

Authority: Scarborough Community Council Item SC30.1,  
as adopted by City of Toronto Council on April 22, 23 and  
24, 2026

## CITY OF TORONTO

Bill 348

### BY-LAW -2026

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 5445 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, 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 and replacing Article 900.10.10 Exception Number 125, respecting the lands outlined by heavy black lines with a zone label CL 0.8 (125), as shown on Diagram 2 attached to this By-law, so that it reads:

(125) Exception CL 125

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 5445 Steeles Avenue East, 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 (K) below;
- (B) Despite Clauses 30.20.20.10, 30.20.20.20 and 30.20.20.100, the following uses are permitted:
  - (i) **retail store**, provided:
    - (a) A **retail store** may have a maximum of 10.0 square metres used for the consumption of food or beverage by patrons;

- (ii) **Outdoor Sales or Display**, provided:
  - (a) it must be combined with another permitted use;
  - (b) goods or commodities may be displayed no closer to a side lot line or a rear lot line than the greater of
    - (i) 3.0 metres; or
    - (ii) the required minimum building setback for the yard in which the goods or commodities are located;
  - (c) the cumulative area for the outdoor sale or display of goods or commodities may be no more than 30.0 square metres; and
  - (d) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, driveways or landscaping;
- (iii) **vehicle fuel station**, provided:
  - (a) a **vehicle fuel station** must be on a lot that abuts a major street on the Policy Areas Overlay Map; and
  - (b) a **vehicle fuel station** must comply with the specific use regulations in Section 150.92;
- (iv) **vehicle washing establishment**;
- (C) Despite regulation 30.20.40.10(1), the maximum height of a building or structure on the lot is the distance between the Canadian Geodetic Datum of 192.29 and the height referenced in metres following the letter "H" as shown Diagram 3 of By-law [Clerks to insert By-law number];
- (D) Despite clause 30.20.40.70 the required minimum building setbacks are shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (E) Despite regulation 30.20.40.70(3), a **building** or **structure** on the **lot** in the CL zone may penetrate the 45 degree rear **angular plane**;
- (F) Despite regulation 30.20.90.10(1)(A), a **loading space** may be located in a **front yard**;
- (G) Despite regulation 30.20.150.1(1)(A), all waste and **recyclable material** must be stored in a wholly enclosed **building, structure** or bin;

- (H) In addition to regulation 30.20.150.1(1)(B), if waste and **recyclable material** is stored in a wholly enclosed **structure** or bin, the **structure** or bin must be located at least 2.38 metres from a **lot** in the Residential Zone category;
- (I) Despite regulation 150.92.20.1(1), the maximum **interior floor area** for a **retail store** in combination with a **vehicle fuel station** on a **lot** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category is 220 square metres;
- (J) Despite regulation 150.92.20.1(1)(B), the minimum 3.0 metres wide strip of soft landscaping and a fence along that portion of a lot line that abuts a lot in the Residential Zone category or Residential Apartment Zone category, and is adjacent to the vehicle fuel station is 2.45 metres; and
- (K) Despite regulation 150.96.20.1(2)(A), a minimum of 5 **vehicle** stacking spaces must be provided in a **stacking aisle** on the same **lot** for a mechanical **vehicle washing establishment**.

Prevailing By-laws and Prevailing Sections:

- (A) None Apply
4. 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.

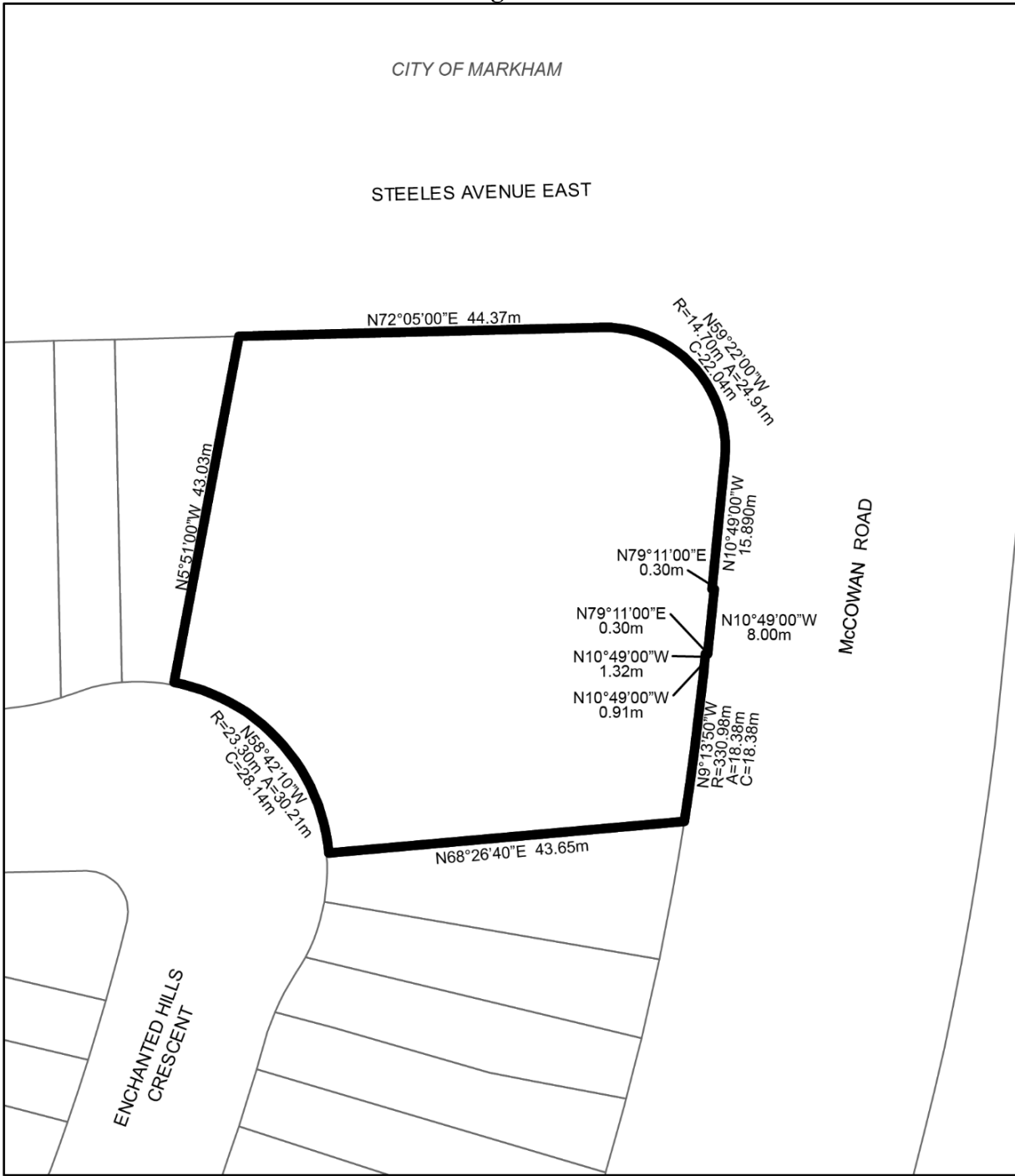
Enacted and passed on April , 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



**Diagram 2**

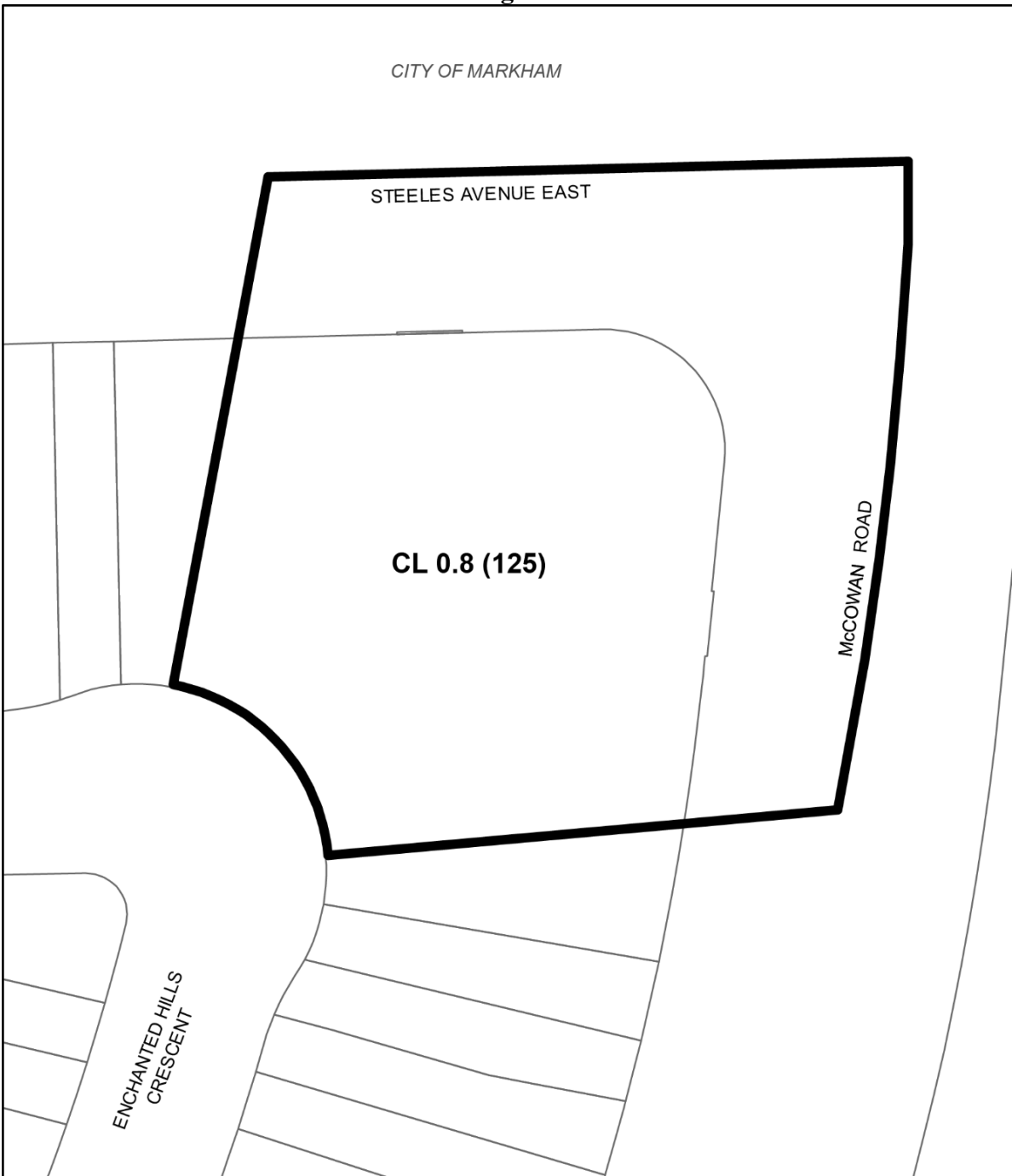


Diagram 3

