

Authority: Scarborough Community Council Item SC12.2,
as adopted by City of Toronto Council on April 17 and 18,
2024
City Council voted in favour of this by-law on April 18,
2024
Written approval of this by-law was given by Mayoral
Decision 10-2024 dated April 18, 2024

CITY OF TORONTO

BY-LAW 392-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2771 and 2773 Victoria Park 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 RD (f20.0; a800) (x1094) and RD (x1088) shown on the zoning map to a zone label of RM (x428) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10 Exception Number 428 so that it reads:

(428) Exception RM 428

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 2771 and 2773 Victoria Park Avenue, as shown on Diagram 1 of By-law 392-2024, if the requirements of By-law 392-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (N) below:
- (B) The maximum permitted number of dwelling units is 62;

- (C) A minimum of 100 square metres of amenity space shall be provided;
- (D) Despite Regulation 10.5.40.10(3), the following equipment and **structures** may exceed the permitted maximum height shown on Diagram 3, subject to regulation 10.5.40.10(4):
 - (i) equipment used for the functional operation of the **building**, such as electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, vents and water supply facilities, by a maximum of 3.0 metres;
 - (ii) skylights by a maximum of 1.0 metre;
 - (iii) **structures** that enclose, screen or cover the elements listed in (i) and (ii) above, by a maximum of 3.0 metres;
 - (iv) architectural features (including architectural flutes and ornamental elements), parapets, and elements and **structures** associated with a roof or **green roof**, by a maximum of 3.0 metres; and
 - (v) **landscaping** features, including planters, seating areas, decorative screens, columns, pillars, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
- (E) Despite Regulation 10.5.50.10(4), a minimum of 20 percent of the **lot** must be **landscaping**, of which 50 percent must be **soft landscaping**;
- (F) Despite Regulation 10.80.20.40(1), a **dwelling unit** is only permitted in an **apartment building**;
- (G) Despite Regulation 10.80.30.40(1), the permitted maximum **lot coverage** is 50 percent;
- (H) Despite Regulation 10.80.40.10(1), the permitted maximum height of a **building** or **structure** is the number following the HT symbol in metres as shown on Diagram 3 of By-law 392-2024;
- (I) Despite Regulation 10.80.40.10(3), the permitted maximum number of **storeys** in a **building** is the number following the ST symbol as shown on Diagram 3 of By-law 392-2024;
 - (i) for the purpose of this exception, an elevator overrun, elevator entrance, stair enclosure, as well as any mechanical penthouse element does not constitute a **storey**;
- (J) Despite Regulations 10.80.40.70(1), (2) and (3), the required minimum **building setbacks** are shown on Diagram 3 of By-law 392-2024;

- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum rate of 0.42 residential occupant **parking spaces** for each **dwelling unit**;
 - (ii) a maximum rate of 0.7 residential occupant **parking spaces** for each bachelor **dwelling unit** up to 45 square metres and 1.0 residential occupant **parking spaces** for each bachelor **dwelling unit** greater than 45 square metres;
 - (iii) a maximum rate of 0.8 residential occupant **parking spaces** for each one-bedroom **dwelling unit**;
 - (iv) a maximum rate of 0.9 residential occupant **parking spaces** for each two-bedroom **dwelling unit**;
 - (v) a maximum rate of 1.1 residential occupant **parking spaces** for each three-bedroom **dwelling unit**;
 - (vi) a minimum of 2.0 residential visitor **parking spaces**, plus 0.05 residential visitor **parking spaces** per **dwelling unit**;
 - (vii) a maximum of 1.0 residential visitor **parking spaces** for the first five (5) **dwelling units**; and
 - (viii) a maximum of 0.1 residential visitor **parking spaces** for the sixth and subsequent **dwelling units**;
- (L) Regulation 10.5.80.10(2) regarding **parking space** location for **apartment buildings** does not apply;
- (M) Regulation 10.5.80.30(1) regarding **parking space** separation from an **apartment building** does not apply; and
- (N) Regulation 10.5.100.1(5) regarding **driveway** access to an **apartment building** does not apply.

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 April 18, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



Toronto
Diagram 1

2771 & 2773 Victoria Park Avenue

File # 23 214176 ESC 22 02

Diagram 2

 **TORONTO**
Diagram 2

2771 & 2773 Victoria Park Avenue

File # 23 214176 ESC 22 02

Diagram 3

