

Authority: Scarborough Community Council Item SC10.4,
as adopted by City of Toronto Council on February 6 and 7,
2024
City Council voted in favour of this by-law on February 7,
2024
Written approval of this by-law was given by Mayoral
Decision 2-2024 dated February 7, 2024

CITY OF TORONTO

BY-LAW 150-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 5855, 5865, 5875, 5933, 5945, 5951, and 5955 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; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)" with conditions in the zoning 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 and forming part of 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 990.1, and applying the following zone label to these lands: (H) E 0.5 (x74) 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 subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.
5. 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 no value.
6. 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 no value.

7. 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 5855, 5865, 5875, 5933, 5945, 5951, and 5955 Steeles Avenue East, if the requirements of By-law 150-2024 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (J) below;
- (B) Despite regulation 60.20.1.10(3), the permitted maximum **gross floor area** of all **buildings and structures** is 35,753 square metres or a floor space index of 0.48, excluding Buildings "B" and "C" as shown on Diagram 3 of By-law 150-2024, located at the lands municipally known as 5951 and 5933 Steeles Avenue East;
- (C) Despite regulation 60.5.40.10(1), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 186.0 metres and the elevation of the highest point of the **building or structure**;
- (D) Despite regulation 60.20.40.10(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 150-2024;
- (E) Despite regulation 60.20.50.10(1), existing Buildings "B" and "C" located at the lands municipally known as 5951 and 5933 Steeles Avenue East, as shown on Diagram 3 of By-law 150-2024 may be located in the **front yard** and within the required 3.0 metre strip of **soft landscaping**;
- (F) Despite regulations 60.20.20.10(1) and 60.20.20.20(1), only a **warehouse** with **ancillary** office is permitted in Building "A", as shown on Diagram 3 of By-Law 150-2024;
- (G) Despite regulation 60.20.20.10(1), a **warehouse** is not permitted within existing Buildings "B" and "C", as shown on Diagram 3 of By-Law 150-2024;
- (H) In addition to the uses permitted in Regulation 60.20.20.10(1) and 60.20.20.20(1), the following additional uses are also permitted provided that they are located within existing Buildings "B" and "C", as shown on Diagram 3 of By-law 150-2024:
 - (i) **Massage Therapy**;
 - (ii) **Medical Office**;
 - (iii) **Veterinary Hospital**; and
 - (iv) **Wellness Centre**;

- (I) Despite clause 60.20.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 150-2024;
- (J) Despite regulation 60.5.100.1(1)(B), a **driveway** may be a maximum width of 15.0 metres on State Crown Boulevard; and
- (K) Despite regulations 60.5.80.10(1) and (2), a **parking space** may be in a **front yard** or a **side yard** that abuts a **street**, and along the **front main wall** of the **building** facing Steeles Avenue East.

Prevailing By-laws and Prevailing Sections:

- (A) Performance Standard 2378 of Schedule B of the Tapscott Employment District By-law 24982.
8. 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.
9. Holding Symbol Provisions
- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 1 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
 - (B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
 - (i) The fulfilment of all obligations under the Consent Agreement dated June 9, 2022, and registered on title to the Lands as Instrument No. AT6136859, to the satisfaction of the Chief Planner and Executive Director, City Planning, and the City Solicitor;
 - (ii) The submission of updated and acceptable servicing reports, including Functional Servicing Reports and Stormwater Management Reports, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, as well an updated, revised, and acceptable civil engineering plans to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services that demonstrates an appropriate servicing solution consistent with the Tapscott Core Servicing Agreement;
 - (iii) The submission of the necessary studies and plans to demonstrate the satisfactory relocation of the existing sanitary and storm sewers on the subject site, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services;
 - (iv) The owner has entered into a financially secured agreement(s) for the relocated sanitary and storm sewer infrastructure at the owner's expense,

to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the City Solicitor, and registered the agreement(s) on title to the lands to the satisfaction of the City Solicitor;

- (v) The conveyance to the City of a new easement for nominal consideration in respect of the relocated infrastructure, such lands to be free and clear of all physical and title encumbrances, and in accordance with City's standard terms in respect of environmental clearance for lands to be conveyed to the City, all to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the City Solicitor;
- (vi) The release of the existing easement registered on title to the Lands as Instrument No.AT6323572, at fair market value, to the satisfaction of the City; and
- (vii) The submission of an acceptable Traffic Impact Study, including parking analysis demonstrating the location of driveway accesses to the satisfaction of the General Manager, Transportation Services and the Chief Engineer and Executive Director, Engineering and Construction Services.

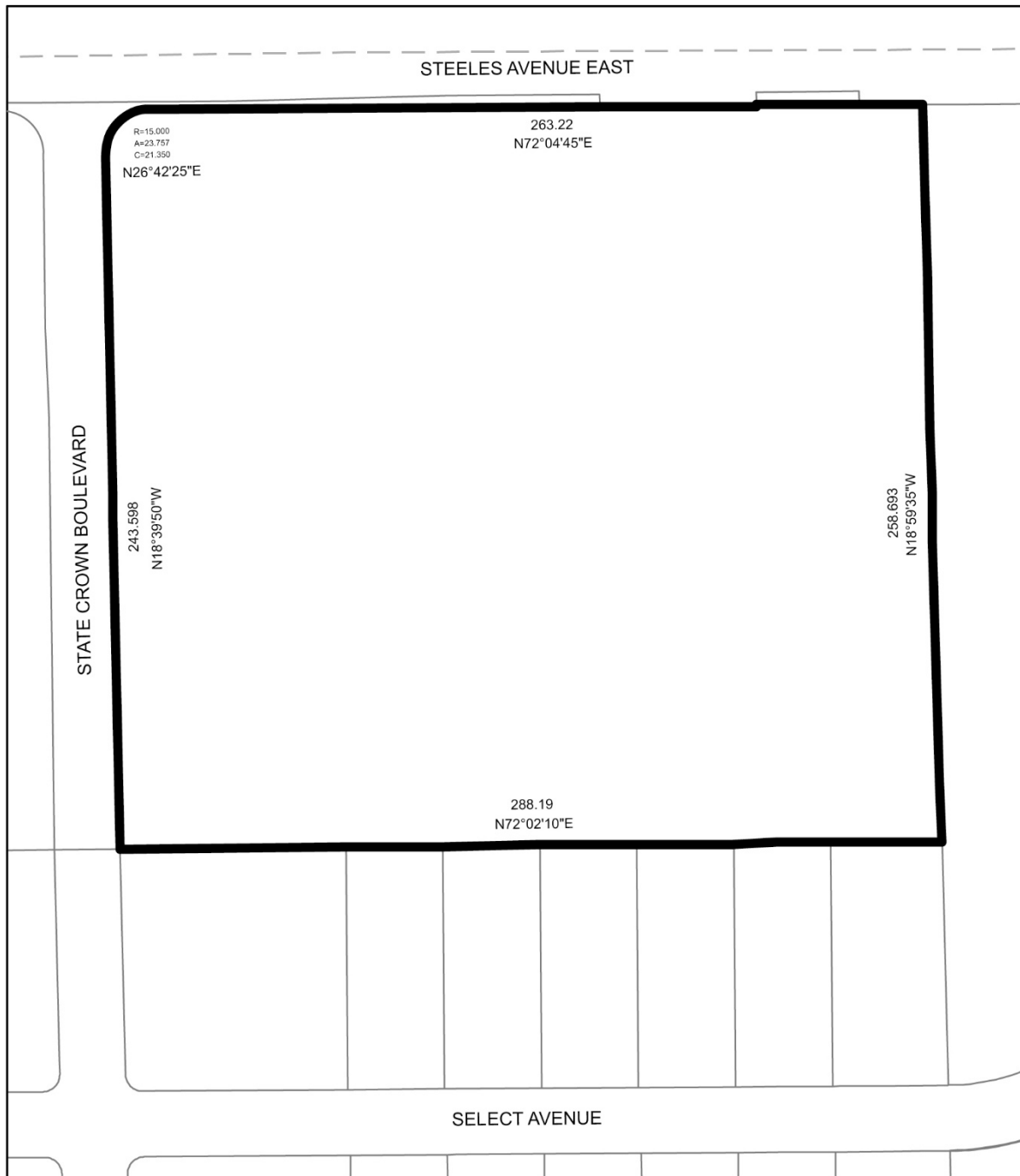
Enacted and passed on February 7, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

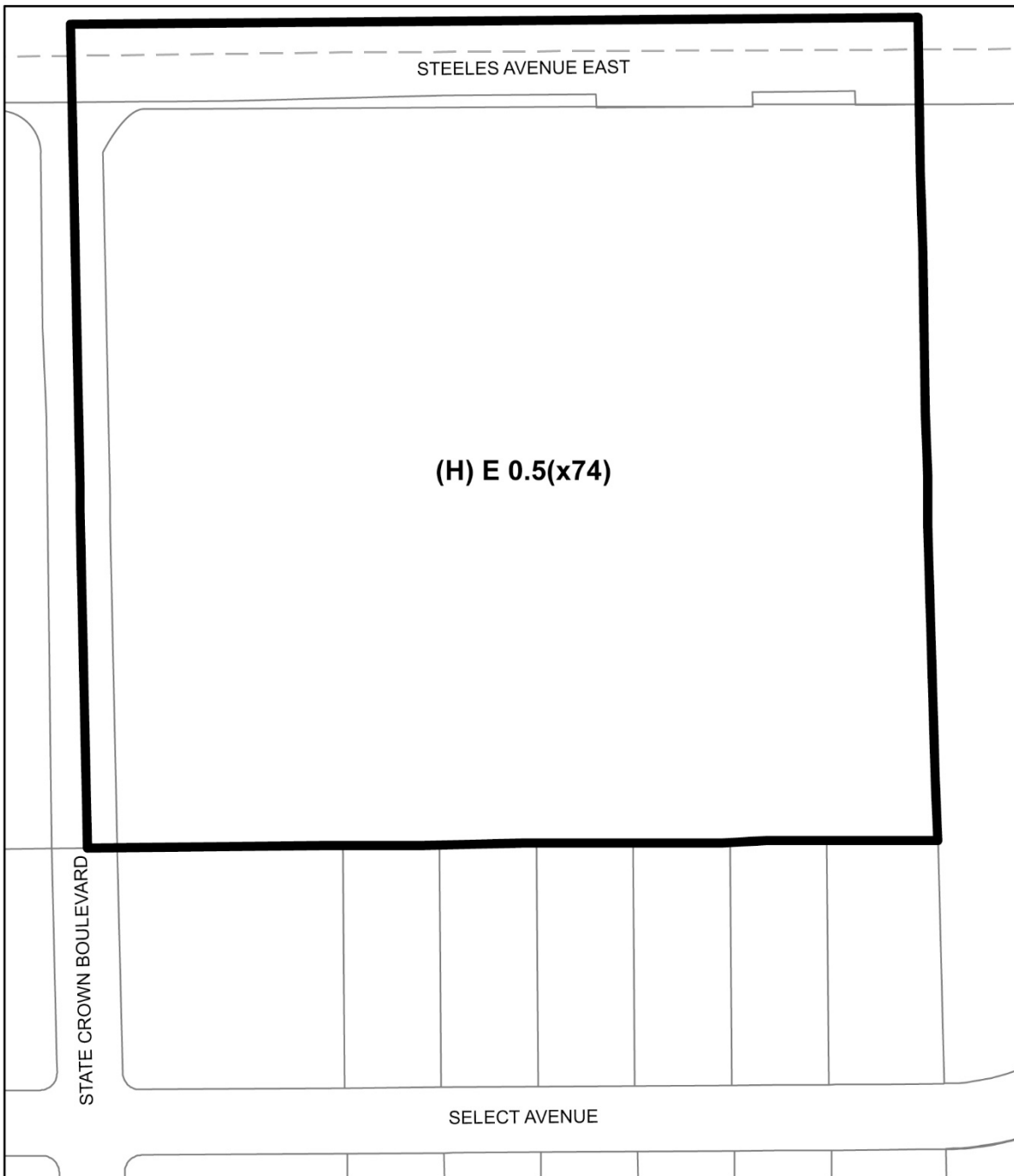
Diagram 1



5855, 5865, 5875, 5945, 5951, and 5955 Steeles Avenue East

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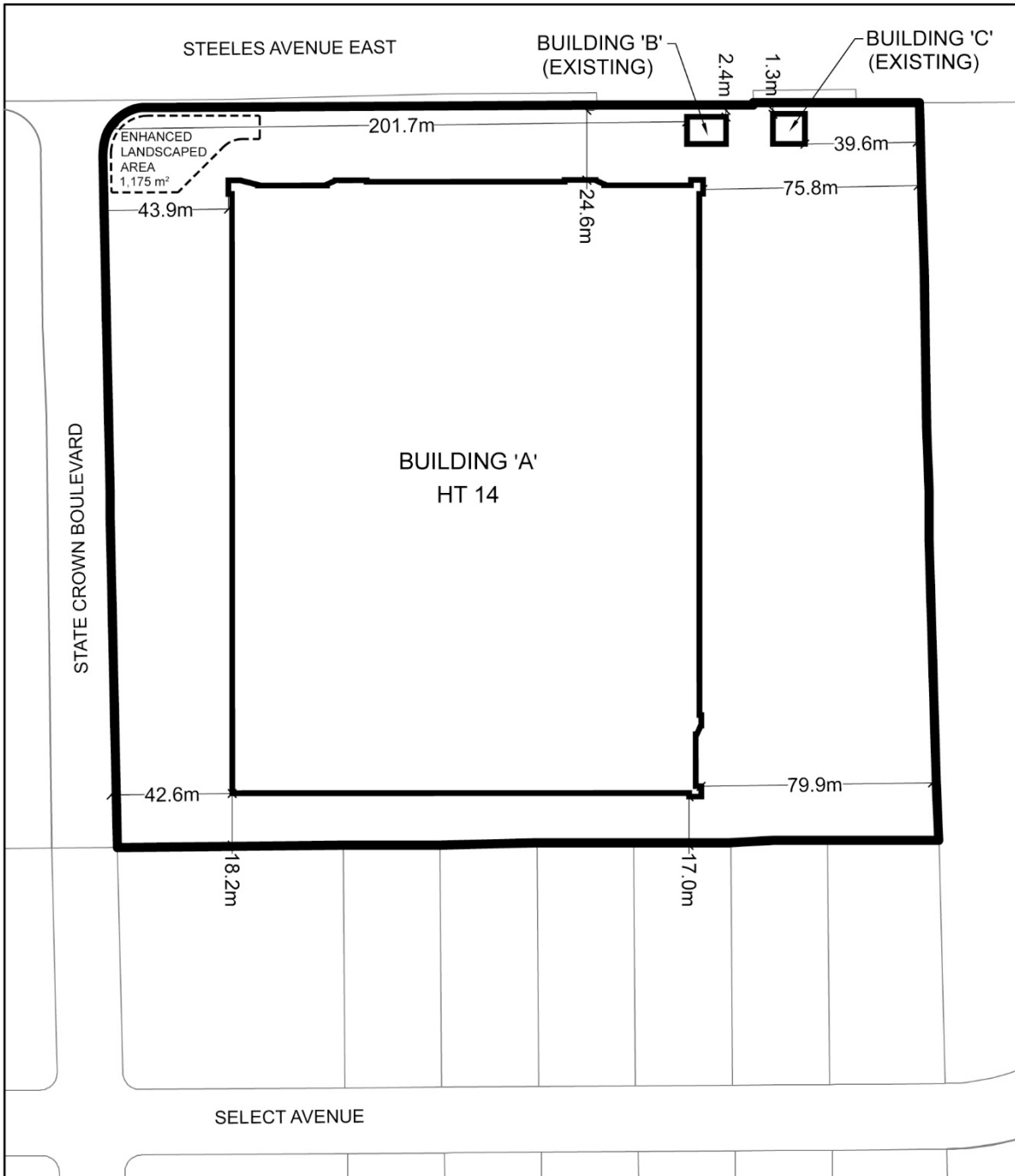
Diagram 2



 **TORONTO**
Diagram 2

5855, 5865, 5875, 5945, 5951, and 5955 Steeles Avenue East

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Diagram 3

Toronto
Diagram 3

5855, 5865, 5875, 5945, 5951, and 5955 Steeles Avenue East

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