

Attachment 5 - Draft Zoning By-law Amendment to 24982

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

CITY OF TORONTO BY-LAW No. ###-YEAR

To amend the former City of Scarborough Zoning By-law No. 24982 (South Agincourt Employment District Zoning By-law), as amended, with respect to the lands municipally known in the year 2023 as 2031 Kennedy Road.

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*;

Whereas the Official Plan for the City of Toronto contains such provisions relating to the authorization of additional uses for the development;

Whereas Council of the City of Toronto, at its meeting on ~, 20~, determined to amend the former City of Scarborough Zoning By-law No. 24982 (South Agincourt Employment District Zoning By-law) with respect to lands known municipally in the year 2023 as 2031 Kennedy Road;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Schedule 1 attached to this By-law.
2. Schedule 'B' of the Former City of Scarborough Zoning By-law No. 24982 (South Agincourt Employment District Zoning By-law), as amended, is further amended by deleting subsection 873 (vii), and replacing it with: a minimum of 410 square metres of non-residential **gross floor area** shall be provided on lands identified as Phase 1 on Schedule 1.
3. Schedule 'B' of the Former City of Scarborough Zoning By-law No. 24982 (South Agincourt Employment District Zoning By-law), as amended, is further amended by adding the following uses and Parking Rates to the Table of Required Vehicle Parking Rates in subsection 1688 (v):

Use	Parking Rate
Restaurant	Minimum rate of 1.5 for each 100 square metres of gross floor area .
Take-out Restaurant	Minimum rate of 1.5 for each 100 square metres of gross floor area .
Personal Service Shop	Minimum rate of 1.5 for each 100 square metres of gross floor area .

4. Schedule 'C' of the Former City of Scarborough Zoning By-law No. 24982 (South Agincourt Employment District Zoning By-law), as amended, is further amended by adding the following uses to Exception 154, subsection (a):

- i. Restaurant,
- ii. Take-out Restaurant,
- iii. Personal Service Shop, and
- iv. Office.

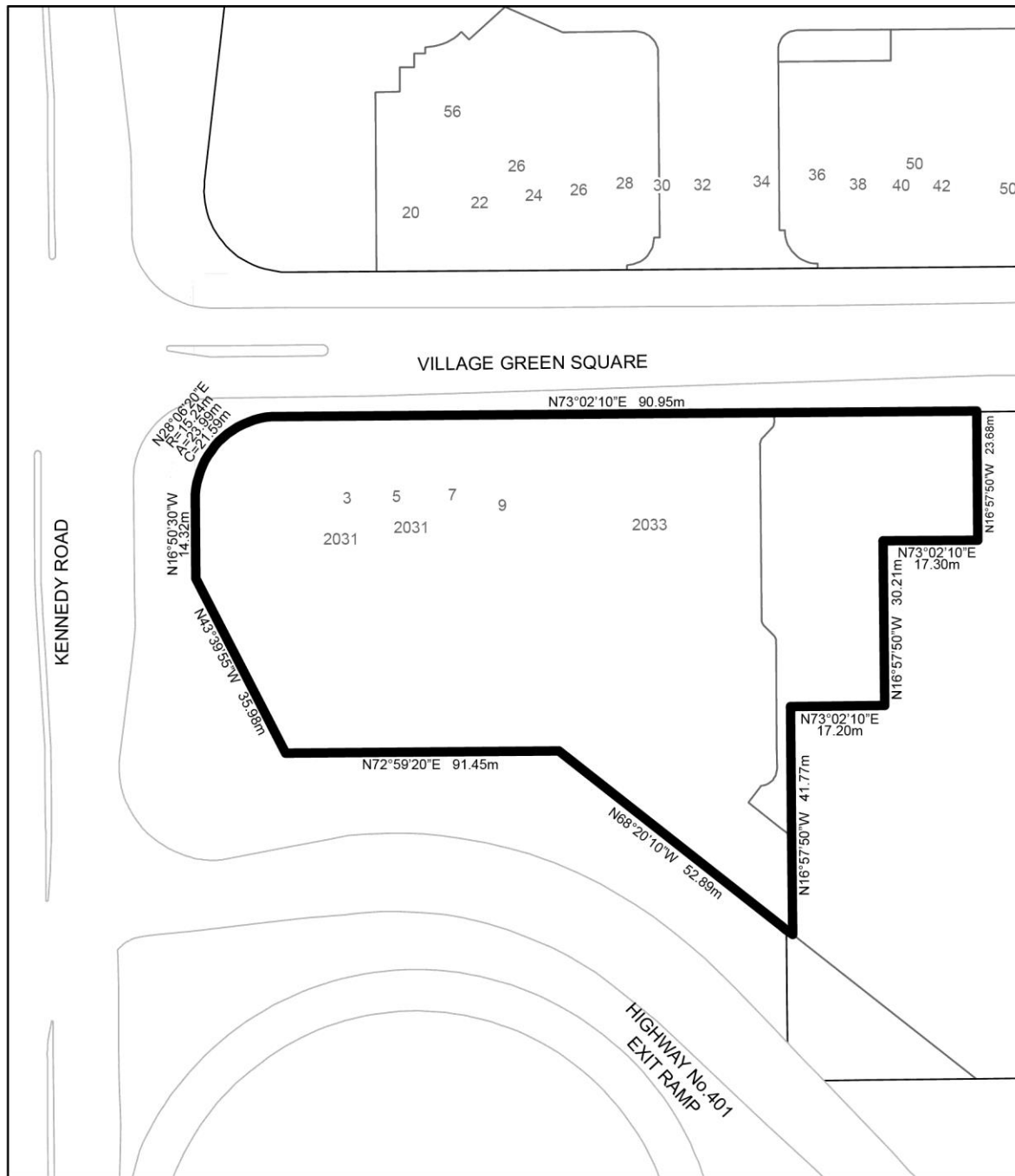
For the purpose of this exception, a "Restaurant" is defined as premises where food or beverages are prepared and offered for sale to patrons for immediate consumption on the premises while they are seated, and which may include an incidental take-out service.

Enacted and passed on ~ , 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



Toronto
Zoning By-law Amendment
Schedule 1

2031 Kennedy Road

File # 23 219355 ESC 21 OZ



South Agincourt Employment District By-law No.24982
Not to Scale
01/15/2024