

Authority: Scarborough Community Council Item SC14.3,  
as adopted by City of Toronto Council on June 26, 27 and  
28, 2024

## CITY OF TORONTO

### Bill 583

### BY-LAW - 2024

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 528 and 530 Birchmount Road, and 118 and 120 Newlands 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, as amended.

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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines, from a zone label of RD (x230) to a zone label of RD (x1313) and RD (x1314), as shown on Diagram 2 attached to this By-law;
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1313 so that it reads:

(1313) Exception RD 1313

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 the portion of the lands municipally known as 530 Birchmount Road, and on lands municipally known as 118 and 120 Newlands Avenue, all as shown on Diagram 2 of By-law [Clerks to insert by-law Number], if the requirements of By-law [Clerks to insert by-law Number] are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (H) below;

- (B) Despite Regulation 10.5.50.10(1)(B), for **lots** with a **lot frontage** of 6.0 metres to less than 15.0 metres, or a **townhouse dwelling unit** at least 6.0 metres wide, a minimum of 36 percent of the **front yard** must be **landscaping**;
- (C) Despite Regulation 10.20.30.10(1), the required minimum **lot area** is 290.0 square metres;
- (D) Despite Regulation 10.20.30.20(1) the required minimum **lot frontage** is 8.8 metres;
- (E) Despite Regulation 10.20.30.40(1), the permitted maximum **lot coverage** is 45 percent of the **lot area**;
- (F) Despite Regulation 10.20.40.10(1), the permitted maximum height of a **building** or **structure** is as follows:
  - (i) 12.0 metres; and
  - (ii) despite (i) above, 9.2 metres on a **lot** abutting a **lot** zoned RD (x230);
- (G) Despite Regulation 10.20.40.10(3), the permitted maximum number of **storeys** in a **building** is as follows:
  - (i) 3 **storeys**; and
  - (ii) despite (i) above, 2 **storeys** on a **lot** abutting a **lot** zoned RD (x230);
- (H) Despite Regulation 10.20.40.70(3), the required minimum **side yard building setback** is 0.6 metres;
- (I) A **building** or **structure** not constructed, used or enlarged in compliance with Regulations (B) to (H) above, must comply with Regulation 900.3.10(230).

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

5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception Number 1314 so that it reads:

(1314) Exception RD 1314

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 the portion of lands municipally known as 530 Birchmount Road, and on the lands municipally known as 528 Birchmount Road, all as shown on Diagram 2 of By-law [Clerks to insert this by-law Number], if the requirements of By-law [Clerks to insert this by-law Number] are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (K) below;
- (B) Despite Regulation 10.5.50.10(1)(B), for **lots** with a **lot frontage** of 6.0 metres to less than 15.0 metres, or a **townhouse dwelling unit** at least 6.0 metres wide, the following **front yard landscaping** regulations apply:
  - (i) a minimum of 27 percent of the **front yard** must be **landscaping**; and
  - (ii) despite (i) above, for a **corner lot** a minimum of 41 percent of the **front yard** must be **landscaping**;
- (C) Despite Regulation 10.20.30.10(1), the required minimum **lot area** is 200.0 square metres;
- (D) Despite Regulation 10.20.30.20(1) the required minimum **lot frontage** is 7.6 metres;
- (E) In addition to Clauses 10.5.40.70 and 10.20.40.70, a **building or structure** may be no closer than 18.0 metres from the centreline on the original road allowance of Birchmount Road;
- (F) Despite Regulation 10.20.30.40(1), the permitted maximum **lot coverage** is 50 percent of the **lot area**;
- (G) Despite Regulation 10.20.40.10(1), the permitted maximum height of a **building or structure** is 12.0 metres;
- (H) Despite Regulation 10.20.40.10(3), the permitted maximum number of **storeys** in a **building** is 3 **storeys**;
- (I) Despite Regulation 10.20.40.70(2), the required minimum **rear yard building setback** is 6.4 metres;
- (J) Despite Regulation 10.20.40.70(3), the required minimum **side yard building setback** is 0.45 metres;
- (K) Despite Regulation 10.20.40.70(6) and (J) above, for a **corner lot**, the required minimum **side yard building setback** from a **side lot line** abutting a **street**, is 3.0 metres;

- (L) A **building** or **structure** not constructed, used or enlarged in compliance with Regulations (B) to (K) above, must comply with Regulation 900.3.10(230).

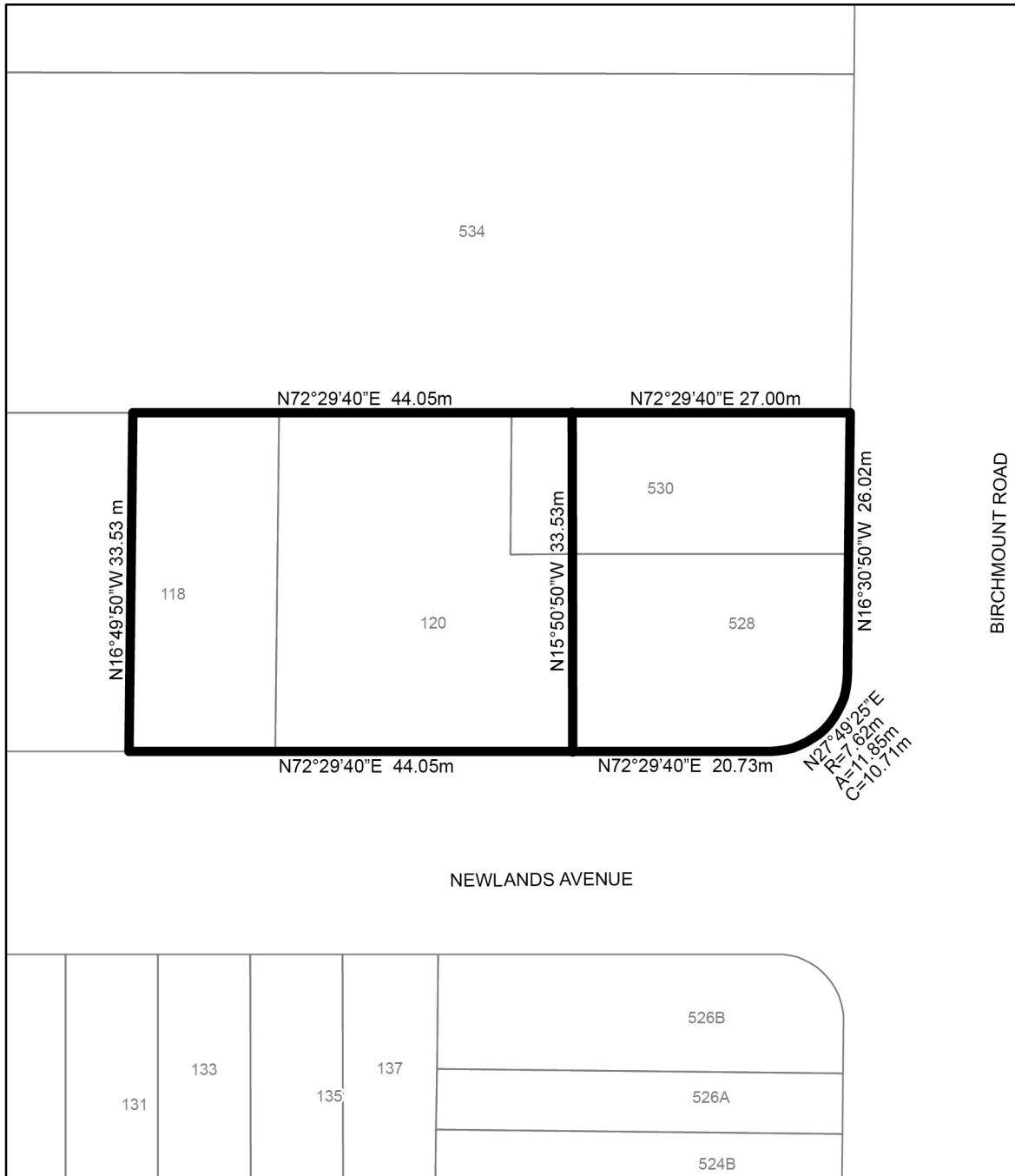
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on June , 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



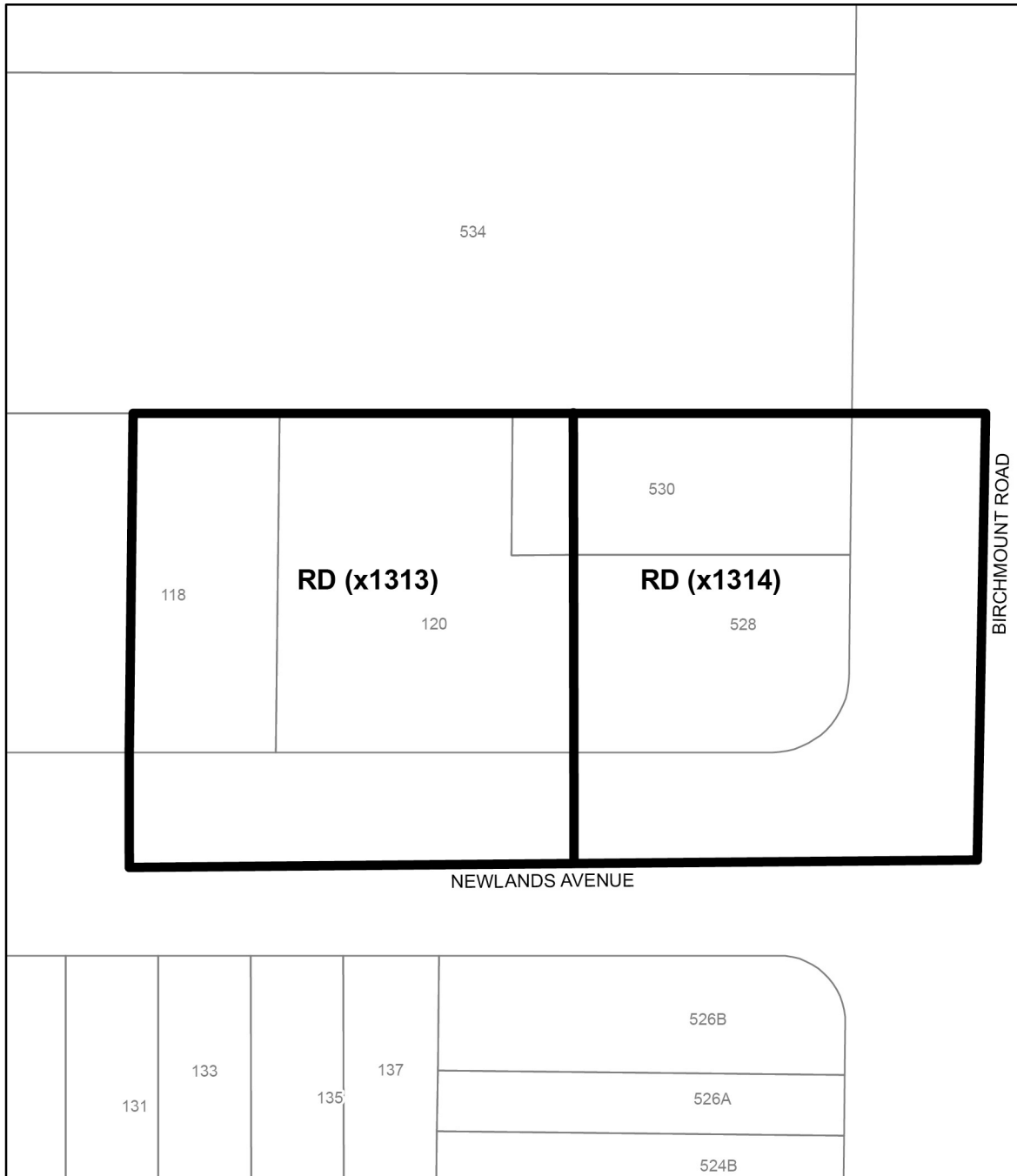
**Toronto**  
Diagram 1

**528-530 Birchmount Road and  
118-120 Newlands Avenue**

File # 20 152132 ESC 20 02



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



**Toronto**  
Diagram 2

**528-530 Birchmount Road and  
118-120 Newlands Avenue**

File # 20 152132 ESC 20 02