

Authority: Scarborough Community Council Item SC15.26, as adopted by City of Toronto Council on July 12, 13, 14 and 15, 2016

CITY OF TORONTO

BY-LAW No. 695-2016

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 1490-1500 Midland Avenue.

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*; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR (c0.4; r0.0) SS3 (x71) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands shown on Diagram 1 to the Policy Area Overlay Map in Section 995.10 and the Rooming House Overlay Map in Section 995.40.
5. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands shown on Diagram 3 to the Height Overlay Map in Section 995.20.1, and applying the following height and storey label: HT 6.0, ST 1.
6. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands shown on Diagram 4 to the Lot Coverage Overlay Map in Section 995.30.1, and applying the lot coverage label of 40 percent.
7. Zoning By-law No. 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 71 so that it reads:

Exception CR 71

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) None of the regulations of 5.10.40.1(3), 5.10.40.40(1), 5.10.40.70(6), 5.10.40.80(1), 40.10.50.10(1), 150.94.50, 230.5.1.10(6), 230.5.1.10(9)(A),

230.5.10.1(1) and 400.10.100.10(1) prevent the erection or use of a **building, structure**, addition or enlargement if it complies with the following regulations:

- (B) Despite the uses listed in regulation 40.10.20.10, the only uses permitted are: **art gallery, artist studio, automated banking machine, financial institution, massage therapy, office, park, performing arts studio, personal service shop, pet services, production studio, retail store, software developing and processing, veterinary hospital, wellness centre;**
- (C) Despite the uses listed in regulation 40.10.20.20, the only uses permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100 are: **custom workshop, eating establishment, funeral home, outdoor patio**, outdoor sales or display, **public parking, recreation use, renewable energy, retail service, service shop, take-out eating establishment** and **vehicle service shop;**
- (D) Despite (B) and (C) above, **open storage** is permitted, subject to the following:
 - (i) **open storage** may only be associated with a **vehicle service shop;**
 - (ii) **open storage** may not be located in a **yard** that abuts a **lot** in the Residential Zone category or the Residential Apartment Zone category;
 - (iii) **open storage** may not be located in a **front yard** or **side yard;**
 - (iv) **open storage** may be no more than 10 percent of the **lot area;**
 - (v) **the maximum height of open storage** is 5.5 metres; and
 - (vi) **open storage** must be enclosed by a fence;
- (E) The **front lot line** is the **lot line** abutting Midland Avenue;
- (F) The minimum **building setback** from a **lot line** that abuts a **street** is 3.0 metres;
- (G) A minimum of 13 **bicycle parking spaces** must be provided; and
- (H) A minimum of 398 square metres of **landscaping** must be provided in the **street yard**, of which a minimum 252 square metres must be **soft landscaping.**

Prevailing By-laws and Prevailing Sections: (None Apply)

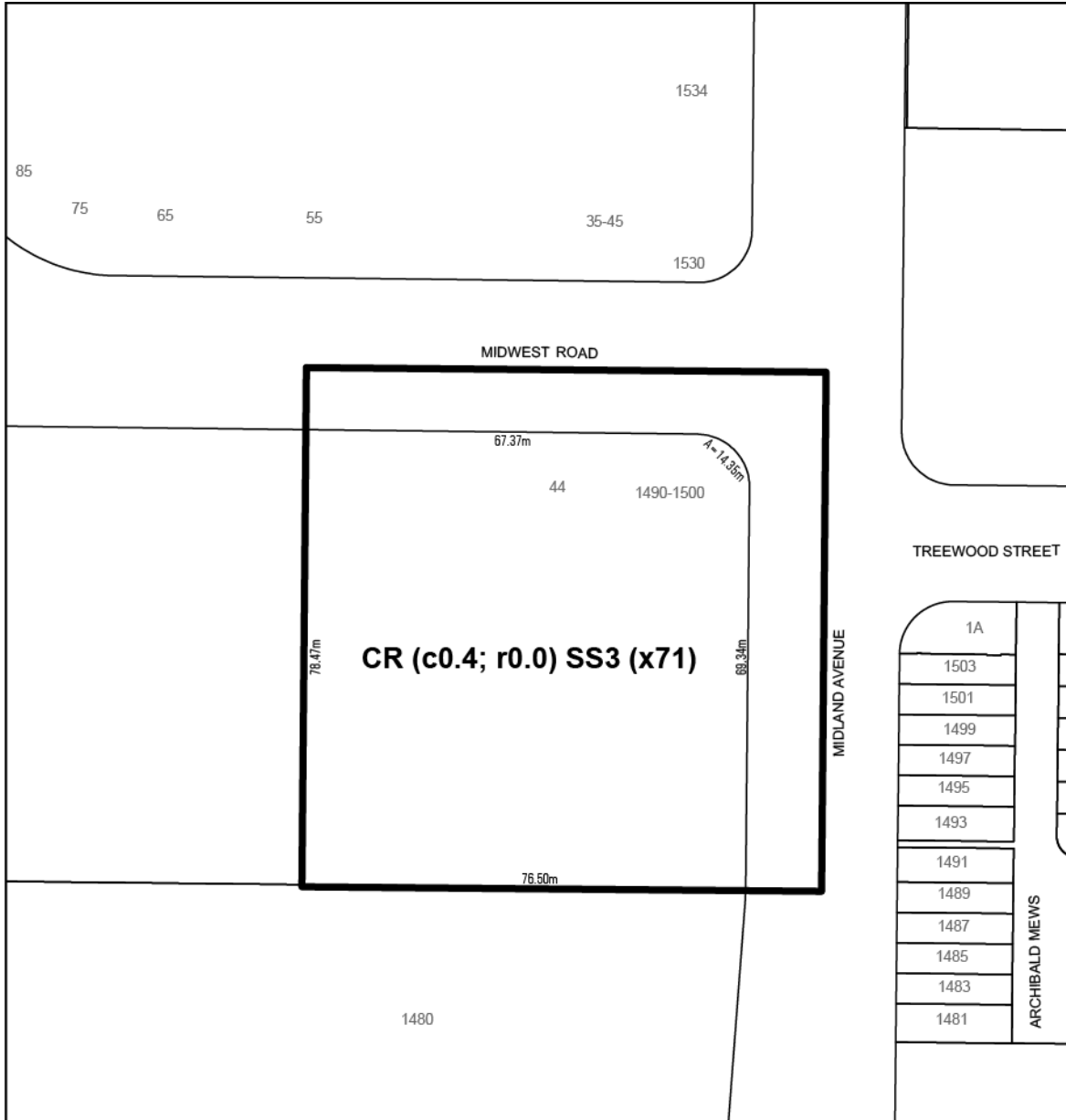
Enacted and passed on July 15, 2016.

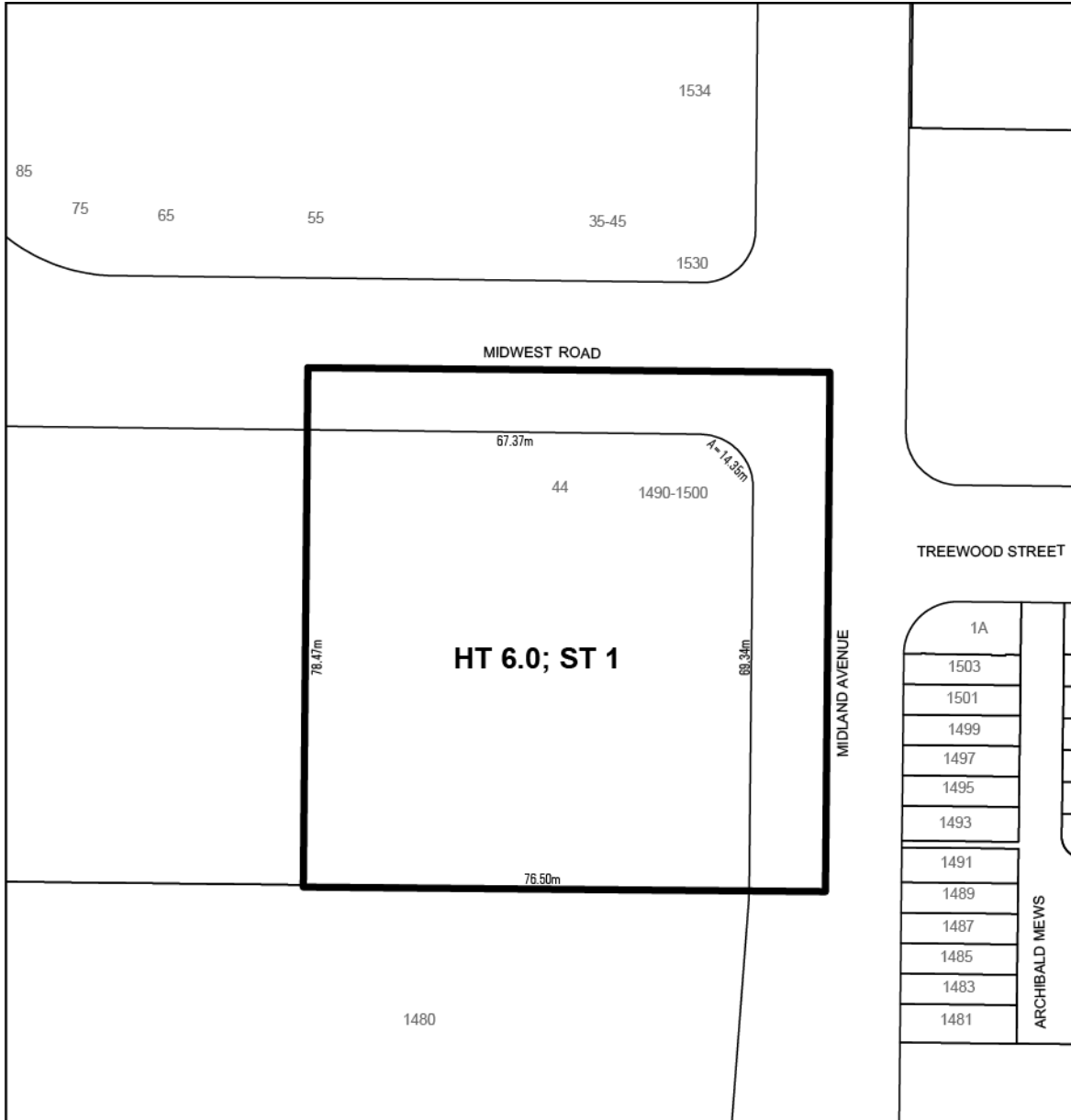
Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)







TORONTO City Planning
Diagram 3

1490-1500 Midland Avenue

File # 15 266900 ESC 37 OZ



City of Toronto By-Law 569-2013
Not to Scale
5/16/2016

