

Authority: Scarborough Community Council Item SC25.2,
as adopted by City of Toronto Council on October 8 and 9,
2025

CITY OF TORONTO

Bill 352

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 126 Bellamy Road North.

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: RA (x 276) 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 to the Height Overlay Map in Article 995.20.1, and applying the following height and storey label to these lands, and applying no value.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying the following lot coverage label to these lands, and applying no value.
6. 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.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 276 so that it reads:

(276) Exception RA (276)

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 126 Bellamy Road North, 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 (V) below;
- (B) Despite regulations 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 162.50 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 15.5.100.1(1)(A), the permitted minimum width for each **lane** for a **driveway** is 2.8 metres;
- (D) Despite Clause 15.10.30.40, the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 35 percent;
- (E) Despite regulation 15.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 5 of By-law [Clerks to insert By-law number];
- (F) Despite regulation 15.10.40.10(2), the permitted maximum number of **storeys** of a **building** or **structure** is the number following the letters "ST" as shown on Diagram 5 of By-law [Clerks to insert By-law number];
- (G) Despite regulations 15.5.40.10(1) to (6) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 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, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, to 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, to a maximum of 6.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, to a maximum of 4.0 metres;
 - (iv) **building** maintenance units and window washing equipment, to a maximum of 6.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, to a maximum of 3.5 metres;
 - (vi) antennae, flagpoles and satellite dishes, to a maximum of 4.0 metres; and

- (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, to a maximum of 4.0 metres;
- (H) Despite regulation 15.5.50.10(1)(B), the required minimum percentage of **soft landscaping** of the total **landscaping** area, is 35 percent;
- (I) Despite regulations 15.10.40.70(1) to (4), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (J) Despite regulation 15.10.40.80(3), a building that complies with the **setbacks** as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number] is deemed to comply;
- (K) Despite Clause 15.5.40.60 and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) terraces, decks, porches, and balconies, by a maximum of 2.0 metres;
 - (ii) canopies and awnings, by a maximum of 2.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
 - (v) window projections, including bay windows and box windows, by a maximum of 2.0 metres;
 - (vi) eaves, by a maximum of 2.0 metres;
 - (vii) a dormer, by a maximum of 2.0 metres; and
 - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres.
- (L) Despite regulation 200.5.1.10(14)(A), a maximum of 25 percent of **parking spaces** must be equipped with an **energized outlet**, which is clearly marked and identified for electric **vehicle** charging capable of providing **Level 2 charging** or higher to the **parking space**;
- (M) Despite regulation 200.5.10.1 and Table 200.5.10.1, a maximum of 0.2 visitor **parking spaces** are to be provided for each **dwelling unit** in an **apartment building**;

- (N) Despite regulation 200.15.1(1)(B) and (2), accessible **parking spaces** must have the following minimum dimensions:
- (i) a minimum width of 3.4 metres; or
 - (ii) a minimum width of 2.4 metres as a parallel **parking space**;
- (O) Despite regulation 200.5.1.10(2)(A)(iv) and 200.5.1.10(2)(D), the side of a **parking space** obstructed by a fixed object such as a wall, column, bollard, fence or pipe shall be situated within 0.2 metres of the side of the **parking space**, measured at right angles;
- (P) Notwithstanding regulation 200.15.1(5), there is no requirement to provide electric vehicle infrastructure for accessible **parking spaces**;
- (Q) Notwithstanding regulation 200.15.10.5(1)(B) and Table 200.15.10.5, the effective accessible parking rate for a **dwelling unit** in an **apartment building** shall be as follows:
- (i) 0.8 for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres; and
 - (ii) 0.9 for each one bedroom **dwelling unit**; and
 - (iii) 1.0 for each two bedroom **dwelling unit**; and
 - (iv) 1.2 for each three or more bedroom **dwelling unit**;
- (R) Regulation 200.15.10.10 (1)(C) is further amended to include the following:
- (i) Where an even number of accessible **parking spaces** are provided, an equal number of **parking spaces** that meet the requirements of a Type A **parking space** and a Type B **parking space** must be provided; and
 - (ii) Where an odd number of accessible **parking spaces** are provided, the number of **parking spaces** must be divided equally between **parking spaces** that meet the requirements of a Type A **parking space** and a Type B **parking space**, but the additional **parking space**, the odd-numbered space, may be a Type B **parking space**;
- (S) Despite regulations 230.5.1.10(10) a "long-term" and "short-term" **bicycle parking space** may be provided in a **stacked bicycle parking space** arrangement;
- (T) Notwithstanding regulation 230.5.1.10(13), no oversized **bicycle parking spaces** for "long-term" **bicycle parking spaces** are required;

- (U) Notwithstanding regulation 230.5.1.10(14), the minimum required aisle width for access to **bicycle parking spaces** shall be 1.8 metres; and
- (V) Notwithstanding regulation 230.5.1.10(15), there is no maximum number of stacked "long-term" **bicycle parking spaces** for a building having 8 or more "long-term" **bicycle parking spaces**.

Prevailing By-laws and Prevailing Sections: None Apply

- 8. Despite the provisions outlined in sections 1 to 7 in this By-law, any development on the lands outlined in Diagram 1 are required to provide space within the development for installation of maintenance access holes and sampling ports on private property, as close to the property line as possible, for both the storm and sanitary service connections, in accordance with the City of Toronto Sewers By-law Chapter 681.
- 9. 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

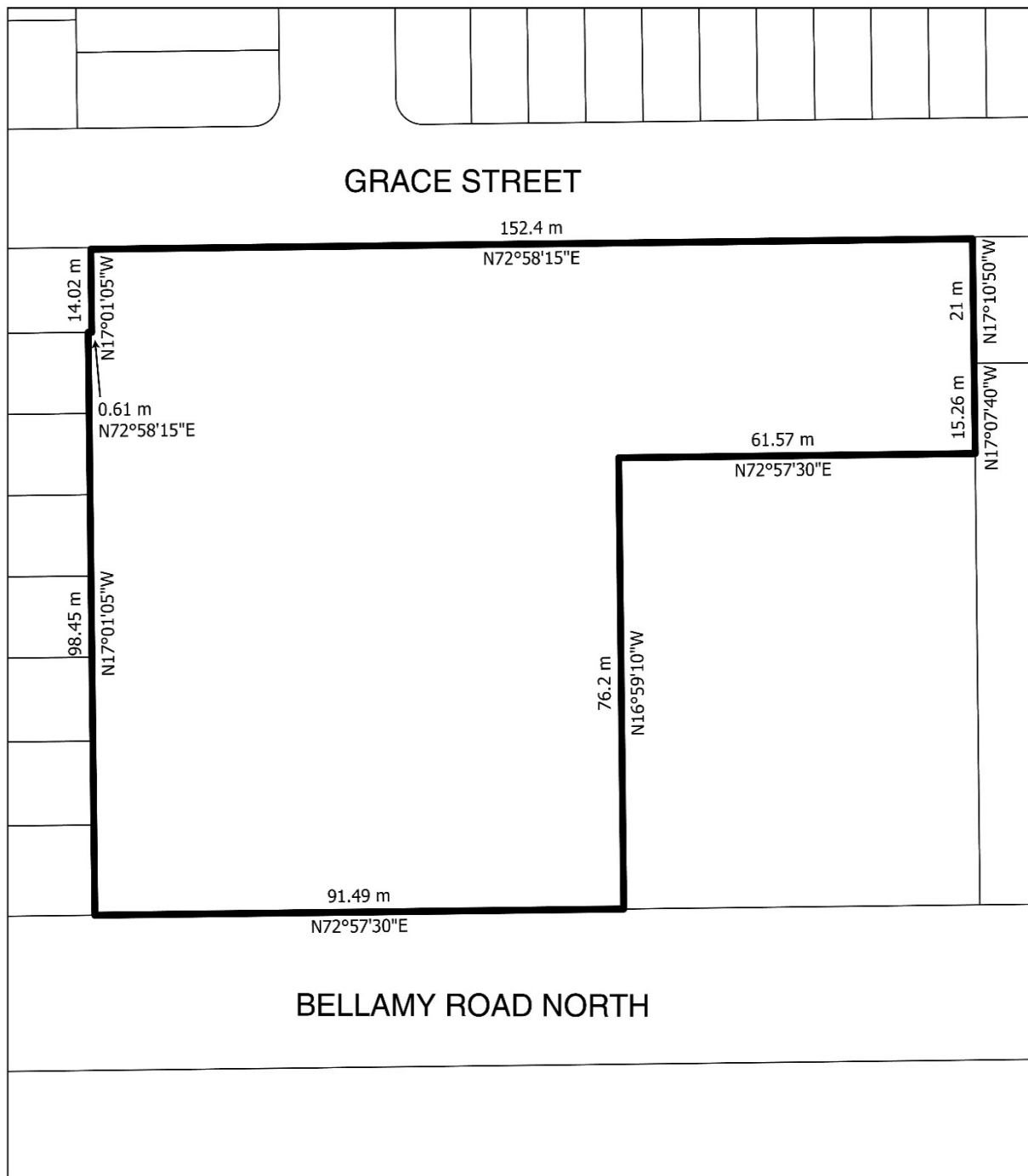


Diagram 2

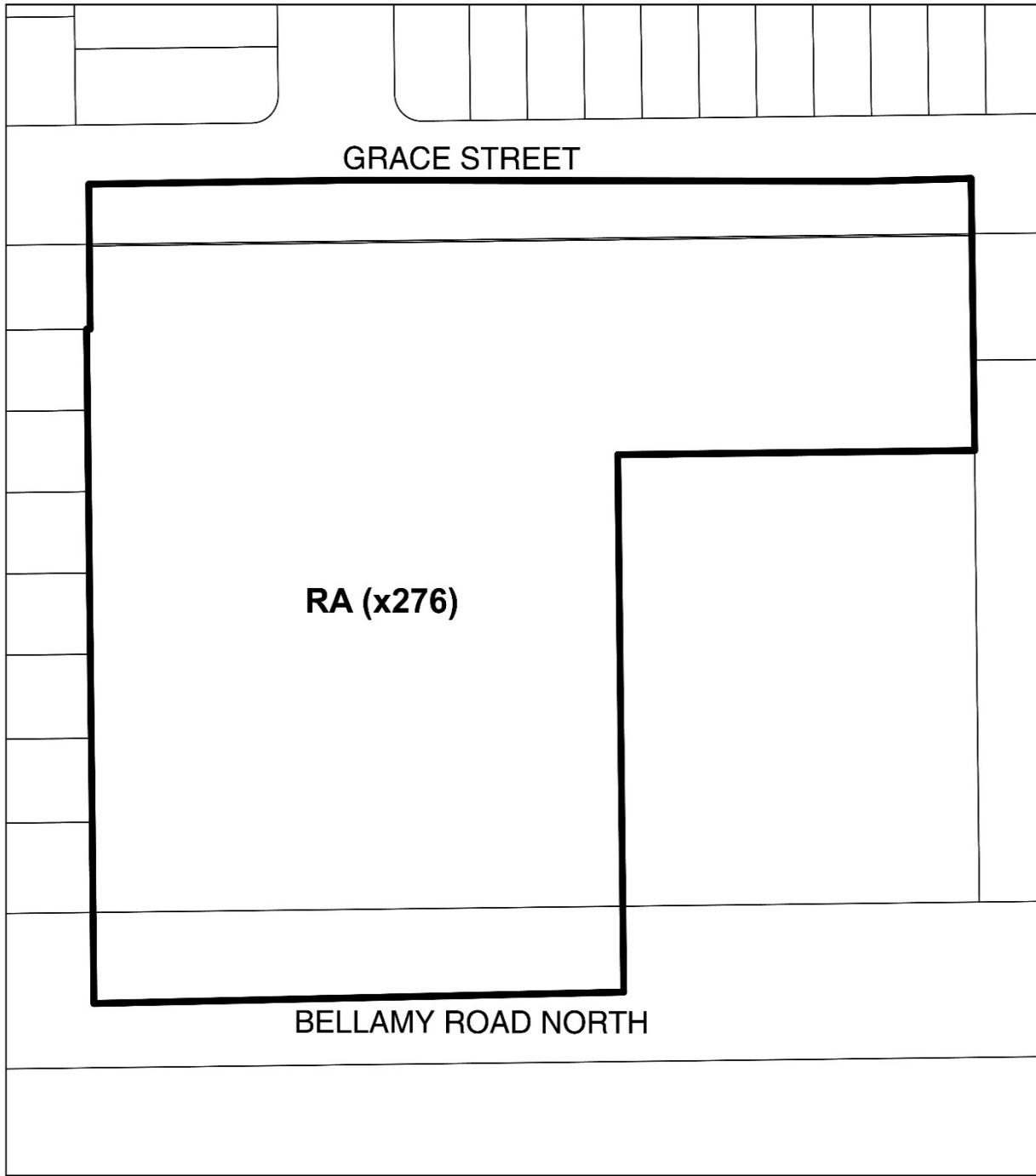


Diagram 4

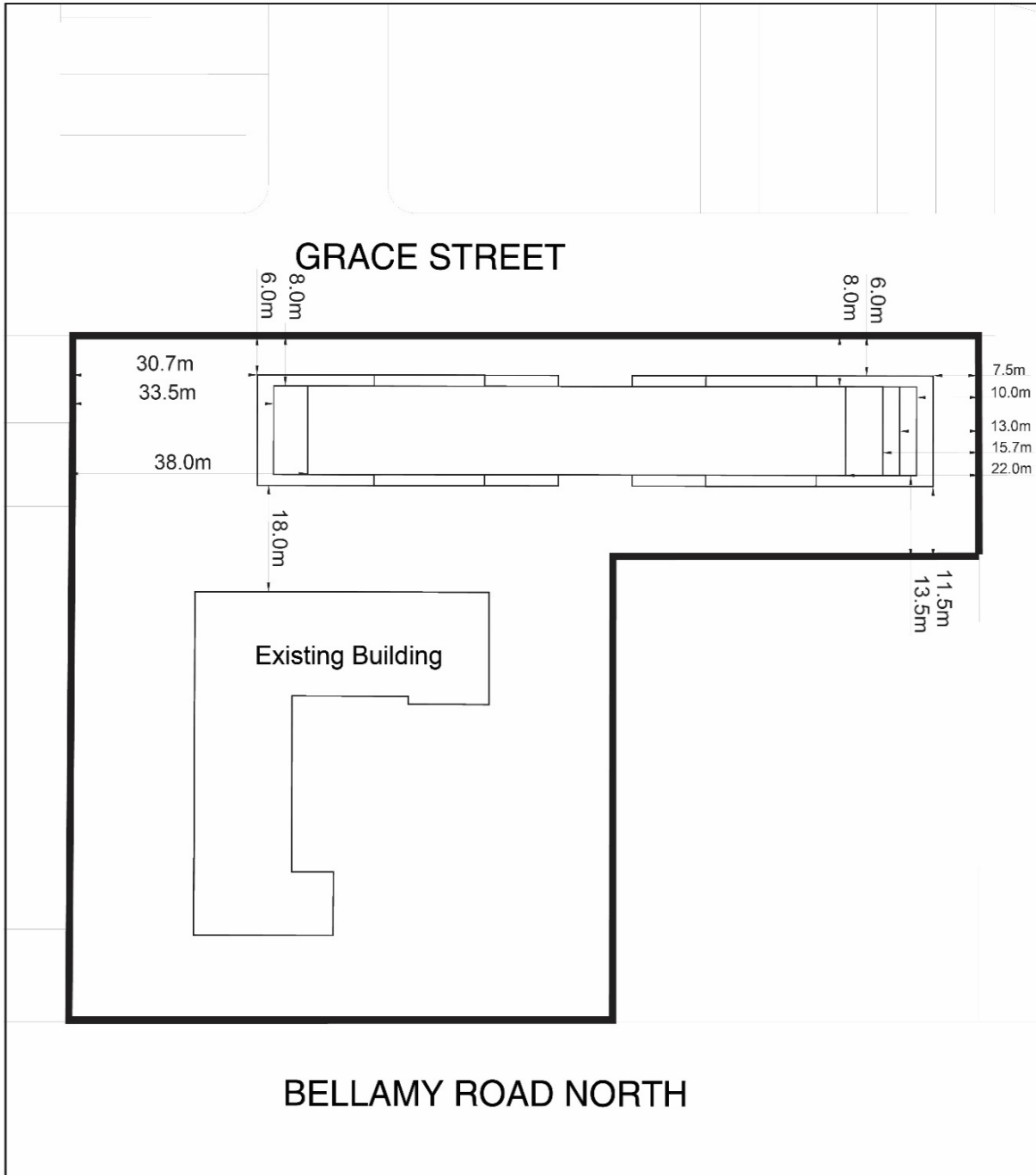


Diagram 5

