21-23-
29-50-60-63-64**

**PU
SD-2-20-21-23-29-50-60-63-64
ST-4-20-21-23-29-50-60-63-64
ST-6-20-21-23-42-50-60-63-64**



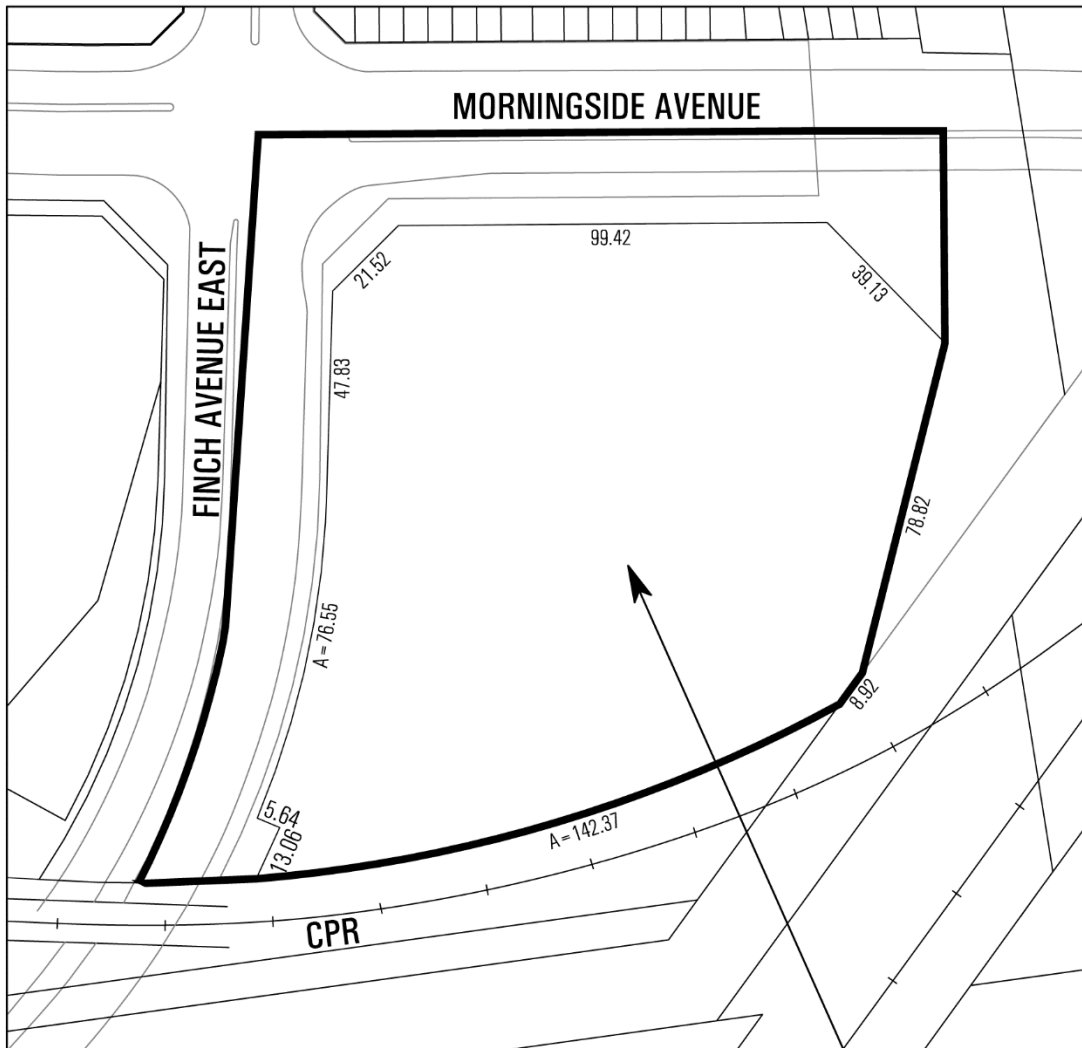
Toronto City Planning
Division
Zoning By-Law Amendment

55 Mac Frost Way
File # 16 142834 ESC 42 OZ

 Area Affected By This By-Law

Morningside Heights Community By-Law
Not to Scale
28/11/19

Schedule '11'



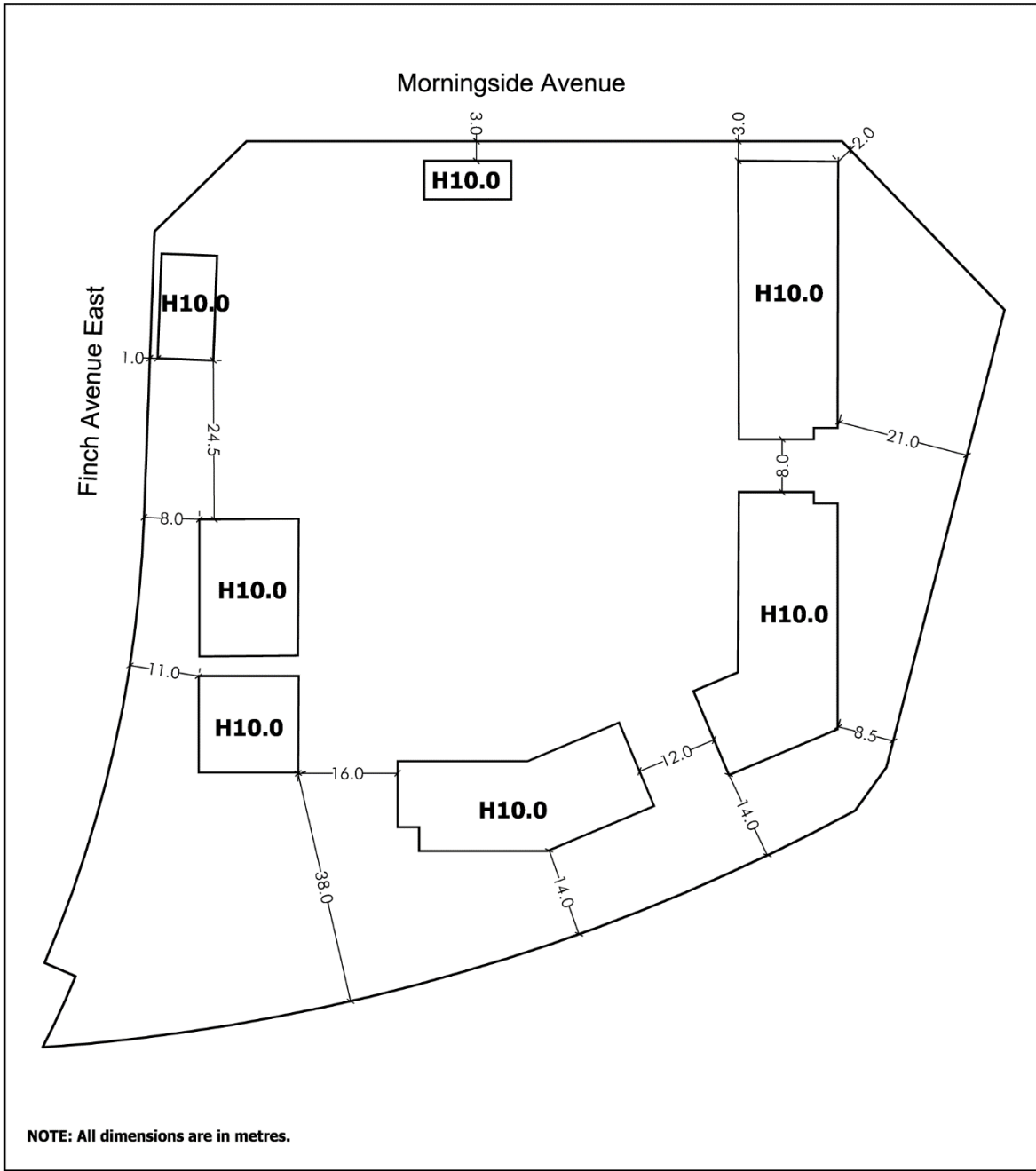
**CC-43-44-45-46-53-66-
67-68-80-81-100-101-102**

Toronto
Zoning By-Law Amendment

2130 Morningside Avenue
File # 17 278788 ESC 42 OZ

 Area Affected By This By-Law

Morningside Heights Community Bylaw
Not to Scale
12/02/19

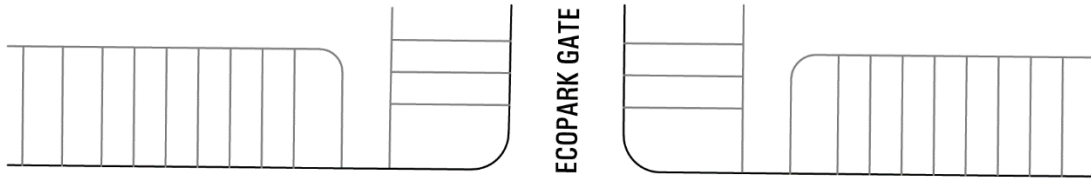
Toronto
Schedule 12

2130 Morningside Avenue

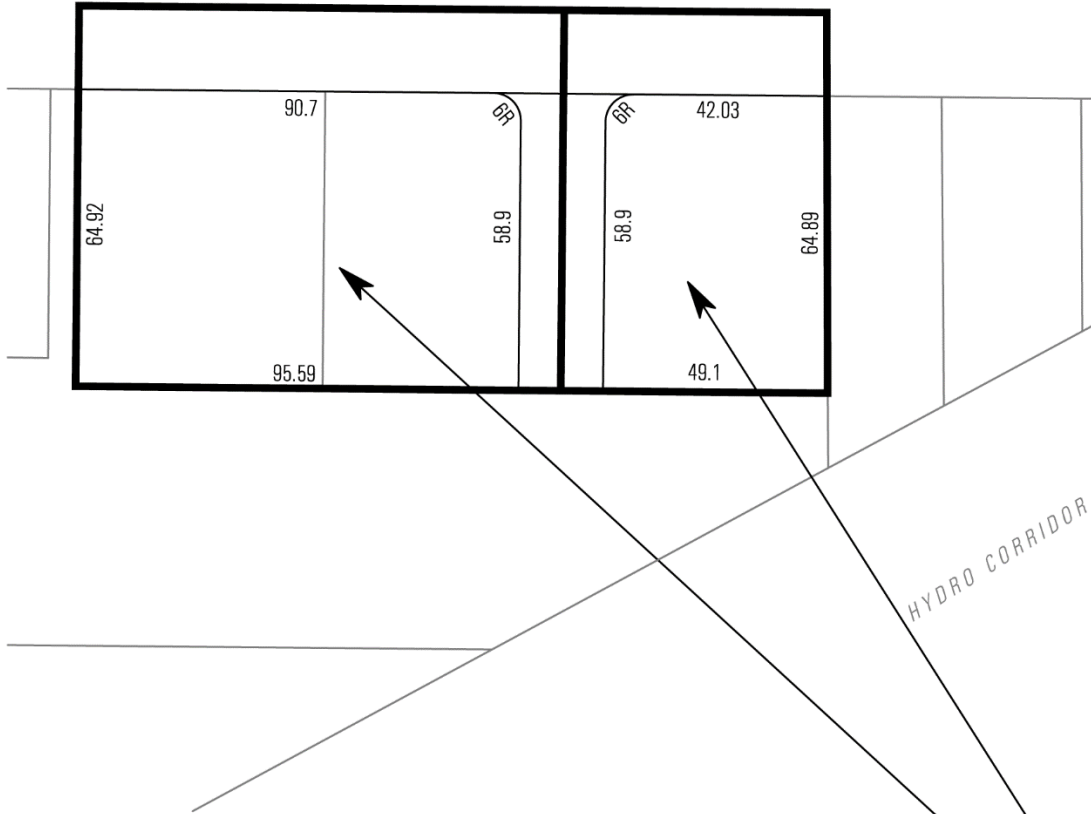
File # 17 278788 ESC 42 0Z

City of Toronto By-law 569-2013
 Not to Scale
 12/02/2019

Schedule '13'



SHEPPARD AVENUE EAST



MF-76-139-233-234-235-482-485-486-522-523

MF-75-139-233-234-235-482-485-522-523



8817-8825 & 8833 Sheppard Avenue East

Zoning By-Law Amendment File # 15 153397 ESC 44 OZ, 15 153364 ESC 44 SB

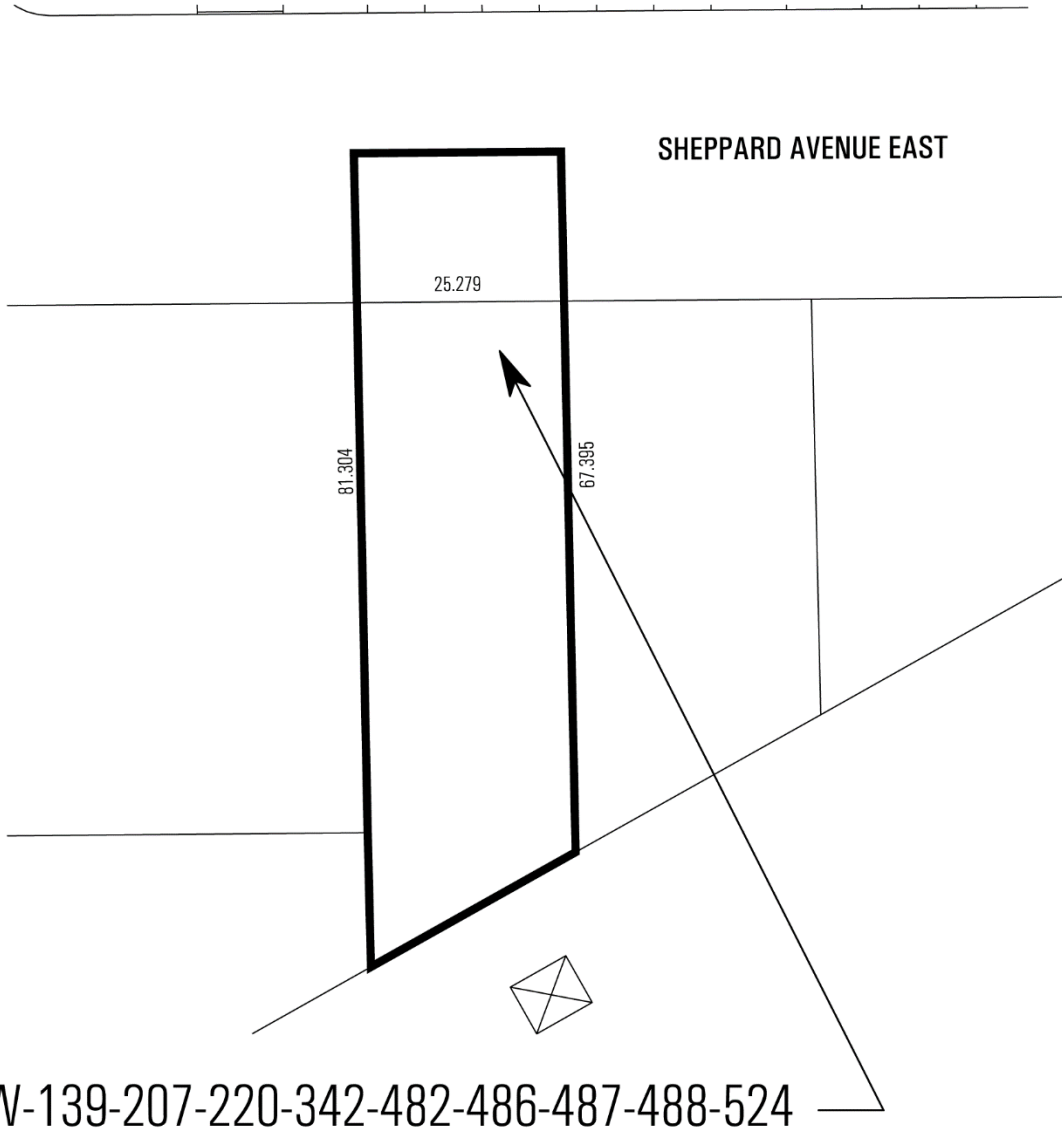


Area Affected By This By-Law

Rouge Community District Bylaw
Not to Scale
12/04/19



Schedule '14'



Zoning By-Law Amendment

8861 Sheppard Avenue East
File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

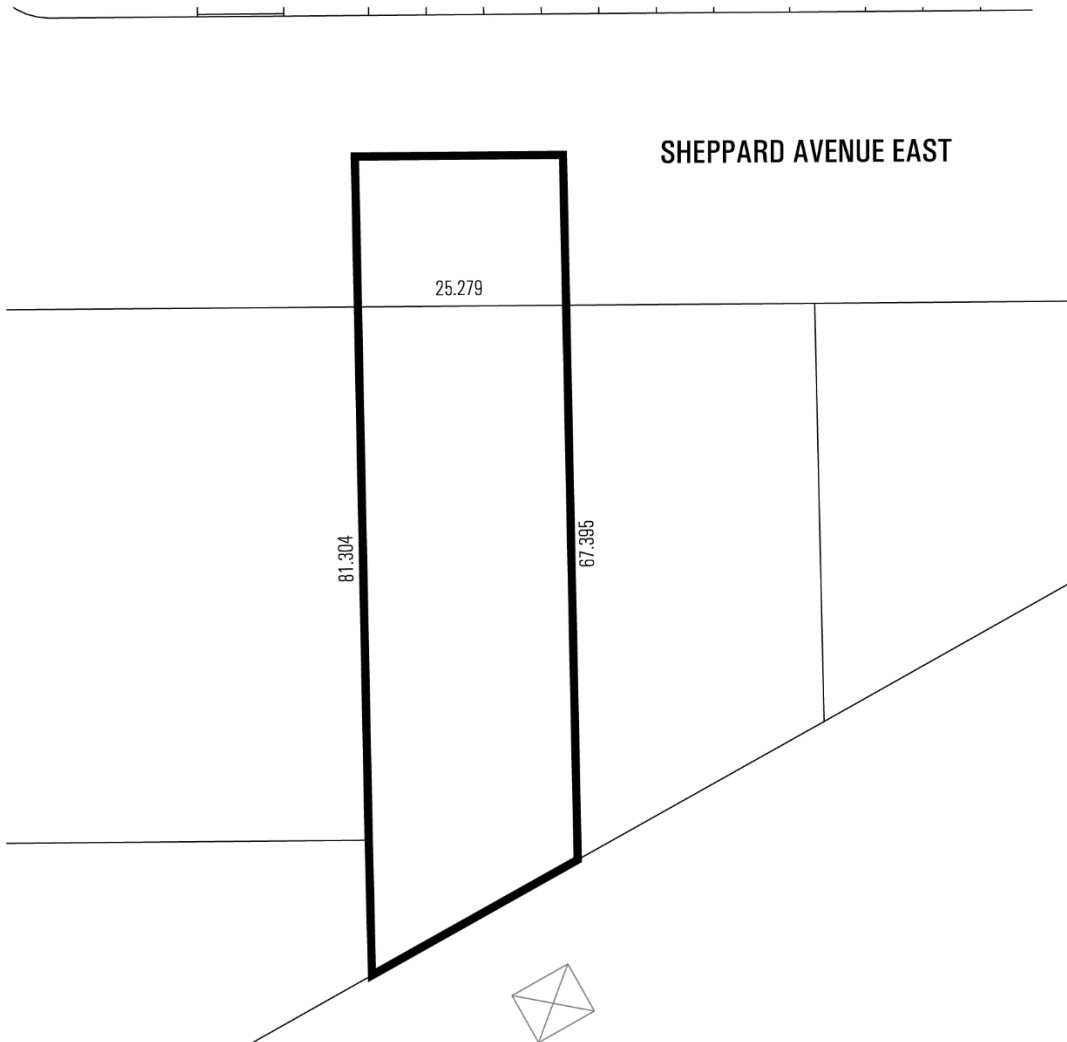


Area Affected By This By-Law

Rouge Community Bylaw
Not to Scale
12/04/19



Schedule '15'



Exception No. 13



Zoning By-Law Amendment

8861 Sheppard Avenue East

File # 13 205120 ESC 44 OZ, 13 247713 ESC 44 OZ

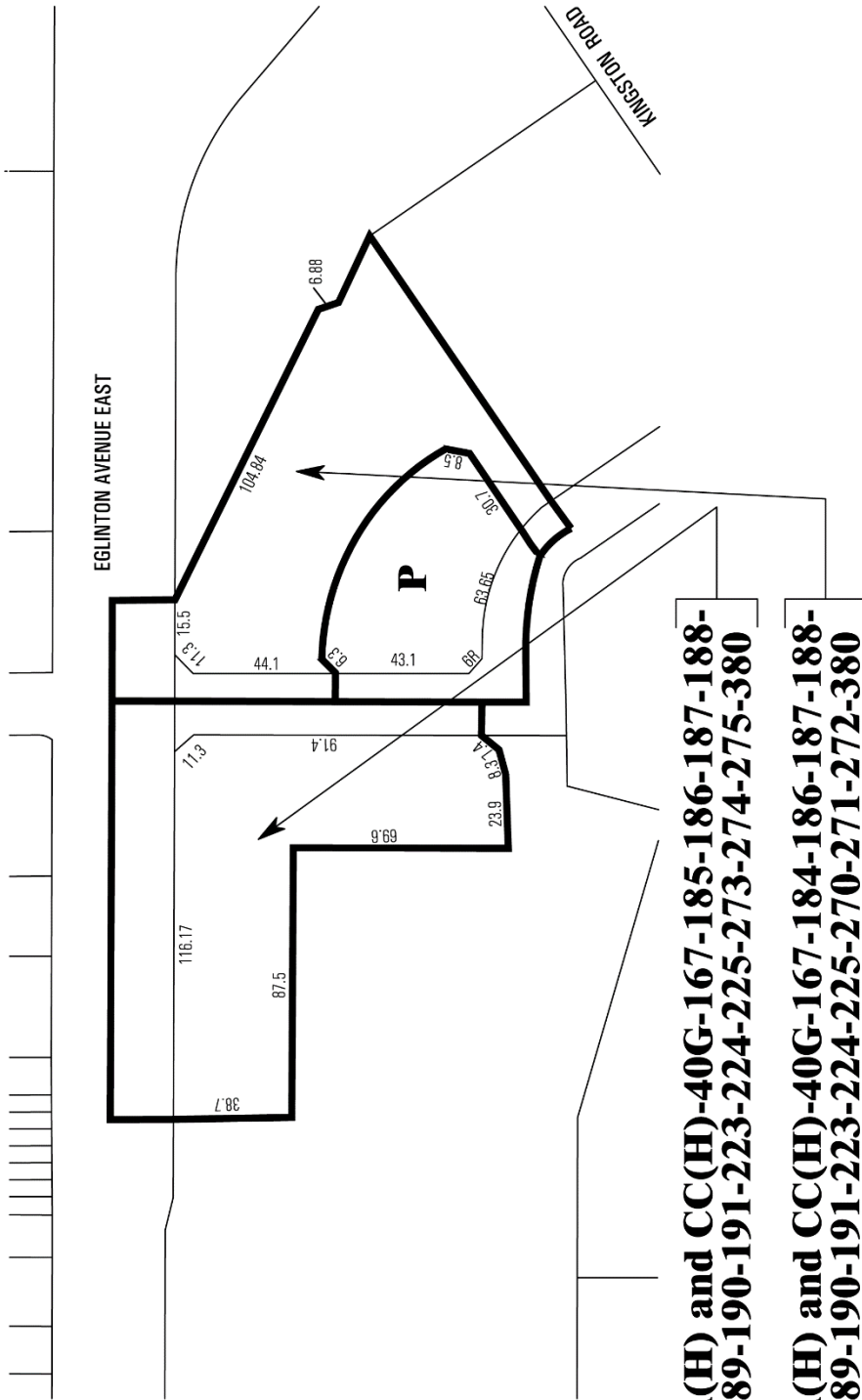


Area Affected By This By-Law

Rouge Community Bylaw
Not to Scale
12/04/19



Schedule '16'



Zoning By-Law Amendment

3201-3227 Eglinton Avenue East
 File # 15 239570 ESC 36 0Z, 07 272331 ESC 36 SB

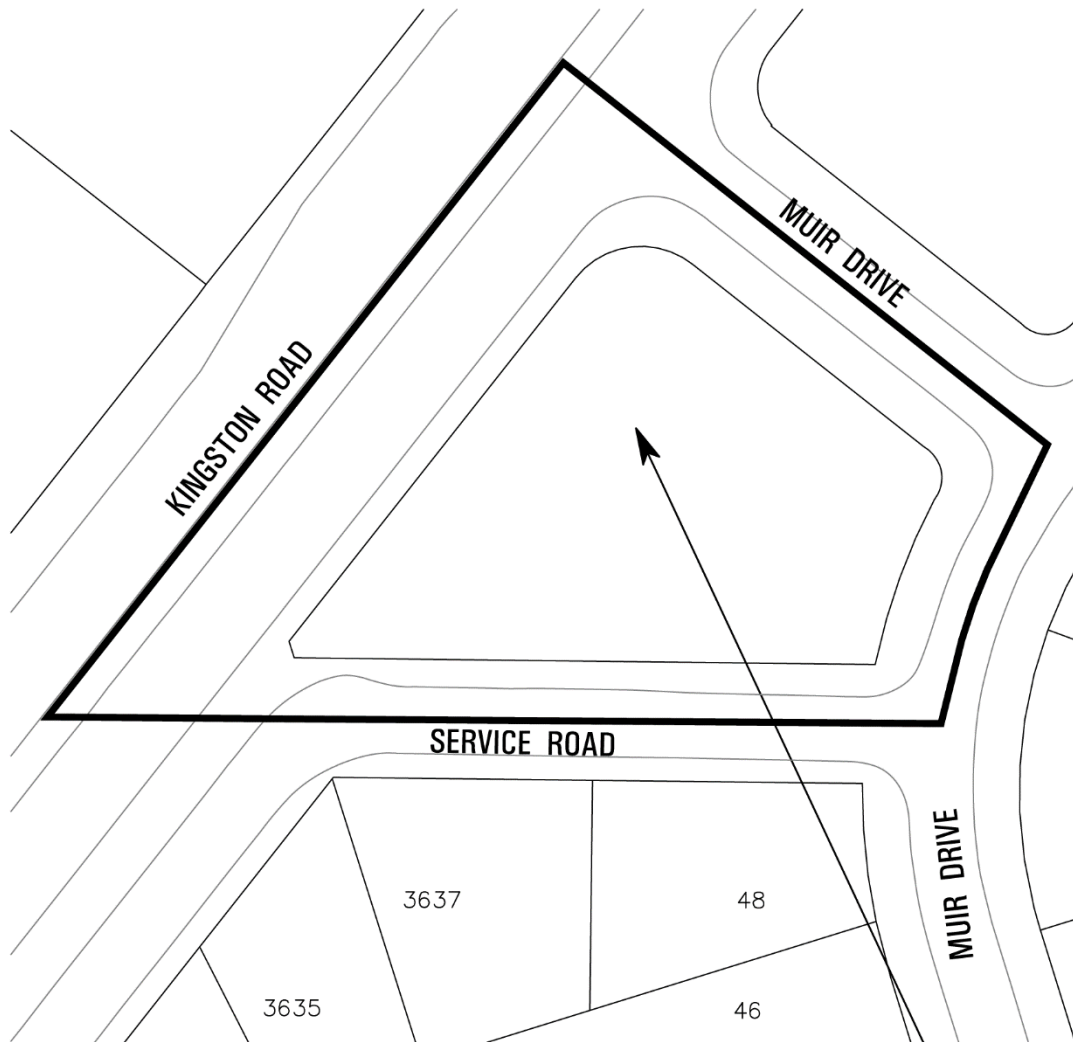


Area Affected By This By-Law

Scarborough Village Community By-law
 Not to Scale
 12/04/19



Schedule '17'



**A-40L-40M-40N-151-152-153-154-
191-229-230-231-278-279-280-281**

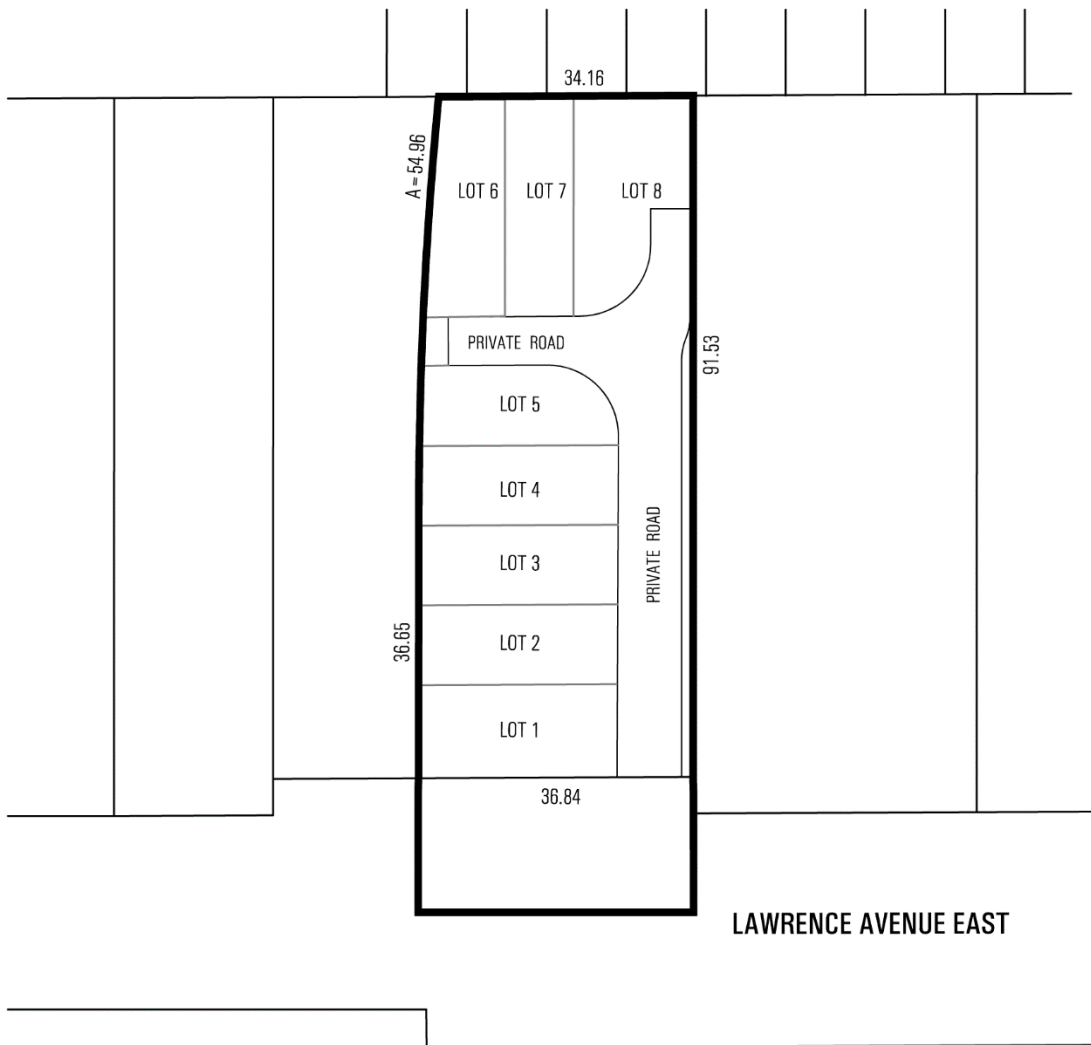
Toronto City Planning
Division
Zoning By-Law Amendment

3655 Kingston Road
File # 15 245019 ESC 36 OZ

 Area Affected By This By-Law

Scarborough Village Community Bylaw
Not to Scale
12/04/19


Schedule '18'



S-199P-207-208-333-334-335-336-455-614-640-641-643-644-645-646-647-656-657



Zoning By-Law Amendment

4342 Lawrence Avenue East

File # 17 181649 ESC 44 OZ

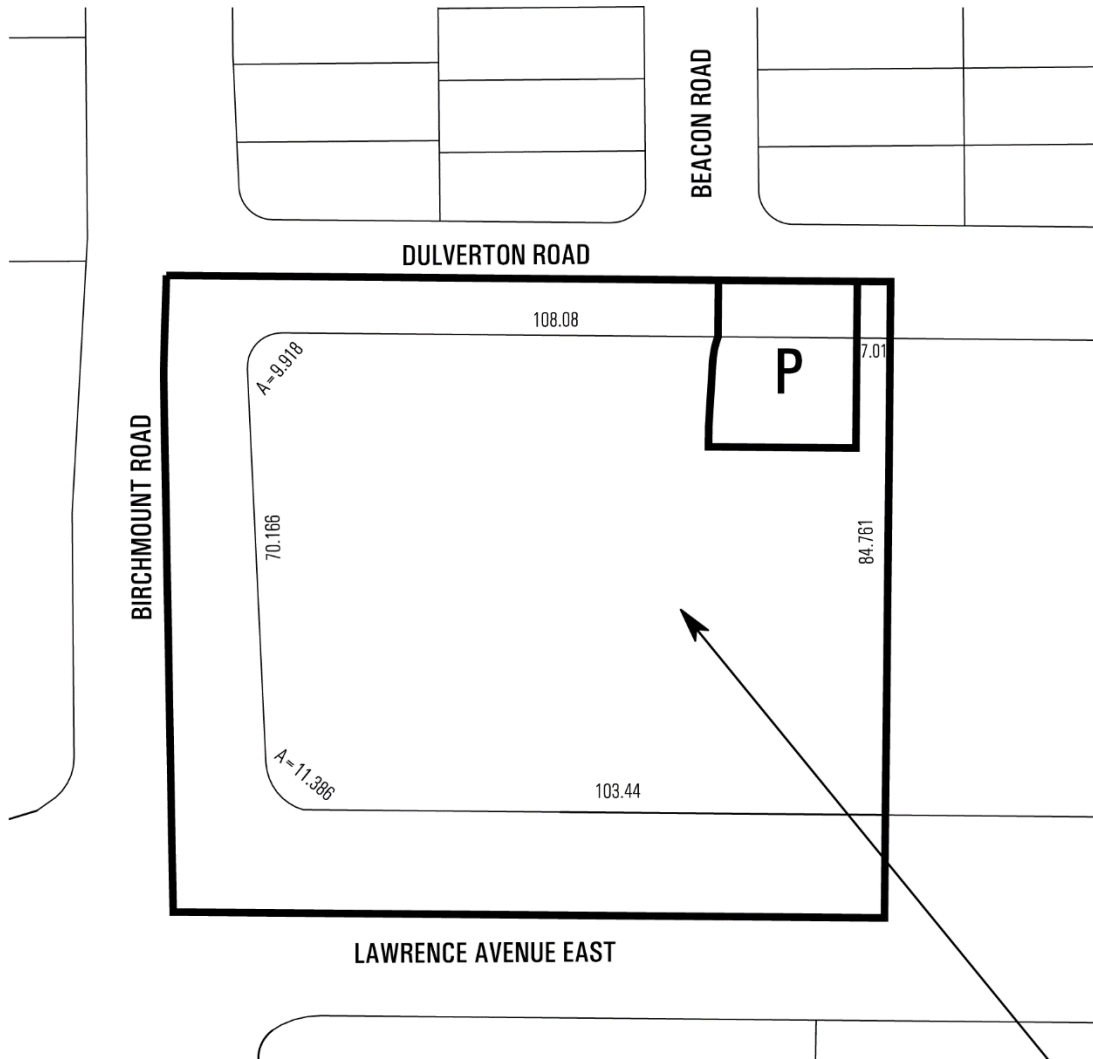


Area Affected By This By-Law

West Hill Community Bylaw
Not to Scale
12/04/19



Schedule '19'



CR-110-122-136-145-217-218-219-281-300-301-350-352-353-354-355-356-357-358-359-360-400-401

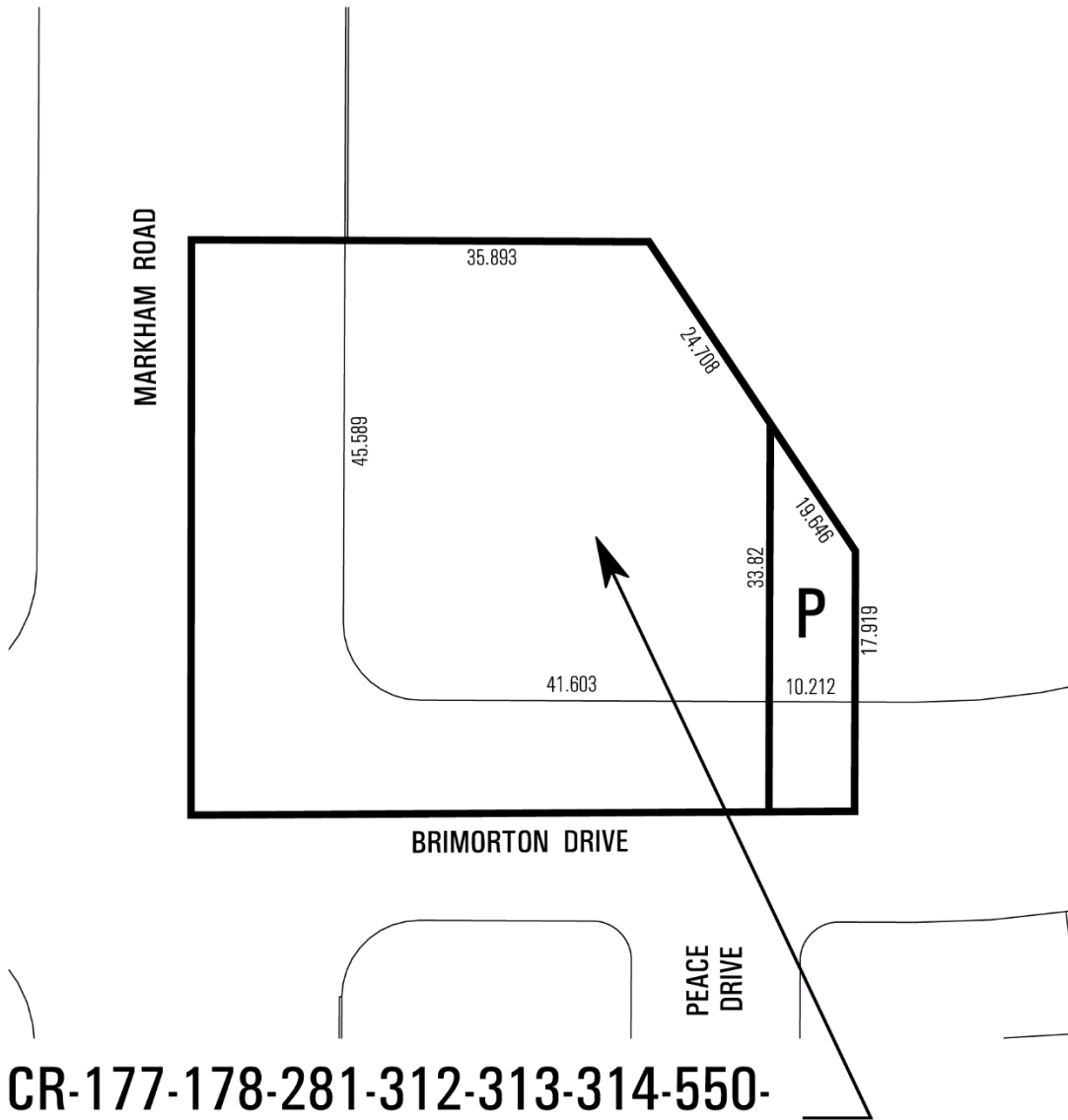
Toronto
Zoning By-Law Amendment

2180 Lawrence Avenue East
 File # 17 274213 ESC 37 OZ

 Area Affected By This By-Law

Wexford Community Bylaw
 Not to Scale
 12/04/19

Schedule '20'



**CR-177-178-281-312-313-314-550-
551-552-553-554-555-556-557-558**



Zoning By-Law Amendment

1021-1035 Markham Road

File # 16 270614 ESC 38 OZ

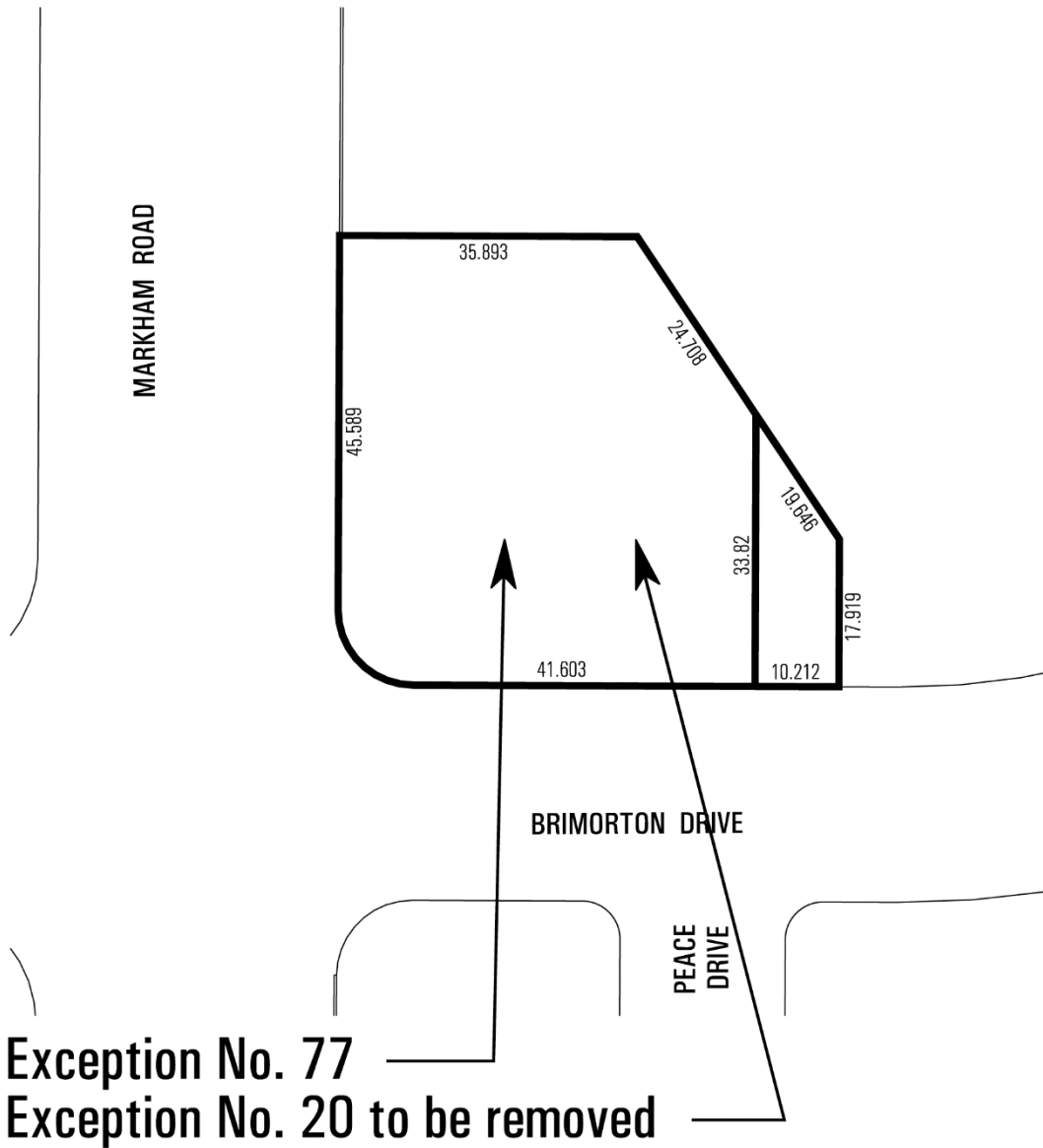


Area Affected By This By-Law

Woburn Community Bylaw
Not to Scale
12/04/19



Schedule '21'



Exception No. 77
Exception No. 20 to be removed



Zoning By-Law Amendment

1021-1035 Markham Road

File # 16 270614 ESC 38 OZ

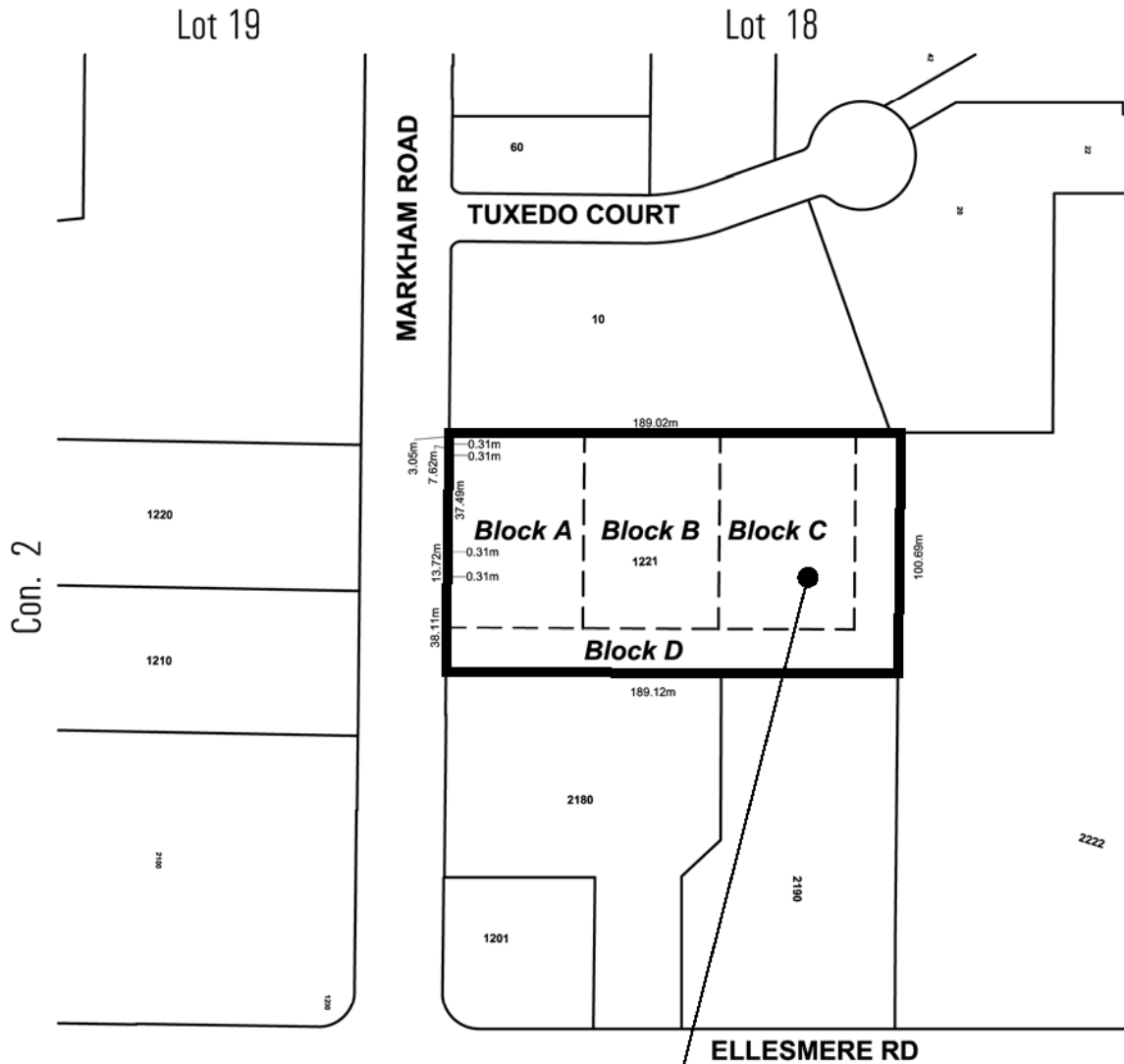


Area Affected By This By-Law

Woburn Community Bylaw
Not to Scale
12/04/19



Schedule '22'




Exception 57 to be Removed

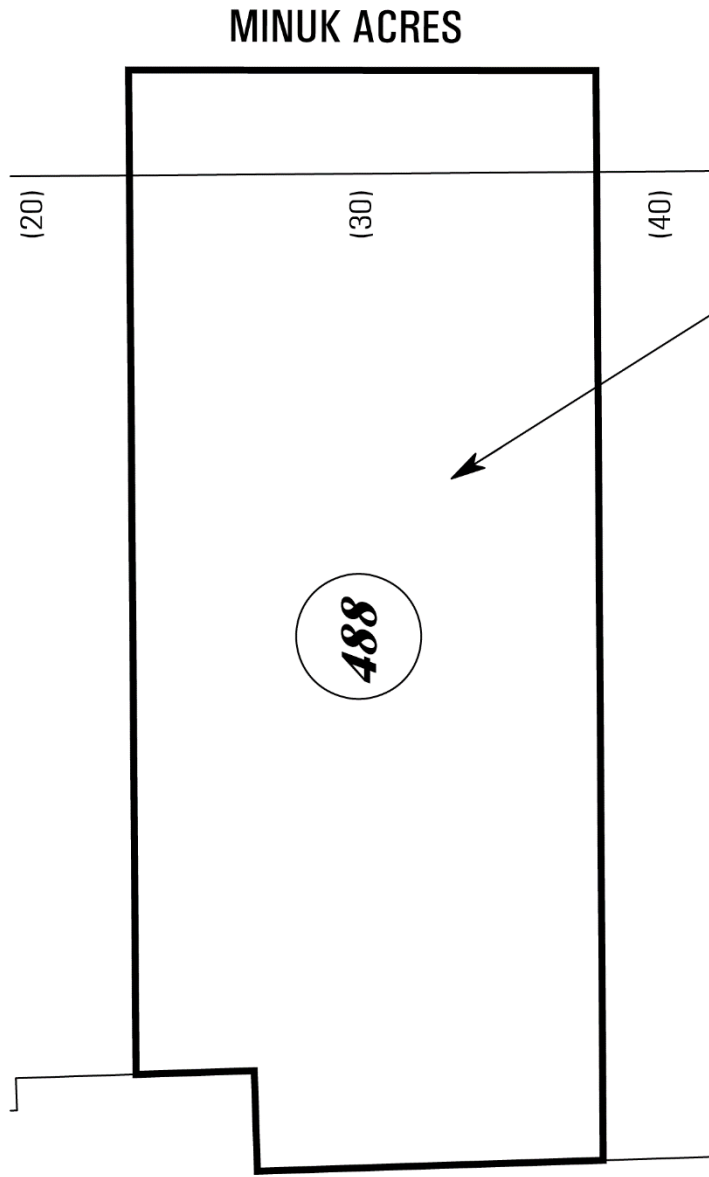
 **TORONTO** City Planning Division
Zoning By-Law Amendment

1221 Markham Road
File # 07 288612 ESC 38 OZ

 Area Affected By This By-Law

Woburn Community
Not to Scale
12/05/19


Schedule '23'



MG-1694-1695-1696-1760-2236-2621-2802-2803



Zoning By-law Amendment

30 Minuk Acres
File # 17 114981 ESC 44 OZ



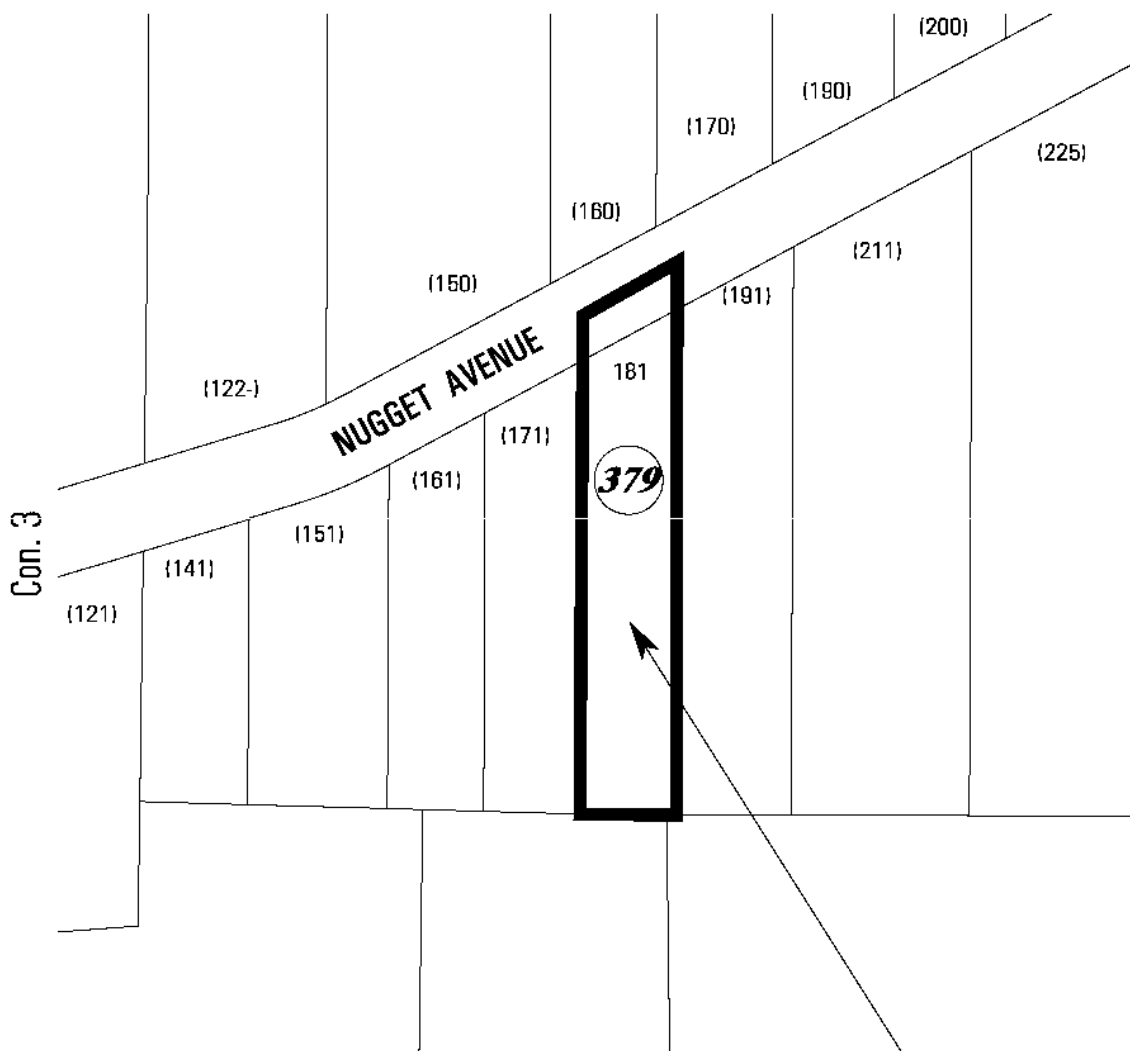
Area Affected By This By-law

Coronation Drive Emp. District By-law
Not to Scale
12/04/19



Schedule '24'

Lot 21



M, MG-867-913-991-1054-1645-1646-2060



Zoning By-Law Amendment

181 Nugget Avenue

File # 08 232406 ESC 41 OZ

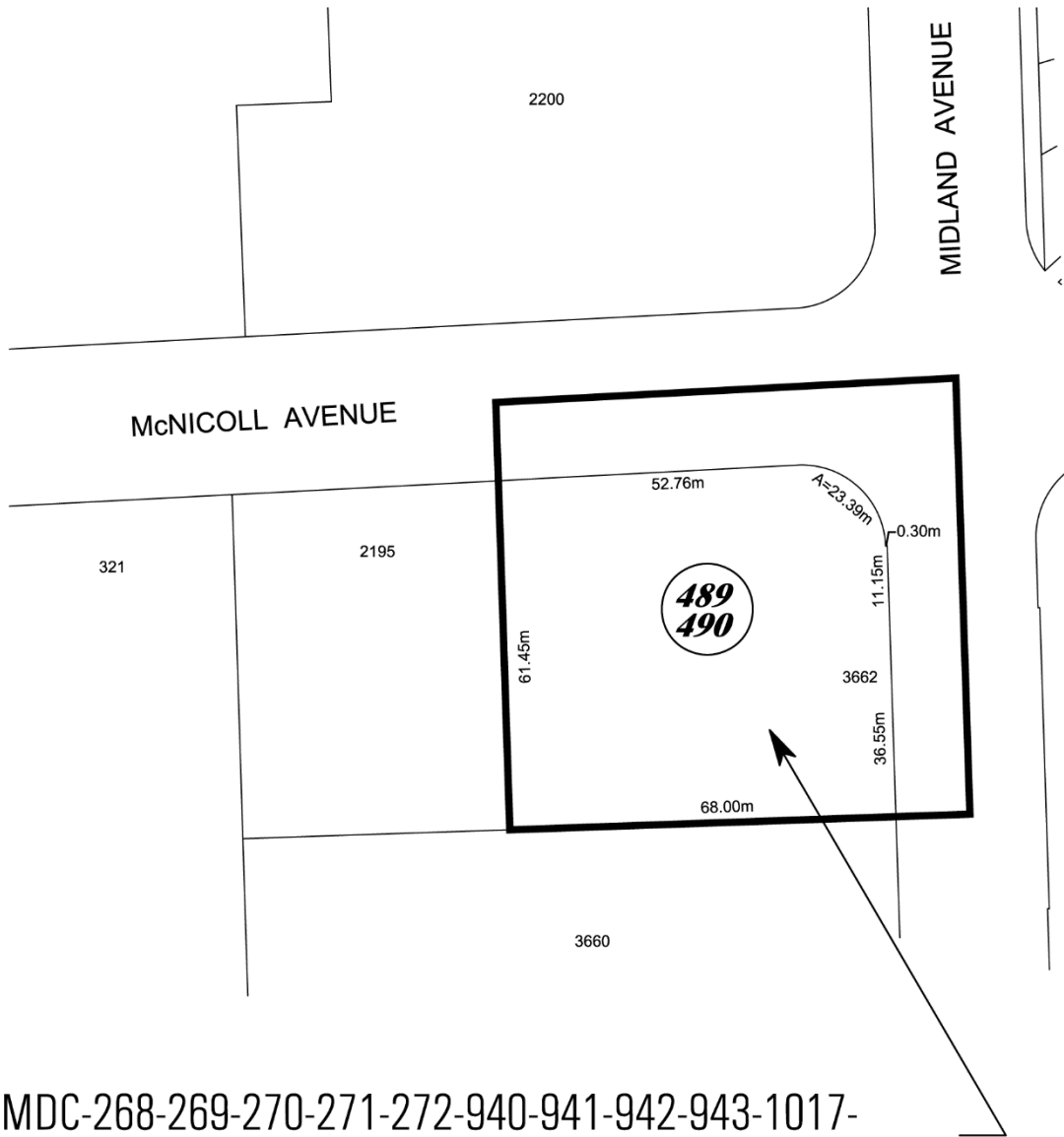


Area Affected By This By-Law

Marshalling Yard Employment District
Not to Scale
12/05/19



Schedule '25'



MDC-268-269-270-271-272-940-941-942-943-1017-
1018-1093-1094-2093-2094-2095-2096-2097-2098-2099

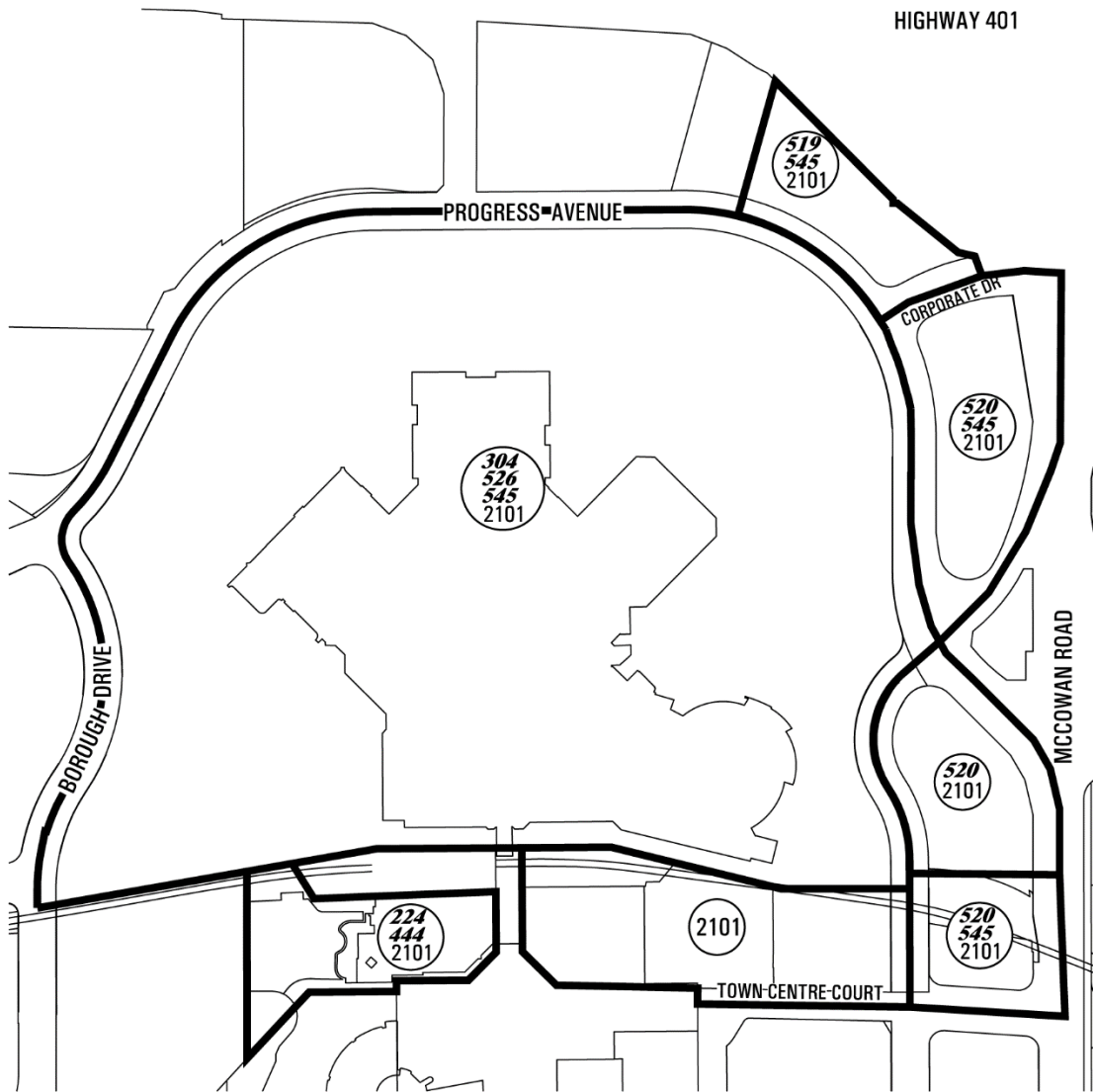
TORONTO
Zoning By-Law Amendment

3662 Midland Avenue
File # 16 211026 ESC 41 OZ

 Area Affected By This By-Law

Milliken Employment District Bylaw
Not to Scale
12/04/19


Schedule '26'



Exception 852



Zoning By-law Amendment

Multiple Addresses

File # 19 101239 ESC 20 02

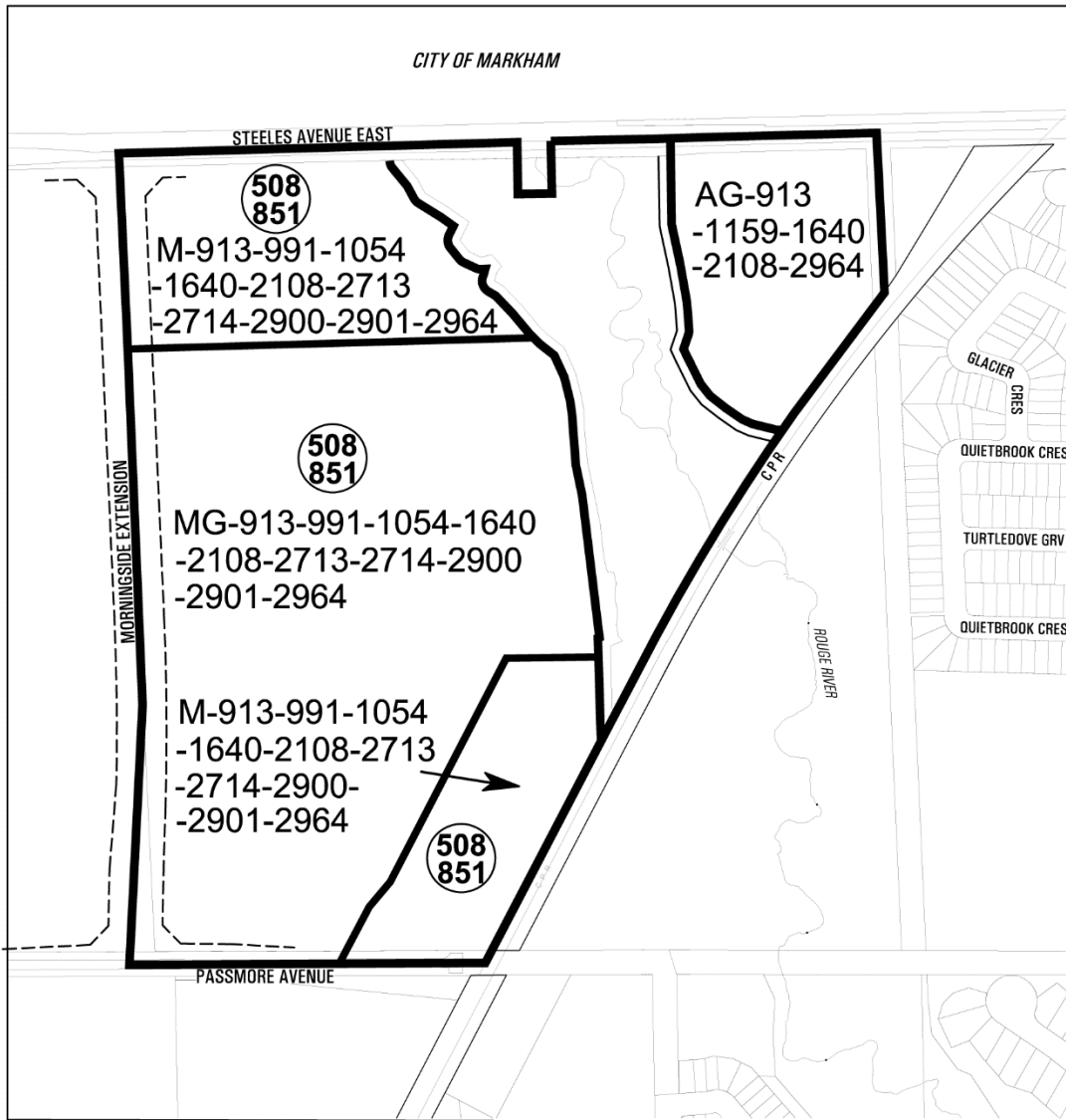


Area Affected By This By-Law

Progress Employment District By-law (West)
Not to Scale
12/05/19



Schedule '27'



Toronto
Zoning By-Law Amendment

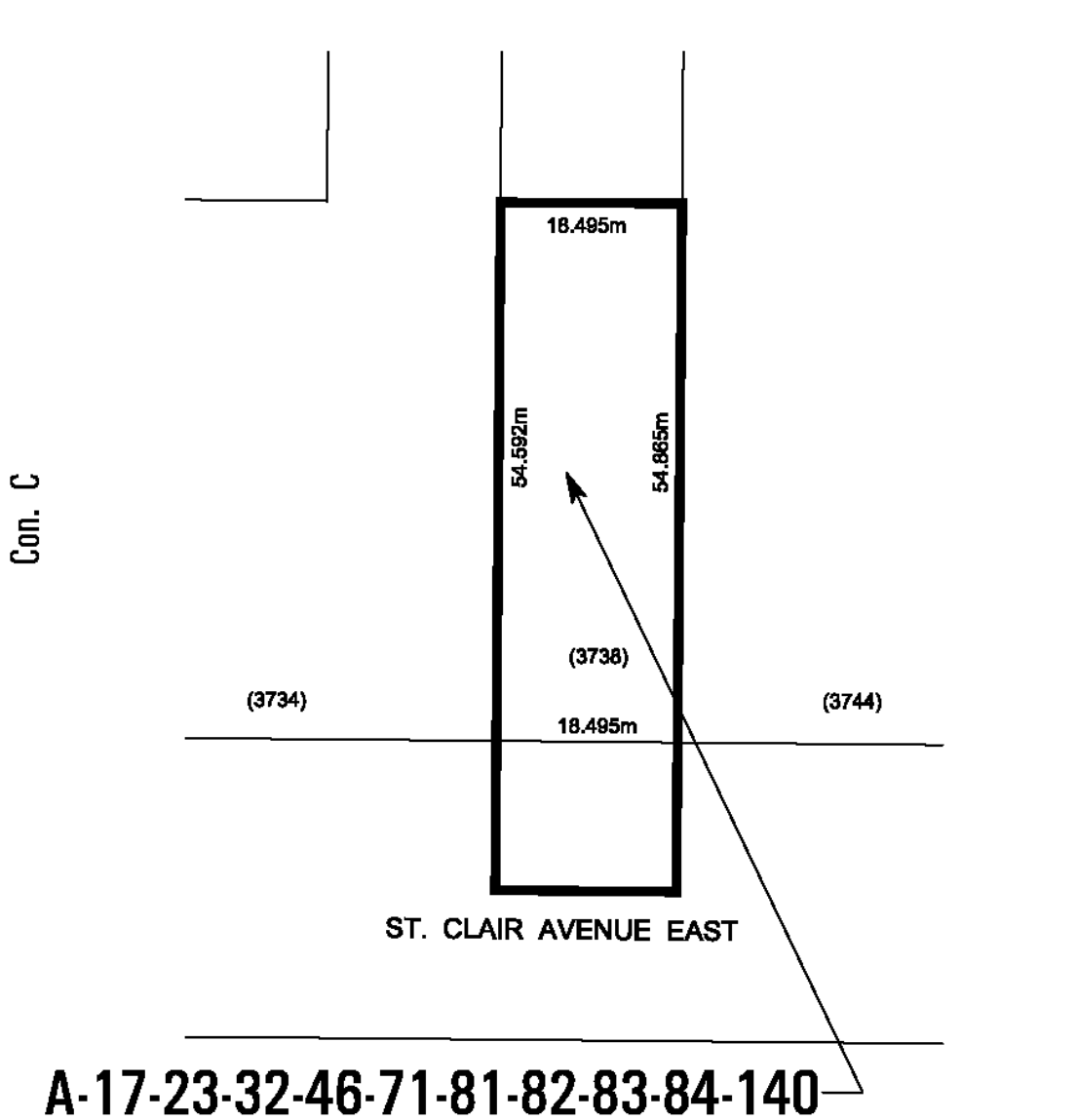
6351 Steeles Avenue East
 File # 12 114223 ESC 23 OZ

 Area Affected By This By-Law

Tapscott Employment District Bylaw
 Not to Scale
 12/04/19 

Schedule 28

Lot 25



Zoning By-Law Amendment

3738 St. Clair Avenue East

File # 13 212910 EPS 00 TM

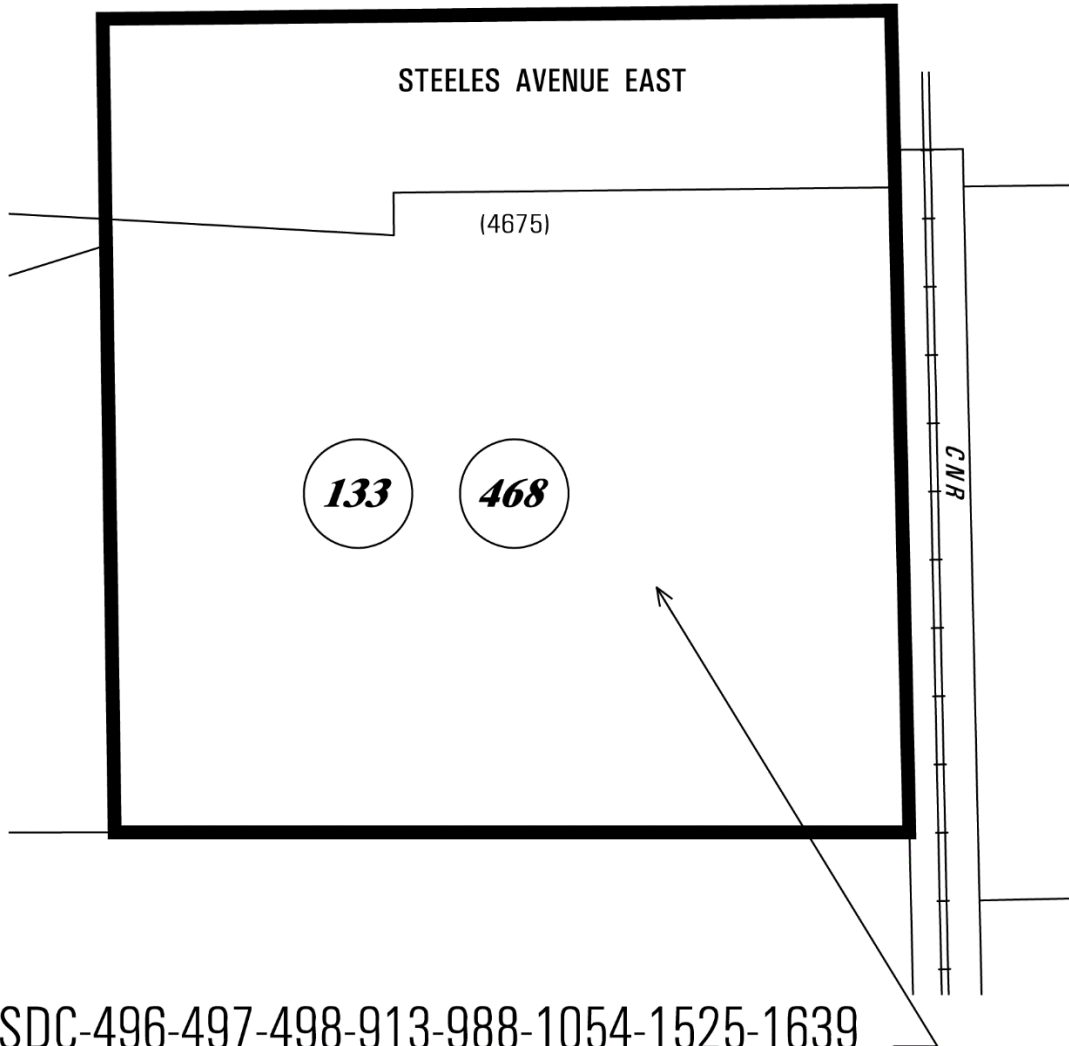


Area Affected By This By-Law

Cliffcrest Community By-Law
Not to Scale
12/05/2019



Schedule '29'



SDC-496-497-498-913-988-1054-1525-1639
-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
12/04/2019

