

Authority: Scarborough Community Council Item SC12.2,  
as adopted by City of Toronto Council on April 17, 18 and  
19, 2024

## CITY OF TORONTO

### Bill 383

### BY-LAW -2024

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2771 and 2773 Victoria Park Avenue.**

Whereas Council of the City of Toronto has the authority to 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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands subject to this By-law from a zone label of RD (f20.0; a800) (x1094) and RD (x1088) shown on the zoning map to a zone label of RM (x428) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number 428 so that it reads:

(428) Exception RM 428

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 2771 and 2773 Victoria Park Avenue, as shown on Diagram 1 of By-law [Clerks to insert By-law ##], 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 (N) below:
- (B) The maximum permitted number of dwelling units is 62;

- (C) A minimum of 100 square metres of amenity space shall be provided;
- (D) Despite Regulation 10.5.40.10(3), the following equipment and **structures** may exceed the permitted maximum height shown on Diagram 3, subject to regulation 10.5.40.10(4):
- (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents and water supply facilities, by a maximum of 3.0 metres;
  - (ii) skylights by a maximum of 1.0 metre;
  - (iii) **structures** that enclose, screen or cover the elements listed in (i) and (ii) above, by a maximum of 3.0 metres;
  - (iv) architectural features (including architectural flutes and ornamental elements), parapets, and elements and **structures** associated with a roof or **green roof**, by a maximum of 3.0 metres; and
  - (v) **landscaping** features, including planters, seating areas, decorative screens, columns, pillars, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
- (E) Despite Regulation 10.5.50.10(4), a minimum of 20 percent of the **lot** must be **landscaping**, of which 50 percent must be **soft landscaping**;
- (F) Despite Regulation 10.80.20.40(1), a **dwelling unit** is only permitted in an **apartment building**;
- (G) Despite Regulation 10.80.30.40(1), the permitted maximum **lot coverage** is 50 percent;
- (H) Despite Regulation 10.80.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law **[Clerks to supply By-law ##]**;
- (I) Despite Regulation 10.80.40.10(3), the permitted maximum number of **storeys** in a **building** is the number following the ST symbol as shown on Diagram 3 of By-law **[Clerks to supply By-law ##]**;
- (i) for the purpose of this exception, an elevator overrun, elevator entrance, stair enclosure, as well as any mechanical penthouse element does not constitute a **storey**;

- (J) Despite Regulations 10.80.40.70(1), (2) and (3), the required minimum **building setbacks** are shown on Diagram 3 of By-law [Clerks to supply By-law ##];
- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum rate of 0.42 residential occupant **parking spaces** for each **dwelling unit**;
  - (ii) a maximum rate of 0.7 residential occupant **parking spaces** for each bachelor **dwelling unit** up to 45 square metres and 1.0 residential occupant **parking spaces** for each bachelor **dwelling unit** greater than 45 square metres;
  - (iii) a maximum rate of 0.8 residential occupant **parking spaces** for each one-bedroom **dwelling unit**;
  - (iv) a maximum rate of 0.9 residential occupant **parking spaces** for each two-bedroom **dwelling unit**;
  - (v) a maximum rate of 1.1 residential occupant **parking spaces** for each three-bedroom **dwelling unit**;
  - (vi) a minimum of 2.0 residential visitor **parking spaces**, plus 0.05 residential visitor **parking spaces** per **dwelling unit**;
  - (vii) a maximum of 1.0 residential visitor **parking spaces** for the first five (5) **dwelling units**; and
  - (viii) a maximum of 0.1 residential visitor **parking spaces** for the sixth and subsequent **dwelling units**;
- (L) Regulation 10.5.80.10(2) regarding **parking space** location for **apartment buildings** does not apply;
- (M) Regulation 10.5.80.30(1) regarding **parking space** separation from an **apartment building** does not apply; and
- (N) Regulation 10.5.100.1(5) regarding **driveway** access to an **apartment building** does not apply.

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

5. 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 April , 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**  
Diagram 1

2771 & 2773 Victoria Park Avenue

File # 23 214176 ESC 22 02

**Diagram 2**

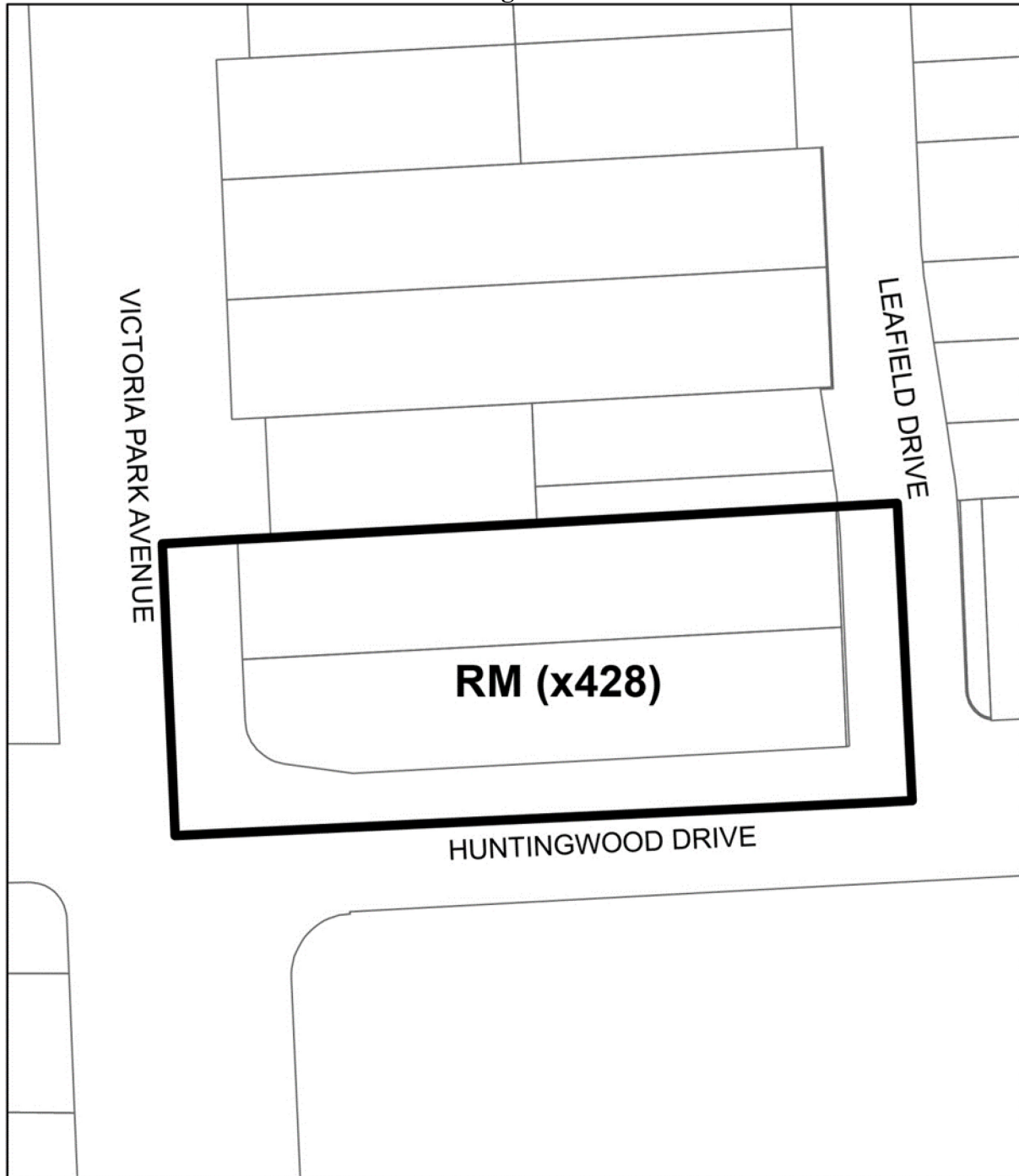


Diagram 3

