

Authority: Scarborough Community Council Item SC31.1,
as adopted by City of Toronto Council on May 11, and 12,
2022

CITY OF TORONTO

Bill 379

BY-LAW -2022

To amend City of Toronto Zoning By-law 569-2013, as amended, to facilitate zoning compliance for the Scarborough Subway Extension project.

Whereas authority is given to Council by 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 hasheld at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
2. 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 0.4 (c0.4; r0.0) SS3 (x474) as shown on Diagram 1 attached to this By-law.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: PA 4, as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 11, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands, as shown on Diagram 1 attached to this By-law, to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands, as shown on Diagram 1 attached to this By-law, to the Rooming House Overlay Map in Article 995.40.1, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 474 so that it reads:

(474) Exception CR 474

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) Regulations 40.10.30.40(1), 40.10.40.1(2), 40.10.40.10 (3) and (5), 40.10.40.70(3), 40.10.50.10(1) and 40.10.50.10(3) do not apply to a **transportation use**;
- (B) Despite Regulation 40.10.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0 times the area of the **lot**; and
- (C) Despite Regulation 10.5.40.40(5)(A), floor space index for a **building** or **structure** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building** or **structure** divided by the area of the **lot**.

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

- 8. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to RD (x683) as shown on Diagram 4 attached to this By-law.
- 9. By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception RD 683, so that it reads:

(683) Exception RD 683

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) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts McCowan Rd. is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a

side lot line that does not abut a **street**;

- (G) The requirements of (A), (B), (C), (D) and (E) above do not apply to a **transportation use**;
- (H) Regulations 10.5.40.70(1), 10.20.30.10(1), 10.20.30.20(1), 10.20.30.40(1), 10.20.40.10(1) and Clause 10.20.40.70 do not apply to a **transportation use**;
- (I) Despite Regulation 10.5.40.40(5)(A), floor space index for a **building** or **structure** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building** or **structure** divided by the area of the **lot**; and (J) The maximum permitted floor space index for **transportation use** in a **building** is 1.0 times the area of the **lot**.

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

- 10. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to RD (x721) as shown on Diagram 5 attached to this By-law.
- 11. By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception RD 721, so that it reads:

(721) Exception RD 721

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) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts McCowan Rd., is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) The requirements of (A), (B), (C), (D) and (E) above, do not apply to a

transportation use;

- (G) Regulations 10.5.40.70(1), 10.20.30.10(1), 10.20.30.20(1), 10.20.30.40(1), 10.20.40.10(1) and Clause 10.20.40.70 do not apply to a **transportation use**;
- (H) Despite Regulation 10.5.40.40(5)(A), floor space index for a **building** or **structure** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building** or **structure** divided by the area of the **lot**; and
- (I) The maximum permitted floor space index for **transportation use** in a **building** is 1.0 times the area of the **lot**.

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

- 12. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to CR 0.4 (c0.4; r0.0) SS3 (x477) as shown on Diagram 6 attached to this By-law.
- 13. By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception CR (477), so that it reads:

(477) Exception CR 477

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) The minimum building setback from a lot line that abuts a street is the greater of:
 - (i) 3.0 metres from a lot line that abuts Midland Ave. or McCowan Rd. and 5.0 metres if a lot line abuts Eglinton Ave.; or
 - (ii) 16.5 metres from the original centre line of Midland Ave. and McCowan Rd. and 23.0 metres from the original centre line of Eglinton Ave. E.;
- (B) The minimum building setback from a rear lot line is 7.5 metres; and
- (C) The requirements of (A) and (B) above, do not apply to a **transportation use**;
- (D) Clauses 40.10.40.70 and 40.10.40.80 and regulations 40.10.30.40(1), 40.10.40.1(2), and 40.10.40.10(5) do not apply to a **transportation use**; and

- (E) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

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

14. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to CR 0.4 (c0.4; r0.0) SS3 (x488) as shown on Diagram 7 attached to this By-law.
15. By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception CR 488, so that it reads:

(488) Exception CR 488

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) Despite land use permissions for this zone, **dwelling units** are permitted if:
- (i) they are located in a **mixed use building**; and
 - (ii) there is a maximum of one **dwelling unit** per every one **service shop** located in the same **building**; and
- (B) The permitted maximum **gross floor area** is the greater of:
- (i) 40% of the **lot area**; or
 - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;
- (C) the total maximum **gross floor area** permitted for all uses on a **lot** may exceed 40% of the **lot area** if the maximum **gross floor area** for all non-residential uses on the **lot** does not exceed 40% of the **lot area**;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
- (i) the greater of 23.0 metres from the centre line of Eglinton Ave. E., or 5.0 metres from a lot line abutting Eglinton Ave. E.; and
 - (ii) the 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. E.; and

- (E) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (F) **Parking spaces** must be provided at a minimum rate of:
 - (i) 7.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of worship** use;
 - (ii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly** use that is a banquet hall; and
 - (iii) 12 parking spaces per 100 square metres of gross floor area for an entertainment place of assembly use; and
 - (iv) 5 parking spaces per 100 square metres of gross floor area for a recreation use;
 - (v) 1 parking space per each dwelling unit; and
 - (vi) 3.22 parking spaces per 100 square metres of gross floor area for all other uses;
- (G) The requirements of (A) to (F) above do not apply to a **transportation use**; and
- (H) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

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

- 16. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to CR 0.4 (c0.4; r0.0) SS3 (x491) as shown on Diagram 8 attached to this By-law.
- 17. By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception CR 491, so that it reads:

(491) Exception CR 491

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) The permitted maximum **gross floor area** is 40% of the **lot area**;

- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) 16.5 metres from the original centre line of Midland Ave.;
 - (ii) the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; and
 - (iii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. or Midland Ave.;
- (C) The minimum **building setback** is 7.5 metres from a **rear lot line**;
- (D) The requirements of (A), (B) and (C) above, do not apply to a **transportation use**;
- (E) Clause 40.10.40.70 and regulations 40.10.30.40(1), 40.10.40.1(2), and 40.10.40.10(3) and (5) do not apply to a **transportation use**;
- (F) Regulation 40.10.30.20(1) does not apply to a **transportation use**; and
- (G) The maximum permitted floor space index for **transportation use** in a **building** is 1.0 times the area of the **lot**.

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

- 18. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.11.1 respecting the lands outlined by heavy black lines to CR 0.33 (c0.33; r0.0) SS3 (x507) as shown on Diagram 9 attached to this By-law.
- 19. By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception CR 507, so that it reads:

(507) Exception CR 507

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) The maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.33 times the area of the **lot**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:

- (i) the greater of 21.0 metres from the original centre line of Lawrence Ave. East or 3.0 metres from a **lot line** abutting Lawrence Ave. East;
 - (ii) the greater of 16.5 metres from the original centre line of McCowan Rd. or 3.0 metres from a **lot line** abutting McCowan Rd.; and
 - (iii) 3.0 metres from the **lot line** abutting any other **street**;
- (C) The minimum **building setback** from a rear **lot line** is 7.5 metres; and
- (D) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

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

20. Zoning By-law 569-2013, as amended, is further amended by amending and replacing Article 900.31.10 Exception Number 15 with the following, so that it reads:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
- (i) Lawrence Avenue, is 36.0 metres, measured from the original centreline of the **street**; and
 - (ii) McCowan Avenue, is 25.0 metres, measured from the original centreline of the **street**;
- (B) Despite the conditions for conditional permitted uses in the zone, **nursing homes**, student accommodation, living accommodation for **hospital** personnel, and offices for medical practitioners are permitted without the need to be owned or operated on behalf of the **hospital**;
- (C) In addition to the uses permitted in the zone, a senior's **apartment building** is also permitted;
- (D) The requirements of (A) above do not apply to a **transportation use**;
- (E) Regulation 80.20.80.20(1) does not apply to a **parking space** provided for a **transportation use**;
- (F) Despite Clause 80.5.40.40, floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and

- (G) Regulation 80.20.30.20(1), and Clause 80.20.40.70 do not apply to a **transportation use**;
- (H) The maximum permitted floor space index for **transportation use** in a **building** is 1.0 times the area of the **lot**; and
- (I) Clause 80.20.30.40 does not apply to a **transportation use**.

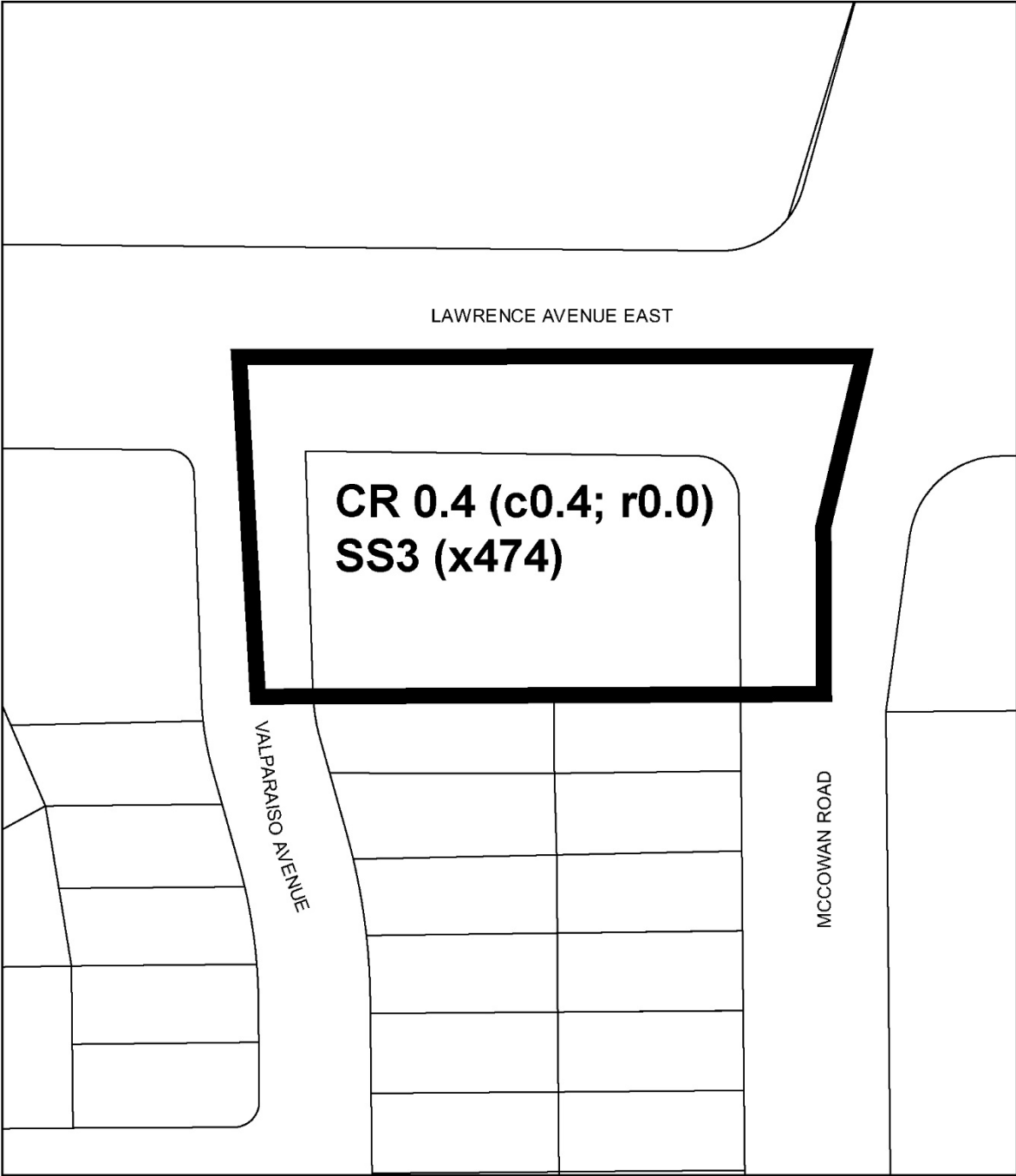
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on May , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)




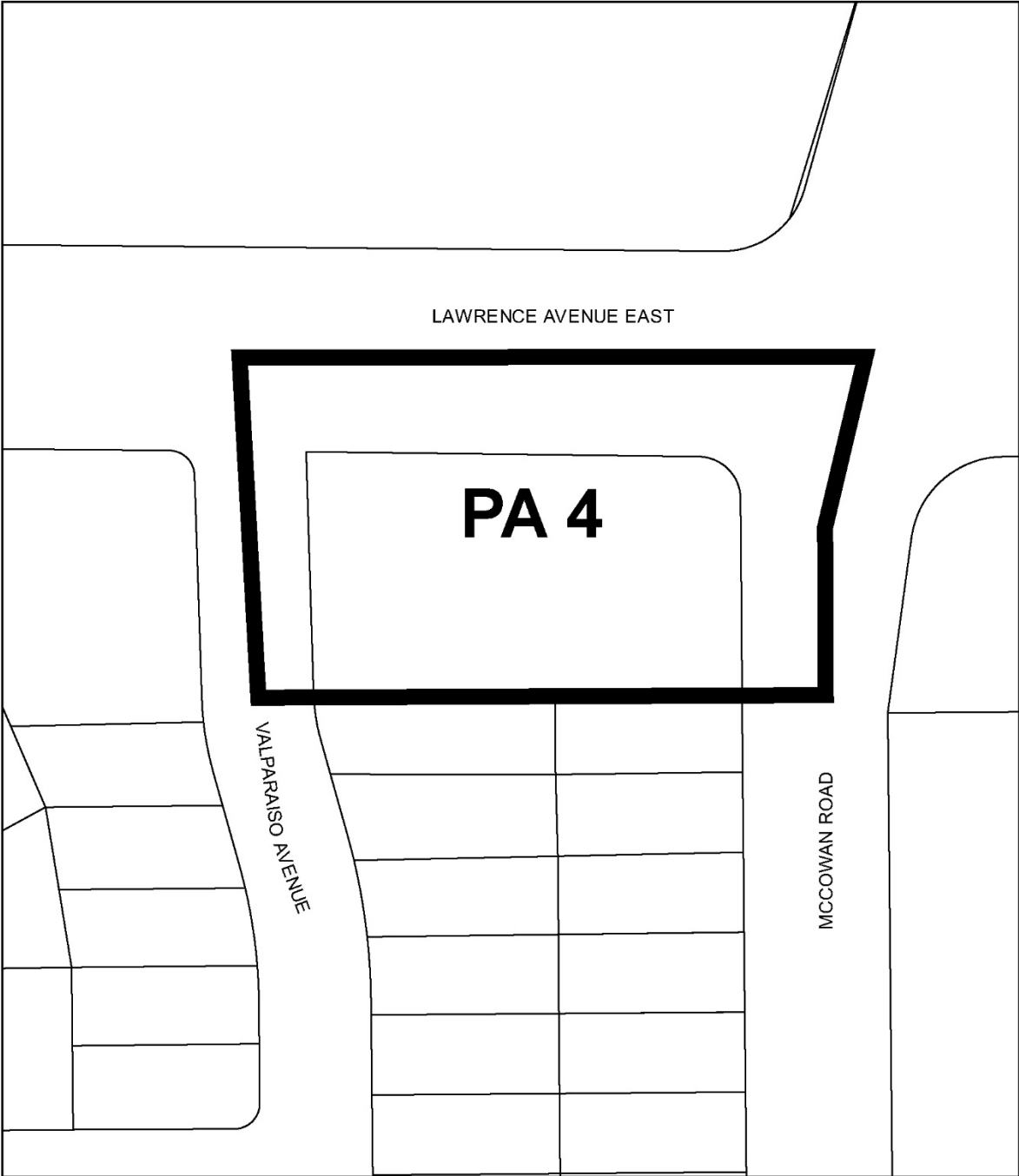
 **TORONTO**
Diagram 1

3051 Lawrence Avenue East

File #: 21 216367 STE 10 OZ

 Areas affected by this by-law



City of Toronto By-law 569-2013
Not to Scale
03/24/2022




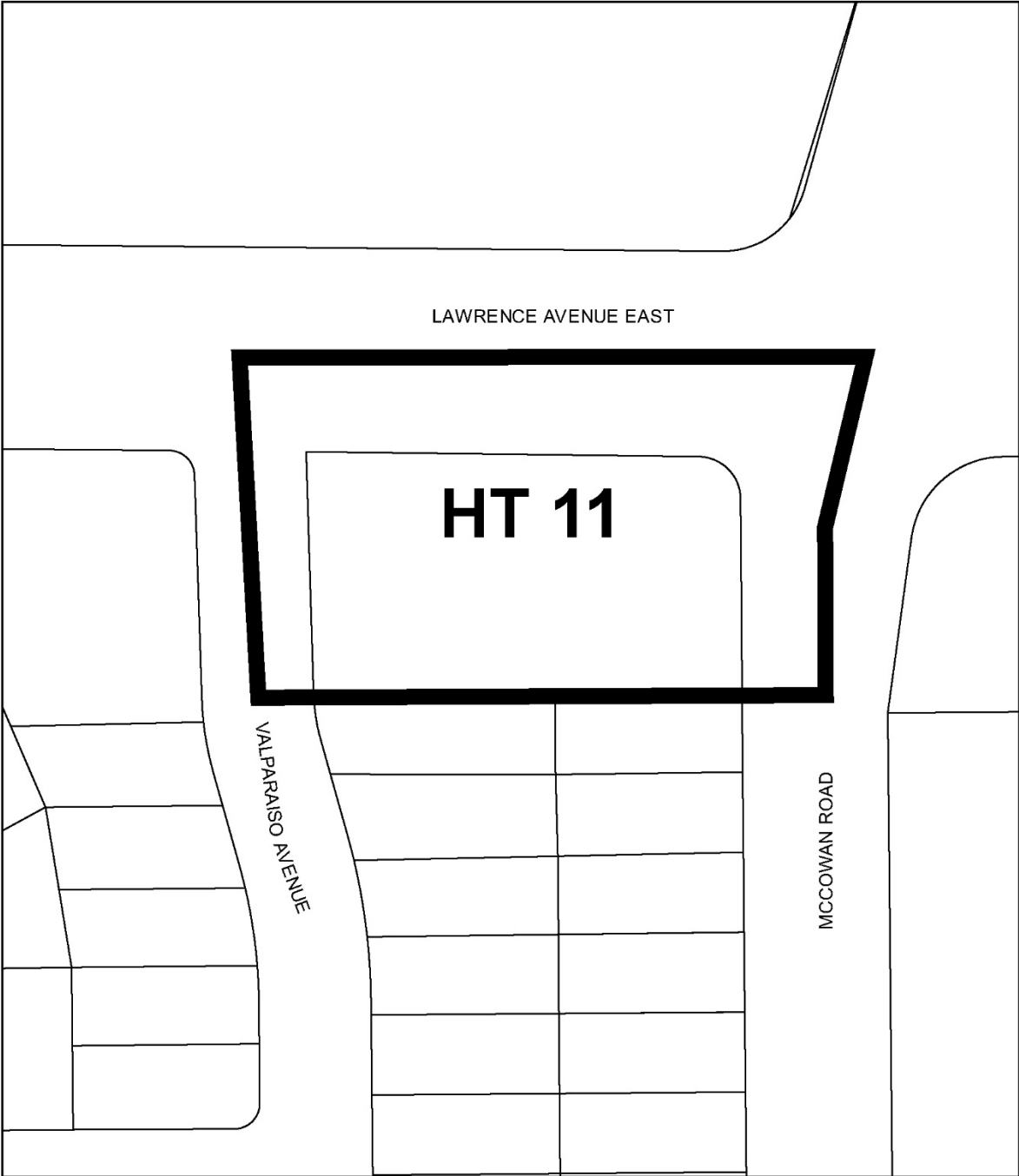
 **TORONTO**
Diagram 2

3051 Lawrence Avenue East

File #: 21 216367 STE 10 OZ

 Areas affected by this by-law


City of Toronto By-law 569-2013
Not to Scale
03/24/2022




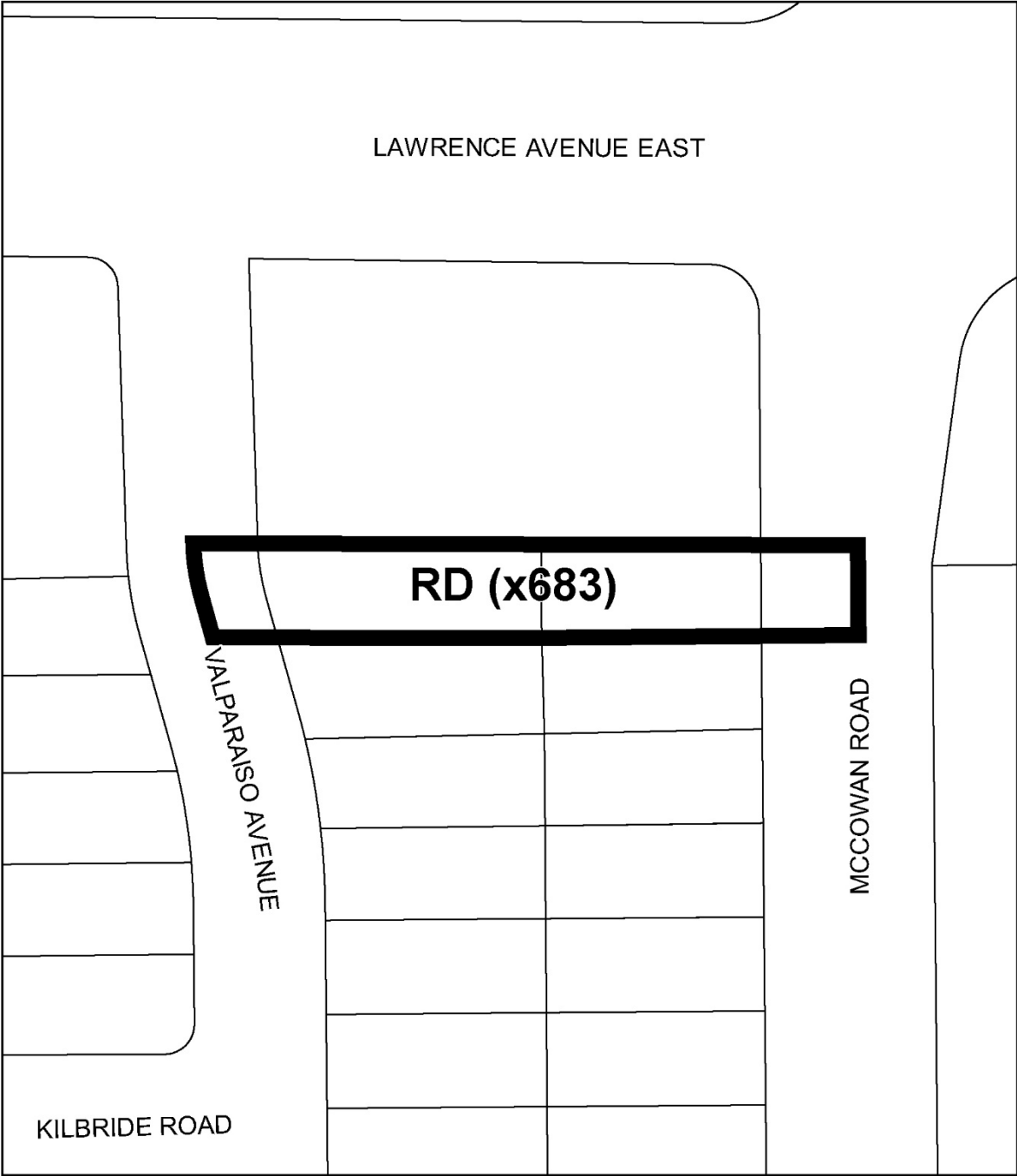
 **TORONTO**
Diagram 3

3051 Lawrence Avenue East

File #: 21 216367 STE 10 OZ


 Areas affected by this by-law



City of Toronto By-law 569-2013
Not to Scale
03/24/2022

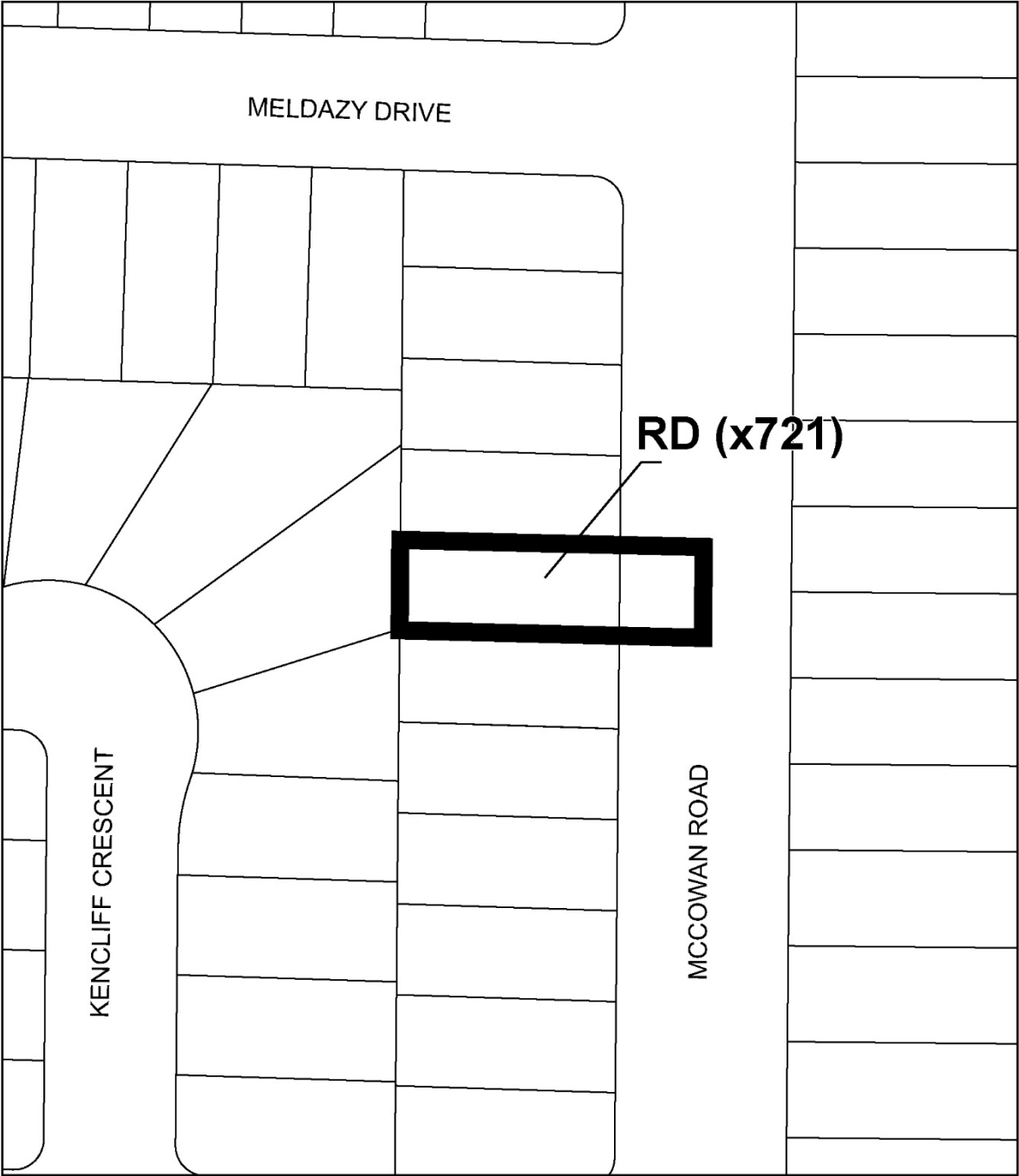


 **TORONTO**
Diagram 4

**23 Valparaiso Ave &
642 McCowan Road**
File #: 21 216367 STE 10 0Z

 Areas affected by this by-law


City of Toronto By-law 569-2013
Not to Scale
03/24/2022




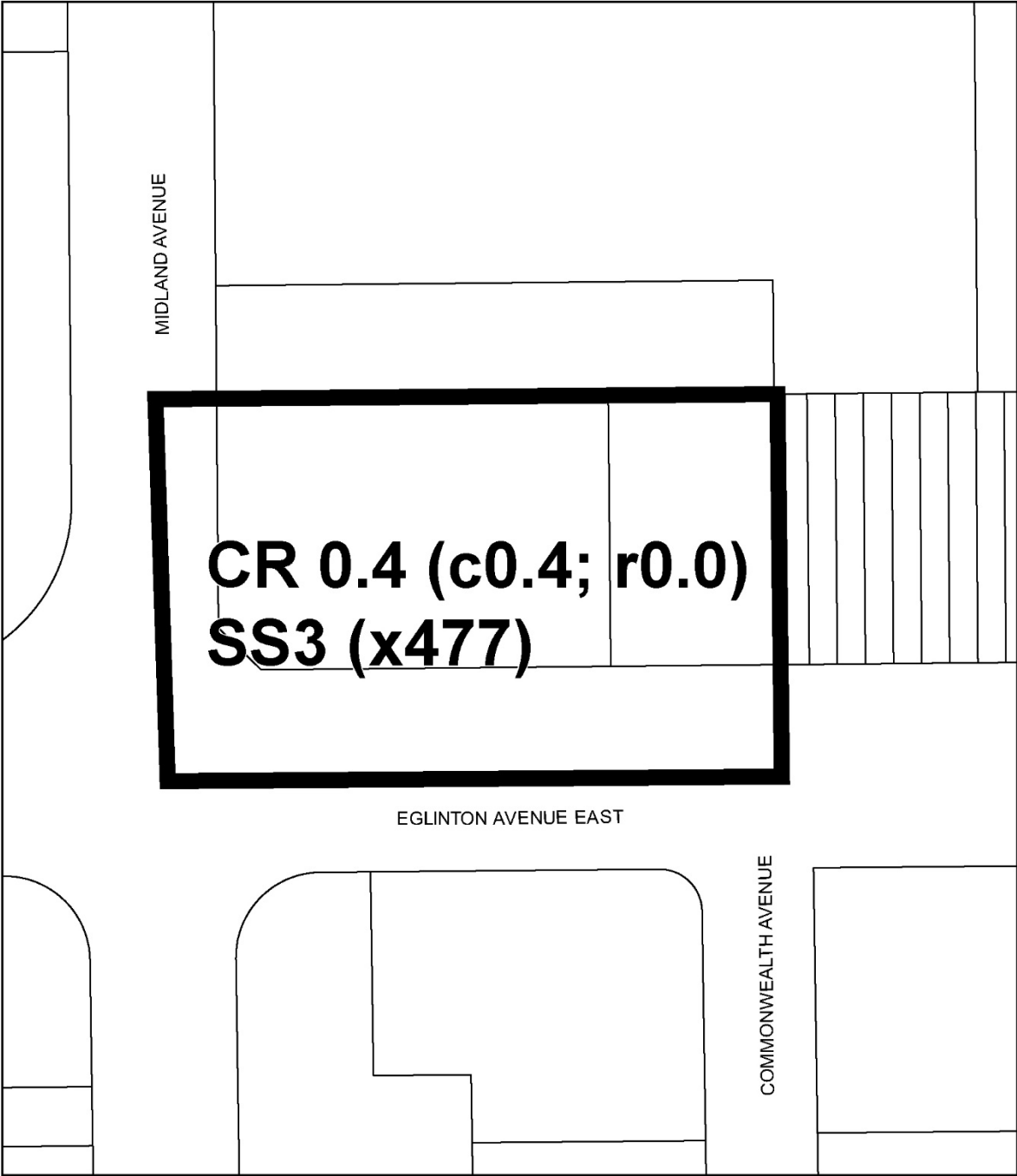
 **TORONTO**
Diagram 5

960 McCowan Road

File #: 21 216367 STE 10 OZ

 Areas affected by this by-law


City of Toronto By-law 569-2013
Not to Scale
03/24/2022




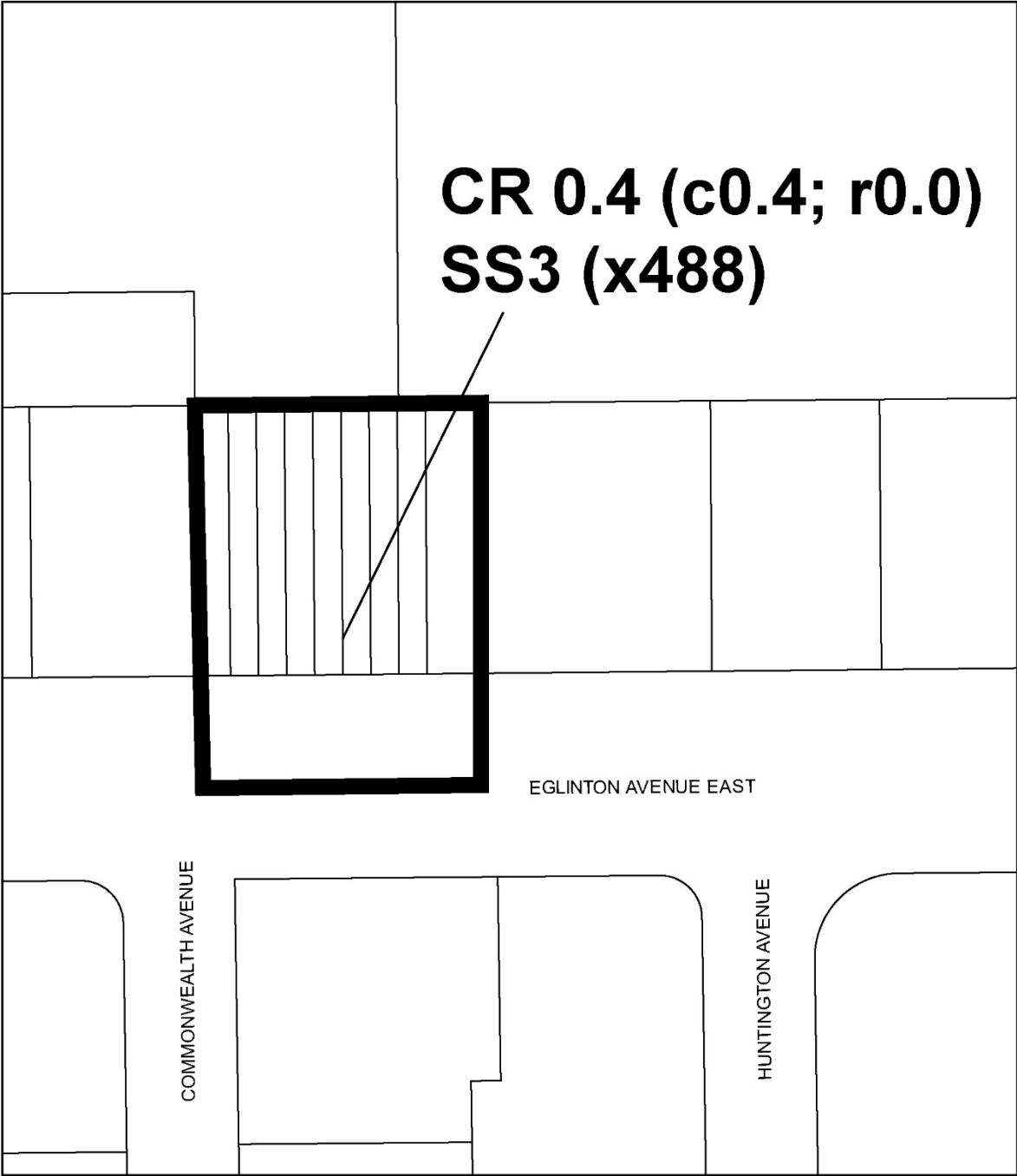
 **TORONTO**
Diagram 6

2500 - 2510 Eglinton Ave East

File #: 21 216367 STE 10 OZ

 Areas affected by this by-law


City of Toronto By-law 569-2013
Not to Scale
03/24/2022




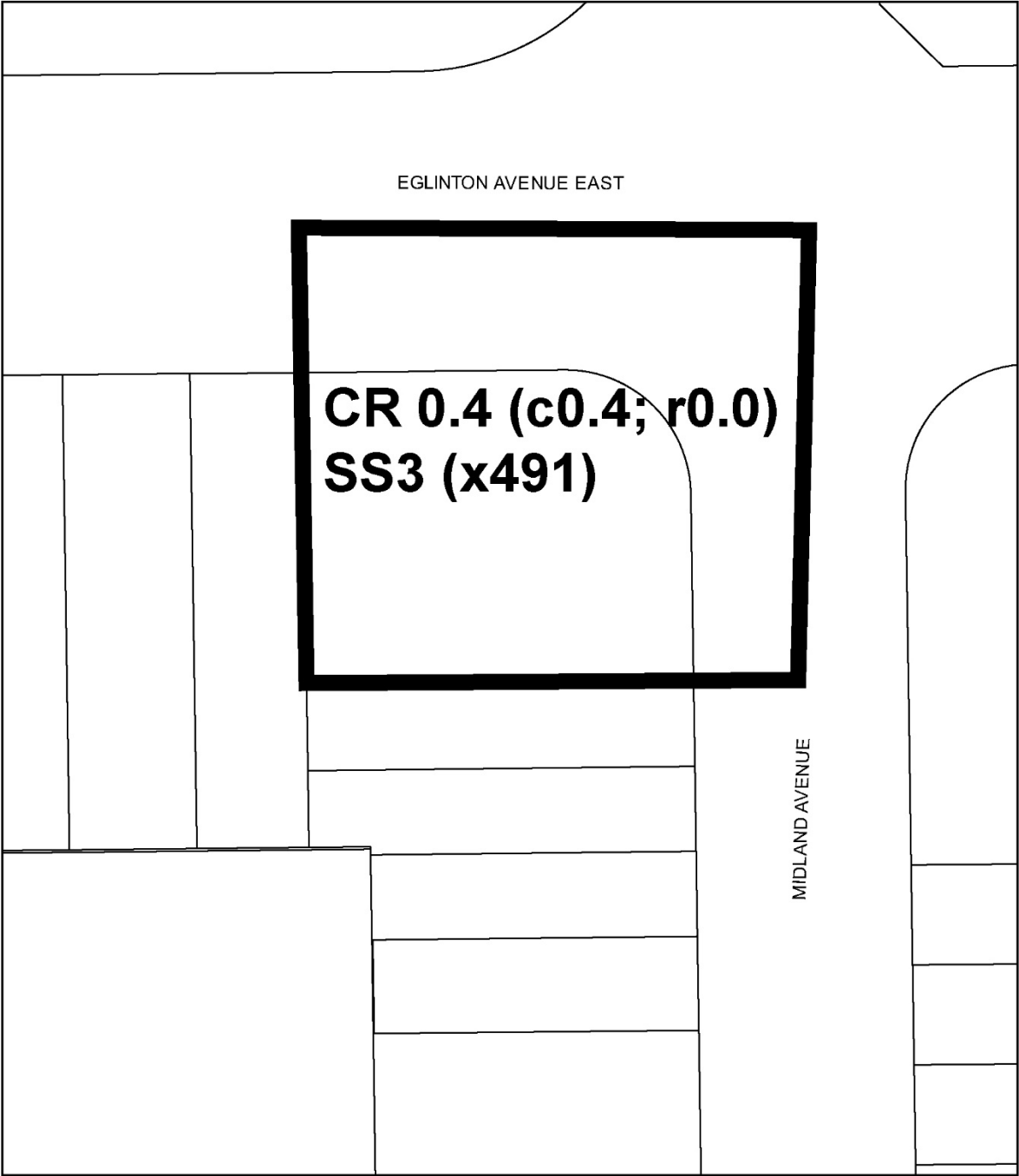
 **TORONTO**
Diagram 7

2516-2532 Eglinton Ave East

File #: 21 216367 STE 10 OZ

 Areas affected by this by-law



City of Toronto By-law 569-2013
Not to Scale
03/24/2022



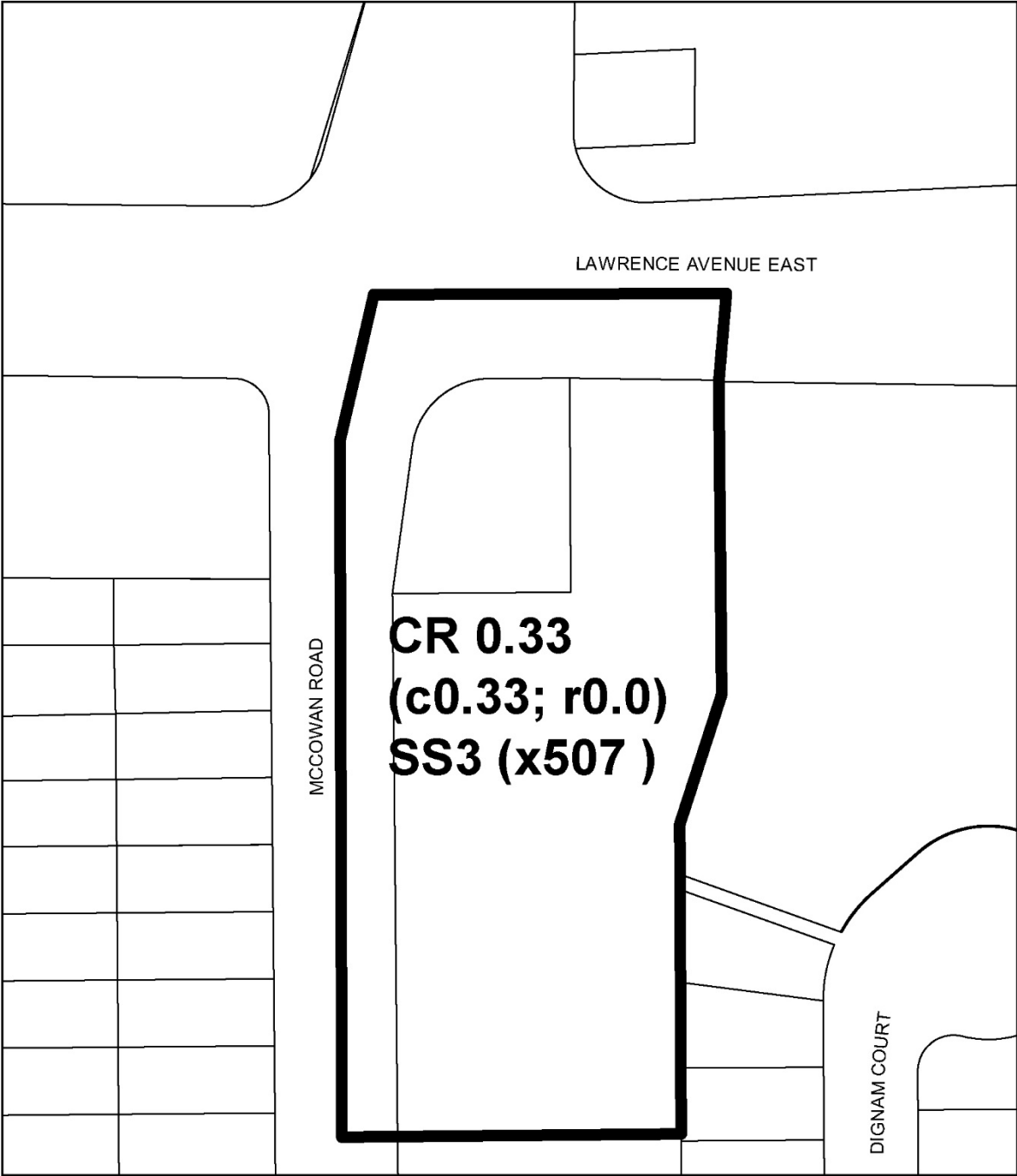
 **TORONTO**
Diagram 8

2507 Eglinton Avenue East

File #: 21 216367 STE 10 OZ


 Areas affected by this by-law



City of Toronto By-law 569-2013
Not to Scale
03/24/2022



 **TORONTO**
Diagram 9

**3091 Lawrence Ave East
& 685 - 697 McCowan Road**
File #: 21 216367 STE 10 0Z

 Areas affected by this by-law


City of Toronto By-law 569-2013
Not to Scale
03/24/2022