

Authority: Etobicoke York Community Council Item
EY19.1, as adopted by City of Toronto Council on
February 5, 2025
City Council voted in favour of this by-law on February 5,
2025
Written approval of this by-law was given by Mayoral
Decision 2-2025 dated February 5, 2025

CITY OF TORONTO

BY-LAW 54-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 210 Markland 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 990.10 respecting the lands outlined by heavy black lines from a zone label of "RA (f24.0) (x67)" to the new zone labels identified on Diagram 2 attached to this By-law, as follows:
 - (A) RA (x262); and
 - (B) OR.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 262 so that it reads:

(262) Exception RA 262

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 210 Markland Drive, if the requirements of By-law 54-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (O) below;
- (B) For the purpose of this exception, each word or expression that is in bold will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) **lot** means the lands delineated by a heavy black line on Diagram 1 of By-law 54-2025;
 - (ii) "Building A", "Building B" and "Building C" means the **buildings** shown on Diagram 3 of By-law 54-2025;
 - (iii) "Existing Building" means the existing **building** and **structures** erected on the **lot** as of the date of enactment of By-law 54-2025 and shown on Diagram 3 of By-law 54-2025, including **ancillary structures** and below-ground portions of that **building**; and
 - (iv) "privately-owned publicly accessible space" means an area of **landscaping** and **soft landscaping** that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plazas, and ornamental **structures** and is used principally for the purpose of sitting, standing, and other recreational uses;
- (C) Despite Regulations 15.5.40.10(1) and 15.10.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum and the highest point of the **building** or **structure** as follows:
- (i) 129.50 metres for Building A;
 - (ii) 129.45 metres for Building B; and
 - (iii) 128.70 metres for Building C;
- (D) Despite Regulation 15.10.40.10(1), the permitted maximum height of Building A, Building B, and Building C is the number, in metres, following the letters "HT" as shown on Diagram 3 of By-law 54-2025;
- (E) Despite Regulation 15.10.40.10(2), the permitted maximum number of **storeys** in Building A, Building B, and Building C is the numerical value following the letters "ST" on Diagram 3 of By-law 54-2025; and
- (i) for the purpose of the exception, a mechanical penthouse does not constitute a **storey**;

- (F) Despite Regulations 15.10.40.10(1) and (2), and (C), (D) and (E) above, the permitted maximum height and permitted maximum number of **storeys** of the "Existing Building" is the height and number of **storeys** of that **building** as it existed on the date of enactment of By-law 54-2025;
- (G) The required minimum height of the first **storey** of Building A, Building B, and Building C, as measured between the floor of the first **storey** and the floor of the second **storey** within each **building**, is 4.5 metres;
- (H) Despite Regulation 15.10.40.40(1) and 15.10.20.100(13)(F), the permitted maximum **gross floor area** of all **buildings** and **structures** is as follows:
 - (i) 6,550 square metres for Building A;
 - (ii) 10,250 square metres for Building B, of which:
 - (a) the required minimum **interior floor area** for **retail store** uses is 90 square metres;
 - (iii) 22,000 square metres for Building C, of which:
 - (a) the required minimum **interior floor area** for **retail store** uses is 225 square metres; and
 - (iv) the existing **gross floor area** for the Existing Building as it existed on the date of enactment of By-law 54-2025;
- (I) Despite Regulation 15.10.40.71, the required minimum **building setbacks** for Building A, Building B, and Building C are as shown in metres on Diagram 3 of By-law 54-2025;
- (J) Despite Regulation 15.10.40.80(2), the required minimum above-ground separation of **main walls** are as shown in metres on Diagram 3 of By-law 54-2025;
- (K) Despite Regulation 15.5.1.10(3)(D), the provision of **dwelling units** for each of Building A, Building B and Building C are subject to the following:
 - (i) the permitted maximum number of **dwelling units** in Building A is 84 **dwelling units**;
 - (ii) the permitted maximum number of **dwelling units** in Building B is 140 **dwelling units**;
 - (iii) the permitted maximum number of **dwelling units** in Building C is 252 **dwelling units**;

- (iv) an overall minimum of 30 percent of **dwelling units** in each of Building A, Building B, and Building C must have two or more bedrooms;
 - (v) an overall minimum of 10 percent of **dwelling units** in each of Building A, Building B, and Building C must have three or more bedrooms; and
 - (vi) any **dwelling units** with three or more bedrooms provided to satisfy (iv) above are not included in the provision required by (v) above;
- (L) Despite Regulation 15.10.40.50(1), **amenity space** must be provided for each **dwelling unit** in Building A, Building B, Building C and the Existing Building, as follows:
 - (i) at least 2.1 metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 1.9 metres for each **dwelling unit** as outdoor **amenity space**; and
 - (iii) **amenity space** must be accessible to and available for the use of residential occupants of the Existing Building;
- (M) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following:
 - (i) a minimum of 0.60 residential occupant **parking spaces** for each **dwelling unit** in each of Building A, Building B, and Building C;
 - (ii) a minimum of 0.065 residential visitor **parking spaces** for each **dwelling unit** in each of Building A, Building B, and Building C; and
 - (iii) a minimum of 168 **parking spaces** must be provided and available for use by residential occupants or visitors of the Existing Building;
- (N) Despite Regulation 220.5.10.1(2), **loading spaces** must be provided in accordance with the following:
 - (i) one (1) Type "G" **loading space** for Building A;
 - (ii) one (1) Type "G" **loading space** for Building B;
 - (iii) one (1) Type "G" **loading space** and one (1) Type "C" **loading space** for Building C;
 - (iv) the Existing Building and Building C are permitted to share the **loading spaces** required in (N)(iii) above; and
- (O) Privately-owned publicly accessible open space with a minimum area of 1553 square metres must be provided as shown within the hatched area on Diagram 3 of By-law 54-2025.

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.

Enacted and passed on February 5, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

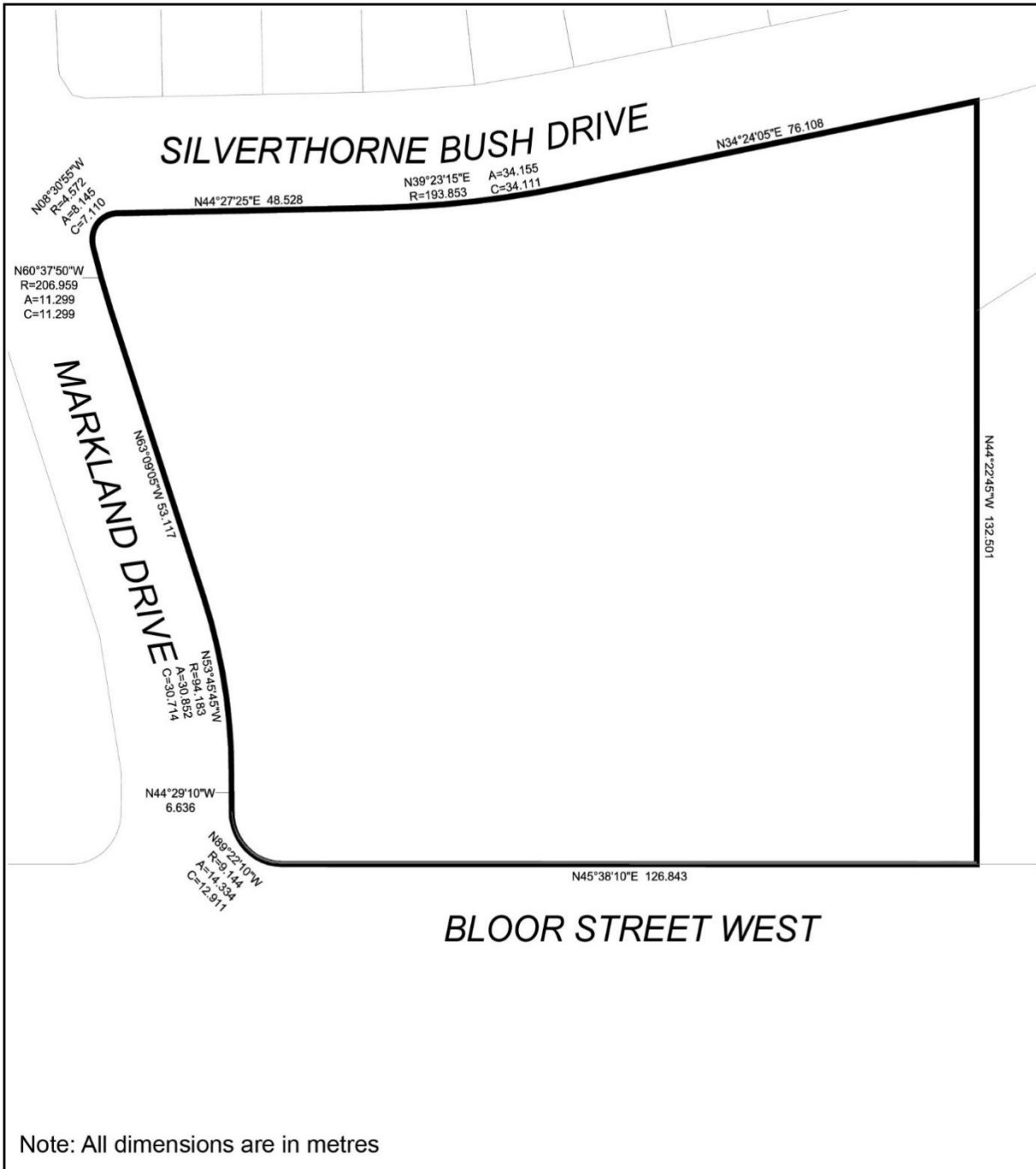


Diagram 2

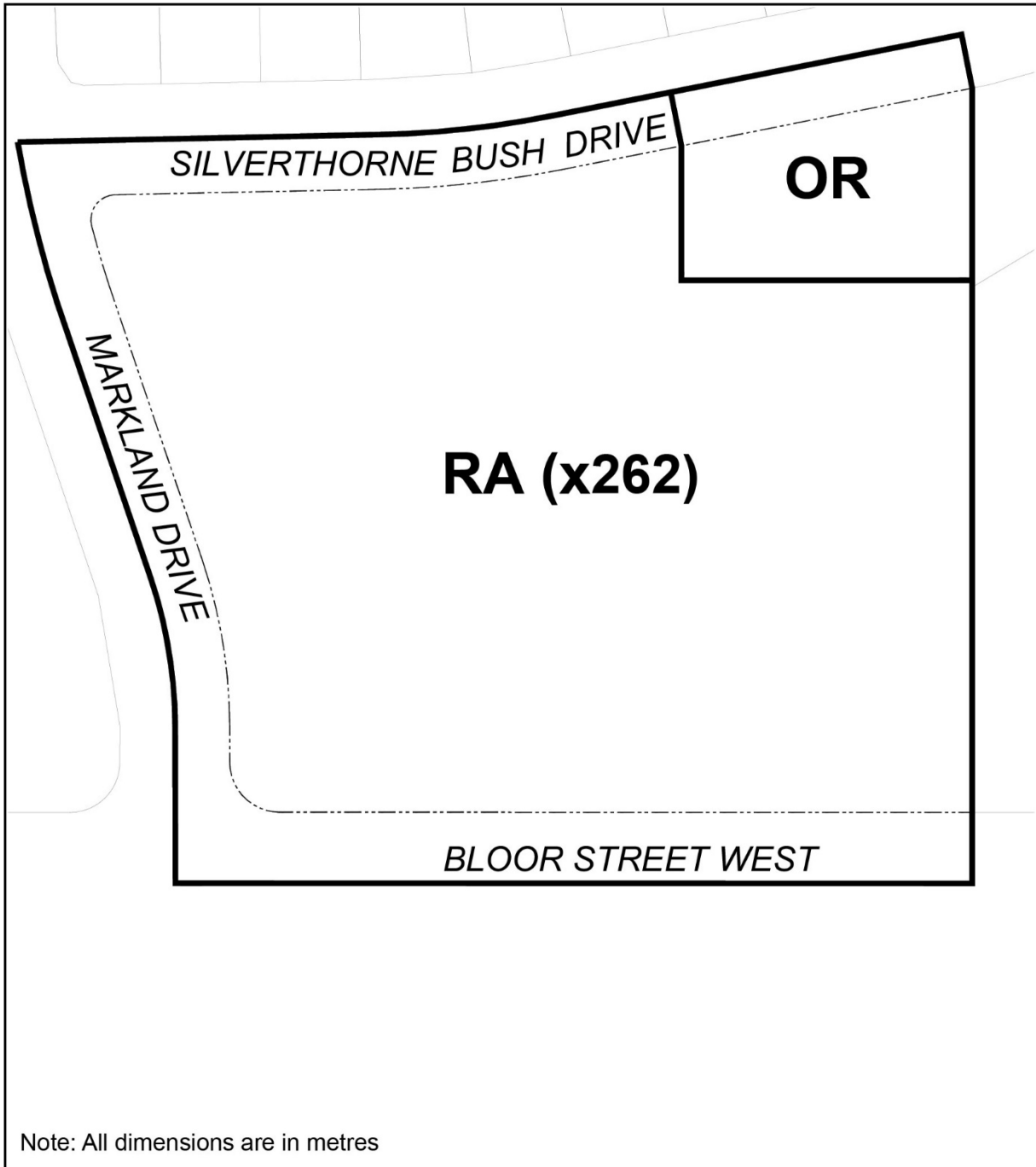


Diagram 3

