

Attachment 5: Draft Zoning By-law Amendment to 24982 (Tapscott Employment District)

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

Enacted by Council: [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, with respect to the lands municipally known in the year 2024 as 5705 and 5789 Steeles Avenue East.

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, as amended; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by Employment Districts Zoning By-law No. 24982 (Tapscott Employment District), as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto;

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.** The words highlighted in bold type in this By-law have the meaning provided in Employment Districts Zoning By-law No. 24982, as amended, Clause IV Definitions.
- 3.** SCHEDULE 'C' EXCEPTIONS LIST, of the Employment Districts Zoning By-law No. 24982, as amended, is further amended by adding the following Exceptions:

DEFINITIONS

(a) For the purposes of this exception, the following definitions apply:

- (i) 'Long-term' **bicycle parking spaces** are **bicycle parking spaces** for use

by the occupants or tenants of a building.

- (ii) 'Short-term' **bicycle parking spaces** are **bicycle parking spaces** for use by visitors to a building.

PERMITTED USES

- (b) Notwithstanding Exception No.466, **warehouse** and **ancillary** office uses shall be permitted on the **lot**.

DENSITY

- (c) Notwithstanding Performance Standard Nos.6, 2601, and 2602, the **gross floor area** of all **buildings** shall not exceed 0.6 times the area of the **lot**.

SETBACK

- (d) Notwithstanding Performance Standard No.913, the minimum **street yard** setback along Steeles Avenue East shall be 5 metres.
- (e) Notwithstanding Performance Standard No.1111, the minimum **building setbacks** from all other **lot lines** are as shown on Schedule '1' attached to this By-law.

PARKING

- (f) Notwithstanding the provision of CLAUSE V – GENERAL PROVISIONS, Section 7.2, Table of Required Parking Rates, and Performance Standard Nos.1518 and 1524, a maximum of 0.85 parking spaces per 100 square metres of non-residential **gross floor area** shall be permitted to a maximum of 46,295 square metres, and no additional parking spaces required for additional non-residential **gross floor area**.
- (g) Notwithstanding Performance Standard Nos.1636 and 1637, parking spaces shall be prohibited within 5 metres from the **street line** of Steeles Avenue East.
- (h) The minimum number of accessible parking spaces shall be 14.

SOFT LANDSCAPING

- (i) Notwithstanding Performance Standard No.1903, a minimum 5.0 metre wide strip of land abutting the **street line** of Steeles Avenue East shall be used for **landscaping** only, excluding **driveways**, walkways, retaining walls and other hard landscaping elements.

BICYCLE PARKING SPACE

Notwithstanding Exception No.483, the **lot** shall provide:

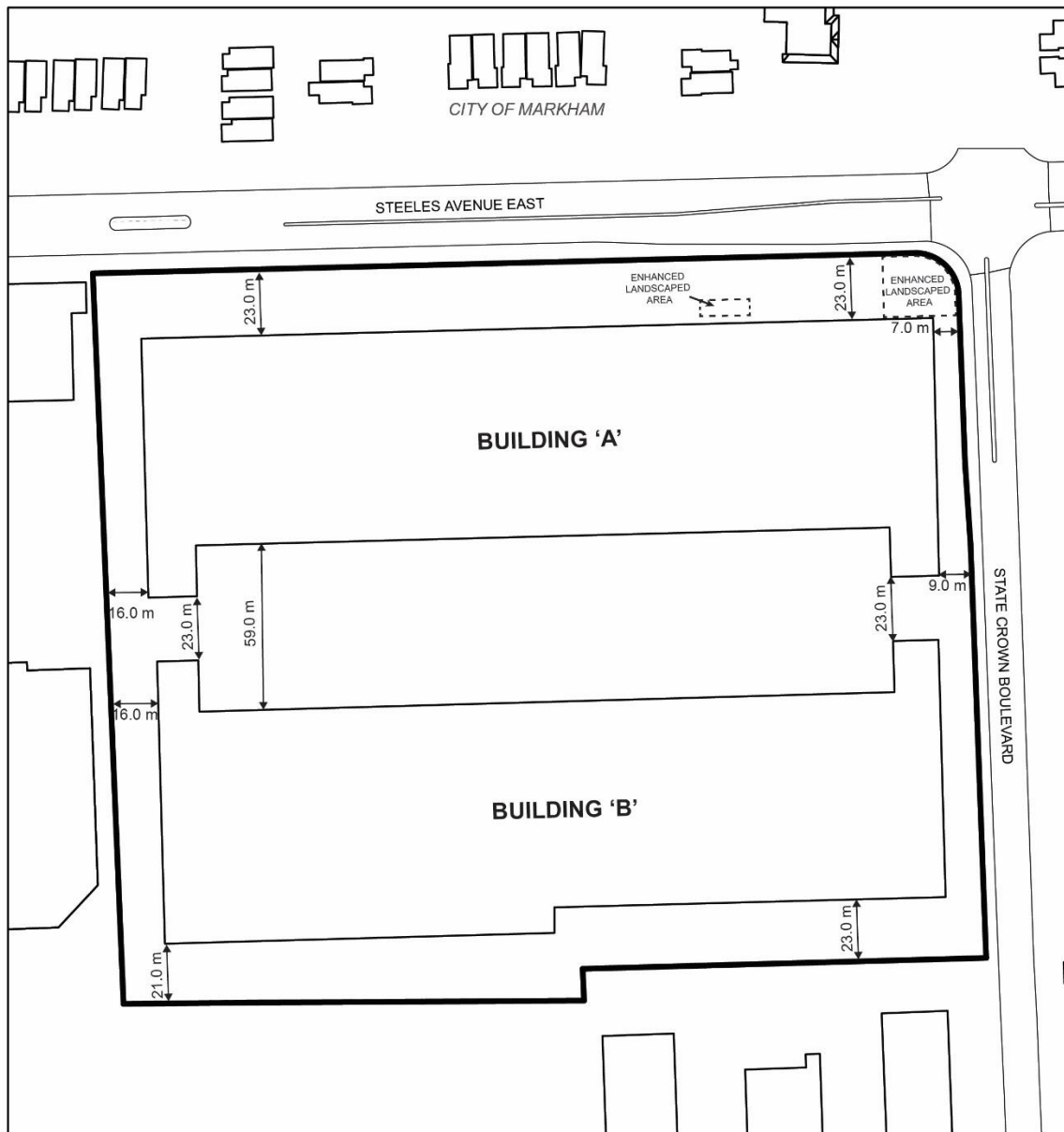
- (j) A minimum of 0.13 'long term' **bicycle parking spaces** per 100 sqm of **gross floor area** dedicated to the **ancillary** office.
 - (k) A minimum of 3 spaces plus 0.15 'short term' **bicycle parking spaces** per 100 sqm of **gross floor area** dedicated to the **ancillary** office.
 - (l) 'Long term' **bicycle parking spaces** may be located outside a **building** or **structure**.
4. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



**Zoning By-law Amendment
Schedule 1**

**5705 and 5789 Steeles
Avenue East**

File # 24 213561 ESC 23 02

