

Attachment 6: Amendment to Scarborough Employment Districts Zoning By-law 24982

Authority:

CITY OF TORONTO

Bill

BY-LAW xxxx-2021

To amend former City of Scarborough Employment Districts Zoning By-law 24982 with respect to Zoning Conformity for Official Plan Employment Areas

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

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

The Council of the City of Toronto enacts:

1. Former City of Scarborough Employment Districts Zoning By-law 24982, as amended, is further amended as follows:
 - (A) In Clause V, General Provision **7.2 Table of Required Parking Rates**, under the heading "Educational and Training Facilities in "E", "M", "ME", "MG" and "MS" Zones ", amend parking regulations for (i) "Industrial Skills Training" to read "Industrial Trade Schools".
 - (B) In Clause V, General Provision **7.2 Table of Required Parking Rates**, under the heading "Educational and Training Facilities in "E", "M", "ME", "MG" and "MS" Zones ", "(ii) Other Training and Educational Facilities" be deleted.
 - (C) In Clause V, delete in its entirety General Provision 17, **Caretaker's Residence in "M", "MC", "ME", "MG" and "MS" Zones.**
 - (D) In Clause V, delete in its entirety General Provision 19, **Recreational Uses in "E", "M", "ME", "MG" and "MS" Zones.**
 - (E) In Clause VI, under Zone Provisions 1(a), 2(a), 3(a), 4(a) and 5(a) respectively, delete as permitted uses in the **Industrial Zone (M), General Industrial Zone (MG), Special Industrial Zone (MS), Mixed Employment Zone (ME), and Employment Zone (E)** the following: "Day Nurseries", "Educational and Training Facility Uses", "Places of Worship," and "Recreational Uses."
 - (F) In Clause VI, under Zone Provisions 1(a), 2(a), 3(a), 4(a) and 5(a) respectively, add the following as a permitted use in the **Industrial Zone (M), General**

Industrial Zone (MG), Special Industrial Zone (MS), Mixed Employment Zone (ME), and Employment Zone (E) "Industrial Trade Schools."

- (G) In Clause VI, under Zone Provision 6(a), delete as permitted uses in the **Office Uses Zone (OU)** the following: "**Day Nurseries**", "Educational and Training Facility Uses," "Libraries", "**Places of Worship**," and "**Recreational Uses**."
- (H) In Clause VI, under Zone Provision 6(a), add the following as a permitted use in the **Office Uses Zone (OU)** "Industrial Trade Schools".
- (I) In Clause VI, under Zone Provisions 7.1(a), 7.2(a), 7.3(a), 7.4(a), 8.1(a) and 8.2(a) respectively, delete as permitted uses in the **Industrial Commercial Zone (MC) and Industrial District Commercial Zone (MDC)** the following: "**Day Nurseries**," and "**Places of Worship**".
- (J) In Clause VI, under Zone Provisions 9.1(a), 9.2(a), 9.3(a), 9.4(a) and 9.5(a) respectively, delete as permitted uses in the **Highway Commercial Zone (HC)** the following: "**Day Nurseries**", "**Hotels**", "Fraternal Organizations", "**Places of Worship**" and "**Recreational Uses**".
- (K) In Clause VI, under Zone Provision 10(a), delete as permitted uses in the **Community Commercial Zone (CC)** the following: "**Recreational Uses**".
- (L) In Clause VI, under Zone Provision 15(a), delete as permitted accessory uses in the **City Centre Office Zone (CCO)** the following: "**Day Nurseries**", and "**Recreational Uses**".
- (M) In Clause VI, under Zone Provision 12(a), delete as permitted uses in the **Special District Commercial Zone (SDC)** the following: "**Day Nurseries**", "Educational and Training Facility Uses", "**Places of Entertainment**", "**Places of Worship**", and "**Recreational Uses**".
- (N) In Clause VI, under Zone Provisions 12(a), add the following as a permitted use in the **Special District Commercial Zone (SDC)** "Industrial Trade Schools".
- (O) In Clause VI, under Zone Provision 20(a), delete as permitted uses in the **Institutional Zone (I)** the following: "**Day Nurseries**", "**Places of Worship**", "Public Library" and "Schools for the Mentally and Physically Disabled".
- (P) In Clause VI, under Zone Provision 22.1(a) and 22.2(a), delete as permitted uses in the **Institutional - Social Welfare Zone (I-SW)** the following: "**Day Nurseries**", "Detention Centres", "Homes for the Aged", "Hospitals", "Nursing Homes", "**Places of Worship**", and "Senior Citizen Apartments".

- (Q) In Clause VI, under Zone Provision 23(a), delete as permitted uses in the **Institutional - Educational Zone (I-E)** the following: "Community Colleges", "**Day Nurseries**", "**Places of Worship**", "Post-Secondary Educational Schools", and "Technical Schools".
- (R) In Clause VI, delete Zone Provision 23(b) in its entirety.
- (S) In Clause VI, under Zone Provision 23(a), add as a permitted use in the **Institutional - Educational Zone (I-E)** the following: "Industrial Trade Schools".
- (T) In Clause VI, under Zone Provision 28, delete as permitted uses in the **Agricultural Zone (AG)** the following: "Berry Crops", "**Day Nurseries**", "Field Crops", "Flower Gardening", "Grazing of Livestock", "Orchards", "Tree Crops", "Apiaries", "Aviaries", "**Commercial Greenhouses**", "Fish Hatcheries", "Fur Farms", "Market Gardens", "Mushroom Growing", "Nurseries", "Poultry Raising", "Sod Farming", and "Training of Horses".
- (U) In Clause VI, under Zone Provision 34(a), delete as a permitted use in the **Public Utilities Zone (PU)** the following: "Horticulture".
- (V) In Clause VI, under Zone Provisions 1(a), 2(a), 3(a), 4(a), 5(a), and 10(a) respectively, add as permitted uses in the **Industrial Zone (M), General Industrial Zone (MG), Special Industrial Zone (MS), Mixed Employment Zone (ME), Employment Zone (E) and Community Commercial Zone (CC)** in the Milliken Employment District only, as follows:

"Additional permitted uses in the *MILLIKEN EMPLOYMENT DISTRICT*

- **Places of worship**
- **Recreational uses**".

- (W) In Clause VI, under Zone Provisions 7.1(a), and 8.1(a) add as a permitted use in the **Industrial Commercial Zone (MC) and Industrial District Commercial Zone (MDC)** in the Milliken Employment District only, as follows:

"Additional permitted uses in the *MILLIKEN EMPLOYMENT DISTRICT*

- **Places of worship**".

- 2. Former City of Scarborough Employment Districts Zoning By-law 24982, as amended, is amended as follows:

- (A) Schedule 'B' performance standards chart is amended by adding the following zoning performance standards (miscellaneous):

2237. Nothing in this By-law [XXXX – Clerk to Insert By-law Number] will prevent the erection or use of a building or structure, for which a complete application for site plan approval was filed on or prior to [insert date of Council adoption of this By-law].

2238. For the purposes of Performance Standard 2237, a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.

(B) Schedule 'A' Golden Mile Employment District (West) is amended as outlined in Diagram 1 (756 Warden Avenue).

(C) Schedule "C" is amended by adding exception number (853) for 756 Warden Avenue that reads as follows:

"On those lands identified as Exception No. 853 on Schedule 'A' the following provisions shall apply:

853 (a) in addition to the land uses otherwise permitted for this lot, a lawfully erected ice arena, existing as of March 26, 2018 is permitted."

(D) Schedule 'A' Milliken Employment District is amended from CC, E, RU – 125-414-443-445-461-764-913-1214-1250-1295 and rezoned to CC, E – 125-414-443-445-461-764-913-1214-1250-1295 as shown in Diagram 2 (3477 Kennedy Road).

(E) Schedule 'A' Progress (West) Employment District is amended as outlined in Diagram 3 (350 Progress Avenue).

(F) Schedule "C" is amended by adding exception number (854) for 350 Progress Avenue as follows:

"On those lands identified as Exception No. 854 on Schedule 'A' the following provisions shall apply:

854. (a) Recreational uses are permitted as accessory to office uses provided the total gross floor area of all accessory uses shall not to exceed 10% of the total **built gross floor area** of the City Centre Office (CCO) Uses."

(G) Schedule 'A' Tapscott Employment District (West) is amended as outlined in Diagram 4 (2781 Markham Road).

(H) Schedule "C" is amended by adding exception number (855) for 2781 Markham Road that reads as follows:

"On those lands identified as Exception No. 855 on Schedule 'A' the following provisions shall apply:

855 (a) A place of worship and ancillary community centre are permitted."

(I) Schedule 'A' Milliken Employment District is as outlined in Diagram 5 (3223 Kennedy Road and 255 Milliken Boulevard).

(J) Schedule "C" is amended by adding exception number (856) for 3223 Kennedy Road and 255 Milliken Boulevard that reads as follows:

"On those lands identified as Exception No. 856 on Schedule 'A' the following provisions shall apply:

856 (a) A place of worship and ancillary recreational and community uses are permitted."

(K) Schedule 'A' Milliken Employment District is amended as outlined in Diagram 6.

(L) Schedule "C" is amended by adding exception number (857) for the lands in Diagrams 6a and 6b that reads as follows:

"On those lands identified as Exception No. 857 on Schedule 'A' the following provisions shall apply:

857 (a) Places of worship and recreational uses are not permitted."

(M) Schedule 'A' Steeles Employment District is amended as outlined in Diagram 7 (3815 Victoria Park Avenue and 4033 – 4035 Gordon Baker Road).

(N) Schedule "C" is amended by adding exception number (858) for the lands in Diagram 7 that reads as follows:

"On those lands identified as Exception No. 858 on Schedule 'A' the following provisions shall apply:

858 (a) A day nursery is permitted provided:

(i) it is located in a building where a minimum of 50% of the gross floor area is occupied by office uses; and

(ii) it is located on the ground floor or below the uses in (i) above.

Transition for Site Plan Approval Applications

3. Nothing in By-law [XXXX – Clerk to Insert By-law Number] will prevent the erection or use of a building or structure, for which a complete application for site plan approval was filed on or prior to [insert date of Council adoption of this By-law].

4. For the purposes of Section 3 above, a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.

Enacted and passed...



 **TORONTO**
Diagram 1

756 Warden Avenue



Former Scarborough Zoning By-law 24882
Not to Scale
08/13/2021

CITY OF
MARKHAM

STEELES AVENUE EAST



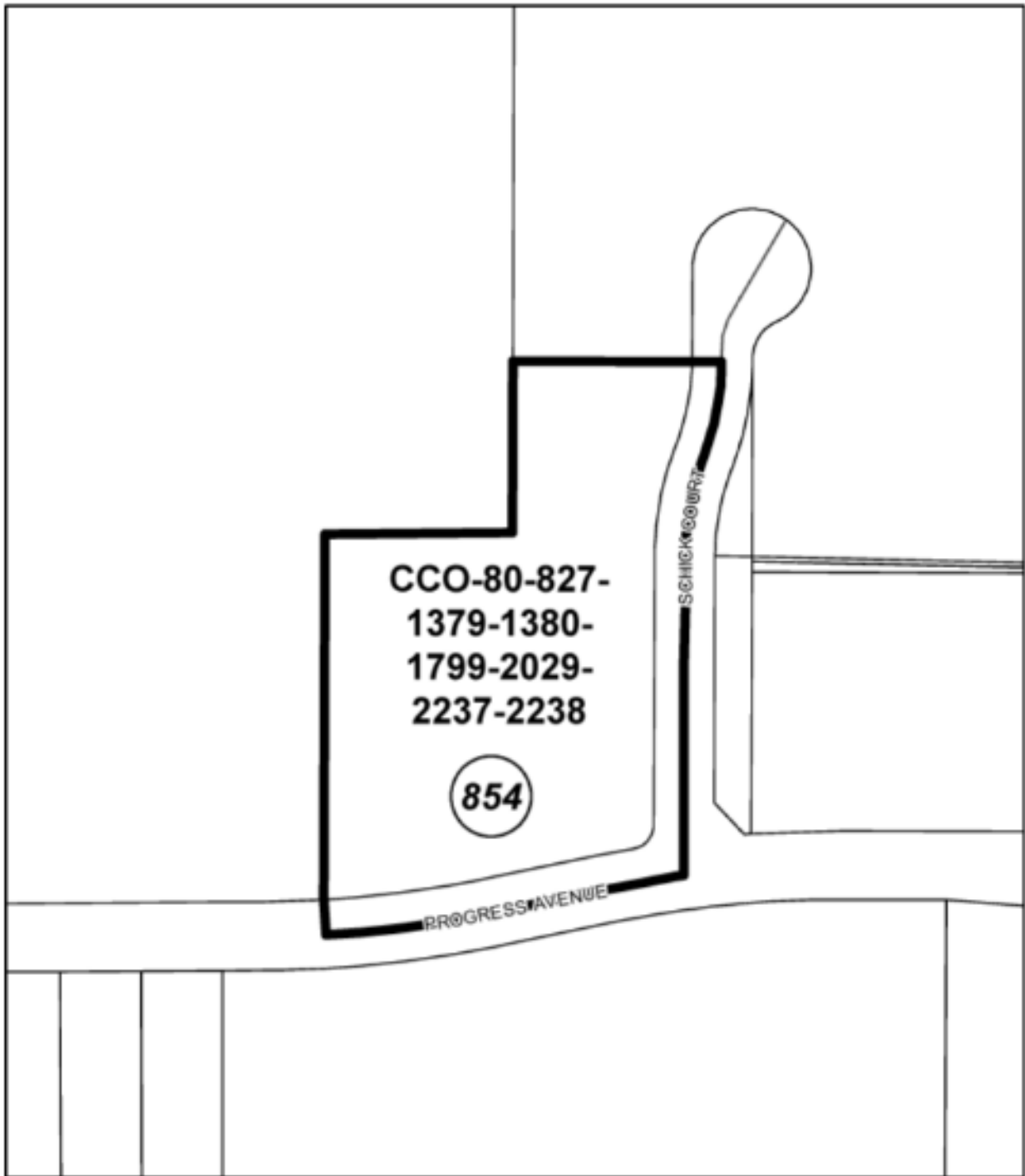
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443-445-461-
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1250-1295-2237-
2238**

 **TORONTO**
Diagram 2

3477 Kennedy Road



Former Scarborough Zoning By-law 24882
Not to Scale
08/13/2021



 **TORONTO**
Diagram 3

350 Progress Avenue



Former Scarborough Zoning By-law 24882
Not to Scale
08/13/2021

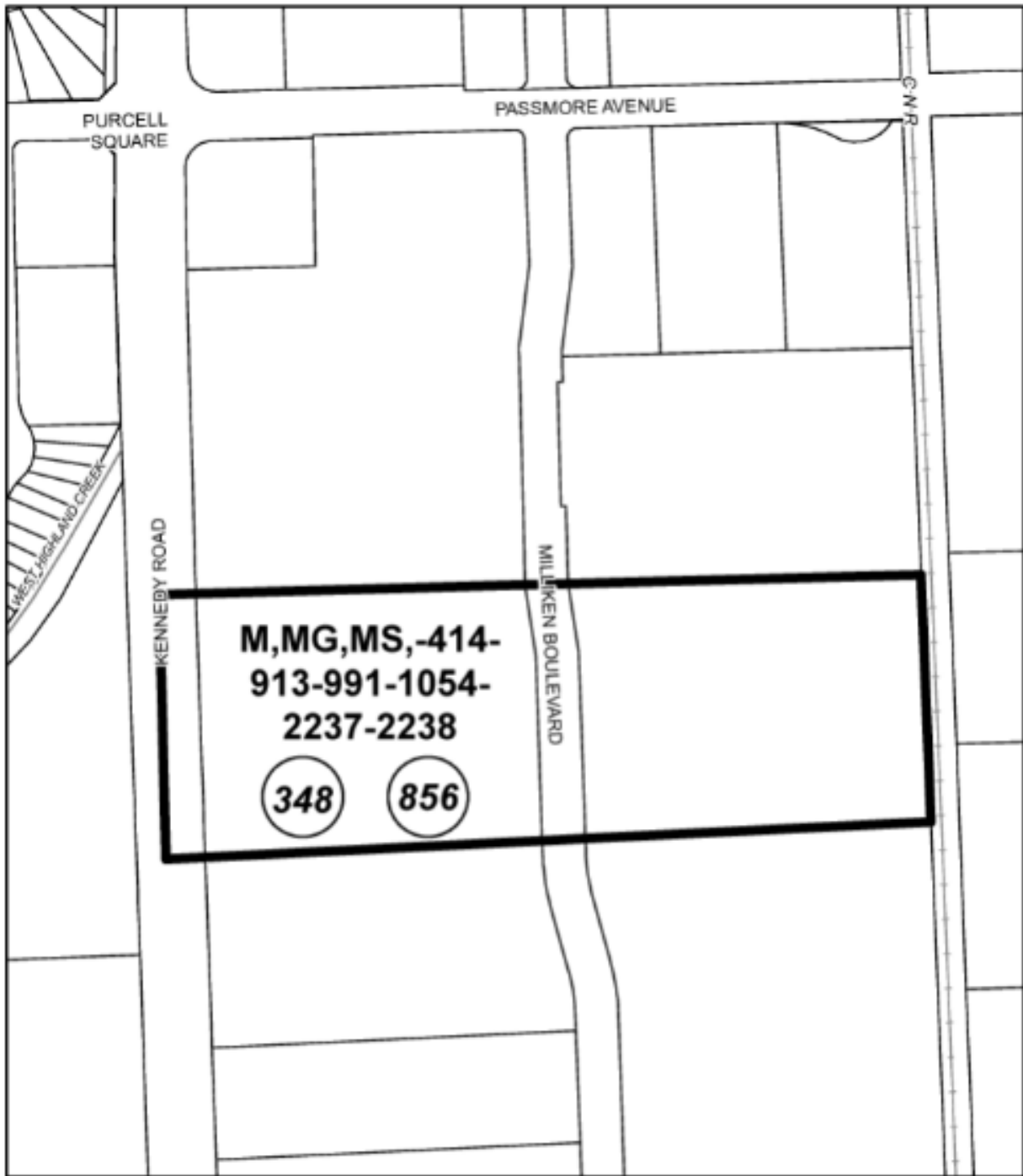


 **TORONTO**
Diagram 4

2781 Markham Road



Former Scarborough Zoning By-law 24882
Not to Scale
08/13/2021

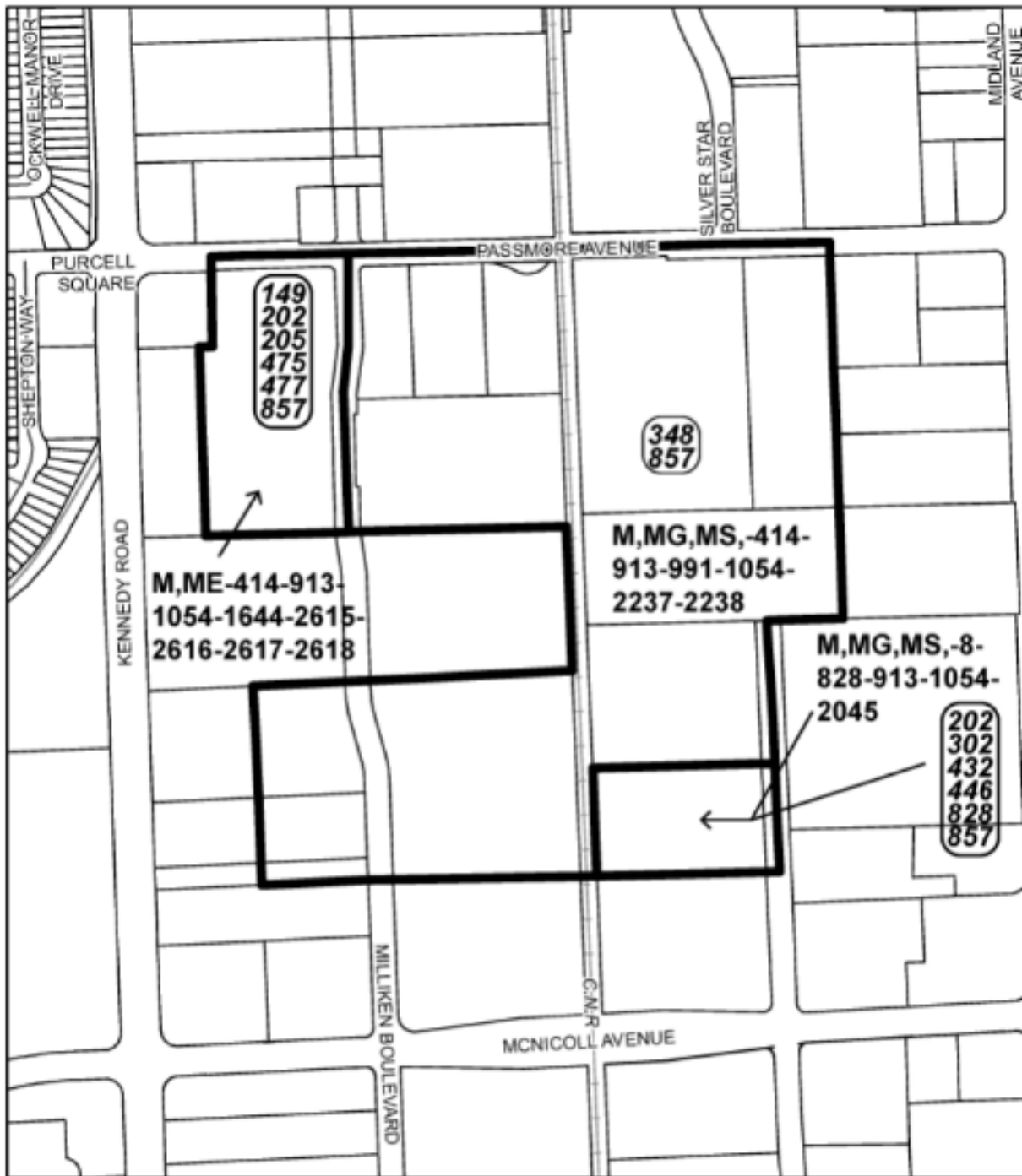


 **TORONTO**
Diagram 5

**3223 Kennedy Road and
255 Milliken Boulevard**



Former Scarborough Zoning By-law 24882
Not to Scale
08/13/2021

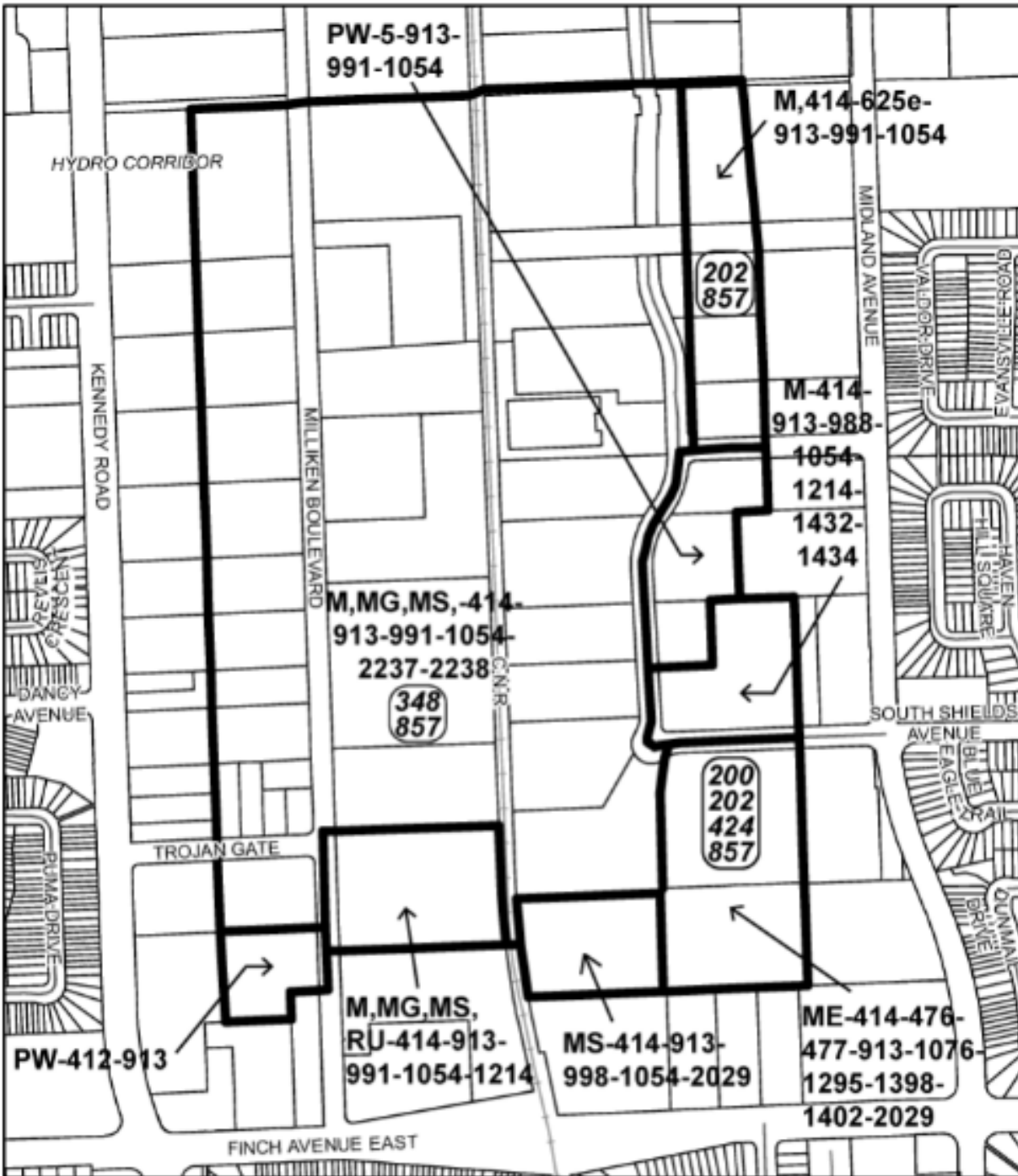


TORONTO
Diagram 6a

Lands generally bounded by Kennedy Rd.,
Passmore Ave., Midland Ave., and McNicoll Ave.



Former Scarborough Zoning By-law 24982
Not to Scale
08/15/2021



TORONTO
Diagram 6b

Lands generally bounded by Midland Ave.,
Finch Ave., Kennedy Rd. and McNicoll Ave.
frontages, south of Passmore Ave.



Former Scarborough Zoning By-law 21982
Not to Scale
08/15/2021



 **TORONTO**
Diagram 7

3815 Victoria Park Avenue &
4033-4035 Gordon Baker Road


Former Scarborough Zoning By-law 24882
Not to Scale
08/13/2021