

Authority: Scarborough Community Council Item SC16.3,  
as adopted by City of Toronto Council on October 9 and  
10, 2024

City Council voted in favour of this by-law on October 10,  
2024

Written approval of this by-law was given by Mayoral  
Decision 19-2024 dated October 10, 2024

## **CITY OF TORONTO**

### **BY-LAW 1025-2024**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 2575 Pharmacy Avenue and 100 Sprucewood Court.**

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)";

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 IPW 0.1 (x40) and RAC (au50.0) (x77) to a zone label of (H) RAC (au20.0) (x213) 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 to the Height Overlay Map in Section 995.20 for the lands subject to this By-law, to add height label of HT 54.0, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 213 so that it reads:

(213) Exception RAC (213)

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 2575 Pharmacy Avenue and 100 Sprucewood Court, if the requirements of By-law 1025-2024 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) below;
- (B) Despite regulation 15.20.20.20(1), a **religious residence** consisting of up to two **dwelling units** or rooms is permitted on the **lot** if it located inside a **place of worship**;
- (C) Despite regulation 15.20.20.100(13)(A), a **place of worship** with a maximum **gross floor area** of 2,400 square metres is permitted;
- (D) Despite regulation 150.45.50.1(1), a children's play area for a **day nursery** may be no closer to a **lot line** abutting a **street** than 2.4 metres;
- (E) Despite clause 15.20.30.40, the permitted maximum **lot coverage**, as a percentage of the **lot area** is 37 percent;
- (F) Despite regulation 15.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 182.8 metres and the elevation of the highest point of the **building** or **structure**;
- (G) Despite regulation 15.20.40.10(1)(A), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagram 4 of By-law 1025-2024;
- (H) Despite regulation 15.5.40.10(2)(A), (6)(A), and (G) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 1025-2024:
  - (i) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres; and
  - (ii) equipment, **structures** or parts of a **building** listed in regulation 15.5.40.10(3) located on the roof of the tower portion of a **building** may exceed the permitted maximum height for that **building** by 5 metres;
- (I) Despite regulation 15.20.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 23,000 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 20,600 square metres; and

- (ii) the permitted maximum **gross floor area** for non-residential uses is 2,400 square metres;
- (J) Despite Clauses 15.20.40.70 and 15.20.40.80, the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 4 of By-law 1025-2024;
- (K) Despite Clause 15.5.40.60 and (J) 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 2.0 metres; and
  - (ii) canopies and awnings, by a maximum of 1.5 metres;
- (L) Despite regulations 15.5.50.10(1)(A) and (B), a **lot** must have:
  - (i) a minimum of 45 percent of the area of the **lot** for **landscaping**; and
  - (ii) a minimum of 55 percent of the **landscaping** area required in (i) above must be **soft landscaping**;
- (M) 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**;
- (N) Despite regulation 15.5.100.1(B), a maximum **driveway** width of 7.2 metres is permitted;
- (O) Despite regulation 230.5.10.1(5), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
  - (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**; and
  - (ii) 0.1 "short-term" **bicycle parking spaces** for each **dwelling unit**;
- (P) A maximum of 321 **dwelling units** are permitted on the **lot** of which:
  - (i) a minimum of 30 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;

(Q) Despite regulation 15.20.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.7 square metres for each **dwelling unit**, of which:

- (i) a minimum of 2.1 square metres for each **dwelling unit** is indoor **amenity space**;
- (ii) a minimum of 2.6 square metres for each **dwelling unit** is outdoor **amenity space**;
- (iii) at least 40.0 square metres is outdoor residential **amenity space** in a location adjoining or directly accessible to the indoor residential **amenity space**; and
- (iv) no more than 25 percent of the outdoor component may be a **green roof**;

Prevailing By-laws and Prevailing Sections: None Apply

6. 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.

7. Holding Symbol Provisions

(A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 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 owner, at their sole cost and expense, and to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, has received a Certificate of Official from the Committee of Adjustment to sever lands from 100 Sprucewood Court, which is to be added to the development site municipally known as 2575 Pharmacy Avenue; and
- (ii) The owner, at their sole cost and expense, has submitted a Functional Servicing and Stormwater Management Report to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

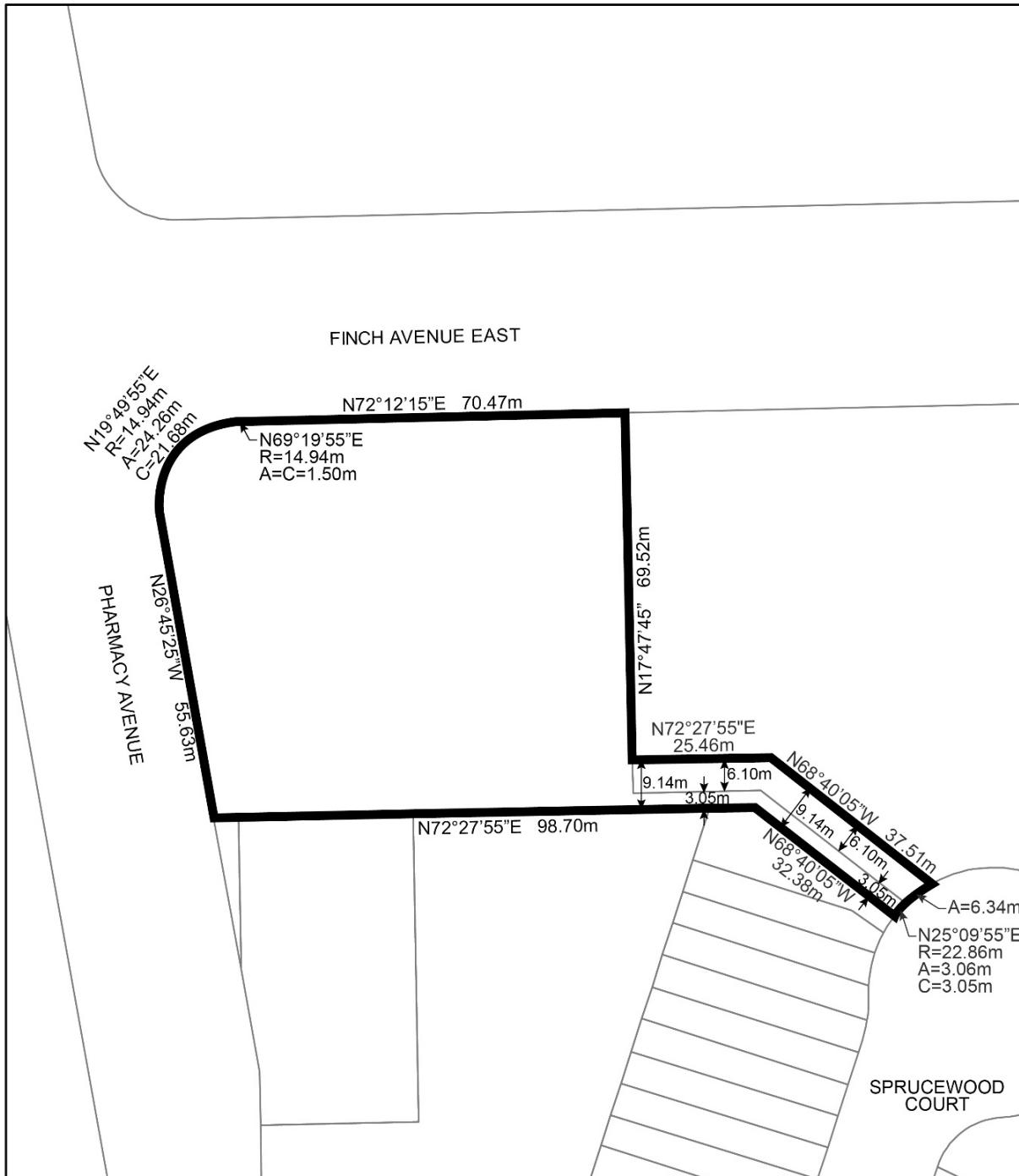
Enacted and passed on October 10, 2024.

Frances Nunziata,  
Speaker

(Seal of the City)

John D. Elvidge,  
City Clerk

**Diagram 1**

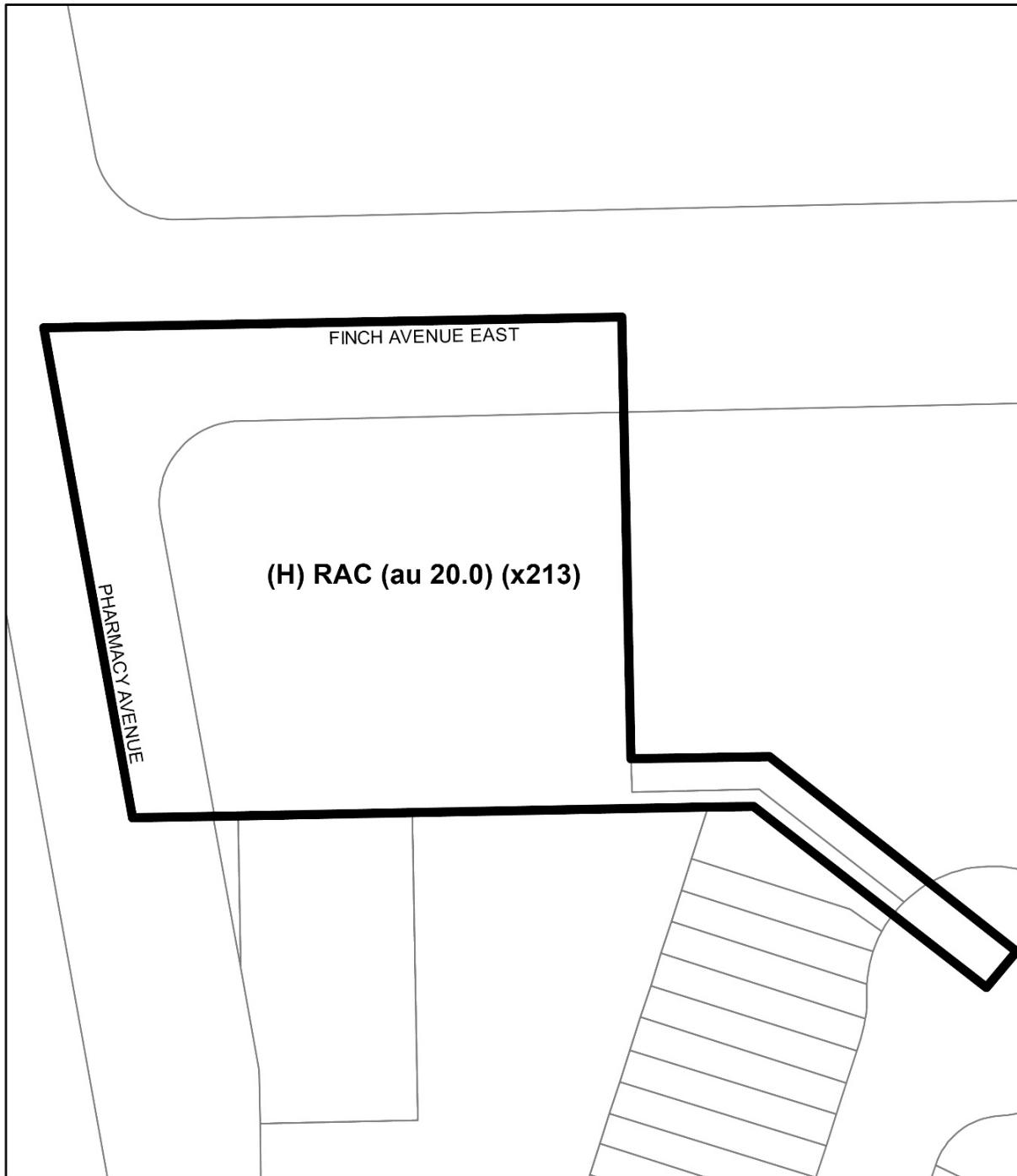


**TORONTO**  
Diagram 1

**2575 Pharmacy Avenue  
and 100 Sprucewood Court**

File # 22 230897 ESC 22 02

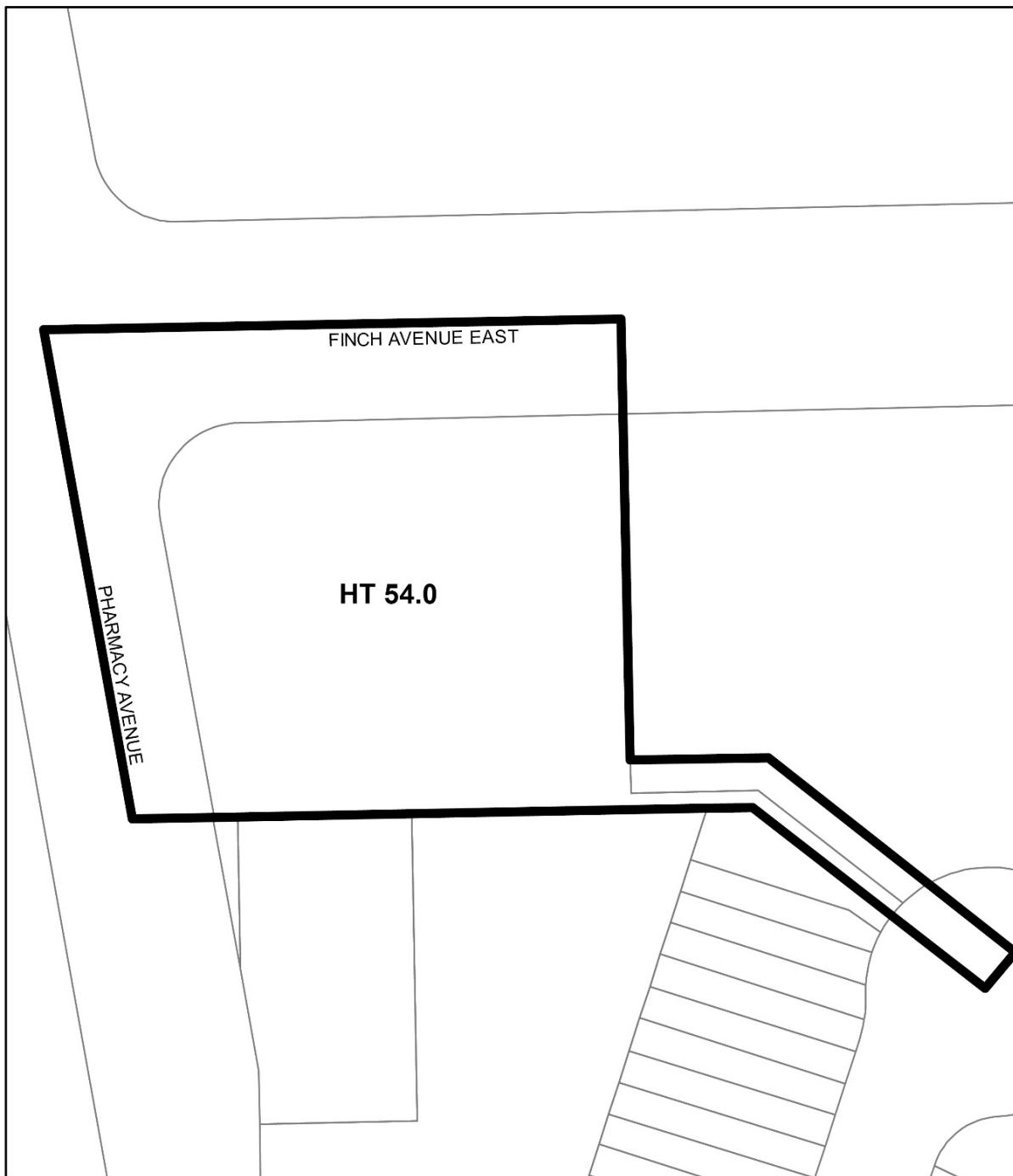


**Diagram 2**

 **TORONTO**  
**Diagram 2**

**2575 Pharmacy Avenue  
and 100 Sprucewood Court**  
File # 22 230897 ESC 22 0Z



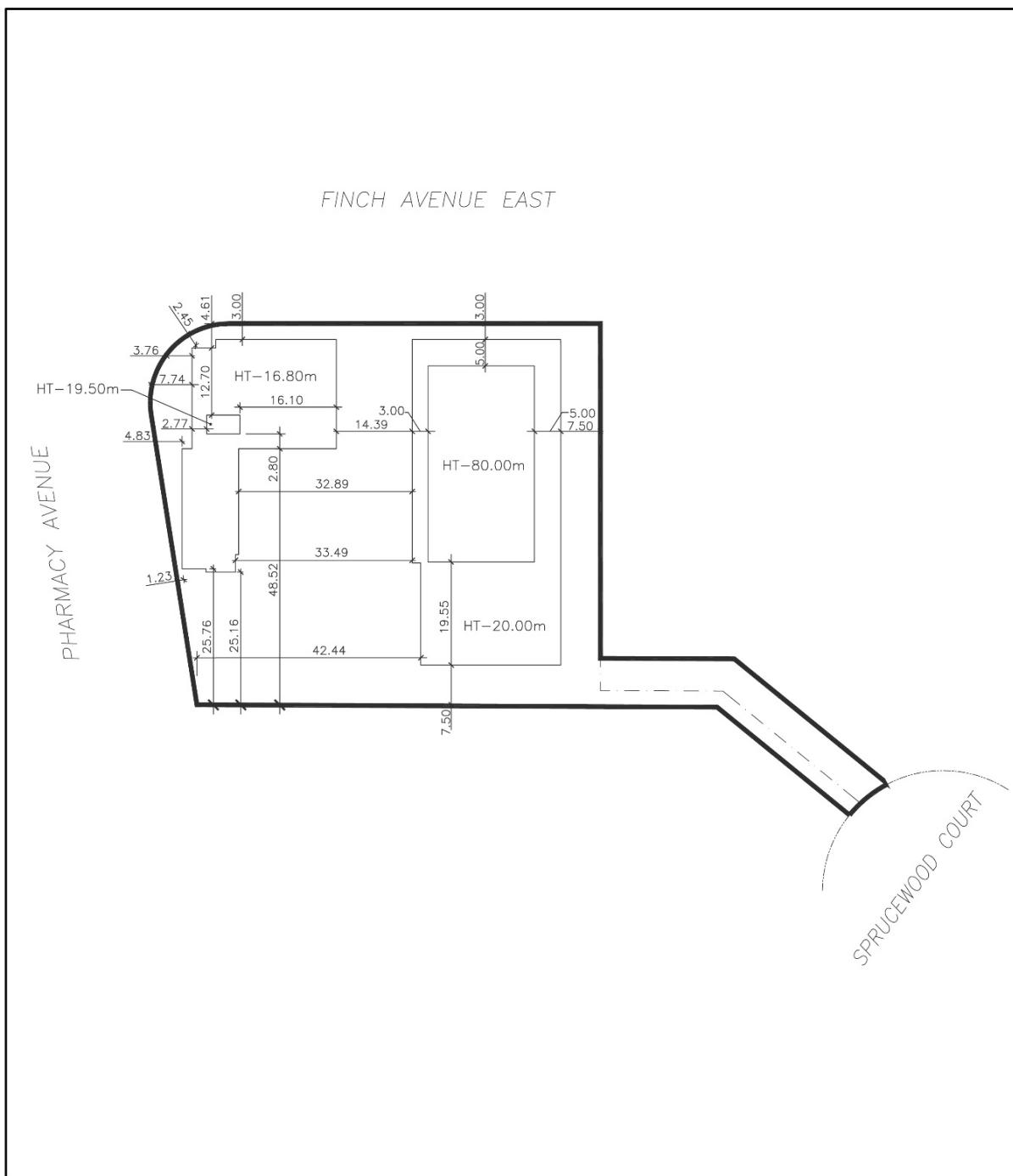
**Diagram 3**

**TORONTO**  
Diagram 3

**2575 Pharmacy Avenue  
and 100 Sprucewood Court**  
File # 22 230897 ESC 22 OZ



City of Toronto By-law 569-2013  
Not to Scale  
07/15/2024

**Diagram 4**

 **TORONTO**  
**Diagram 4**

**2575 Pharmacy Avenue  
and 100 Sprucewood Court**  
File # 22 230897 ESC 22 OZ

