

Modular Housing Initiative - Phase Two - 7 Glamorgan Avenue

Date: May 6, 2021

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning Division, Executive Director, Housing Secretariat

Wards: Ward 21 - Scarborough Centre

SUMMARY

This report presents a proposed modular housing development for 7 Glamorgan Avenue, outlines the community engagement process and recommends that Council endorse, in principle, the use of a Minister's Zoning Order to provide any necessary relief from the in-force zoning by-law regulations to permit the proposal. This proposal is one of the sites under Phase Two of the City's Modular Housing Initiative. The other sites currently advancing in Phase Two are 175 Cummer Avenue (Ward 18 Willowdale) and a property at the corner of Trenton and Cedarvale Avenues (Ward 19 Beaches East York). In addition, a modular housing site is proposed through the Rapid Housing Initiative at 75 Tandridge Crescent (Ward 1 - Etobicoke North).

The City is committed to working with local communities to provide accurate and timely information about the project, answer questions and collect their feedback and input, including ideas for how to support and welcome the new residents into the neighbourhood. There will be a number of opportunities for residents to learn more about the new homes with supports planned at 7 Glamorgan Ave. The first virtual community meeting is scheduled for May 25, 2021. Corporate Real Estate Management (CREM) division is currently preparing a Site Plan Approval application submission in conjunction with the retained modular housing supplier.

At its meeting of April 30, 2020, City Council adopted Item No. CC20.6 - Implementing the Toronto Modular Housing Initiative as an Urgent Response to the COVID-19 Pandemic. Among other things, this report provided authority to the Housing Secretariat, Corporate Real Estate Management and CreateTO, in consultation with City Planning, Toronto Buildings and other Divisions, to identify sites appropriate for the modular housing initiative and ways to expedite the necessary planning and building approvals to deliver up to 250 modular housing units.

The creation of modular affordable rental housing with support services is a key element of the HousingTO 2020-2030 Action Plan, which has an approval target of 18,000

supportive homes, including the creation of at least 1,000 modular homes, over the next ten years. Phase One of the Modular Housing Initiative was advanced in 2020 with approval and construction of 100 modular homes on two city owned sites: 11 Macey Avenue (Ward 20 - Scarborough Southwest) and 321 Dovercourt Road (formerly 150 Harrison Street (Ward 9 - Davenport)).

The 7 Glamorgan Avenue site is owned by Toronto Community Housing and is currently developed with a 12-storey apartment building. This site has been identified as suitable for construction of modular housing to create new affordable rental housing. The target completion and occupancy date for the site is spring 2022. Based on the conceptual site plans prepared for the site, relief to the existing zoning provisions would be required. The required relief will be finalized following community feedback and completion of detailed building and site design.

Staff have assessed the review and approval process timelines for the required *Planning Act* applications relative to the early 2022 completion and occupancy date. In response to the urgent need for providing affordable and supportive homes to the city's most vulnerable residents who are experiencing homelessness, and following City Council's request to prioritize building and planning approvals for these projects, this report recommends that City Council endorse in principle the use of a Minister's Zoning Order to provide the necessary relief to permit the construction of modular housing at this site. The *Planning Act* gives the Minister of Municipal Affairs and Housing the power, by order, in respect of any lands in Ontario, to exercise any of the powers conferred on Council to zone lands and modify the zoning regulations for a given site. A Minister's Zoning Order would enable the City to more quickly implement the modular housing proposals.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat recommend that:

1. The Planning and Housing Committee request the Chief Planner and Executive Director, City Planning, the Executive Director, Housing Secretariat, the Executive Director, Corporate Real Estate Management in consultation with CreateTO to conduct community consultation meetings to obtain feedback on the modular housing proposal for 7 Glamorgan Avenue.
2. City Council endorse in principle amending the zoning regulations for 7 Glamorgan Avenue to permit the construction of the modular housing proposal by way of a request to the Minister of Municipal Affairs and Housing make a Minister's Zoning Order, pursuant to Section 47 of the Planning Act, and request the Chief Planner and Executive Director, City Planning to report directly to the July City Council meeting on the final recommended proposal and the relief to the zoning by-law required to permit the proposed development.
3. City Council authorize the Executive Director, Housing Secretariat to issue a Request for Proposals and to select a non-profit housing provider to operate the modular building

at 7 Glamorgan Avenue to be developed under Phase Two of the modular supportive housing initiative.

4. City Council authorize the Executive Director, Housing Secretariat to negotiate and execute on behalf of the City, a municipal housing facility agreement (the City's "Contribution Agreement"), with the non-profit housing providers selected through the competitive process referred to in Part 3 above, or a related corporation, to secure the financial assistance being provided and to set out the terms of the operation of the new affordable rental housing, on terms and conditions satisfactory to the Executive Director, Housing Secretariat and in a form approved by the City Solicitor.

5. City Council authorize the Executive Director, Housing Secretariat and the General Manager, Shelter, Support and Housing Administration to negotiate and enter into any agreements with the non-profits housing providers selected to operate the modular housing projects, for any operating funding that may be available, including, but not limited to rent supplement or grant funding agreements, on terms and conditions agreed to by the Executive Director, Housing Secretariat and General Manager, Shelter, Support and Housing Administration and in a form approved by the City Solicitor.

6. City Council authorize severally each of the Executive Director, Housing Secretariat and the General Manager, Shelter, Support and Housing Administration to execute, on behalf of the City, any security or financing documents required by the non-profit housing providers selected for each of the modular supportive housing sites to secure the financing necessary to acquire the leasehold interest in the land and modular units, as well as any subsequent refinancing, including any postponement, confirmation of status, discharge or consent documents where and when required during the term of the municipal housing facility agreement, as required by normal business practices, and provided that such documents do not give rise to financial obligations on the part of the City that have not been previously approved by City Council.

FINANCIAL IMPACT

There are no financial impacts to the City resulting from the recommendations included in this report in the 2021 budget year. Funding for Phase Two of the Modular Housing Initiative which will deliver the remaining 150 Modular Homes is included in the Council Approved 2021-2031 Capital Budget and Plan for the Housing Secretariat.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

EQUITY IMPACT

The Modular Housing Initiative advances a number of the City of Toronto's equity strategies and commitments, including: HousingTO 2020-2030 Action Plan, Poverty Reduction Strategy, Strong Neighbourhood Strategy, Toronto Newcomer Strategy and the Toronto Seniors Strategy.

By implementing the Modular Housing Initiative, the City is creating permanent supportive housing solutions to help marginalized residents. All homes within the modular housing proposal would be rented at or below City-wide average market rents, providing lower income individuals with the opportunity to access safe, quality housing. A combination of housing supports and rental allowances will also be deployed to deepen the affordability of these homes.

DECISION HISTORY

At its meeting of December 16, 2020 City Council adopted report PH19.11 - Emergency Housing Action which was a response to a request from Planning and Housing Committee for staff to report on a plan for the City to accelerate affordable housing opportunities. The report contained a number of recommendations requesting and authorizing matters related to achieving new affordable housing. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH19.11>

At its meeting of June 29, 2020 City Council adopted report PH14.8 - Modular Supportive Housing. The report adopted a request by City Council to request the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order pursuant to Section 47 of the Planning Act for 11 Macey Avenue and 150 Harrison Street to amend zoning regulations to permit the construction of modular housing. A Supplementary Report was also considered by Council (PH14.8b) that provided a summary of feedback received through community consultation on each site. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH14.8>

At its meeting of April 30, 2020, City Council adopted CC20.6 - Implementing the Toronto Modular Housing Initiative as an Urgent Response to the COVID-19 Pandemic, which identified Horizon North as the selected builder, established a process for selecting the builder for an additional 140 homes, and authorized CreateTO to act as the City's agent to submit all required planning approval applications, requested that city staff prioritize modular housing proposals by identifying ways to expedite the necessary building and planning approvals, and to develop design guidelines for subsequent phases of the modular housing initiative. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.CC20.6>

At its meeting of February 26, 2020, City Council adopted PH13.5 - Plan to Create Supportive Housing Opportunities, outlining plans to develop 600 supportive housing opportunities in 2020 and requested the Federal and Provincial Governments, as part of their 2020 Budgets, to commit capital and operating funding to support the creation of 1,800 new units of supportive housing annually, in order to reduce homelessness in Toronto. The City Council Decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH13.5>

At its meeting of December 17 and 18, 2019, City Council adopted report PH11.5 - HousingTO 2020-2030 Action Plan as the framework to address Toronto's housing and homelessness challenges by 2030. This Plan includes a number of actions and targets

to address critical needs across the housing spectrum including emergency shelters and transitional housing, social and supportive housing, market and affordable rental housing and home ownership. The City Council Decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH11.5>

At its meeting of June 18 and 19, 2019, City Council adopted MM8.49 - Providing a Rapid Housing Response to Homelessness through a New Modular Supportive Housing Pilot Initiative. Council directed staff to report back on the development of a new modular supportive housing initiative. It called for interdivisional coordination to identify potential sites and to expedite the development of supporting housing. The City Council Decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM8.49>

At its meeting of January 30 and 31, 2019 City Council adopted MM2.9 - Expanding Supportive Housing in Toronto. This report called for an aggressive plan for building supportive and transitional housing. The City Council Decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM2.9>

At its meeting of March 26 and 27, 2018, City Council adopted CD26.5 - Emergency Shelter Services Update. Council set a target of creating 18,000 new units of supportive housing over the next 10 years, approximately 1,800 units per year. The City Council Decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CD26.5>

PROPOSAL

Approval Process

This report recommends that City Council endorse in principle a request to the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order for 7 Glamorgan Avenue in order to provide the zoning relief necessary to advance the modular housing proposal and provide new affordable housing by the target occupancy date of the first quarter of 2022.

Section 47(1) of the *Planning Act* gives the Minister of Municipal Affairs and Housing the authority to zone any property in the Province through a Minister's Zoning Order. While City Council has the authority to zone and re-zone lands pursuant under Section 34 of the *Planning Act*, the Minister has the authority to make an order exercising City Council's power to enact zoning regulations. A Minister's Zoning Order would amend the current zoning regulations in order to implement the modular housing proposals. The rezoning would have otherwise been advanced through either a Zoning By-law Amendment considered by Council or Minor Variance application considered by the Committee of Adjustment.

Residential uses are permitted on the Glamorgan Avenue site. The requested zoning amendments will primarily address performance standards such as property line setbacks, building heights, lot coverage and will be determined following submission of the site plan application and community consultation.

Staff considered advancing these modular housing proposals through the Zoning By-law and Minor Variance application processes, but determined that with an early 2022 target occupancy date, the fastest way of achieving the target would be via a Minister's Zoning Order. This determination is also informed by the Phase One modular housing experience with timelines for construction through to occupancy.

The proposal is subject to Site Plan Approval, which will examine the design and technical aspects of the proposal to ensure that it is attractive and compatible with the surrounding area and contributes to the economic, social and environmental health of the City. Features such as building design, site access and servicing, waste storage, parking, loading and landscaping are typically reviewed. CREM is working with the retained builder and architectural firm to finalize the designs and prepare Site Plan Approval applications for submission. These applications will follow the normal procedures and guidelines required by the City. The City's Concept to Keys office (C2K) will lead the Site Plan Approval review process. Site Plan approval is delegated, as is the City's standard practice, to the Chief Planner and Executive Director, City Planning. The development will be built to Tier 2 of the Toronto Green Standard.

Site Location and Proposal Description

The 7 Glamorgan Avenue site is located at the southeast corner of Glamorgan Avenue and Dundalk Drive, near Ellesmere Avenue and Kennedy Road. A portion of the site is currently occupied by a 12-storey Toronto Community Housing residential apartment building. To the north and east of the site are primarily apartment buildings; to the west and south are primarily townhouses. Community facilities in the broader community include the Ellesmere and Birkdale community centres and the McGregor Park, Maryvale and Scarborough Civic Centre public libraries. Community agencies in the area include the Dorset Park Community Hub - Agincourt Community Services Association which provides supports and programs for newcomers, youth and families. Some of these facilities are a short walk away, with the remainder being no more than 20 minutes away by transit. The site is served by bus service with the #43 Kennedy bus providing connection to Kennedy subway station on the Bloor-Danforth line and the #95 York Mills providing connection to Ellesmere station on the Scarborough line. A variety of retail and services are located within a 10 minute walk, including pharmacies, grocery stores, cafes and banks.

The modular housing building is proposed to be located at the north end of the site, oriented east-west along Glamorgan Avenue. The conceptual site plan identifies the following key development statistics, which may change as the site plan is reviewed and finalized:

- Building Height: 6 storeys
- Total number of units: estimated at 57
- Setback from Glamorgan Avenue: estimated at 2.6 metres
- Setback from Dundalk Drive: estimated at 4.5 metres
- Setback to the east lot line: estimated at 46.8 metres
- Bicycle parking proposed on the east side of the site
- No vehicle parking proposed

All units within the building would be self-contained dwelling units with ensuite kitchen and bathroom facilities; and a percentage of the units will be accessible units. The ground floor of each building would contain a common kitchen, shared laundry, and other programming and administrative spaces. Outdoor amenity area is proposed to be located on the east side of the building.

The building would be managed by a qualified and experienced non-profit housing provider that brings professional building management experience and expertise coordinating customized supports tailored to meet the unique needs of each resident. Experienced staff will be in the building at all hours to connect residents to a range of supports provided by the building's non-profit housing operators, health care professionals and other community-based programs.

These modular homes are created for people currently experiencing homelessness. Future residents will be identified and referred through the City's Coordinated Access processes and people experiencing chronic homelessness will be prioritized. Coordinated Access is a consistent community-wide approach to assessing, prioritizing, and connecting people experiencing homelessness to housing and supports.

Tenants for these units will be identified using a prioritization-based approach to connect people to this permanent housing opportunity. There will be no direct referrals. The City will coordinate the tenant identification process in partnership with street outreach, shelter, 24-hr respite, and hotel/motel program providers. A common assessment is used to understand the types and level of supports clients will need to maintain housing stability. The City will work with the selected non-profit housing operators to ensure tenants are connected with supports that best meet their needs. Consideration is given to the type and intensity of support and client choice in regard to their housing preferences.

COMMUNITY ENGAGEMENT

There will be a number of opportunities for residents to learn more about the new homes with supports planned for 7 Glamorgan Ave. Ideaspace Consulting has been retained by the City to assist with community engagement.

The City is committed to working with local communities to provide accurate and timely information about the project, answer questions and collect their feedback and input on: building and site design elements, including lighting, pathways, and landscaping to inform the Site Plan review; and ideas for how to support and welcome the new residents into the neighbourhood.

Two public meetings with the local Councillor and City staff are targeted for May 25 and June 17 at 7 pm.

Based on the expert advice of Toronto's Medical Officer of Health to practice physical distancing to help reduce the spread of COVID-19 and to protect the health and safety of Toronto residents and staff, the engagement activities will be held virtually.

Additional information about the project will be available at www.toronto.ca/7Glamorgan and will be provided through a variety of methods to ensure materials are accessible by residents who might not have access to online information:

A post card and a project information sheet will be hand delivered to immediate neighbours to inform them about the project and invite them to a Community Meeting:

- Information signs will be posted on-site;
- The City will be working with Toronto Community Housing and reaching out to local community agencies, BIAs and residents associations to ensure they are informed and provided the opportunity to comment on the proposals; and
- Residents can call the Community Liaison Office at 437-684-5857 (Monday to Friday 9 a.m. to 4 p.m.) or email: communityliaison@bigideaspace.ca to ask questions and share their input.

COMMENTS

Policy Considerations

The prioritized approval process for these modular housing proposals supports provincial and municipal objectives by providing affordable housing and improving social equity and overall quality of life in our communities.

Section 2 of the *Planning Act* sets out matters of provincial interest, to which City Council shall have regard in carrying out its responsibilities. By creating permanent affordable supportive housing within transit accessible neighbourhoods the modular housing proposals have regard to the following matters of provincial interest:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing; and
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians

The Provincial Policy Statement (PPS 2020) provides province-wide policy direction on land use planning and development to promote strong communities, a strong economy and a clean and healthy environment. It includes policies on key issues that affect communities. With respect to housing, the PPS 2020, Section 1.4 Housing, encourages the achievement of healthy, liveable and safe communities by accommodating an appropriate range and mix of housing options to meet housing needs, including affordable housing. The PPS also seeks to align the provision of housing to meet social, health, economic and well-being requirements of current and future residents through housing and homelessness plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe. The Growth Plan establishes policies that require implementation through a

Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act. Policies not expressly linked to a MCR can be applied as part of the review process for applications in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm; and
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform or shall not conflict with the Growth Plan. Comments, submissions or advice affecting a planning that that are provided by Council shall also conform, or shall not conflict, with the Growth Plan.

The Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. The vision of the City's Official Plan centres on the creation of an attractive and safe city that evokes pride, passion and a sense of belonging. A city where people of all ages and abilities can enjoy a good quality of life in vibrant neighbourhoods that are part of complete communities. The vision also outlines the importance of providing affordable housing choices across the City that meet the needs of everyone in their communities throughout their life.

Official Plan Section 3.2.1 Housing outlines that adequate and affordable housing is a basic requirement for everyone. Where we live and our housing security contribute to our well-being and connect us to our community. The City's quality of life, economic competitiveness, social cohesion, as well as its balance and diversity depend on it. Policy 3.2.1.1 directs that a full range of housing, in terms of form, tenure and affordability will be provided and maintained, across the City and within neighbourhoods, to meet the current and future needs of residents. A full range of housing includes affordable and supportive housing. The proposed modular housing development for all three sites supports the City's vision as a place where all people have housing choice and can have access to a good quality of life. With respect to intensification of existing sites, Official Plan Policy 3.2.1.5 identifies that where there will be significant new development on sites containing six or more rental units, and where rental units will be kept in the new development, that: affordable and mid-range rental units will be secured as rental housing; and any needed improvements and renovations to the existing rental housing and to improve amenities should be a priority.

The site is designated *Apartment Neighbourhoods* in Official Plan Chapter 4, Land Use Designations. This designation permits apartment residential uses and is distinguished

from the *Neighbourhoods* designation because a greater scale of building is permitted. *Apartment Neighbourhoods* Policy 4.2.3 provides criteria to guide the introduction of compatible infill development on sites with existing apartment buildings. These criteria include, among others:

- Being compatible with the scale, height and massing of the existing apartment buildings on and adjacent to the site;
- Providing separation distances between buildings and to adjacent sites to achieve adequate sunlight and privacy;
- Maintaining, replacing or improving indoor and outdoor residential amenities on the site;
- Improving upon the quality of the landscaped open space and outdoor amenity space;
- Organizing development on the site to frame streets, parks and open spaces at good proportion; and
- Improving waste storage and waste diversion facilities including enclosure of outdoor waste storage areas and enclosed waste storage facilities within a building where achievable.

Zoning

The site is zoned RAC (au67.0) (x33) which is a Residential Apartment Commercial building zone category. Site specific exception (x33) sets out performance standards for the site including yard setbacks, lot coverage and landscaping.

The City's Zoning By-law 569-2013 can be found here:

<https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/>

Design Guidelines

Based on the experience with the two modular housing sites advanced in Phase One of the Modular Housing Initiative, staff developed Modular Housing Urban Design Guidelines to provide clarity on urban design expectations. Key considerations of the Guidelines include:

- Site Organization - building placement and address, parking, loading and garbage collection, outdoor amenity space, tree protection and grade alteration;
- Building Design - exterior design, user-centred design, and lifecycle considerations to improve longevity;
- Public Realm - outdoor amenity space, streetscape and landscape design, sightlines and lighting, and bicycle parking and related storage; and
- Sustainability - to achieve more sustainable buildings and green site and building design.

The Modular Housing Urban Design Guidelines will be utilized in the review and evaluation of the Site Plan Approval applications for each of the sites. The development will be built to Tier 2 of the Toronto Green Standard.

NEXT STEPS

CREM is finalizing plans and preparing Site Plan Approval applications for submission. The City's C2K office will manage the Site Plan Approval review process. Once received, the Site Plan Approval application materials will be posted on the City's Application Information Centre Web Page at:

<https://www.toronto.ca/city-government/planning-development/application-information-centre/>

Feedback received through the community engagement process will inform the Site Plan review and the final determination of relief required to the zoning by-law(s).

CONCLUSIONS

In response to the urgent need for providing affordable and supportive homes to the city's most vulnerable residents who are experiencing homelessness, and following the City Council's request to prioritize building and planning approvals for these projects, this report recommends that City Council direct the Chief Planner and Executive Director, City Planning to determine the zoning by-law relief that will be required to permit the proposed development, taking into consideration the outcomes of the community consultation meetings, and direct that the Chief Planner and Executive Director, City Planning initiate discussions with the Minister of Municipal Affairs and Housing about making a Minister's Zoning Order, pursuant to Section 47 of the *Planning Act*, to implement the required relief.

This report recommends that staff report directly to the July meeting of City Council on the summary of the community engagement process, final recommended proposal and the relief required to the zoning by-law that would be required to permit the proposed development in the form of a draft Minister's Zoning Order.

CONTACT

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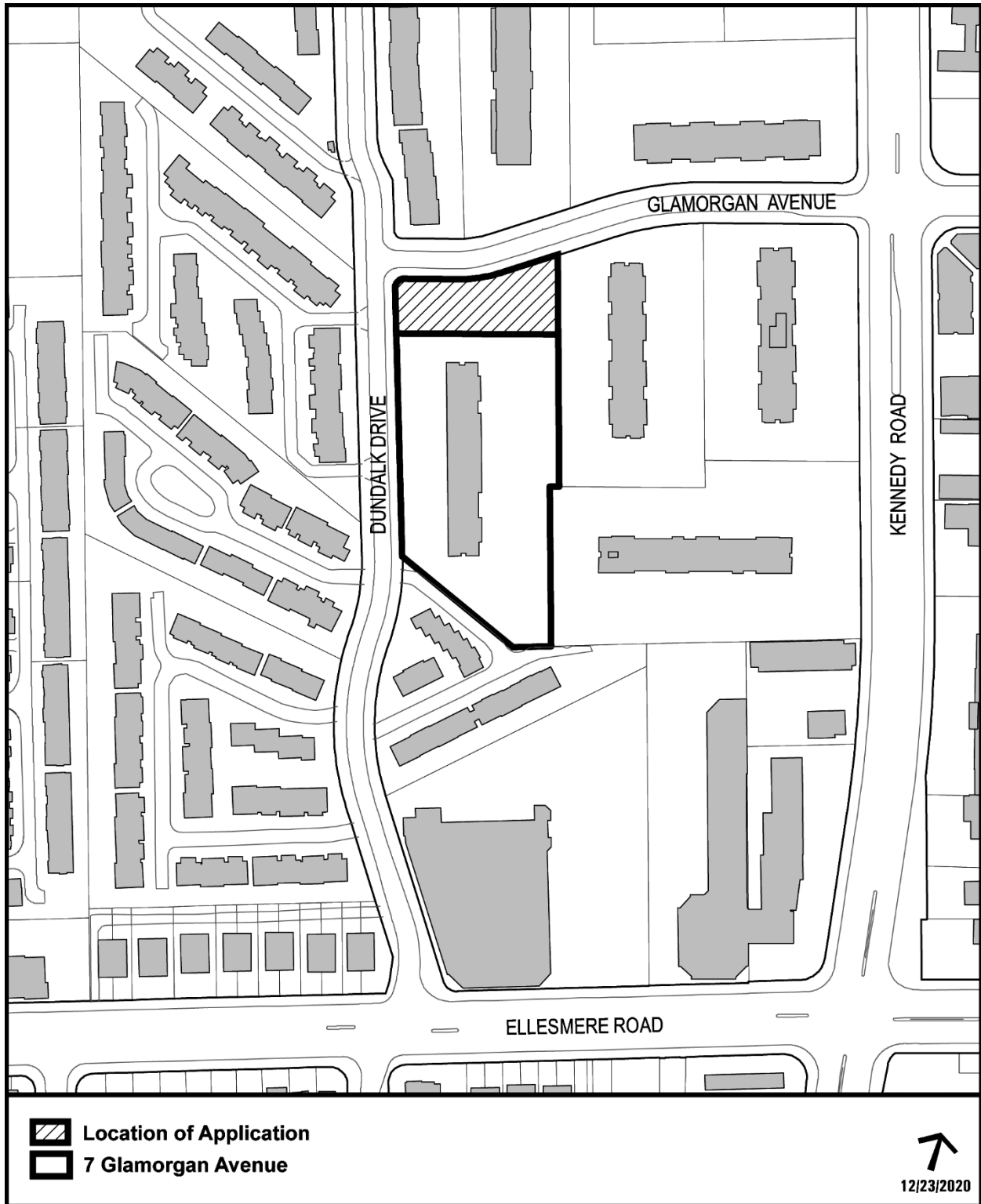
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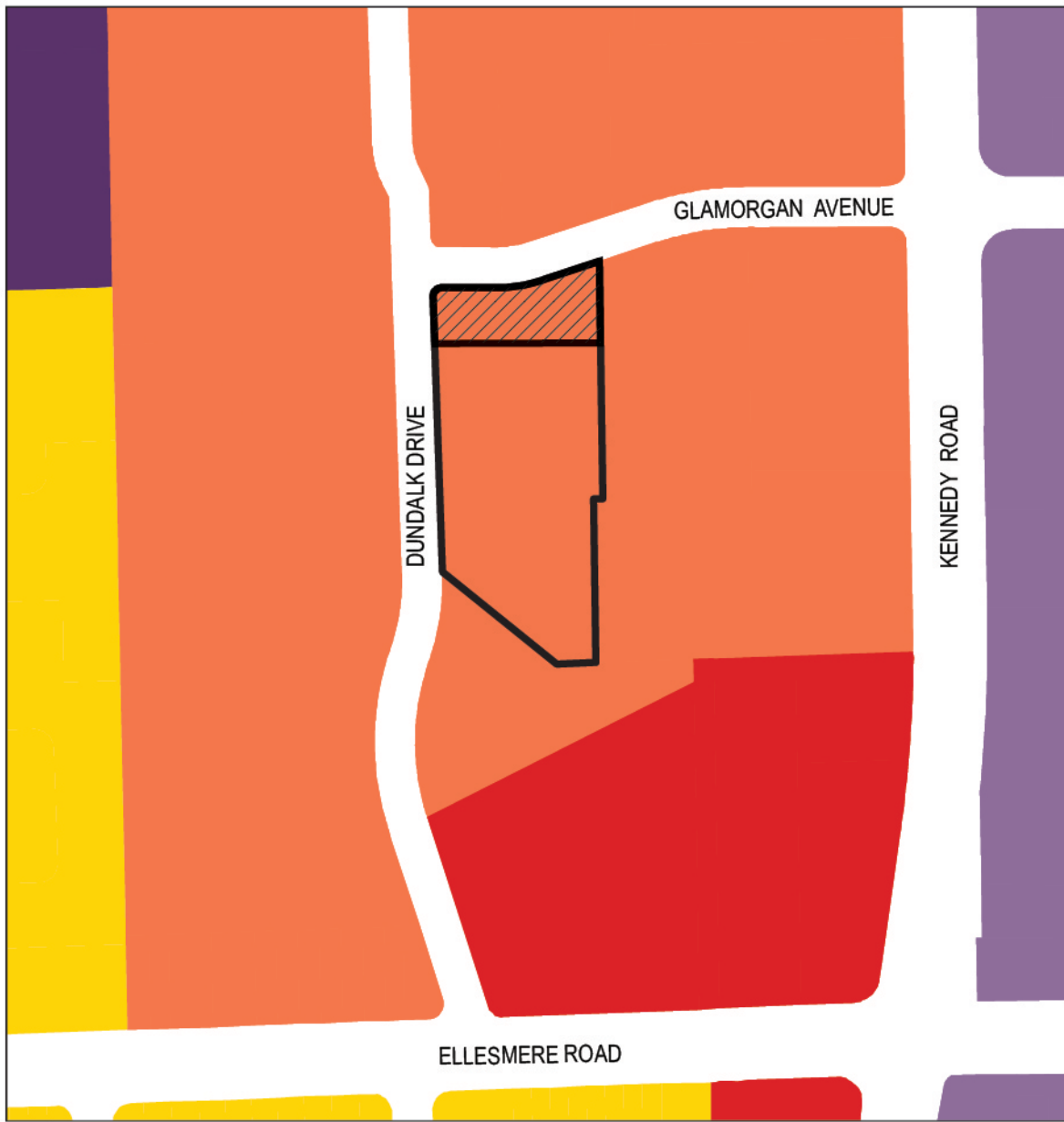
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Official Plan Land Use Map
Attachment 3: Zoning Map

Attachment 1: Location Map



Attachment 2: Official Plan Land Use Map



7 Glamorgan Avenue

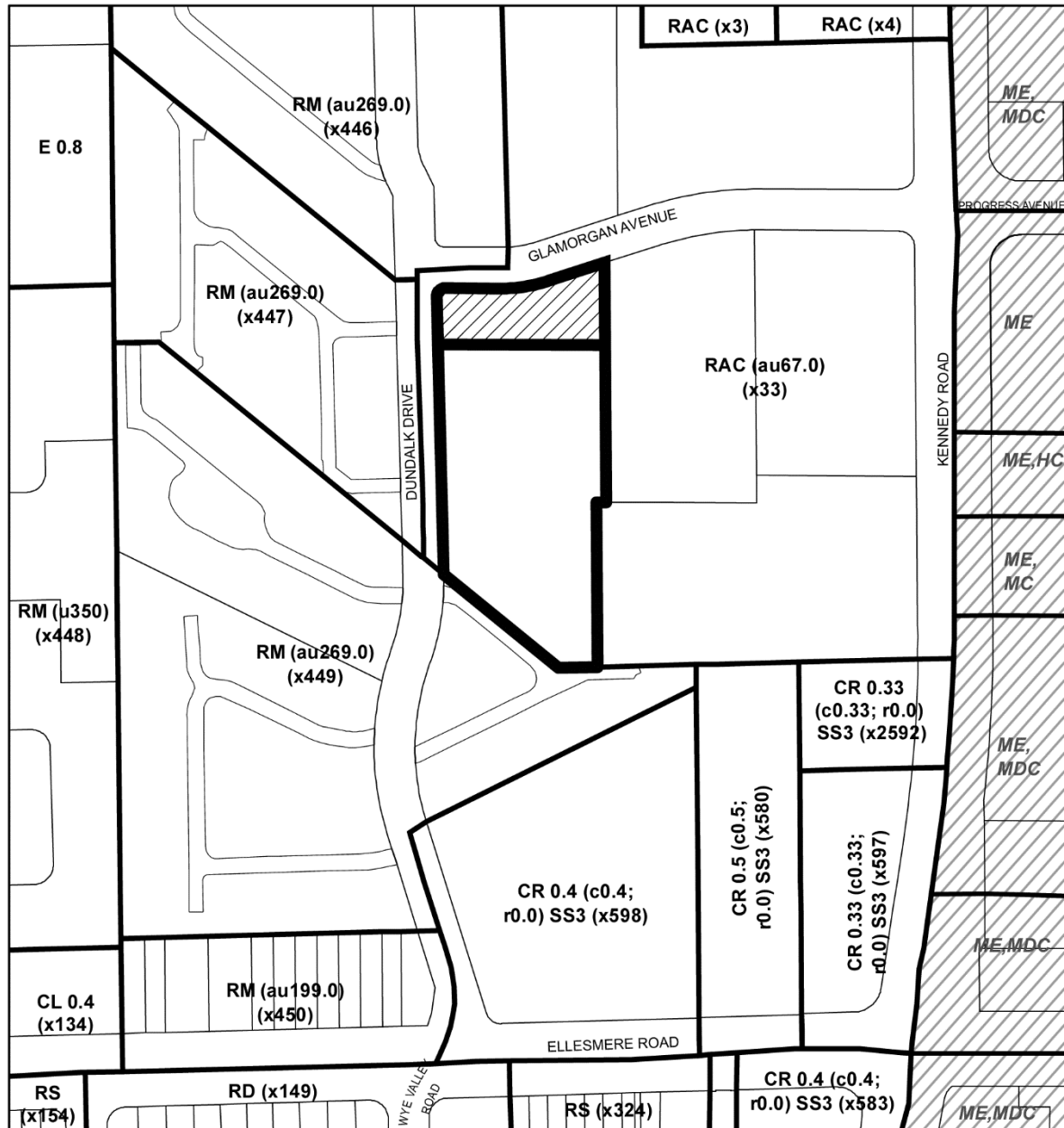
Official Plan Land Use Map #19

File # 20 XXXXXX STE XX OZ

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  General Employment Areas
-  Core Employment Areas

↑
Not to Scale
12/23/2020

Attachment 3: Zoning Map



Zoning By-law 569-2013

7 Glamorgan Avenue

File # 20 XXXXXX ESC XX XX

Location of Application

RD Residential Detached
RS Residential Semi-Detached
RM Residential Multiple

RAC Residential Apartment Commercial
CL Commercial Local
CR Commercial Residential
E Employment Industrial

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

ME Mixed Employment Zone
ME,HC Mixed Employment Zone, Highway Commercial Zone
ME,MC Mixed Employment Zone, Industrial Commercial Zone
ME,MDC Mixed Employment Zone, Industrial District Commercial Zone



Not to Scale
 Extracted: 12/23/2020