

Authority: Scarborough Community Council Item SC33.4,
as adopted by City of Toronto Council on July 29, 30 and
31, 2026

CITY OF TORONTO

Bill 1020

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 2240 Birchmount 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;

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 0.33 (x149) to a zone label of RAC (au 23.0) (x239) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 239 so that it reads:

(239) Exception RAC (239)

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 2240 Birchmount 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 (M) below;
- (B) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 176.88 metres and the elevation of the highest point of the **building** or **structure**;

- (C) Despite regulation 15.5.50.10(1), a minimum of 40 percent of the **lot area** must be **landscaping**, of which at least 45 percent of the area required for **landscaping** must be **soft landscaping**;
- (D) Despite regulation 15.20.40.10(1), the permitted maximum height of a **building** or **structure** must not exceed the height in metres following the HT symbol as shown on Diagram 4 of By-law **[Clerks to insert By-law number]**;
- (E) Despite regulation 15.20.40.10(2), the permitted maximum number of **storeys** in a **building** is the number following the letters "ST" as shown on Diagram 4 of By-law **[Clerks to insert By-law number]**:
 - (i) for the purpose of this exception, a mechanical penthouse, stair enclosures and elevator overruns does not constitute a **storey**;
- (F) Despite regulation 15.20.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 40 percent;
- (G) Despite regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 14,000 square metres, of which:
 - (i) the required minimum **gross floor area** for non-residential uses is 370 square metres;
- (H) Despite Clause 15.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagrams 3 and 4 of By-law **[Clerks to insert By-law number]**;
- (I) Despite Clause 15.20.40.80, the required separation of **main walls** are as shown in metres on Diagrams 3 and 4 of By-law **[Clerks to insert By-law number]**;
- (J) Despite Clauses 970.10.15, 970.10.15.5 and Table 970.10.15.5, **parking spaces** must be provided in accordance with the following:
 - (i) a minimum rate of 0.09 visitor **parking space** for each **dwelling unit**;
 - (ii) visitor **parking spaces** in (i) above may be shared with non-residential uses; and
 - (iii) no **parking spaces** are required for a **retail store**;
- (K) Despite regulation 15.5.80.30(1), a **surface parking space** must be at least 2.0 metres from any **main wall** of an **apartment building**;
- (L) A maximum of 172 **dwelling units** are permitted on the **lot**, of which:
 - (i) a minimum of 35 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) are not included in the provision required by (i) above;
- (M) Despite regulation 15.20.40.50(1), **amenity space** must be provided at the following rate:
 - (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 2.0 square metres for each **dwelling unit** as outdoor **amenity space**, of which a minimum of 40.0 square metres is in a location adjoining or directly accessible to the indoor residential **amenity space**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**.

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.

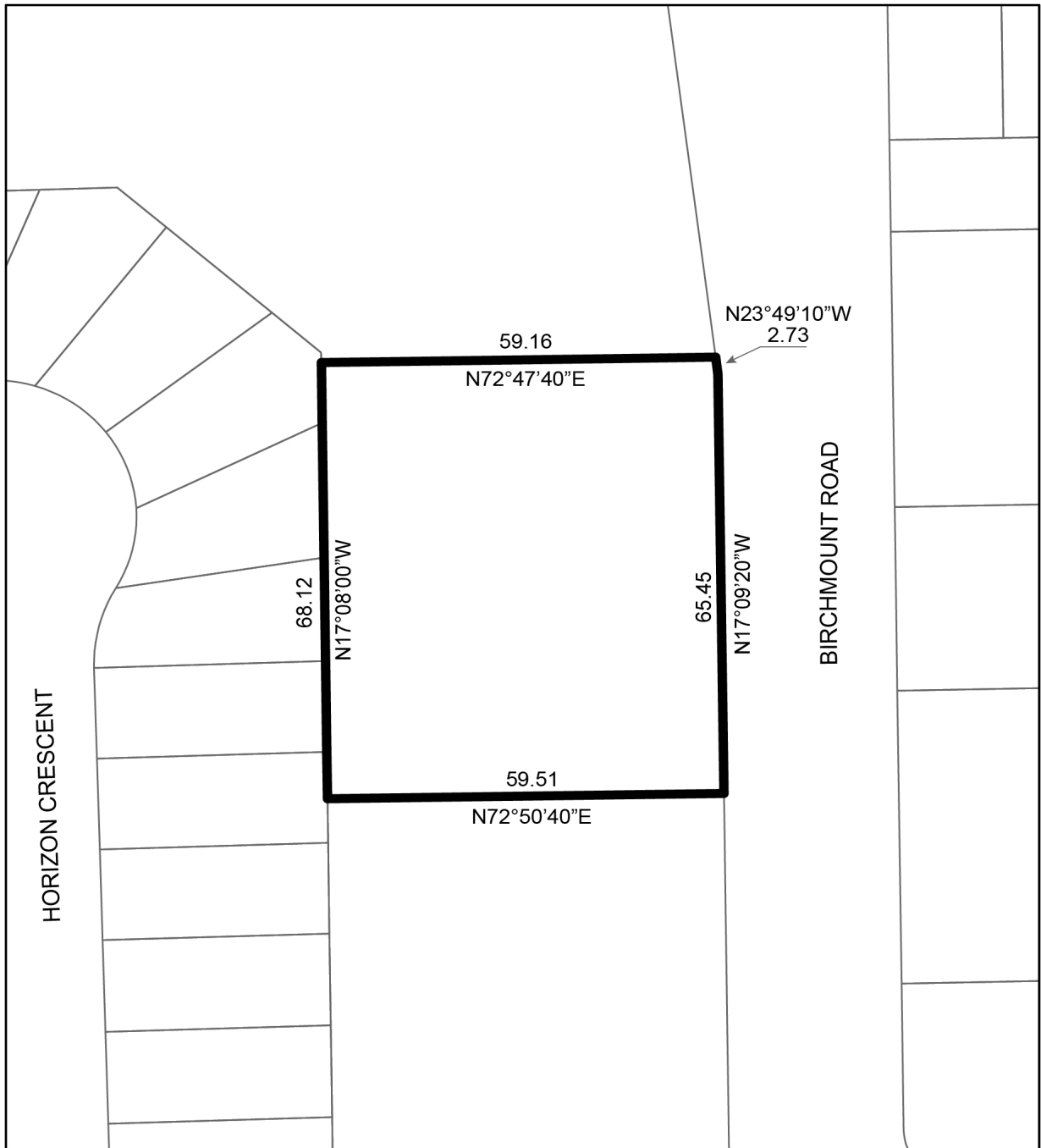
Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

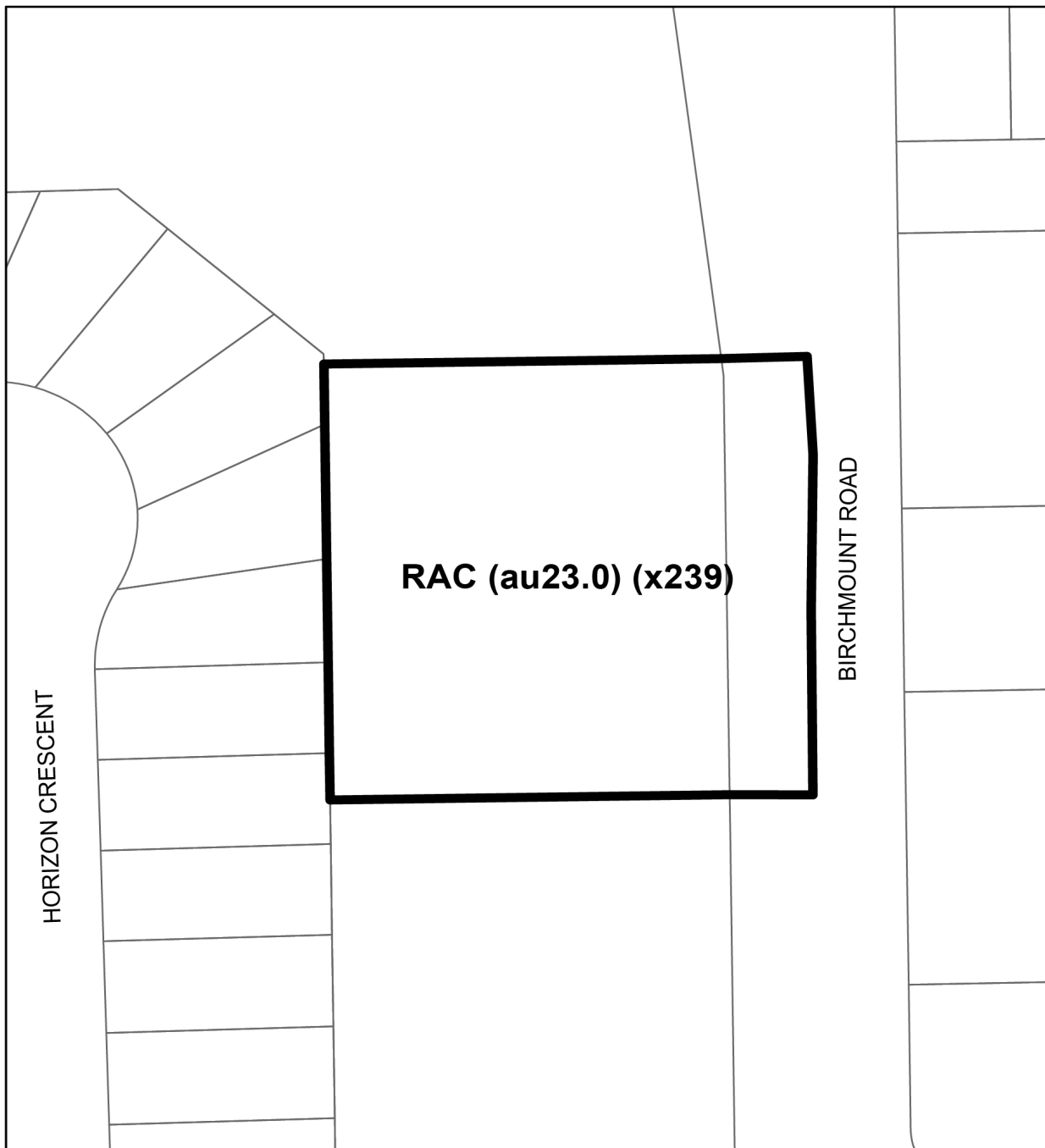


 **TORONTO**
Diagram 1

2240 Birchmount Road

File # 21 164108 ESC 22 0Z

Diagram 2



 **TORONTO**
Diagram 2

2240 Birchmount Road

File # 21 164108 ESC 22 02

Diagram 3

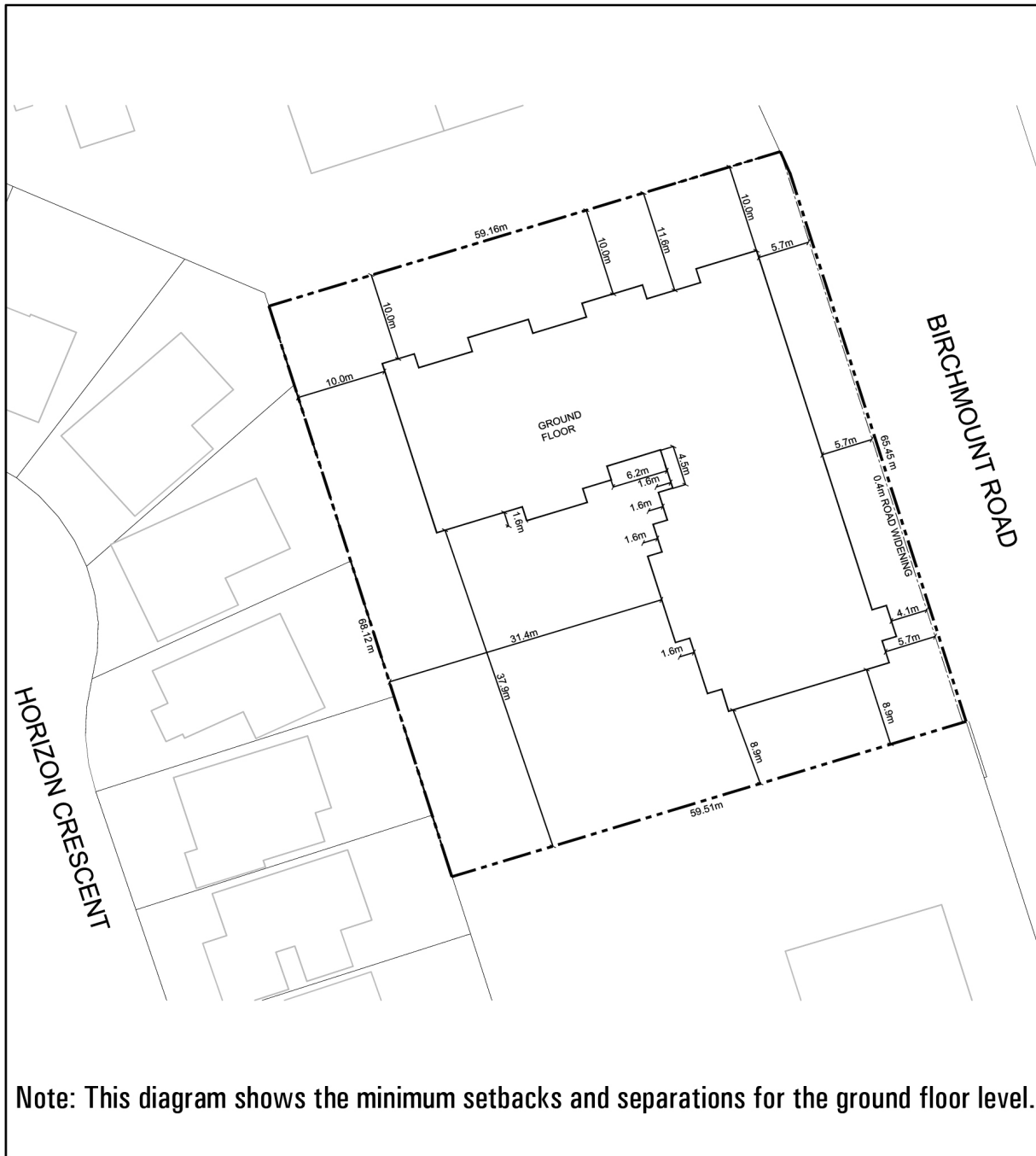


Diagram 4



2240 Birchmount Road

File # 21 164108 ESC 22 0Z