

Authority: Scarborough Community Council Item SC4.1,  
as adopted by City of Toronto Council on May 10, 11 and  
12, 2023  
City Council voted in favour of this by-law on May 12,  
2023

## CITY OF TORONTO

### BY-LAW 446-2023

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 2993-3011 Sheppard Avenue East and 1800-1814 Pharmacy 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;

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, 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 subject to this By-law from a zone label of CL (0.33(x103)) to a zone label of CR 4.31(c0.25; r4.07) SS2 (x840) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20 for the lands subject to this By-law, from a height and storey label of HT 10.0 to a height and storey label of HT 70, ST 22, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30 for the lands subject to this By-law, by amending the lot coverage label of 40 to 60 as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number 840 so that it reads:

(840) Exception CR 840

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 2993-3011 Sheppard Avenue East and 1800-1814 Pharmacy Avenue, if the requirements of By-law 446-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;
- (B) Despite Regulation 40.5.40.10(1), the height of a **building** or **structure** is the distance between a Canadian Geodetic Datum elevation of 179.35 metres and the elevation of the highest point of the building;
- (C) Despite Regulation 40.10.40.10(2), the maximum height of any **building** or **structure** erected on the lands is the number in metres following the letters "HT", as shown on Diagram 5 of By-law 446-2023;
- (D) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** in a **building** or **structure** is the number following the letters "ST" as shown on Diagram 5 of By-law 446-2023;
- (E) Despite Regulation 40.10.40.10(5), the required minimum height of the first storey, as measured between the floor of the first **storey** and the ceiling of the first **storey**, excluding any ceiling mechanical equipment and structural elements, is 4.3 metres;
- (F) Despite Regulation 40.10.40.70 (2), the required minimum **building setbacks** are shown in metres on Diagram 5 of By-law 446-2026;
- (G) Despite Clause 40.10.40.60 and (F) 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 2.2 metres;
  - (ii) canopies and awnings, by a maximum of 2.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.2 metres;
  - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
  - (v) window projections, including bay windows and box windows, by a maximum of 0.5 metres;

- (vi) eaves, by a maximum of 1.0 metres; and
- (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 0.5 metres;
- (H) Despite Regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** must not exceed 28,370 square metres;
- (I) A minimum **gross floor area** of 1,500 square metres is required at-grade for non-residential uses permitted by Regulation 40.10.20.10(1)(A) and Regulation 40.10.20.20(1)(A);
- (J) The maximum area of the tower floor plate, as measured from the exterior of the main wall on each storey, is 750 square metres;
  - (i) For the purpose of this exception, tower floor plate means the area of a floor of a building measured from the exterior of the main walls, but excluding inset and projecting balconies;
- (K) Despite Regulation 40.10.50.10(3), a minimum 1.5-metre-wide strip of land for **soft landscaping** along any part of a **lot line** abutting a **lot** in the Residential Zone category must be provided with the exception of areas containing short-term bicycle parking, walkways, and the transformer and air vent on the west side;
- (L) In addition to Regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of two (2) "car-share" **parking spaces** on the **lot** are required for residential parking use. "Car-share parking spaces" are parking spaces as defined by (i) to (ii) below:
  - (i) For the purpose of this exception, "car-share" means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (ii) For the purpose of this exception, a "car-share parking space" means a **parking space** exclusively reserved and actively used for "car-share" purposes, including by non-residents;
- (M) Despite Regulation 200.15.1(1), an accessible parking space must have the following minimum dimensions:
  - (i) length of 5.6 metres;
  - (ii) width of 3.4 metres; and
  - (iii) vertical clearance of 2.1 metres;

- (N) Despite Clause 40.10.80.10, a maximum of 8 at-grade **parking spaces** are permitted and may be located in the Pharmacy Avenue **street yard**;
- (O) Despite Regulations 220.5.10.1(2), (3) and 220.5.1.10(8), a minimum of one Type "C" and one Type "G" loading space must be provided on the **lot** and will be shared between residential and commercial uses;
- (i) A Type "C" **loading space** means a **loading space** that is a minimum of 3.5 metres wide, 6.0 metres long and has a minimum vertical clearance of 3.0 metres; and
- (ii) A Type "G" **loading space** means a **loading space** that is a minimum of 4.0 metres wide, 13.0 metres long and has a minimum vertical clearance of 6.1 metres;
- (P) Despite Regulation 230.40.1.20(1)(C), "long-term" **bicycle parking spaces** may be located in a storage locker;
- (Q) Despite Regulation 230.40.1.20(2), a "short-term" **bicycle parking space** must be located in a bicycle parking area at grade anywhere on the lot;
- (R) Despite Regulation 230.5.1.10 (7), no shower and change facilities are required;
- (S) Despite Regulation 40.10.40.1 (1), residential uses except **dwelling units** are permitted on the **first floor**;
- (T) A minimum of 9 percent or 38 **dwelling units**, whichever is higher, must contain 3 or more bedrooms.

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

7. 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.

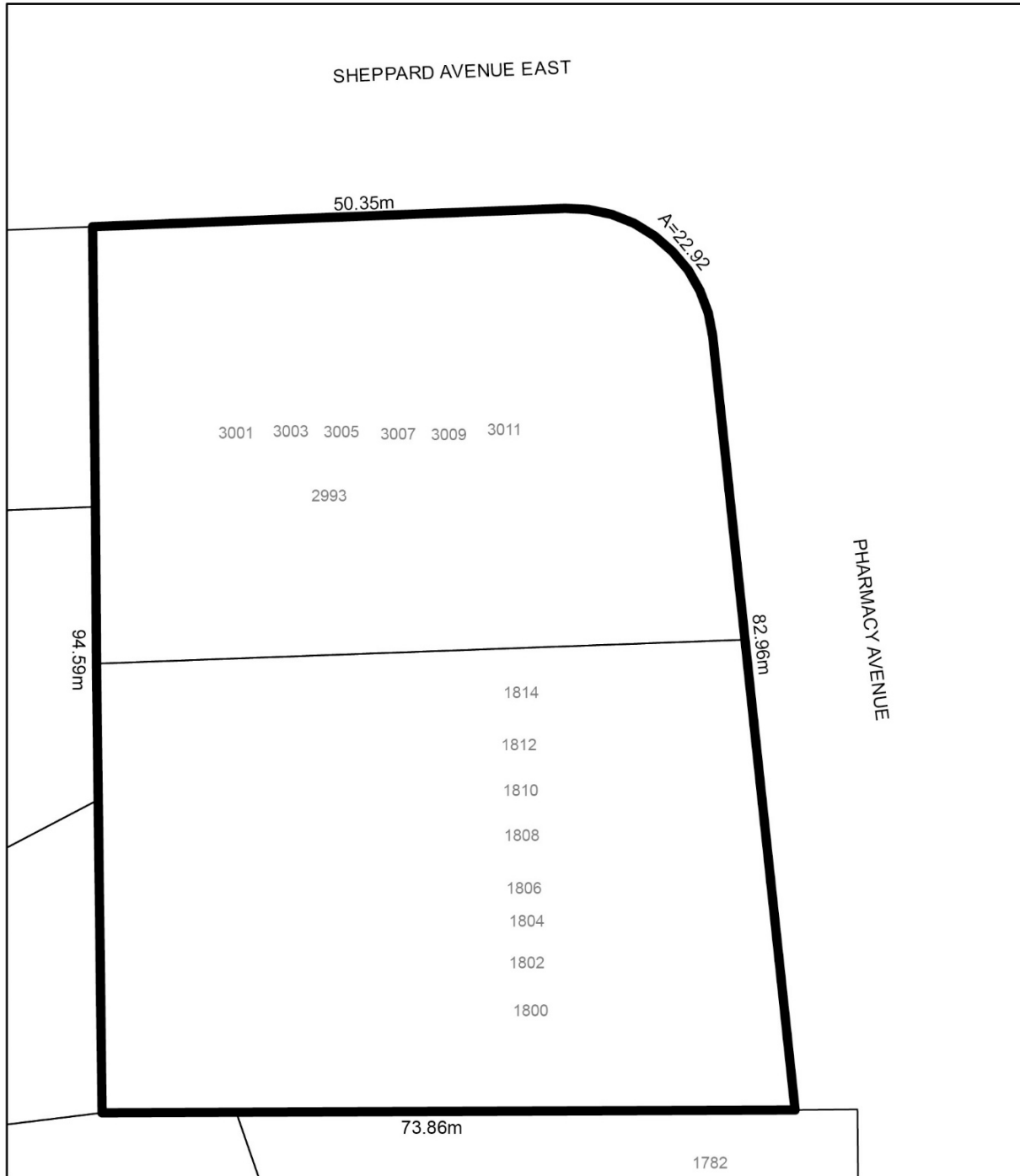
Enacted and passed on May 15, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1

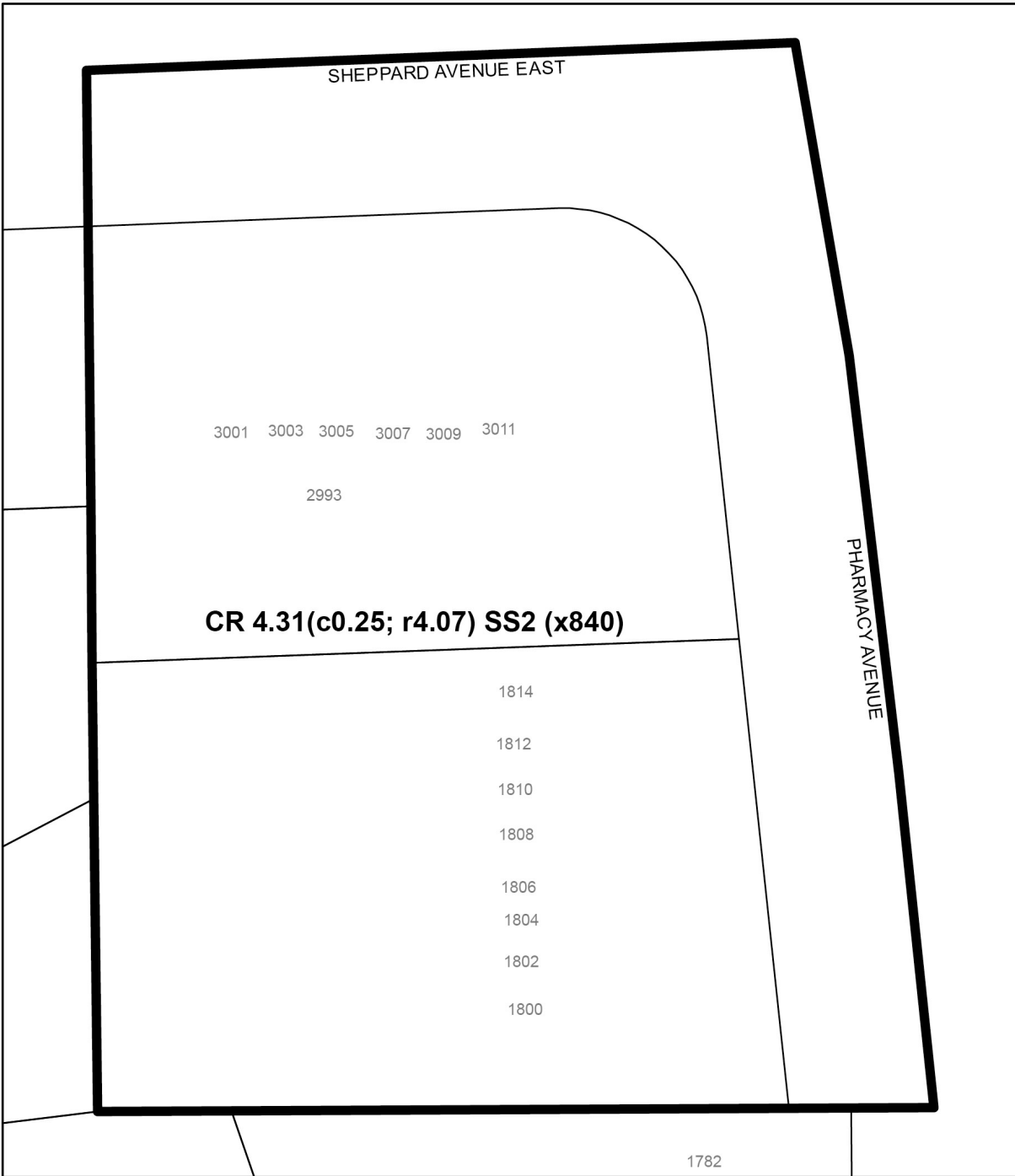


 **TORONTO**  
Diagram 1

**2993-3011 Sheppard Avenue East  
and 1800-1814 Pharmacy Avenue**

File # 19 220917 ESC 22 0Z

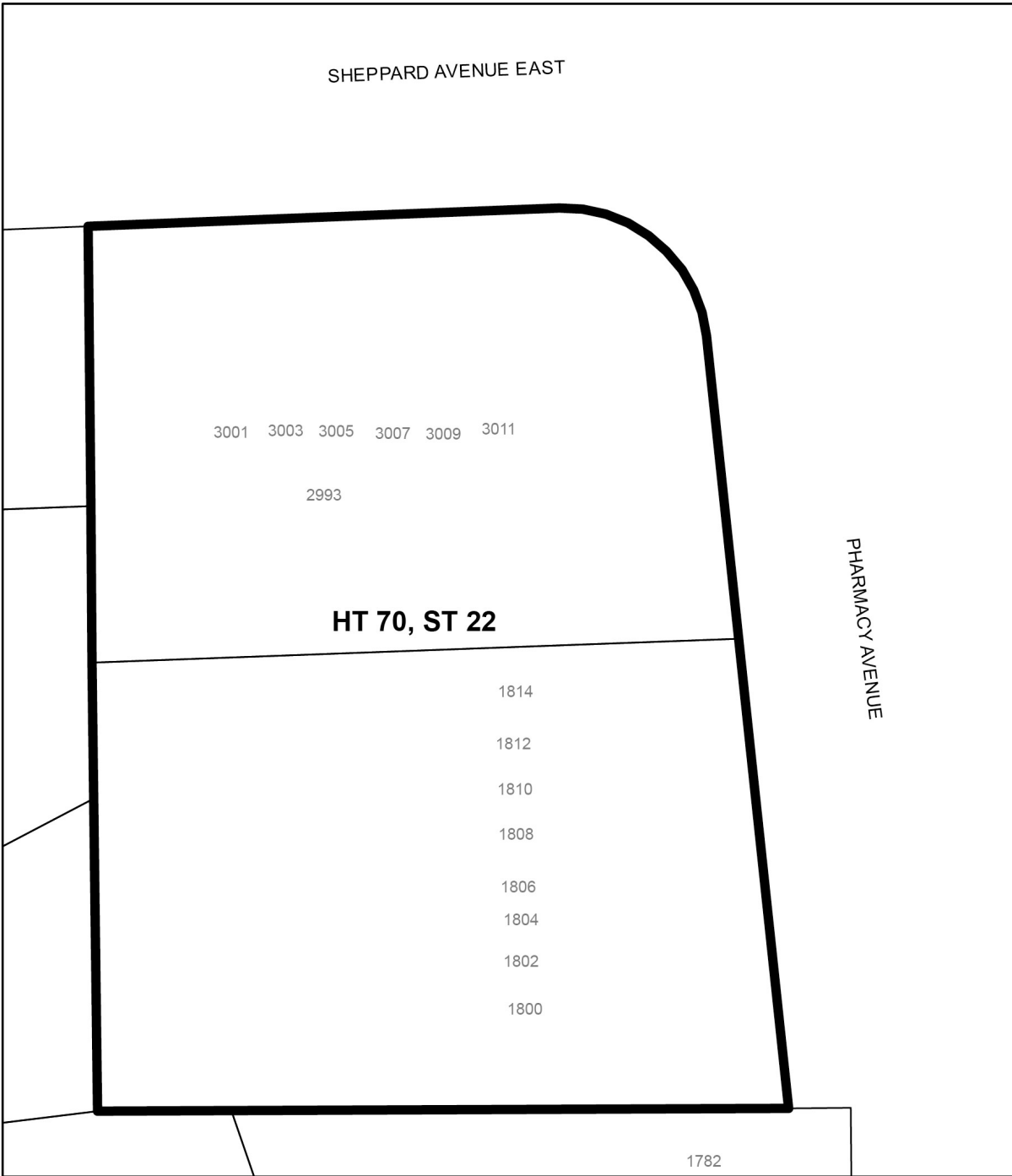
**Diagram 2**



 **TORONTO**  
Diagram 2

**2993-3011 Sheppard Avenue East  
and 1800-1814 Pharmacy Avenue**  
File # 19 220917 ESC 22 02

**Diagram 3**

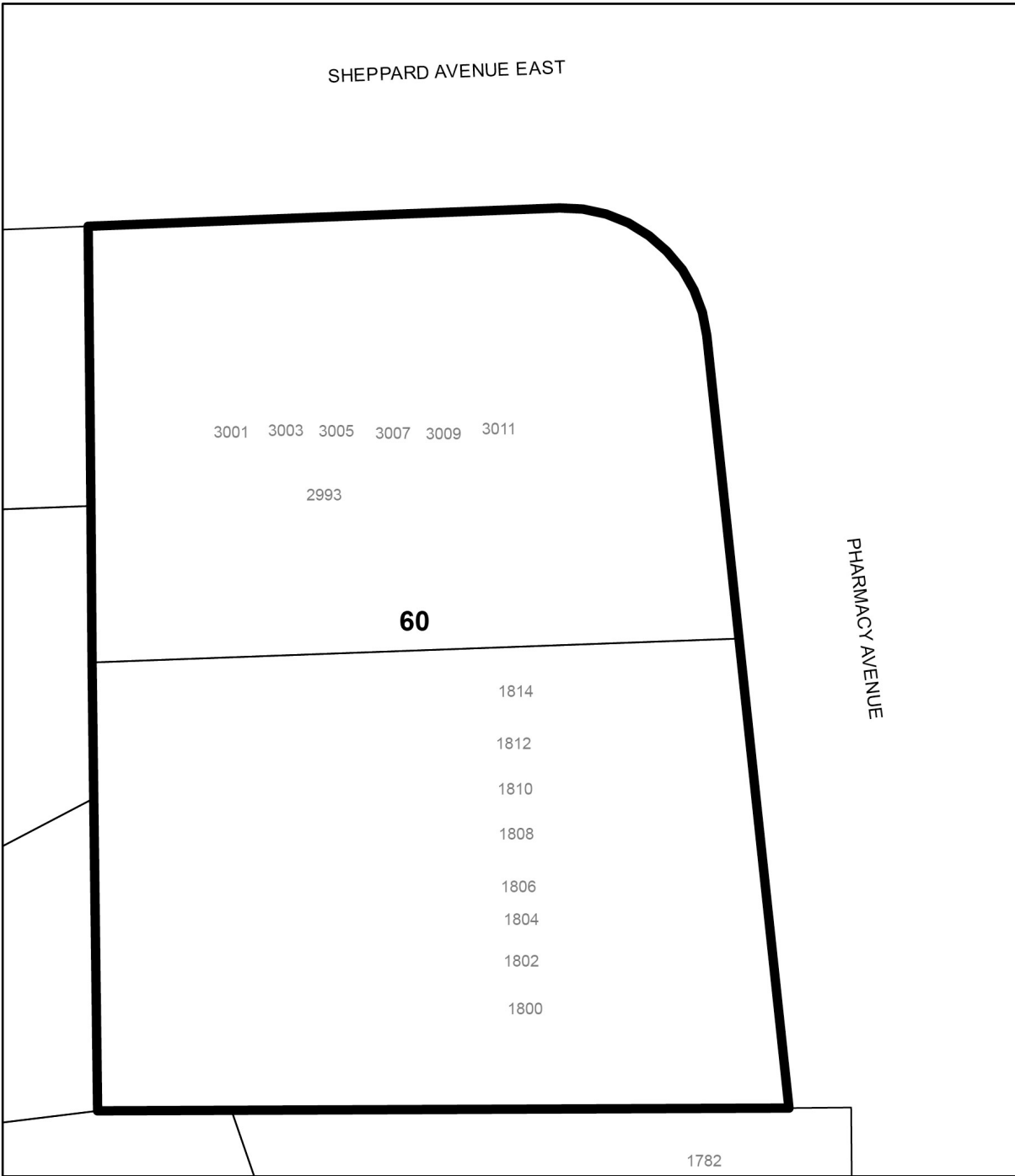


 **TORONTO**  
Diagram 3

**2993-3011 Sheppard Avenue East  
and 1800-1814 Pharmacy Avenue**

File # 19 220917 ESC 22 02

**Diagram 4**

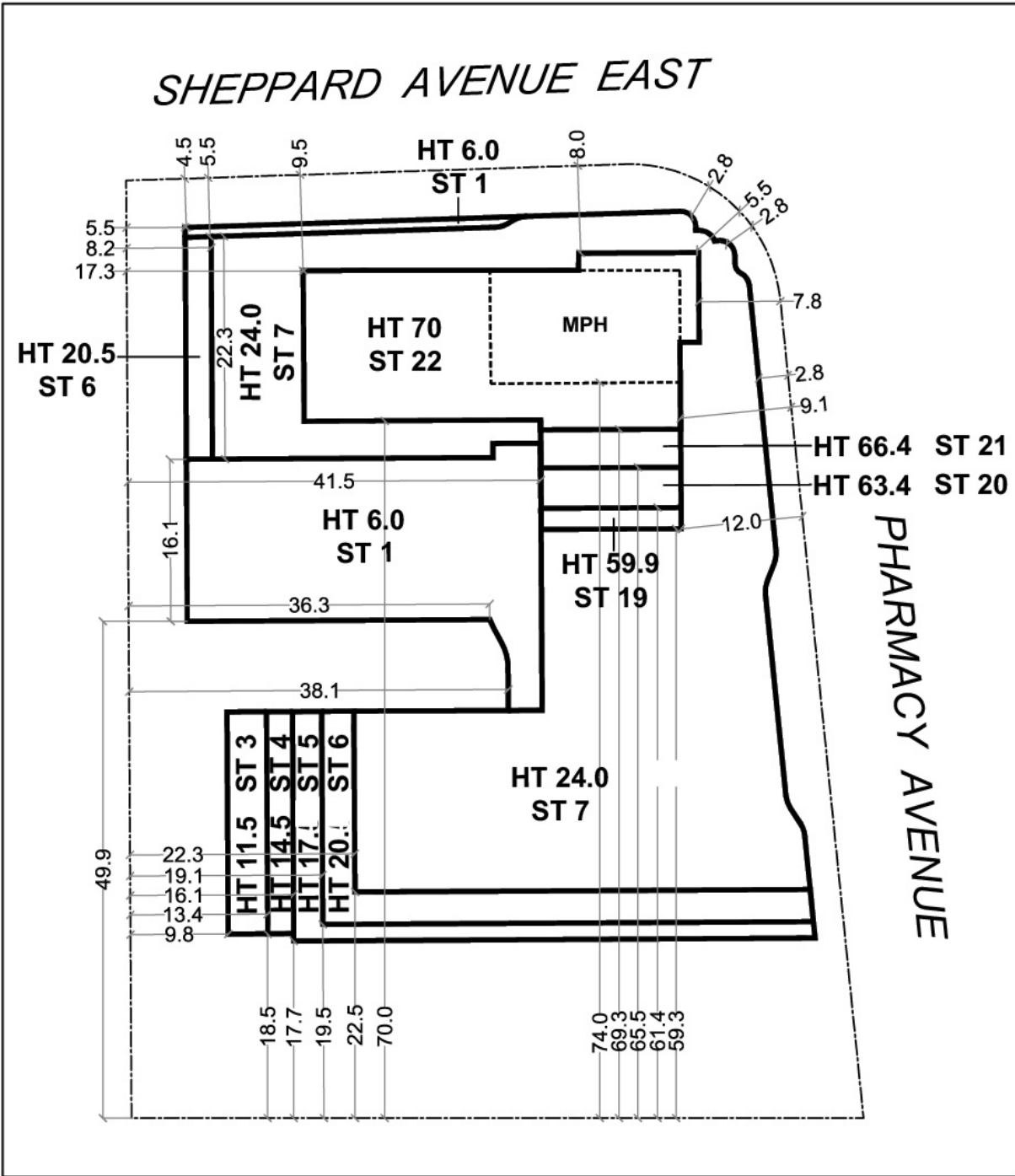


 **TORONTO**  
Diagram 4

**2993-3011 Sheppard Avenue East  
and 1800-1814 Pharmacy Avenue**  
File # 19 220917 ESC 22 0Z



Diagram 5



 **TORONTO**  
Diagram 5

2993-3011 Sheppard Avenue East  
and 1800-1814 Pharmacy Avenue

File # 19 220917 ESC 22 02