

Authority: Scarborough Community Council Item SC15.2,
as adopted by City of Toronto Council on July 24 and 25,
2024

City Council voted in favour of this by-law on July 25,
2024

Written approval of this by-law was given by Mayoral
Decision 17-2024 dated July 25, 2024

CITY OF TORONTO

BY-LAW 851-2024

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 27 and 29 Parkcrest Drive.

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 990.1 respecting the lands outlined by heavy black lines from a zone label of RD (f30.0; a2780) (x395) to a zone label of RM (x440) 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 440 so that it reads:

(440) Exception RM 440

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 27 and 29 Parkcrest Drive, if the requirements of By-law 851-2024 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (T) below;

- (B) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 171.85 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Regulations 10.80.30.10(1) and (2), with respect to required minimum **lot area** do not apply;
- (D) Regulation 10.80.30.20(1), with respect to minimum required **lot frontage**, does not apply;
- (E) Despite Regulation 10.80.30.40(1), the permitted maximum **lot coverage**, as a percentage of the **lot area**, is 50 percent;
- (F) 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 851-2024, inclusive of a mechanical penthouse and roof parapets;
- (G) 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 851-2024;
- (H) Despite Regulations 10.5.40.10(3) and (4) and (F) above, the following equipment and **structures** may project beyond the permitted maximum height of a **building**:
 - (i) architectural features, and elements and **structures** associated with a **green roof** may project above the height limits to a maximum of 1.5 metres;
 - (ii) window washing equipment may project above the height limits to a maximum of 2.0 metres;
 - (iii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace may project above the height limits to a maximum of 1.5 metres; and
 - (iv) trellises, pergolas, and unenclosed **structures** providing safety or wind protection may project above the height limits to a maximum of 2.0 metres;
- (I) Despite (H) above, a guard rail on a terrace above a height of 10.5 metres within 10.7 metres of the south **lot line** must be set back by a minimum of 1.5 metres from the **main wall** on the floor below;
- (J) Despite Regulation 10.80.40.40(1), the permitted maximum **gross floor area** is 13,000 square metres;

- (K) Despite Regulations 5.10.40.70(2) and 10.5.40.70(1) and Clause 10.80.40.70, the required minimum **building** and garage **structure** setbacks, including those applying below-ground, are as shown in metres on Diagram 3 of By-law 851-2024;
- (L) Despite Clause 10.80.40.80, the required separation of **main walls** are as shown in metres on Diagram 3 of By-law 851-2024;
- (M) Despite Clause 10.80.40.80 and (L) above, the required separation distance between **main walls** of the same **apartment building** is 4.6 metres;
- (N) Despite Regulation 10.5.40.60(1), (3), (4), (6) and (7) and (K) and (L) above, the following elements may encroach into the required minimum **building setbacks** and separation distances as follows:
 - (i) exterior stairs, access ramps and elevating devices, porches and window wells, to a maximum extent of 2.0 metres;
 - (ii) balconies, window projections, including bay windows and box windows, to a maximum extent of 1.0 metre;
 - (iii) cladding added to the exterior surface of the **main wall** of a **building**, to a maximum extent of 0.25 metres; and
 - (iv) eaves and dormers, to a maximum extent of 0.9 metres;
- (O) Despite Regulation 10.5.50.10(4), a minimum of 47 percent of the area of the **lot** must be used for **landscaping**;
- (P) Regulation 10.5.80.10(3), with respect to **street yard parking spaces** does not apply;
- (Q) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 15 **parking spaces** must be provided for residential visitors;
- (R) Despite Regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
 - (i) width of 3.4 metres; and
 - (ii) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path, which may be shared between two accessible **parking spaces**;
- (S) Despite Regulation 200.15.10.10(1), a minimum of 6 accessible **parking spaces** must be provided on the **lot**; and
- (T) Despite 10.5.100.1(5), an unobstructed **vehicle** access is not required.

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

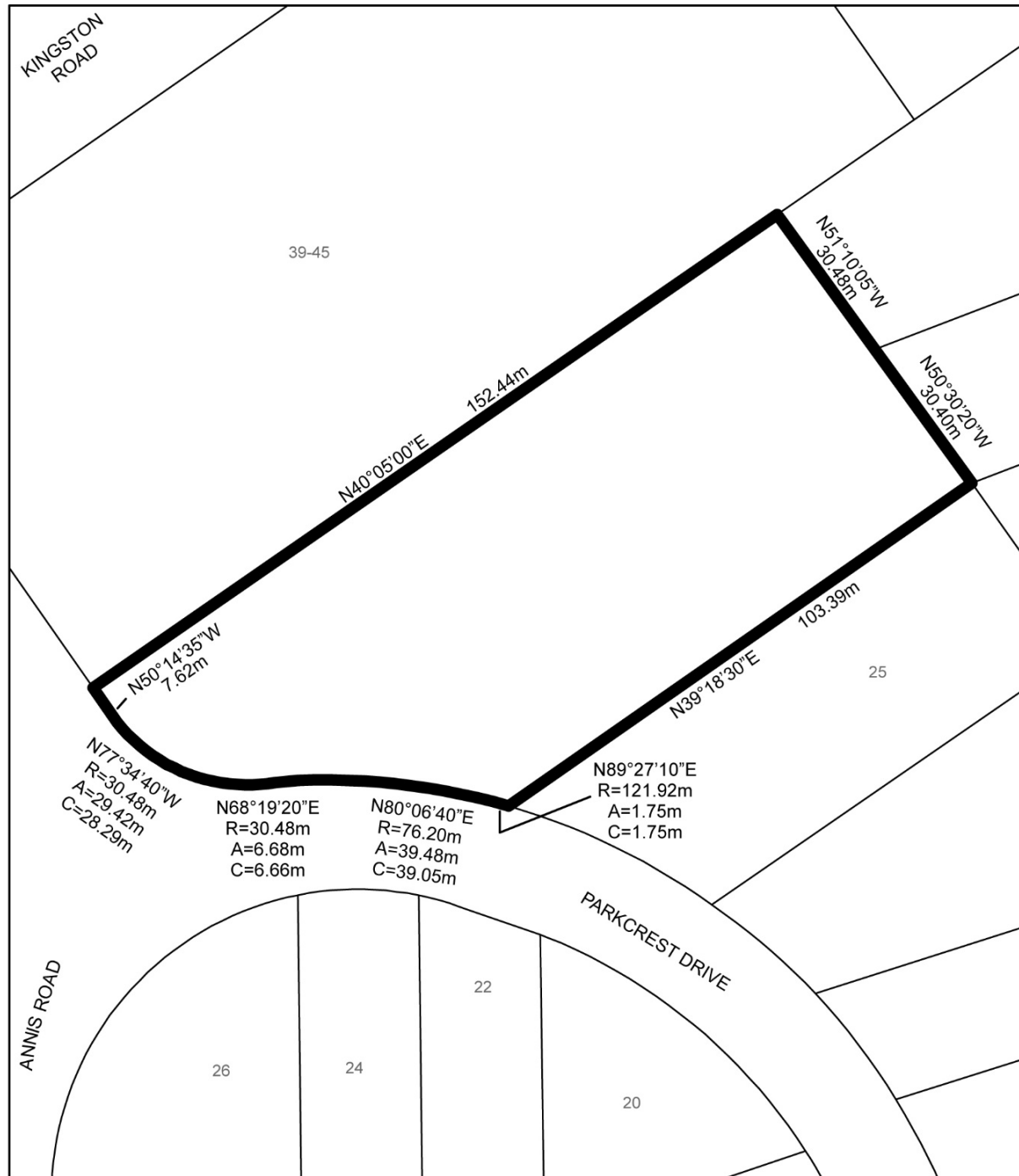
Enacted and passed on July 25, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



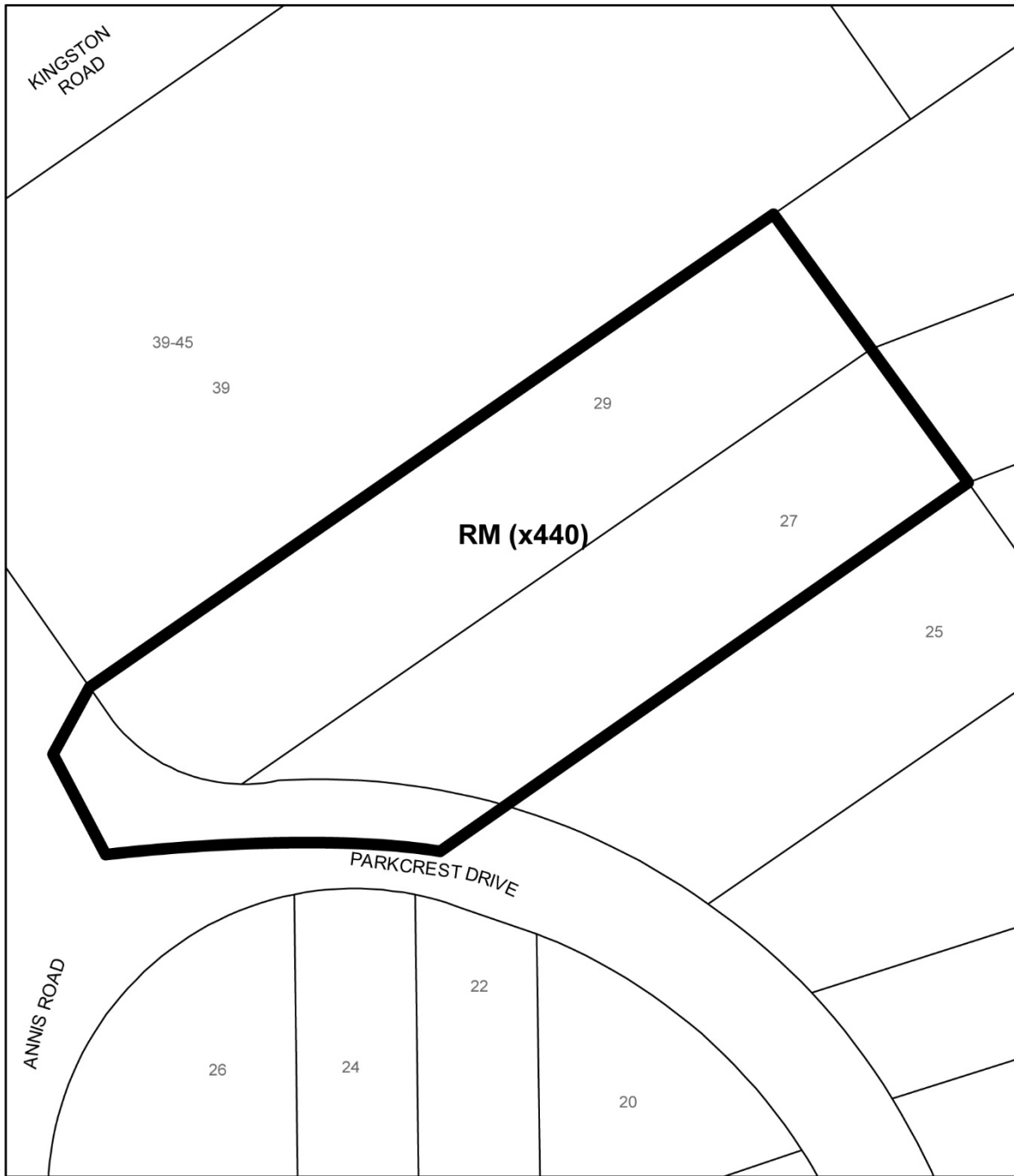
TORONTO
Diagram 1

27 & 29 Parkcrest Drive

File # 22 216036 ESC 20 02



Diagram 2

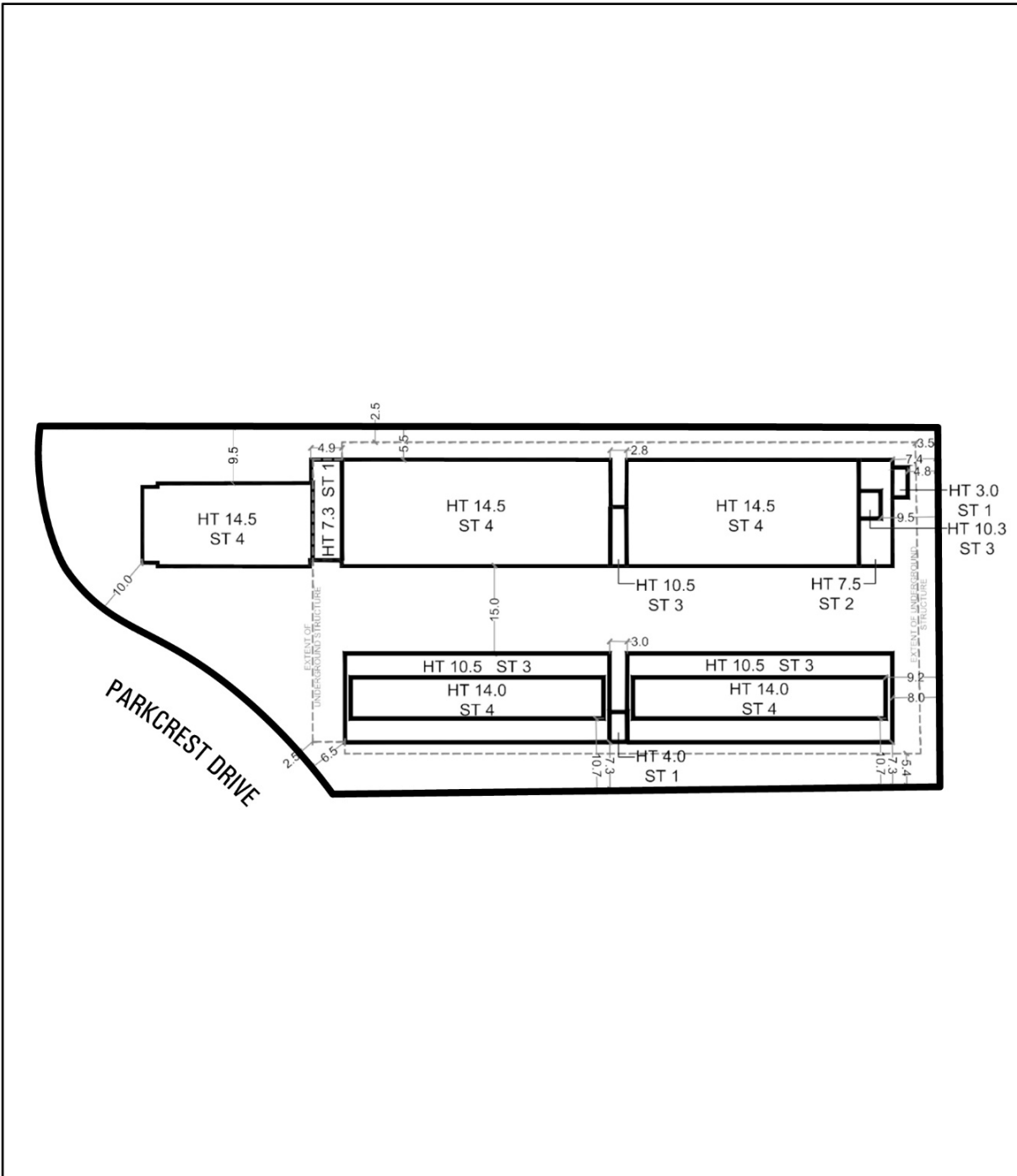


 **Toronto**
Diagram 2

27 & 29 Parkcrest Drive

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Diagram 3



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Diagram 3

27 & 29 Parkcrest Drive

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