

Authority: Scarborough Community Council Item SC7.2,
as adopted by City of Toronto Council on October 11 and
12, 2023

CITY OF TORONTO

Bill 256

BY-LAW -2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands known municipally in the year 2023 as 1571 Sandhurst Circle.

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 pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once Council removes the holding symbol "(H)" by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)";

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, as amended, Chapter 800 Definitions.
3. Zoning By-law 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 labels to these lands: CR 0.83 (c0.83; r0.0) SS3 (x992), (H) CR 3.0 (c1.0; r2.0) SS3 (x993) and OR, 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 subject to this by-law to the Policy Area Overlay Map in Article 995.10.1, and applying the following Policy Area Overlay label to these lands: PA4, 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 subject to this by-law to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 28.5 as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this by-law to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.

7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value.
8. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number 992 so it reads:

(992) Exception CR 992

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) On lands municipally known in the year 2023 as 1571 Sandhurst Circle, if the requirements of By-law [Clerks to insert By-law #] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (I) below:
- (B) In addition to the elements listed in Regulation 40.5.40.40(1) that reduce **gross floor area**, the following elements will also apply to reduce the **gross floor area** of a **building**:
 - (i) **Parking spaces, loading spaces and bicycle parking spaces** located above-ground or in a rooftop parking structure;
 - (ii) internal common areas and walkways located in an enclosed commercial retail mall; and
 - (iii) enclosed pedestrian walkways that provide direct access to **streets, parks, public buildings**, outdoor **amenity space** accessible to the public, public **transportation uses**, or a similar walkway in an adjacent **building**;
- (C) Despite Regulation 40.10.20.100(21)(B), the permitted maximum area of an **outdoor patio** associated with the "existing retail shopping centre" is not limited;
- (D) Despite Regulations 40.5.40.70(1) and 40.10.40.70(3), the required **building setbacks** of the "existing retail shopping centre" are shown on Diagram 6, 6A, 6B and 6C of By-law [Clerks to insert By-law #];
- (E) Despite Regulation 40.10.40.80(2), the required separation of main walls are as shown in metres on Diagram 6, 6A, 6B and 6C of By-law [Clerks to insert By-law number];
- (F) Despite Regulations 200.5.1(3), 200.5.1.10(2), 200.5.1.10(12), the dimensions of **lawfully existing parking spaces, parking garages and drive aisles** serving the "existing retail shopping centre" are permitted as they existed on October 11, 2023 [Clerks to insert By-law #];

- (G) Despite Regulations 200.5.10.1(1), 200.5.10.11(1), (2) and (3), 200.5.200.40(1), and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) A minimum of 1.14 **parking spaces** for each 100 square metres of **gross floor area** within the "existing retail shopping centre", but not exceeding the permitted maximum in Table 200.5.10.1 for the Tier 4 Land Use Category in Parking Zone B; and
 - (ii) The **parking space** requirement for **retail stores** does not apply to the interior floor area of internal common areas and walkways;
- (H) Despite Regulations 40.5.80.10(1) and 200.5.10.11 (4), required **parking spaces** for the "existing retail shopping centre" may be provided:
- (i) in a rooftop parking **structure** on the "existing retail shopping centre"; and
 - (ii) as surface parking within "Block 1", "Block 2", "Block 3", "Block 4" or "Block 5", provided the "Block" does not contain a **building** constructed after October 11, 2023 exceeding 100 square metres in **gross floor area**;
- (I) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) "Block 1", "Block 2", "Block 3", "Block 4" and "Block 5" mean the parcels of land outlined by black lines and accordingly labelled, as shown on Diagram 5 of By-law [\[Clerks to supply by-law #\]](#).
 - (ii) "Block" and "Blocks" means one or more of the parcels of land described in (i) above;
 - (iii) "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental;
 - (iv) "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
 - (v) "existing retail shopping centre" means the **buildings** and **structures** forming the Woodside Square Shopping Mall as of October 11, 2023, including any **building** or **structure** for which an application for a building permit was filed on or prior to October 11, 2023, as shown on Diagram 5 of By-law [\[Clerks to insert By-law #\]](#);

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

9. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number 993 so it reads:

(993) Exception CR 993

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) On lands municipally known in the year 2023 as 1571 Sandhurst Circle, if the requirements of By-law [Clerks to insert By-law #] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) below:
- (B) In addition to the permitted residential uses listed in regulation 40.10.20.10(1)(B), the following additional uses are permitted:
- (i) "seniors residence";
- (C) Despite Regulations 40.5.1.10(3) and 40.10.40.40(1), the permitted maximum **gross floor area** on "Blocks" 1 through 5 is 206,500 square metres, in accordance with the following:
- (i) "Block 1"
- a. the permitted maximum **gross floor area** for residential uses is 42,600 square metres;
- b. the required minimum **gross floor area** for non-residential uses is 2,800 square metres;
- (ii) "Block 2"
- a. the permitted maximum **gross floor area** for residential uses is 53,000 square metres;
- b. the required minimum **gross floor area** for non-residential uses is 4,500 square metres;
- (iii) "Block 3"
- a. the permitted maximum **gross floor area** for residential uses is 53,000 square metres;
- (iv) the required minimum **gross floor area** for non-residential uses is 4,100 square metres;

- (v) "Block 4"
 - a. the permitted maximum **gross floor area** is 16,700 square metres, of which:
 - b. the permitted maximum gross floor area for residential uses is 15,700 square metres;
 - c. the required minimum interior floor area for a day nursery is 1,022 square metres;
- (vi) "Block 5"
 - a. the permitted maximum **gross floor area** for residential uses is 28,100 square metres;
 - b. the required minimum **gross floor area** for non-residential uses is 250 square metres; and
- (vii) On either "Block 4" or "Block 5", a minimum of 15,500 square metres of the permitted residential **gross floor area** must be for a "seniors residence";
- (D) Despite Regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** or below non-residential use portions of the **building** provided they are located on or below the second **storey**;
- (E) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 15 percent of the total number of **dwelling units** on a **lot** must contain two bedrooms; and
 - (ii) a minimum of 10 percent of the total number of **dwelling units** on a **lot** must contain three or more bedrooms;
 - (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
 - (iv) if the calculation of the number of required **dwelling units** with two or three bedrooms pursuant to (i) and (ii) above results in a number with a fraction, the number is rounded down to the nearest whole number; and
 - (v) The unit mix requirements described in (i) to (iv) above do not apply to **dwelling units** located in a "seniors residence";
- (F) Despite Regulations 40.5.40.10(1) and (2), for the purposes of this By-law, the height of any **building** or **structure** on "Blocks" 1, 2, 3, 4, and 5 is the distance between the Canadian Geodetic Datum elevation identified below, and the elevation of the highest point of a **building** or **structure**:

- (i) 183.3 metres on "Block 1";
 - (ii) 182.8 metres on "Block 2";
 - (iii) 183.4 metres on "Block 3";
 - (iv) 183.9 metres on "Block 4"; and
 - (v) 184.94 metres on "Block 5";
- (G) Despite Regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagrams 6, 6A, 6B and 6C of By-law [\[Clerks to supply By-law #\]](#);
- (H) Despite Regulations 40.5.40.10(4), (5), (6) and (8), and (G) above, the following **building** elements and **structures** are permitted to project above the heights shown on Diagrams 6, 6A, 6B and 6C of By-law [\[Clerks to supply By-law #\]](#);
- (i) equipment used for the functional operation of the **building**, including mechanical penthouse, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, by a maximum of 6.0 metres;
 - (iii) **building** maintenance units and window washing equipment, by a maximum of 7.0 metres;
 - (iv) guard rails, parapets, planters, **landscaping** features, and architectural features to a maximum of 2.0 metres; and
 - (v) trellises, pergolas, unenclosed **structures** providing safety or wind protection, and divider screens on a balcony and/or terrace to a maximum of 3.0 metres;
- (I) Despite Regulation 40.10.40.70(3), the required minimum **building setbacks** are shown in metres on Diagram 6, 6A, 6B and 6C of By-law [\[Clerks to supply By-law #\]](#);
- (J) Despite Regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 6, 6A, 6B and 6C of By-law [\[Clerks to supply By-law #\]](#);
- (K) Despite Regulations 40.10.40.60(1), and (9), and (H) and (I) above, the following are permitted to encroach into the required **building setbacks** and **main wall** separation distances shown on Diagram 6, 6A, 6B and 6C of By-law [\[Clerks to supply By-law #\]](#);

- (i) wind screens by a maximum of 3.0 metres;
 - (ii) balconies, by a maximum of 1.8 metres, provided;
 - a. they are no closer than 3.0 metres from a **lot line**; and
 - b. balconies must not encroach into the required **building setbacks** for the portion of the **building** below the height of 7.5 metres; and
 - (iii) permitted encroachments may penetrate a required **angular plane**;
- (L) Despite Regulation 40.10.40.50 (1) and (2), **amenity space** must be provided as follows:
- (i) On "Blocks" 1, 2, 3, 4, and 5, **amenity space** shall be provided in accordance with the following minimums:
 - a. a minimum of 2.0 square metres of indoor **amenity space** for each **dwelling unit**;
 - b. a minimum of 2.0 square metres of outdoor **amenity space** for each **dwelling unit**, of which 40 square metres must be in a location adjoining or directly accessible to the indoor amenity space in each "Block"; and
 - c. no more than 25 percent of the outdoor component may be a green roof;
- (M) Despite Regulation 970.10.15.5(1) and Table 970.10.15.5, **parking spaces** on each of "Blocks" 1, 2, 3, 4 and 5 must be provided and maintained in accordance with the following:
- (i) Residential occupant **parking spaces**:
 - a. a minimum of 0.34 **parking spaces** for each **dwelling unit** in a "seniors residence";
 - b. a minimum of 0 **parking spaces** for each **dwelling unit** not located in a "seniors residence";
 - c. a maximum of 0.7 **parking spaces** for each studio **dwelling unit** up to 45 square metres and 1.0 **parking spaces** for each studio **dwelling unit** greater than 45 square metres;
 - d. a maximum of 0.8 **parking spaces** for each one bedroom **dwelling unit**;
 - e. a maximum of 0.9 **parking spaces** for each two bedroom **dwelling unit**; and

- f. a maximum of 1.1 **parking spaces** for each **dwelling unit** with three bedrooms or more;
- (ii) Residential Visitor **parking spaces**:
 - a. a minimum rate of 2.0 plus 0.05 per **dwelling unit** not located in a "seniors residence"; and
 - b. a maximum rate of 5.0 plus 0.1 per **dwelling unit** not located in a "seniors residence";
- (iii) Non-residential **parking spaces**:
 - a. a minimum of 0 **parking spaces** for every 100 square metres of **gross floor area** devoted to non-residential uses;
 - b. a maximum of 4.0 **parking spaces** for every 100 square metres of **gross floor area** devoted to **retail store, retail service, entertainment place of assembly, eating establishment or community centre** uses;
 - c. a maximum of 1.0 **parking spaces** for every 100 square metres of **gross floor area** devoted to commercial office uses; and
 - d. a maximum of 1.0 **parking spaces** for every 100 square metres of **gross floor area** devoted to a **day nursery**;
- (iv) **Parking spaces** for residential visitors to a **dwelling unit** and the non-residential **gross floor area** on "Blocks" 1 through 5 required by (ii) and (iii) above, may be provided as **public parking** and shared on a non-exclusive basis; and
- (v) Despite Regulations 40.5.80.10(1), and 200.5.10.11(1) and (4), required **parking spaces** for the use of the "existing retail shopping centre" may be provided as surface parking within "Block 1", "Block 2", "Block 3", "Block 4" or "Block 5", provided the "Block" does not contain a building constructed after October 11, 2023 exceeding 100 square metres in **gross floor area**, and such **lawful parking spaces** may be reduced;
- (N) Despite Regulation 230.5.1.10(9)(B)(iii), the requirement for a minimum percentage of a below-ground level being occupied by **bicycle parking spaces** before **bicycle parking spaces** are permitted on the subsequent level below does not apply;
- (O) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (P) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:

- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (Q) Despite Regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle;
- (R) Despite Regulations 200.15.1(4), an accessible **parking space** is permitted to be located up to a maximum of 25.0 metres from a barrier free entrance to a **building** or to a passenger elevator;
- (S) Despite Regulation 220.5.10.1, **loading spaces** must be provided and maintained on the **lot** in accordance with the following:
- (i) 1 Type "G" **loading space** shall be provided and maintained on each of "Blocks" 1, 2, 3, 4 and 5, totaling 5 Type "G" **loading spaces**;
 - (ii) 1 Type "C" **loading space** shall be provided and maintained on each of "Blocks", 1, 2, 3, 4 and 5, totaling 5 Type "C" **loading spaces**;
- (T) Five (5) Enhanced Landscape Areas must be provided and located generally within the greyed areas shown on Diagram 5 of By-[Clerks to supply By-law #], as follows:
- (i) A minimum of 150 square metres for "Block 1";
 - (ii) A minimum of 970 square metres shared between "Block 2" and 3;
 - (iii) An additional minimum of 150 square metres for "Block 3";
 - (iv) A minimum of 220 square metres for "Block 4";
 - (v) A minimum of 120 square metres for "Block 5"; and
- (U) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) "Block 1", "Block 2", "Block 3", "Block 4" and "Block 5" mean the parcels of land outlined by black lines and accordingly labelled, as shown on Diagram 5 of By-law [Clerks to supply By-law #];
 - (ii) "Block" and "Blocks" means one or more of the parcels of land described in (i) above;

- (iii) "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental;
- (iv) "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;
- (v) "existing retail shopping centre" means the **buildings** and **structures** forming the Woodside Square Shopping Mall as of October 11, 2023, including any **building** or **structure** for which an application for a building permit was filed on or prior to October 11, 2023, as shown on Diagram 5 of By-law [Clerks to supply By-law #];
- (vi) "seniors residence" means premises used for semi-independent living accommodation for senior citizens, primarily in **dwelling units** or a mix of **dwelling units** and **bed-sitting rooms**, with common dining and lounge areas. A seniors residence is not a **Retirement Home** or **Seniors Community House**.

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

- 10. Despite any existing or future severance, partition, or division of the **lot**, the provisions of this By-law shall continue to apply to the whole of the **lot** as if no severance, partition or division occurred.
- 11. Nothing in this By-law shall apply to prevent the phased construction of the development of the **lot**, provided that the minimum requirements of this By-law are complied with upon full development of the **lot**.
- 12. In-Kind Contribution Provisions
 - (A) Prior to issuance of any above-grade **building** permit for any **building** on Blocks 2, 3 or 5, as shown on Diagram 5 attached to this By-law, the **day nursery** referenced in 9.(C) above must be constructed and conveyed to the City to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager of Children's Services as an in-kind contribution pursuant to subsection 37(6) of the Planning Act, and in accordance with the terms set out in the In-Kind Contribution Agreement.
- 13. Holding Symbol Provisions
 - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and **buildings** existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
 - (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted by City Council when the following are fulfilled:

- (i) Submit to the Chief Engineer and Executive Director, Engineering and Construction Services for review and acceptance, a revised Functional Servicing and Stormwater Management Report to confirm the location of all municipal infrastructure within the public right-of-way and to determine the water and stormwater runoff demand resulting from this development and whether there is adequate capacity in the existing municipal infrastructure to accommodate the proposed development; and
- (ii) Enter into an agreement or make alternate arrangements satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services to pay for and construct any improvements to the municipal infrastructure in connection with the accepted Functional Servicing and Stormwater Management Report, should it be determined that improvements to such infrastructure are required to support this development.

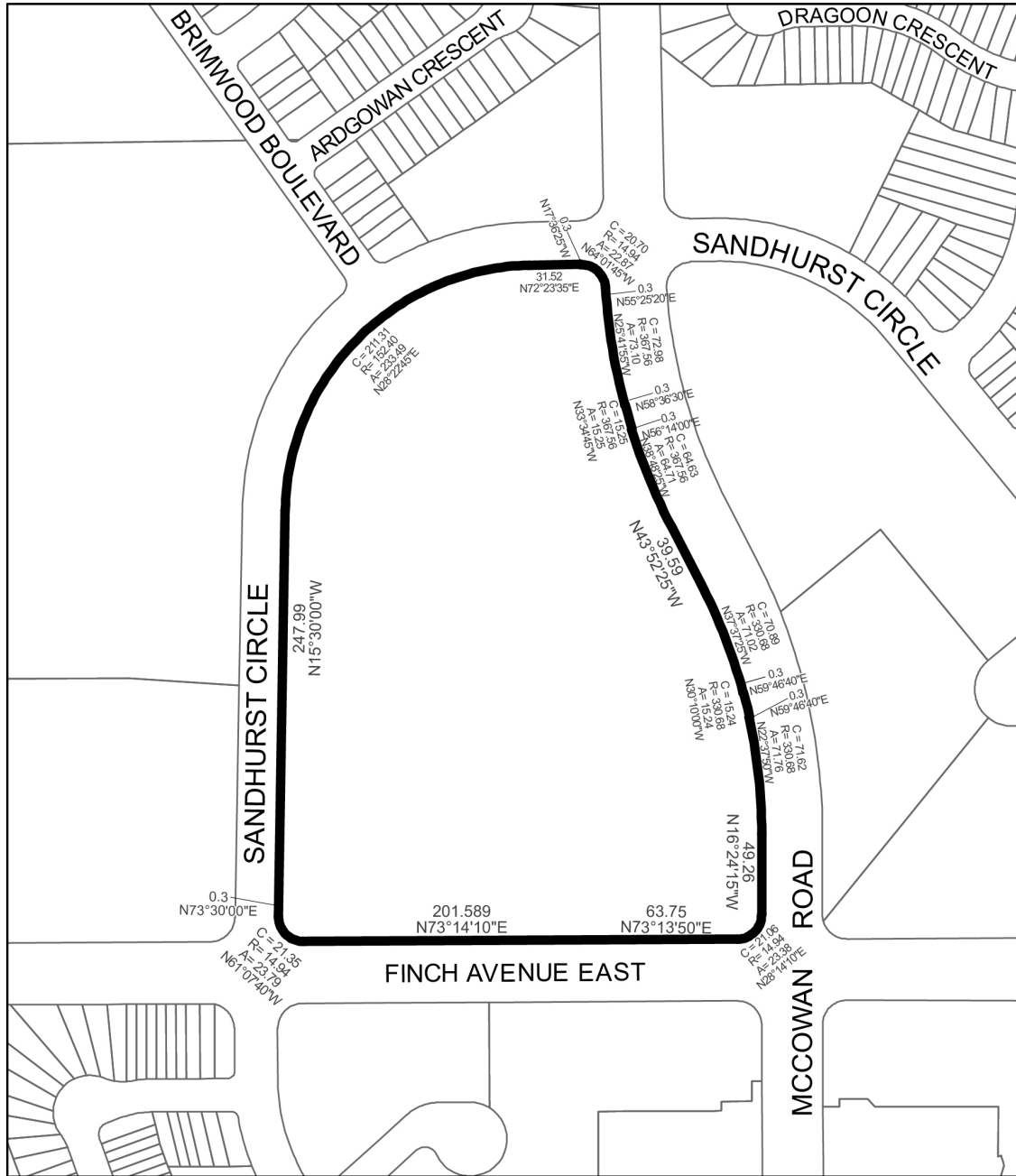
Enacted and passed on March , 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1
Land Map

1571 Sandhurst Circle

File # 20 151730 ESC 23 0Z

Diagram 2

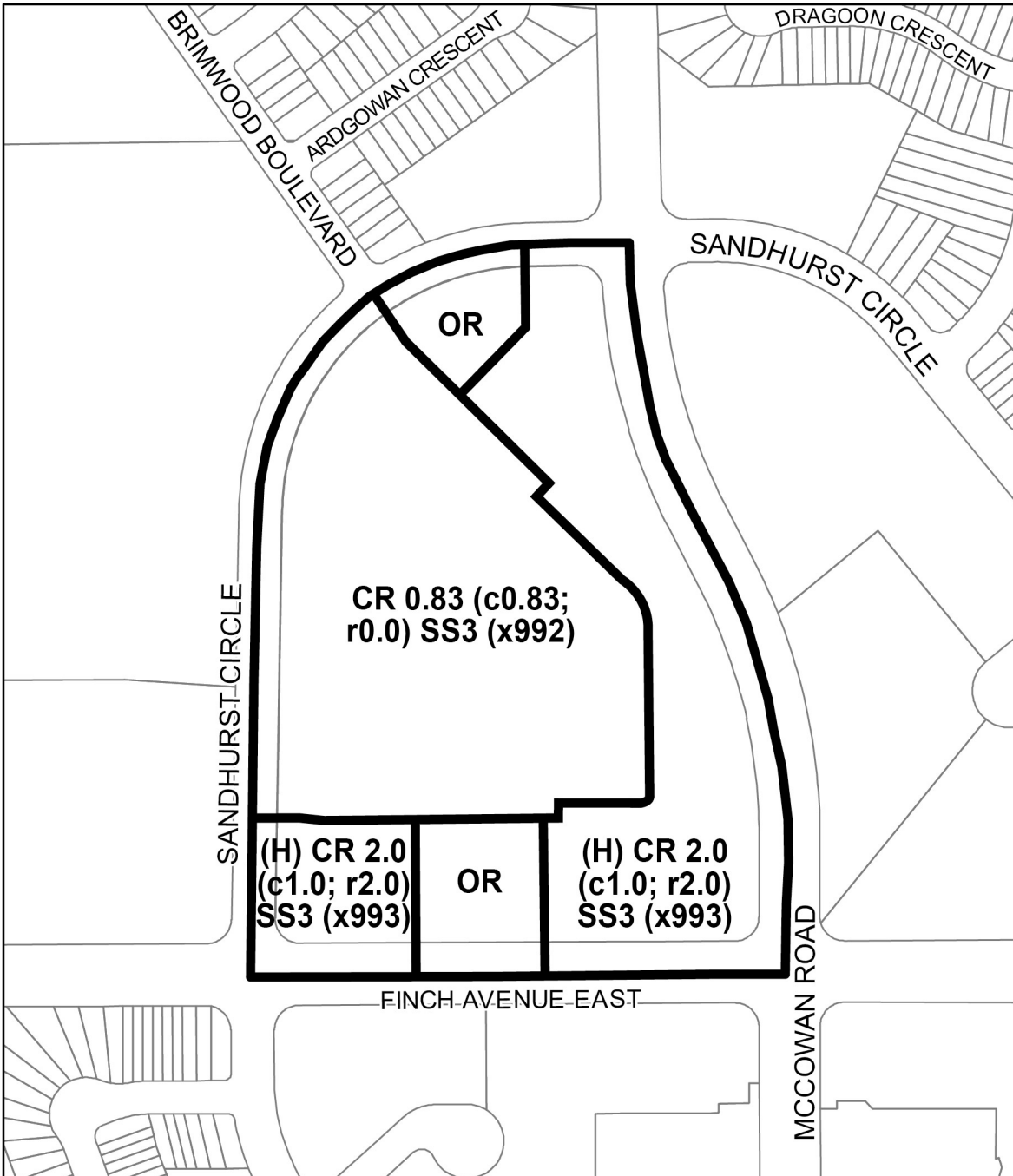


Diagram 3

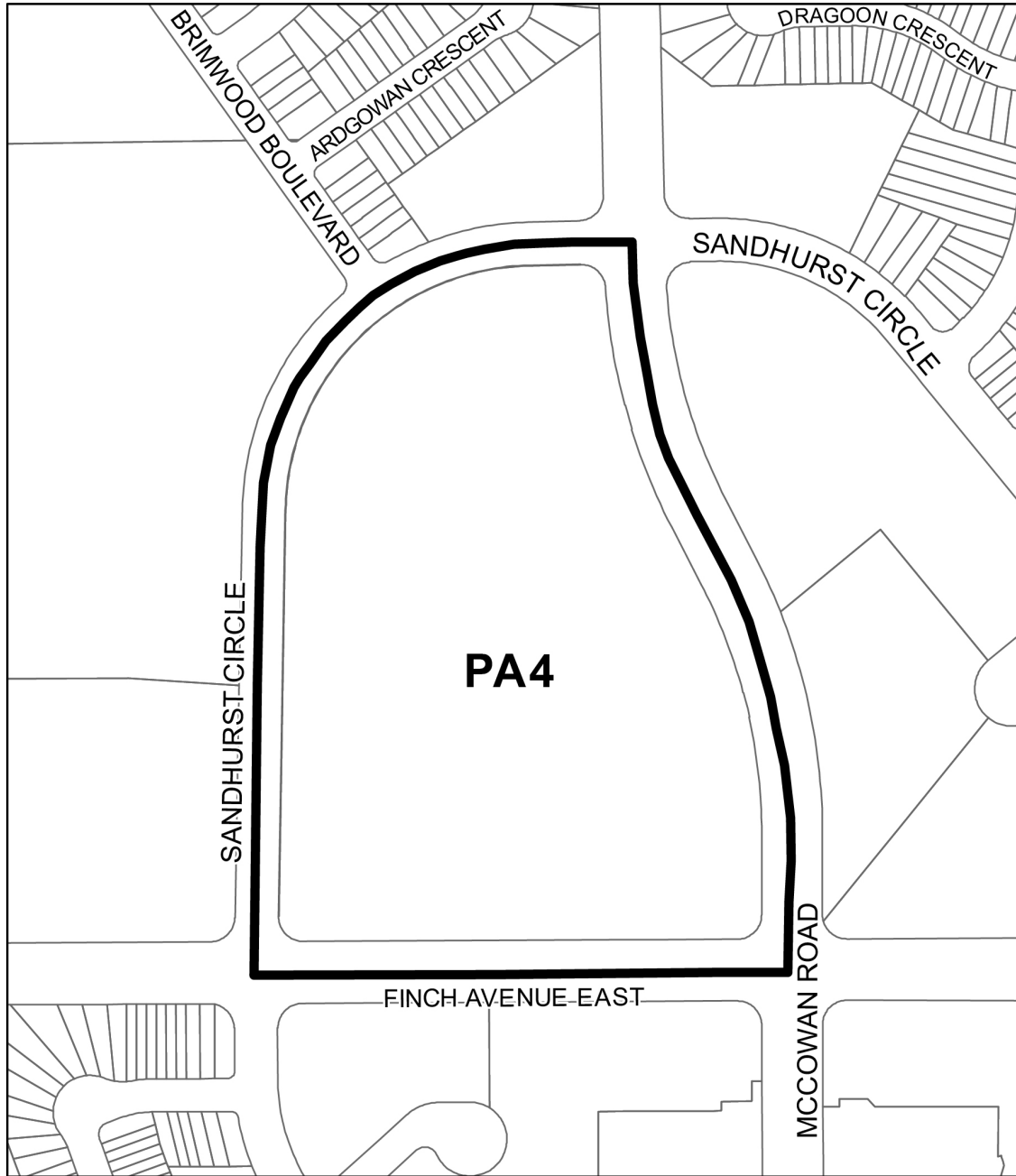


Diagram 4

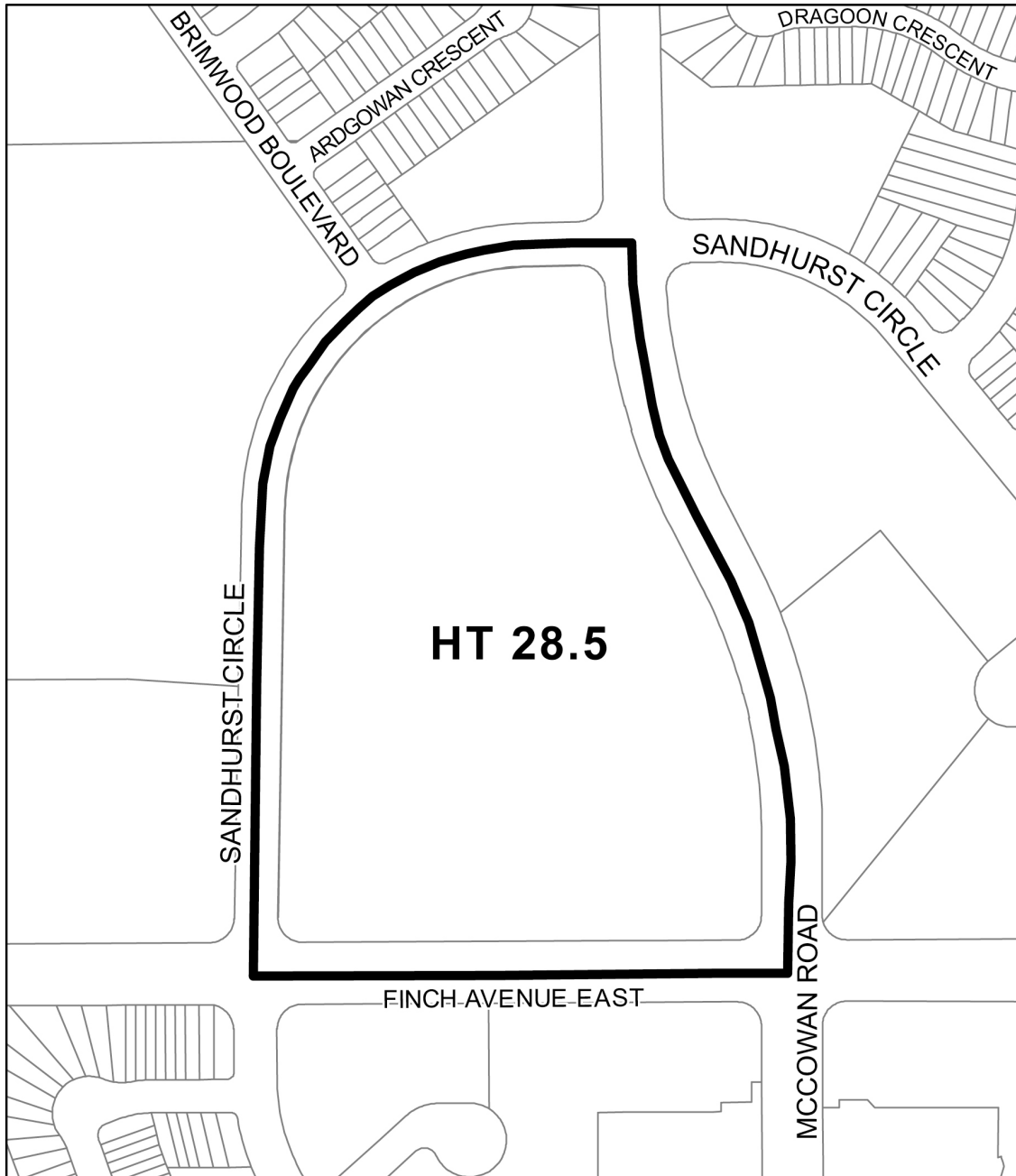
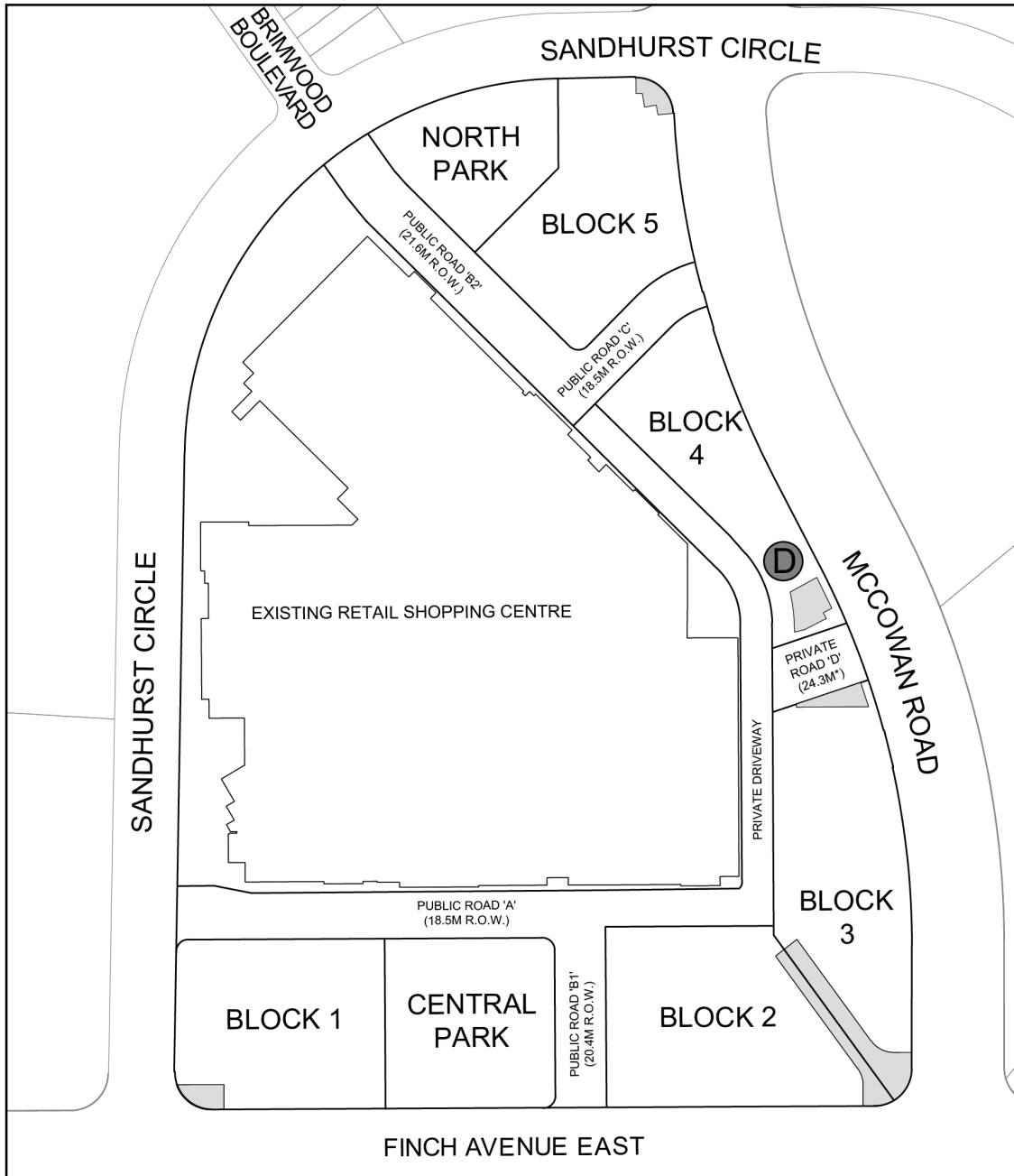




Diagram 5



TORONTO
 Diagram 5
 Block Plan

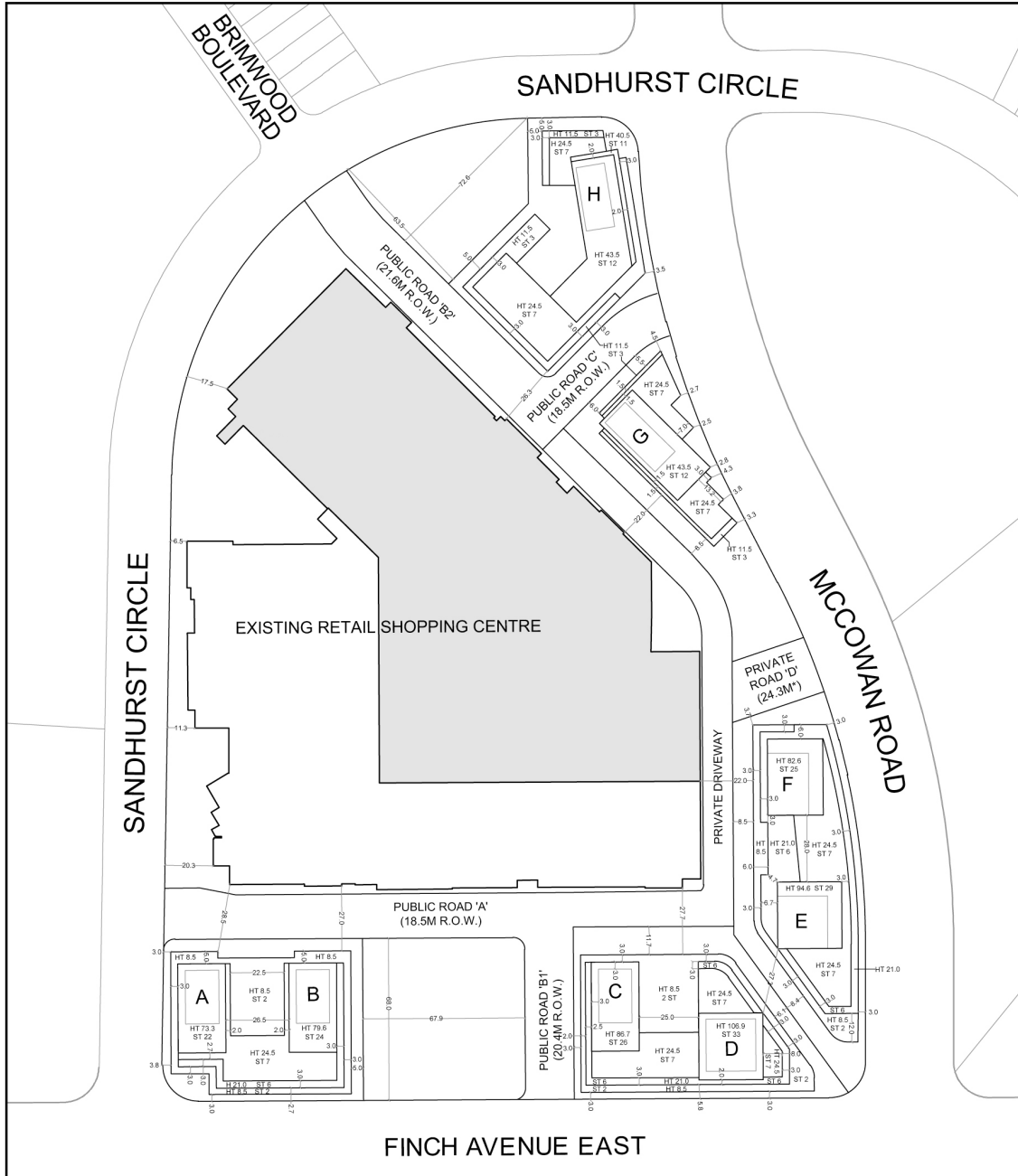
1571 Sandhurst Circle

File # 20 151730 ESC 23 0Z

-  Enhanced Landscape Areas
- * To be protected for a future 24.3m R.O.W.
-  Future Daycare

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 City of Toronto By-law 569-2013
 Not to Scale
 09/01/2023

Diagram 6



TORONTO
Diagram 6
Height Map

1571 Sandhurst Circle

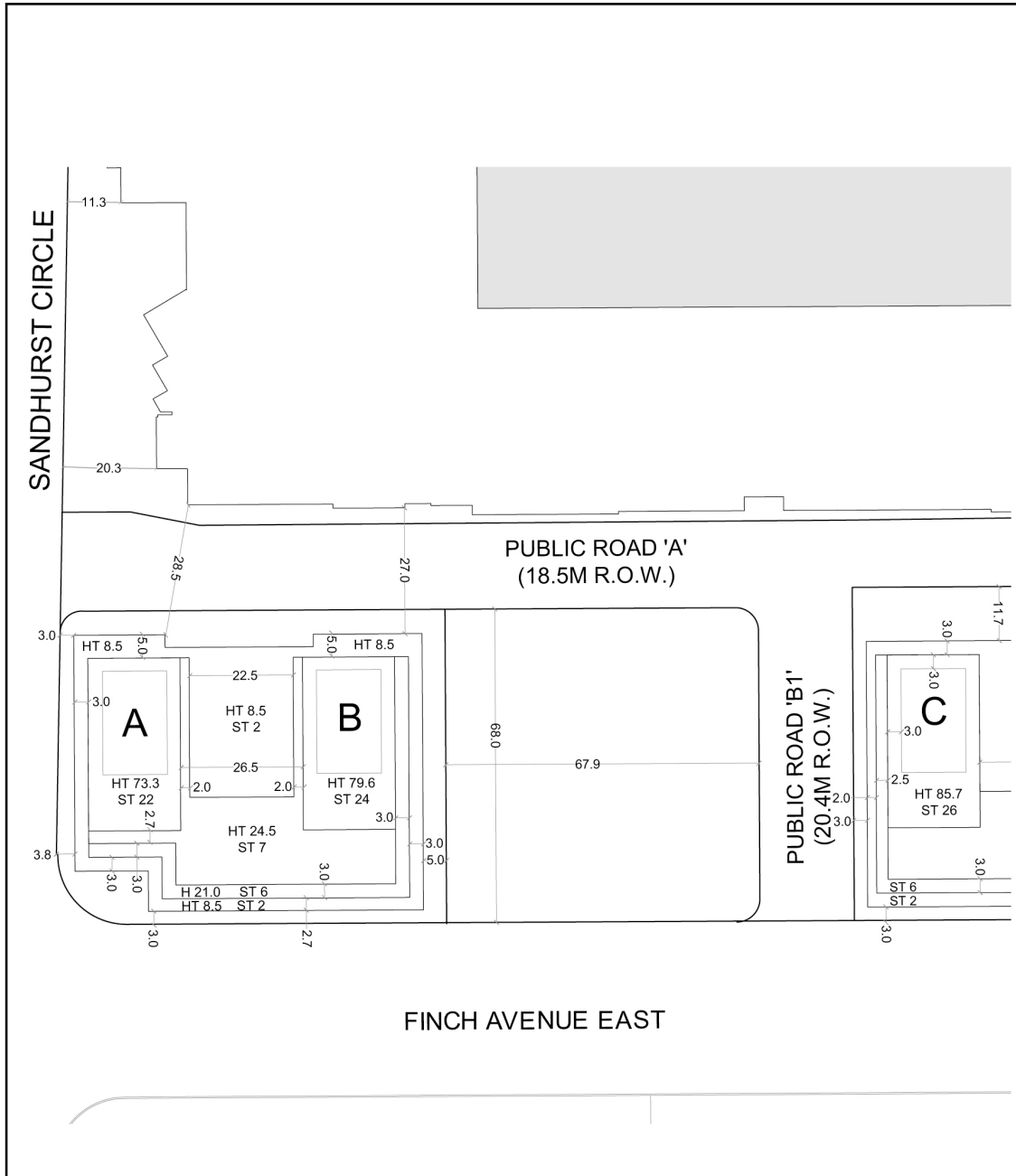
File # 20 151730 ESC 23 0Z

Rooftop Parking Zone

* To be protected for a future 24.3m R.O.W.

City of Toronto By-law 569-2013
Not to Scale
02/05/2024

Diagram 6a



 **TORONTO**
Diagram 6a
Height Map

1571 Sandhurst Circle

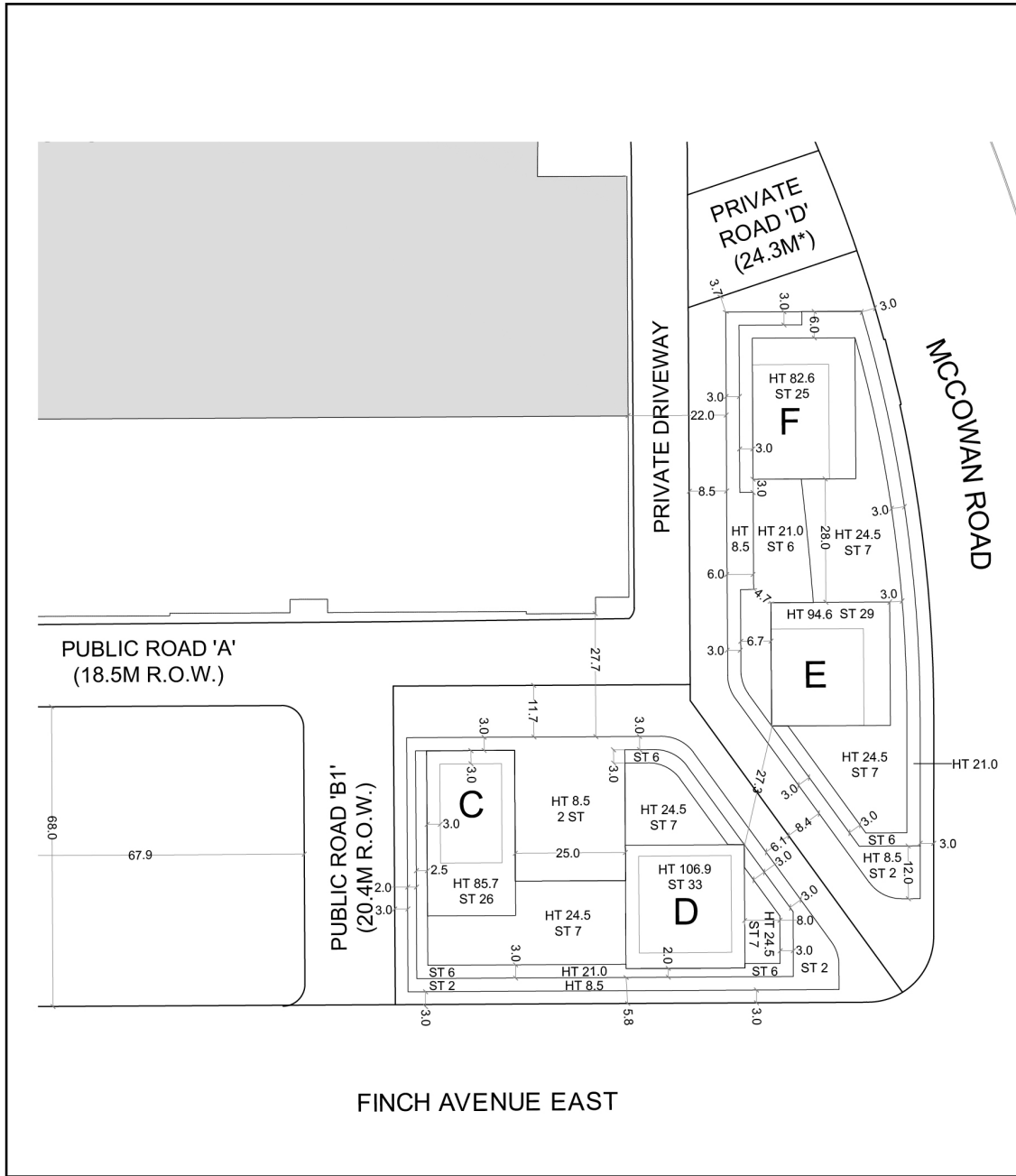
File # 20 151730 ESC 23 02

 Rooftop Parking Zone



City of Toronto By-law 569-2013
Not to Scale
02/05/2024

Diagram 6b



 **TORONTO**
Diagram 6b
Height Map

1571 Sandhurst Circle

File # 20 151730 ESC 23 0Z

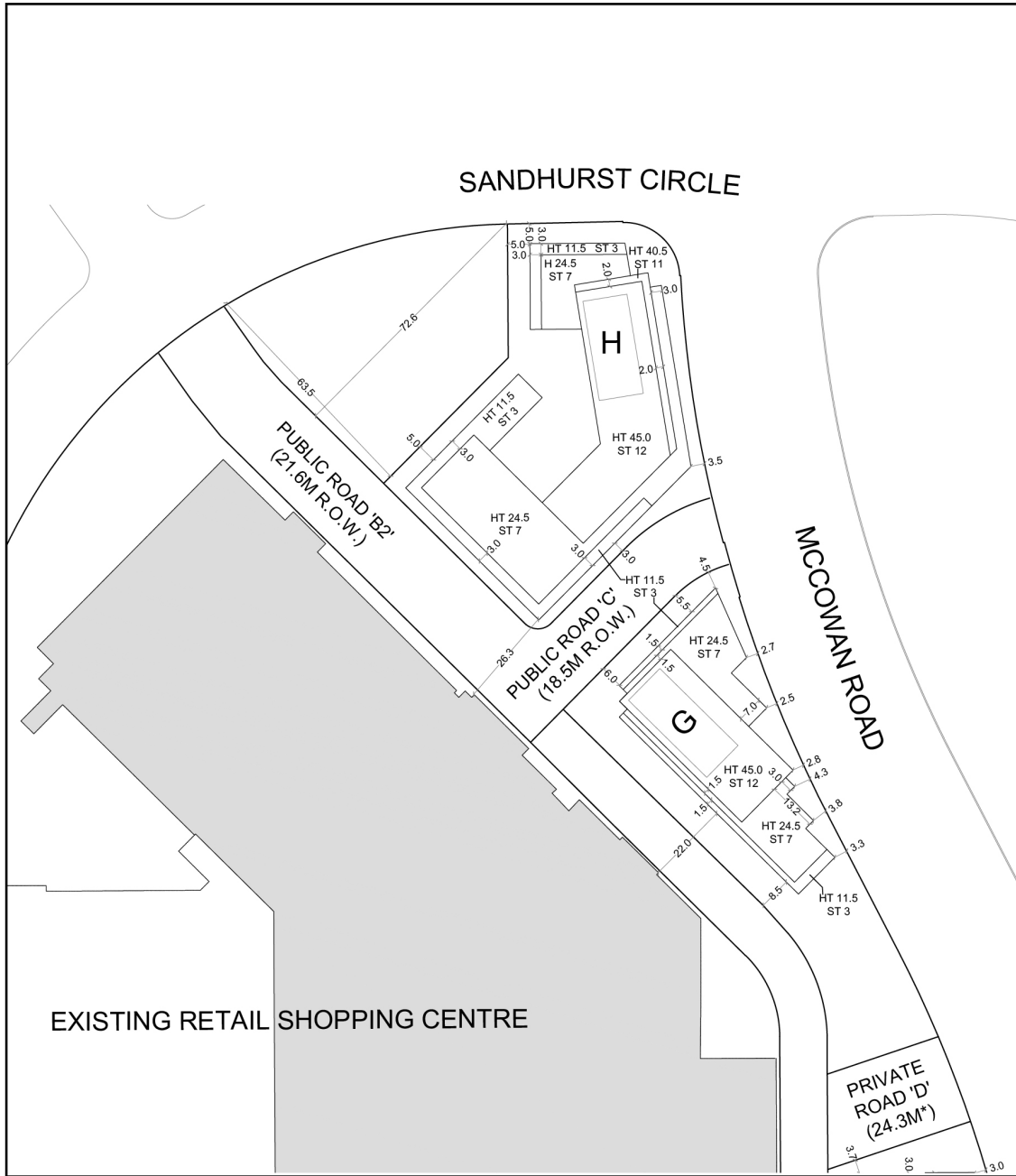
 Rooftop Parking Zone

* To be protected for a future 24.3m R.O.W.



City of Toronto By-law 569-2013
Not to Scale
09/01/2023

Diagram 6c



TORONTO
 Diagram 6c
 Height Map

1571 Sandhurst Circle

File # 20 151730 ESC 23 0Z

Rooftop Parking Zone

* To be protected for a future 24.3m R.O.W.



City of Toronto By-law 569-2013
 Not to Scale
 09/01/2023