

Authority: Scarborough Community Council Item SC7.5,
as adopted by City of Toronto Council on July 16, 17 and
18, 2019

CITY OF TORONTO

BY-LAW 1179-2019

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 6351 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;

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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined in a heavy black line on Diagram 2 to the Zoning By-law Map in Section 990.10 and applying the zone labels E (x38) and ON, 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 outlined in a heavy black line on Diagram 2 to the Policy Area Overlay Map in Article 995.10.1; the Height Overlay Map in Article 995.20.1; the Lot Coverage Overlay Map in Article 995.30.1; and Rooming House Overlay Map in Article 995.40.1 with no label.
5. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.20.10 a new Exception Number 38, so that it reads:

Exception E 38

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** of all **buildings and structures**, including a mezzanine, is 155,000 square metres;

- (B) Despite Regulations 60.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 170.27 metres and the highest point of the **building** or **structure**;
- (C) Despite Regulation 60.20.40.10(1), the permitted maximum height of a **building** or **structure** is 15 metres;
- (D) Despite Clause 60.20.40.70, the required minimum **building setbacks** for all **buildings** or **structures** are as shown on Diagram 3, attached to By-law 1179-2019;
- (E) Despite Regulation (D) above, the following elements are permitted to encroach into the required minimum **building setbacks** a maximum of 1.5 metres:
 - (i) light fixtures, awnings, ornamental elements, parapets, landscape features, trellises, eaves, window sills, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheel chair ramps, canopies and associated **structures**;
- (F) Despite Regulation 60.5.80.10(2)(A), a **parking space** may be in a **front yard** or a **side yard** that abuts a **street**;
- (G) Despite Regulation 60.20.90.10(1), a **loading space** may be provided in a **street yard** abutting Passmore Avenue or Steeles Avenue East;
- (H) Despite Regulation 60.20.90.40(1), **vehicle** access to a **loading space** may be provided from the **rear yard** abutting a **street**;
- (I) Despite Article 200.5.10 and Table 200.5.10.1, a minimum of 800 **parking spaces** must be provided; and
- (J) Regulations 5.10.30.1(1)(B), 60.5.100.1(1), 60.20.50.10(1) and 60.20.90.40(2) do not apply;

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

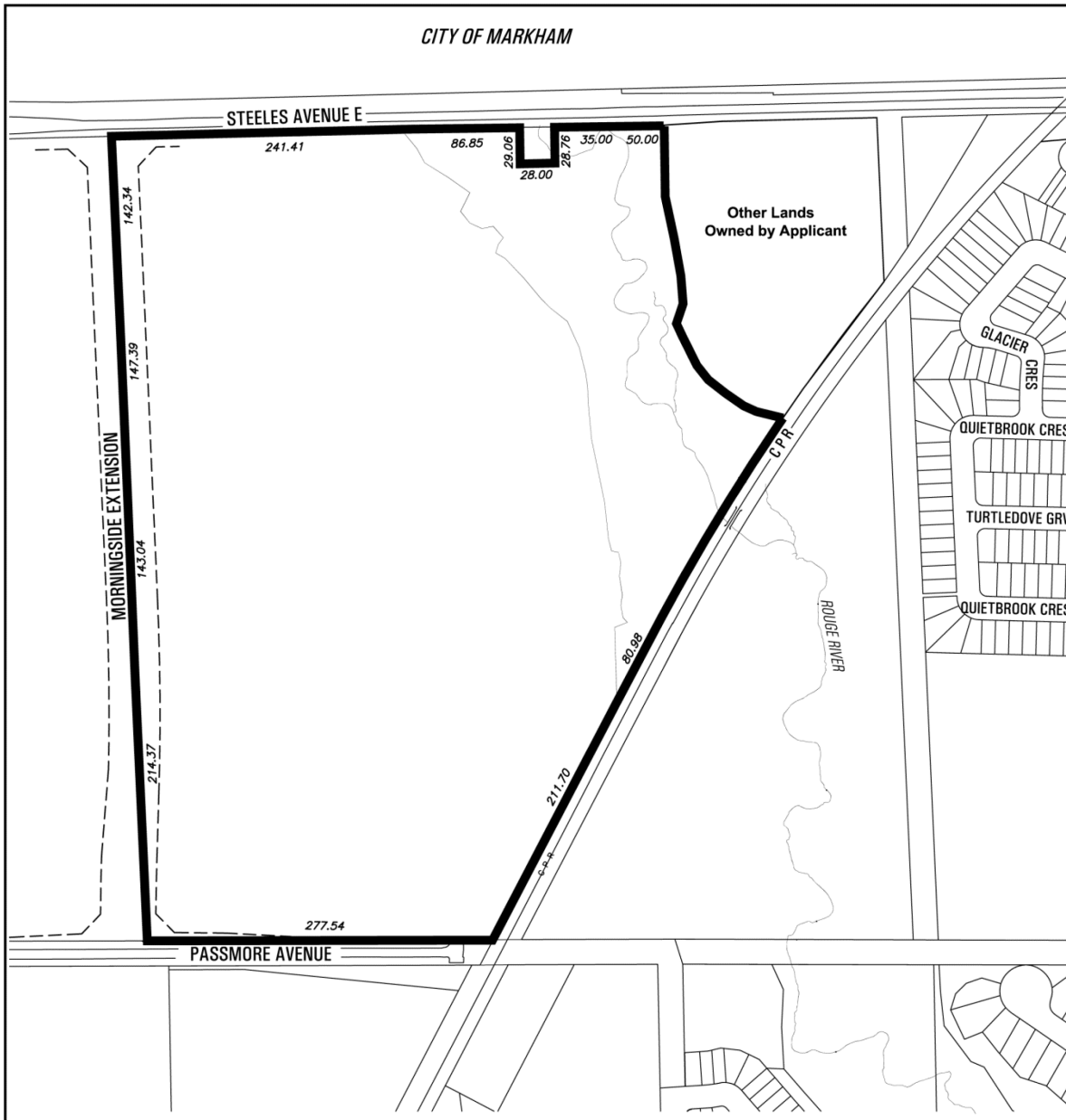
6. Notwithstanding any severance, partition or division of the lands shown on Diagram 1 attached to this By-law, the regulations of this By-law shall continue to apply to the whole of the lands as if no severance, partition or division had occurred.

Enacted and passed on July 18, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

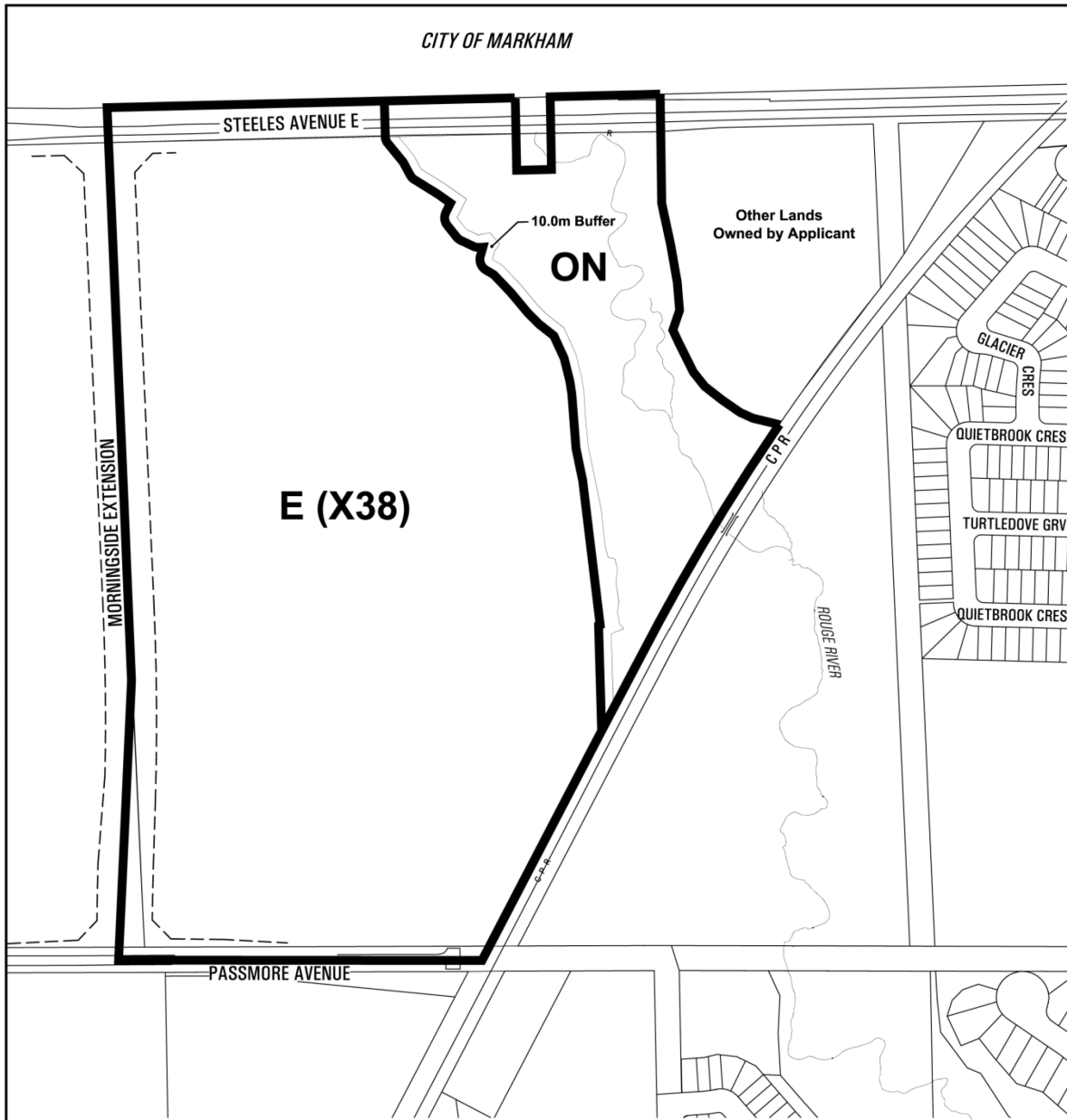


TORONTO
Diagram 1

6351 Steeles Avenue East

File # 12 114223 ESC 23 0Z

City of Toronto By-law 569-2013
Not to Scale
07/15/2019

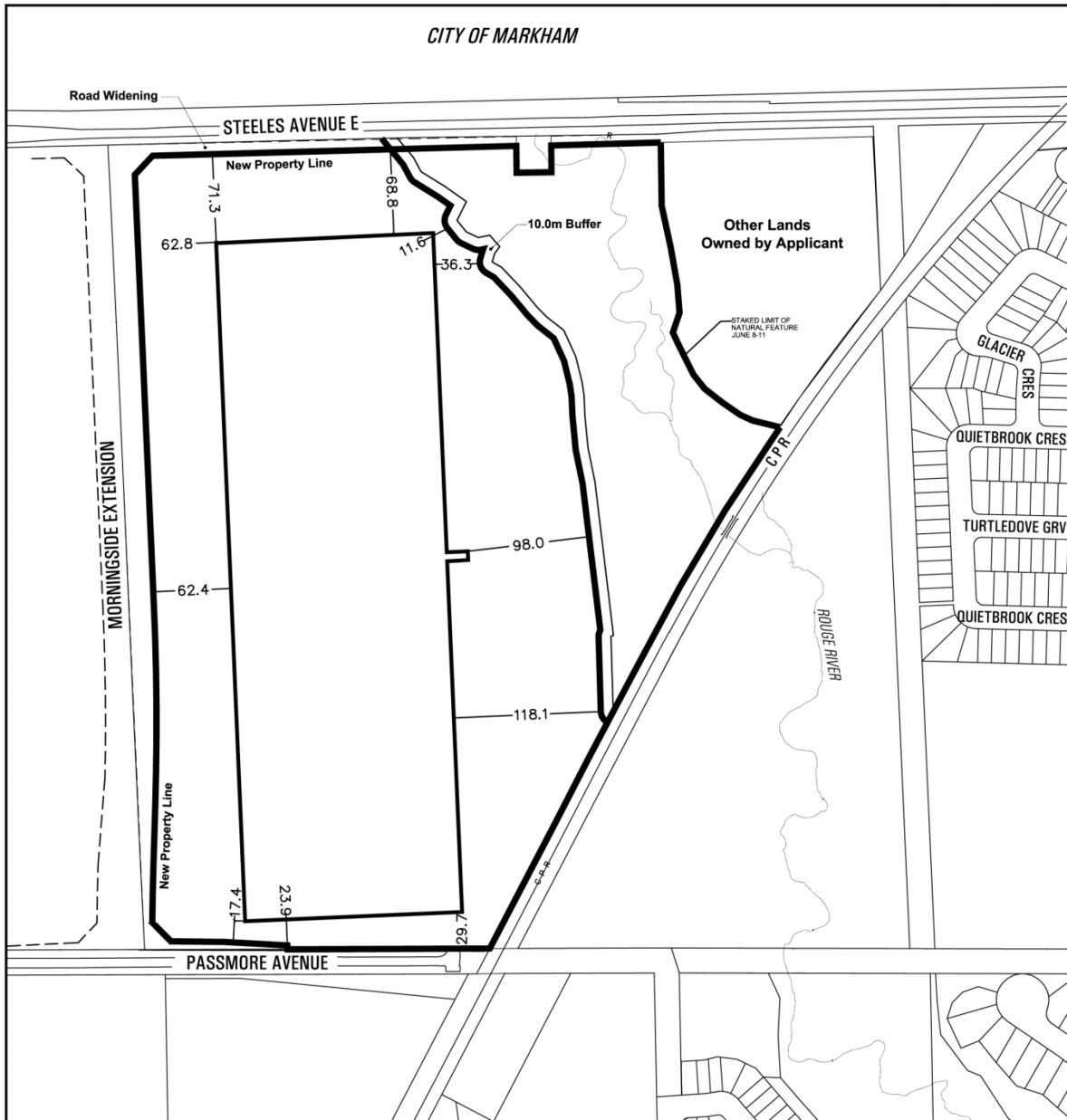


TORONTO
Diagram 2

6351 Steeles Avenue East

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TORONTO
Diagram 3

6351 Steeles Avenue East

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