

Authority: Scarborough Community Council Item SC21.1,  
adopted as amended by City of Toronto Council on May 21  
and 22, 2025

## **CITY OF TORONTO**

### **Bill 561**

### **BY-LAW -2025**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 900 Middlefield Road.**

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 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

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 CL to a zone label of RM (XXX) 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 460 so that it reads:

(460) Exception RM (x460)

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 as 900 Middlefield Road, 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 (W) below;
- (B) Despite Regulation 10.5.40.10(1), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 149.91 metres and the elevation of the highest point of the **building or structure**;
- (C) Despite Regulation 5.10.30.20(1), the **front lot line** shall be the property line abutting Middlefield Road;
- (D) In addition to the uses permitted by Clauses 10.80.20.10 and 10.80.20.20, the following use is also permitted: **Retail Store**, subject to the following:
- (i) there may be only one **retail store** in the **apartment building**;
  - (ii) it may not be above the first **storey** of the **apartment building**;
  - (iii) access to the **retail store** may not be from within the **apartment building**;
  - (iv) the **interior floor area** of the **retail store** must be a minimum of 190 square metres; and
  - (v) there may be no outside display of goods;
- (E) Despite Regulation 10.80.30.40(1)(A), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 65percent percent;
- (F) Despite Regulation 10.5.50.10(4), a minimum of 25 percent of the property must be provided as **landscaping**, of which 50 percent shall be **soft landscaping**.
- (G) Despite Regulation 10.80.40.10(1), the permitted maximum height of a **building or structure** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (H) Despite Regulations 10.5.40.10(2), (3), (4) and (G) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law [Clerks to insert By-law number]:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 5 metres;

- (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 2 metres;
  - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres; and
  - (vi) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (I) Despite Regulation 10.80.40.40(1)(B), the permitted maximum **gross floor area** of all **buildings** and **structures** is 5,250 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 5,050 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 400 square metres; and
  - (iii) the required minimum **gross floor area** for non-residential uses is 190 square metres;
- (J) **Amenity space** must be provided at the following rate:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 100 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
- (K) Despite Regulation 10.80.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (L) Despite Clause 10.5.40.60 and (K) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, by a maximum of 1.5 metres;
  - (ii) outdoor patios may encroach into the **front yard setback** up to a maximum of 0.9 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 1.5 metres;

- (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1 metres;
  - (v) eaves, by a maximum of 2 metres; and
  - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2 metres;
- (M) Despite Regulation 200.5.1.10(13), access to **stacked parking spaces** will be from a **vehicle** elevator;
- (N) Despite Clause 970.10.15.5, Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
  - (i) a maximum of 55 **parking spaces** are permitted on the **lot**;
  - (ii) a minimum of 0.9 residential occupant **parking spaces** for each one-bedroom **dwelling unit**;
  - (iii) a minimum of 1.0 residential occupant **parking spaces** for each two-bedroom **dwelling unit**;
  - (iv) a minimum of 1.2 residential occupant parking space for each 3 bedroom or larger **dwelling unit**; and
  - (v) a minimum of 0.1 residential visitor **parking spaces** for each **dwelling unit** and these **parking spaces** may also be shared with residential visitors;
- (O) Despite Regulation 200.5.1.10(5), (6) and (7), a required **parking space** may be a **tandem parking space** and **stacked parking space**;
- (P) Despite Regulation 200.5.1.10(2)(A), the absolute minimum dimensions of a parking space shall be:
  - (a) length of 5.3 metres;
  - (b) width of 2.5 metres;
  - (c) length of 5.8 metres with the platform; and
  - (d) width of 2.7 metres with the platform;
- (Q) Despite Regulation 200.5.1.10(6), a **tandem parking space** must have the following minimum dimensions:
  - (i) length of 5.8 metres;

- (ii) width of 2.7 metres; and
  - (iii) vertical clearance of 1.8 metres;
- (R) Despite Regulation 200.5.1.10(14), **tandem parking spaces** and **stacked parking spaces** shall not be required to be equipped with an **energized outlet** to provide electric **vehicle** charging;
- (S) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
  - (i) length of 5.8 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres;
- (T) In addition to the locations a "long-term" **bicycle parking space** may be located as in Regulation 230.5.1.10(9)(B), "long-term" **bicycle parking spaces** may also be located in the following locations:
  - (i) outside the **building** or **structure**;
- (U) Despite Regulations 230.5.10.1(5)(B) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 32 "long-term" **bicycle parking spaces**; and
  - (ii) 4 "short-term **bicycle parking spaces**;
- (V) A maximum of 48 **dwelling units** are permitted on the **lot**;
- (W) The provision of dwelling units is subject to the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units must have 2** or more bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units must have 3** or more bedrooms; and
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above.

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.

**6.** Temporary Use(s):

- (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales office or temporary construction office on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

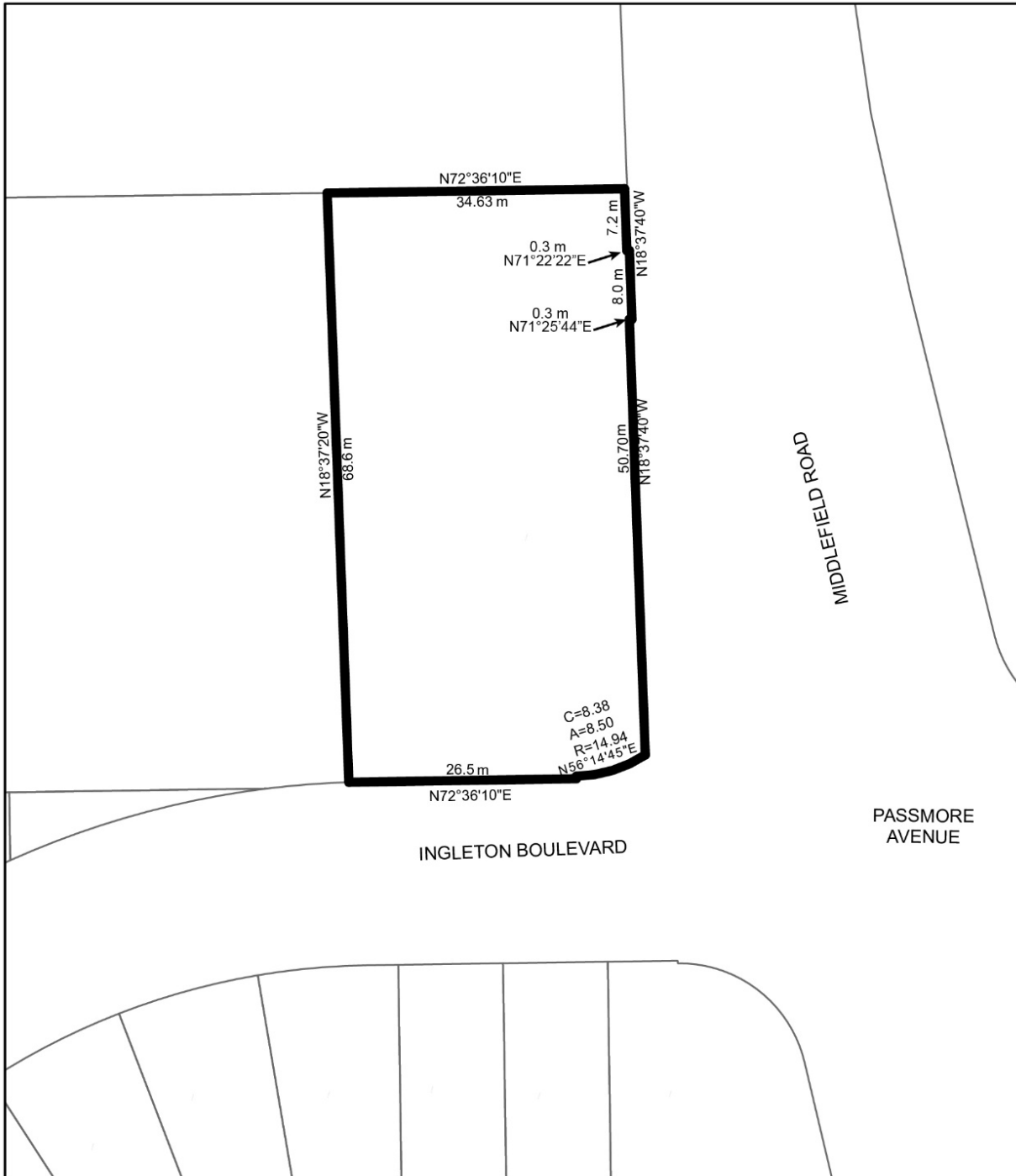
Enacted and passed on June , 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1

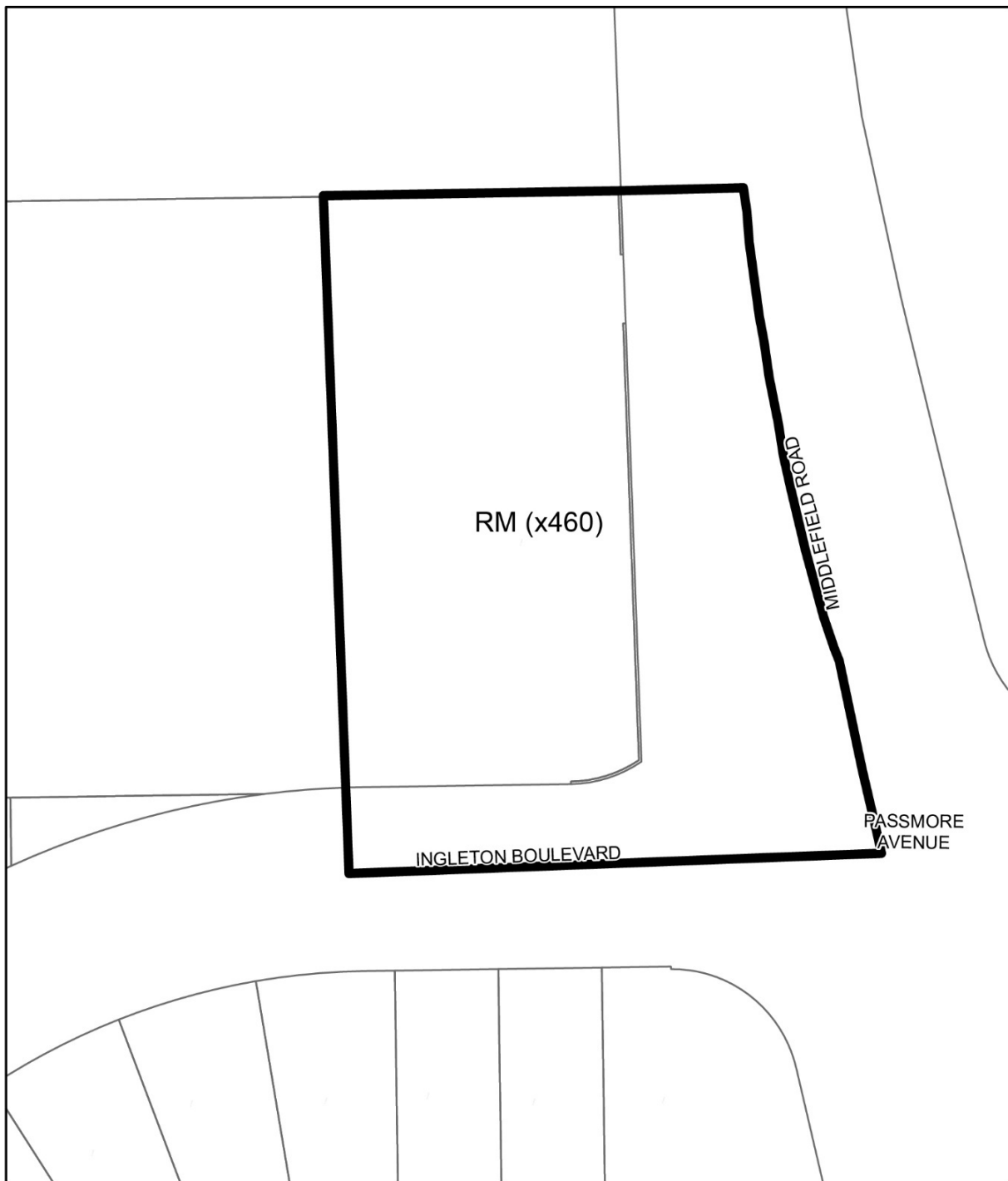


**Toronto**  
Diagram 1

900 Middlefield Road

File # 19 263939 ESC 23 0Z



**Diagram 2**

 **Toronto**  
Diagram 2

**900 Middlefield Road**

File # 19 263939 ESC 23 0Z



Diagram 3

