

## Attachment 1

Authority: Scarborough Community Council Item SCxx.x, adopted as amended, by City of Toronto Council

### **CITY OF TORONTO** **BY-LAW xxxx-2022**

**To amend City of Toronto Zoning By-law 569-2013, as amended, to facilitate zoning compliance for the Scarborough Subway Extension project.**

Whereas authority is given to Council by 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 words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
2. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands subject to this by-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CR 0.4 (c0.4; r0.0) SS3 (x474) as shown on Diagram 1 attached to this By-law.
3. 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 the following Policy Area label to these lands: PA 4, 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 Article 995.20.1, and applying the following height label to these lands: HT 11, as shown on Diagram 3 attached to this By-law.
5. 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.
6. Zoning By-law 569-2013, as amended, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 474 so that it reads:

(474) Exception CR 474

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) Regulations 40.10.30.40(1), 40.10.40.1(2), 40.10.40.10 (3) and (5), 40.10.40.70(3), 40.10.50.10(1) and 40.10.50.10(3) do not apply to a **transportation use**;
- (B) Despite Regulation 40.10.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0 times the area of the **lot**; and
- (C) Despite Regulation 10.5.40.40(5)(A), floor space index for a **building** or **structure** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building** or **structure** divided by the area of the **lot**.

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

- 8. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to RD (x683) as shown on Diagram 4 attached to this By-law.
- 9. By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception RD 683, so that it reads:

(683) Exception RD 683

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) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts McCowan Rd. is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;
- (F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**;
- (G) The requirements of (A), (B), (C), (D) and (E) above do not apply to a **transportation use**;

- (H) Regulations 10.5.40.70(1), 10.20.30.10(1), 10.20.30.20(1), 10.20.30.40(1), 10.20.40.10(1) and Clause 10.20.40.70 do not apply to a **transportation use**;
- (I) Despite Regulation 10.5.40.40(5)(A), floor space index for a **building** or **structure** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building** or **structure** divided by the area of the **lot**;
- and(J) The maximum permitted floor space index for **transportation use** in a **building** is 1.0 times the area of the **lot**.

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

- 10. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to RD (x721) as shown on Diagram 5 attached to this By-law.
- 11. By-law 569-2013, as amended, is further amended by adding Article 900.3.10 Exception RD 721, so that it reads:

(721) Exception RD 721

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) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts McCowan Rd., is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **side yard setback** is 1.2 metres;
- (E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres; and
- (F) The requirements of (A), (B), (C), (D) and (E) above, do not apply to a **transportation use**;
- (G) Regulations 10.5.40.70(1), 10.20.30.10(1), 10.20.30.20(1), 10.20.30.40(1),

10.20.40.10(1) and Clause 10.20.40.70 do not apply to a **transportation use**;

- (H) Despite Regulation 10.5.40.40(5)(A), floor space index for a **building** or **structure** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building** or **structure** divided by the area of the **lot**; and
- (I) The maximum permitted floor space index for **transportation use** in a **building** is 1.0 times the area of the **lot**.

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

**12.** Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to CR 0.4 (c0.4; r0.0) SS3 (x477) as shown on Diagram 6 attached to this By-law.

**13.** By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception CR (477), so that it reads:

(477) Exception CR 477

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) The minimum building setback from a lot line that abuts a street is the greater of:
  - (i) 3.0 metres from a lot line that abuts Midland Ave. or McCowan Rd. and 5.0 metres if a lot line abuts Eglinton Ave.; or
  - (ii) 16.5 metres from the original centre line of Midland Ave. and McCowan Rd. and 23.0 metres from the original centre line of Eglinton Ave. E.;
- (B) The minimum building setback from a rear lot line is 7.5 metres; and
- (C) The requirements of (A) and (B) above, do not apply to a **transportation use**;
- (D) Clauses 40.10.40.70 and 40.10.40.80 and regulations 40.10.30.40(1), 40.10.40.1(2), and 40.10.40.10(5) do not apply to a **transportation use**; and
- (E) None of the provisions of By-law 569-2013 will apply to prevent the erection or

use of a construction office for the purpose of constructing a **transportation use**.

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

**14.** Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to CR 0.4 (c0.4; r0.0) SS3 (x488) as shown on Diagram 7 attached to this By-law.

**15.** By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception CR 488, so that it reads:

(488) Exception CR 488

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) Despite land use permissions for this zone, **dwelling units** are permitted if:
  - (i) they are located in a **mixed use building**; and
  - (ii) there is a maximum of one **dwelling unit** per every one **service shop** located in the same **building**; and
- (B) The permitted maximum **gross floor area** is the greater of:
  - (i) 40% of the **lot area**; or
  - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;
- (C) the total maximum **gross floor area** permitted for all uses on a **lot** may exceed 40% of the **lot area** if the maximum **gross floor area** for all non-residential uses on the **lot** does not exceed 40% of the **lot area**;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 23.0 metres from the centre line of Eglinton Ave. E., or 5.0 metres from a **lot line** abutting Eglinton Ave. E.; and
  - (ii) the 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. E.; and

- (E) The minimum **building setback** from a **rear lot line** is 7.5 metres; and
- (F) **Parking spaces** must be provided at a minimum rate of:
  - (i) 7.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of worship** use;
  - (ii) 10.7 **parking spaces** per 100 square metres of **gross floor area** for a **place of assembly** use that is a banquet hall; and
  - (iii) 12 **parking spaces** per 100 square metres of **gross floor area** for an **entertainment place of assembly** use; and
  - (iv) 5 **parking spaces** per 100 square metres of **gross floor area** for a **recreation use**;
  - (v) 1 **parking space** per each **dwelling unit**; and
  - (vi) 3.22 **parking spaces** per 100 square metres of **gross floor area** for all other uses;
- (G) The requirements of (A) to (F) above do not apply to a **transportation use**; and
- (H) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

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

16. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.10.1 respecting the lands outlined by heavy black lines to CR 0.4 (c0.4; r0.0) SS3 (x491) as shown on Diagram 8 attached to this By-law.

17. By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception CR 491, so that it reads:

(491) Exception CR 491

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) The permitted maximum **gross floor area** is 40% of the **lot area**;
- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) 16.5 metres from the original centre line of Midland Ave.;
  - (ii) the greater of 23.0 metres from the original centre line of Eglinton Ave., or 5.0 metres from a **lot line** abutting Eglinton Ave.; and
  - (iii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Ave. or Midland Ave.;
- (C) The minimum **building setback** is 7.5 metres from a **rear lot line**;
- (D) The requirements of (A), (B) and (C) above, do not apply to a **transportation use**;
- (E) Clause 40.10.40.70 and regulations 40.10.30.40(1), 40.10.40.1(2), and 40.10.40.10(3) and (5) do not apply to a **transportation use**;
- (F) Regulation 40.10.30.20(1) does not apply to a **transportation use**; and
- (G) The maximum permitted floor space index for **transportation use** in a **building** is 1.0 times the area of the **lot**.

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

**18.** Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Article 990.11.1 respecting the lands outlined by heavy black lines to CR 0.33 (c0.33; r0.0) SS3 (x507) as shown on Diagram 9 attached to this By-law.

**19.** By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception CR 507, so that it reads:

(507) Exception CR 507

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) The maximum **gross floor area** of all **buildings**, excluding any **basements** is 0.33 times the area of the **lot**;

- (B) The minimum **building setback** from a **lot line** that abuts a **street** is:
  - (i) the greater of 21.0 metres from the original centre line of Lawrence Ave. East or 3.0 metres from a **lot line** abutting Lawrence Ave. East;
  - (ii) the greater of 16.5 metres from the original centre line of McCowan Rd. or 3.0 metres from a **lot line** abutting McCowan Rd.; and
  - (iii) 3.0 metres from the **lot line** abutting any other **street**;
- (C) The minimum **building setback** from a rear **lot line** is 7.5 metres; and
- (D) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

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

**20.** Zoning By-law 569-2013, as amended, is further amended by amending and replacing Article 900.31.10 Exception Number 15 with the following, so that it reads:

Site Specific Provisions:

- (A) The minimum **building setback** from a **lot line** that abuts:
  - (i) Lawrence Avenue, is 36.0 metres, measured from the original centreline of the **street**; and
  - (ii) McCowan Avenue, is 25.0 metres, measured from the original centreline of the **street**;
- (B) Despite the conditions for conditional permitted uses in the zone, **nursing homes**, student accommodation, living accommodation for **hospital** personnel, and offices for medical practitioners are permitted without the need to be owned or operated on behalf of the **hospital**;
- (C) In addition to the uses permitted in the zone, a senior's **apartment building** is also permitted;
- (D) The requirements of (A) above do not apply to a **transportation use**;
- (E) Regulation 80.20.80.20(1) does not apply to a **parking space** provided for a **transportation use**;



- (F) Despite Clause 80.5.40.40, floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
- (G) Regulation 80.20.30.20(1), and Clause 80.20.40.70 do not apply to a **transportation use**;
- (H) The maximum permitted floor space index for **transportation use** in a **building** is 1.0 times the area of the **lot**; and
- (I) Clause 80.20.30.40 does not apply to a **transportation use**.

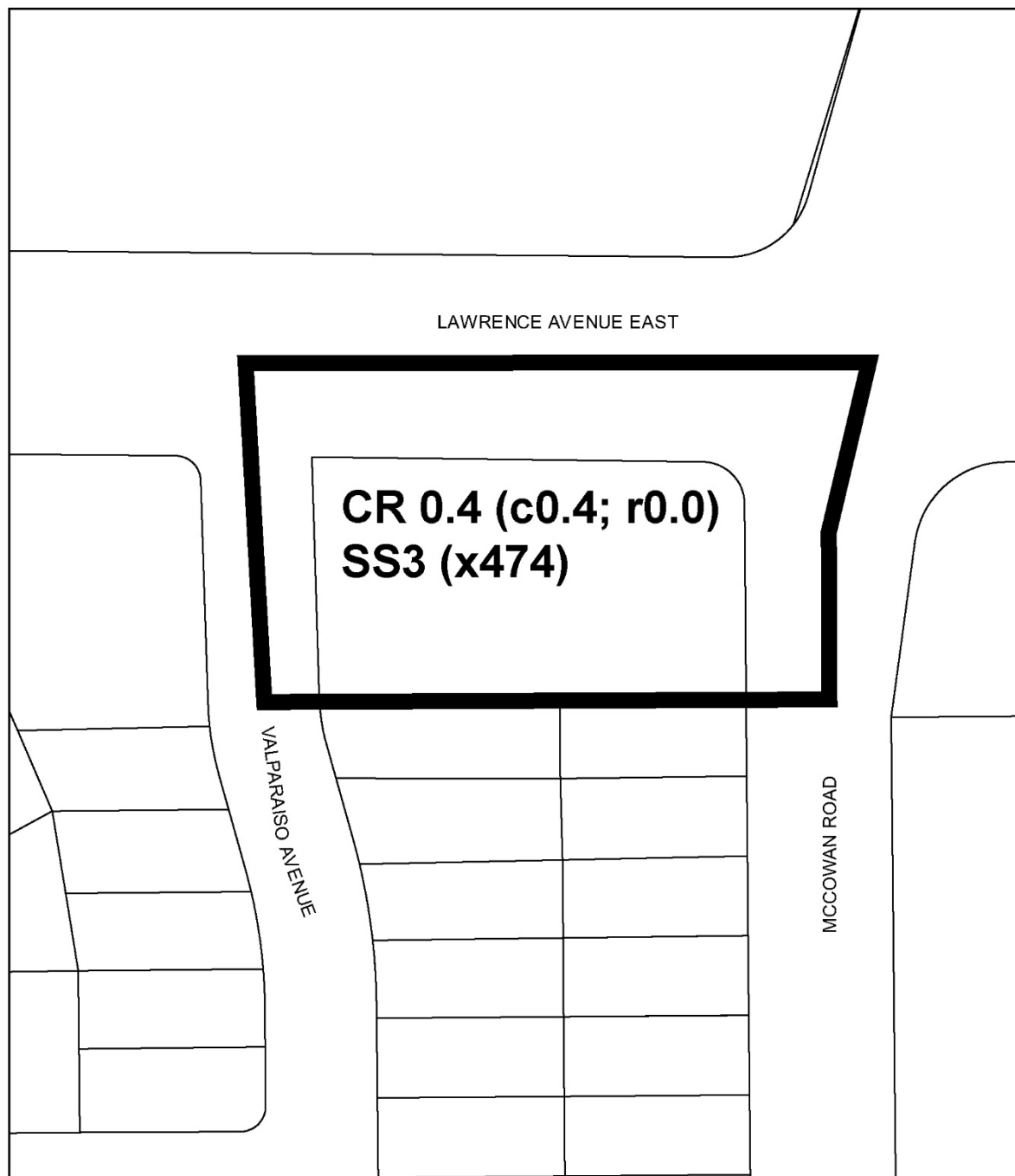
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on [month day, year].

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



 **Toronto**  
Diagram 1

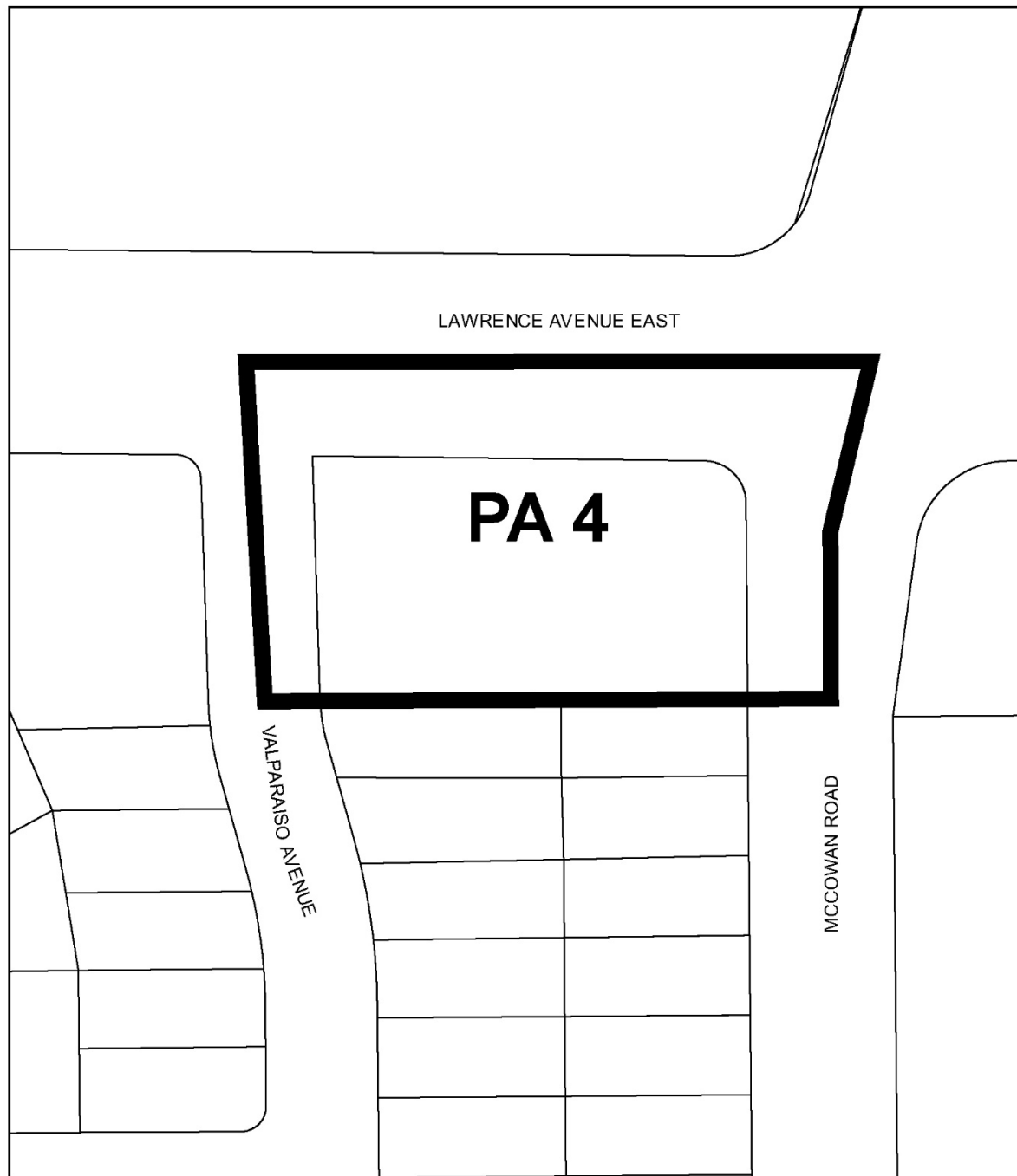
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File #: 21 216367 STE 10 0Z



Areas affected by this by-law

  
City of Toronto By-law 569-2013  
Not to Scale  
03/24/2022



 **TORONTO**  
Diagram 2

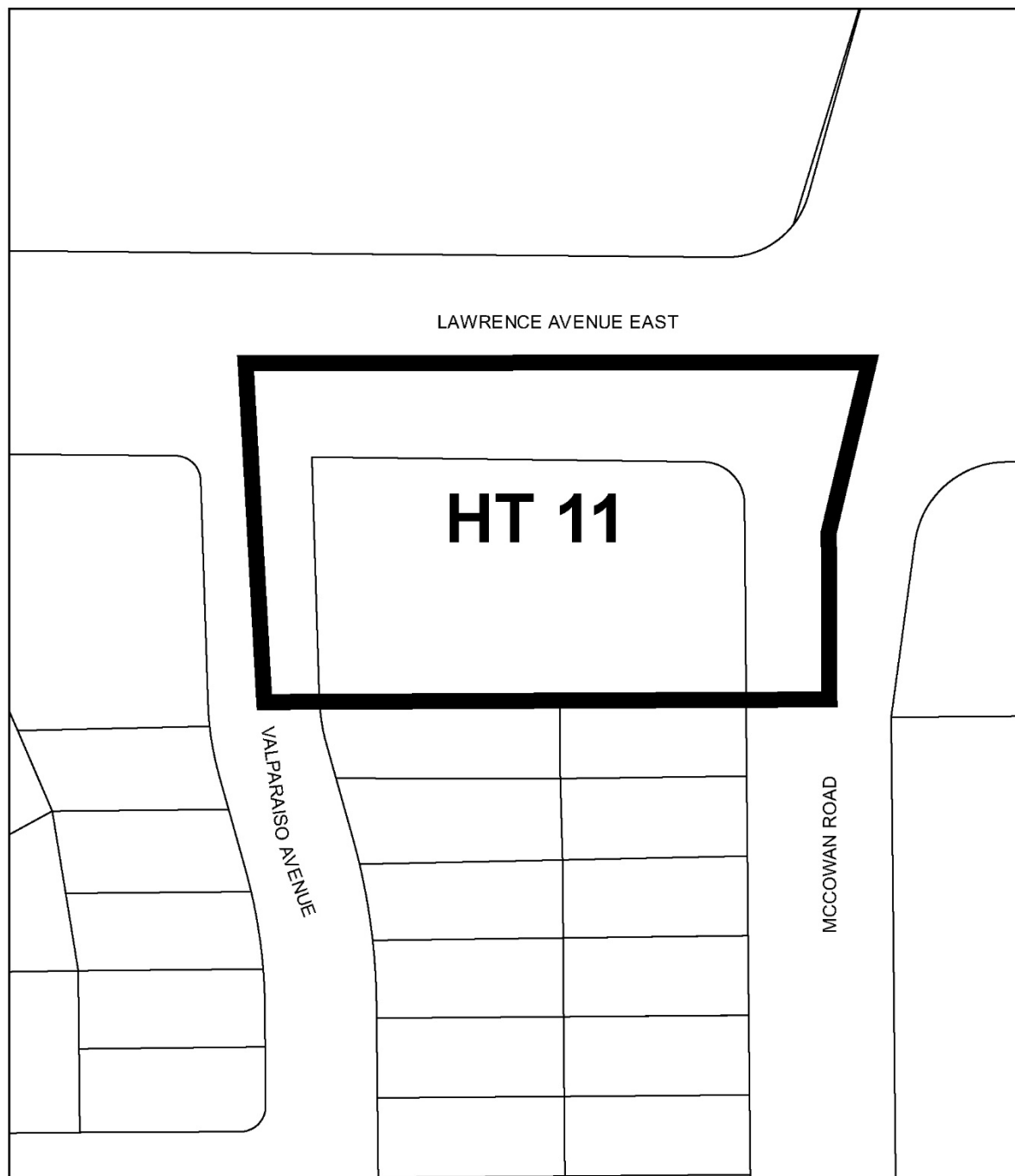
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Areas affected by this by-law

  
City of Toronto By-law 569-2013  
Not to Scale  
03/24/2022



 **Toronto**  
Diagram 3

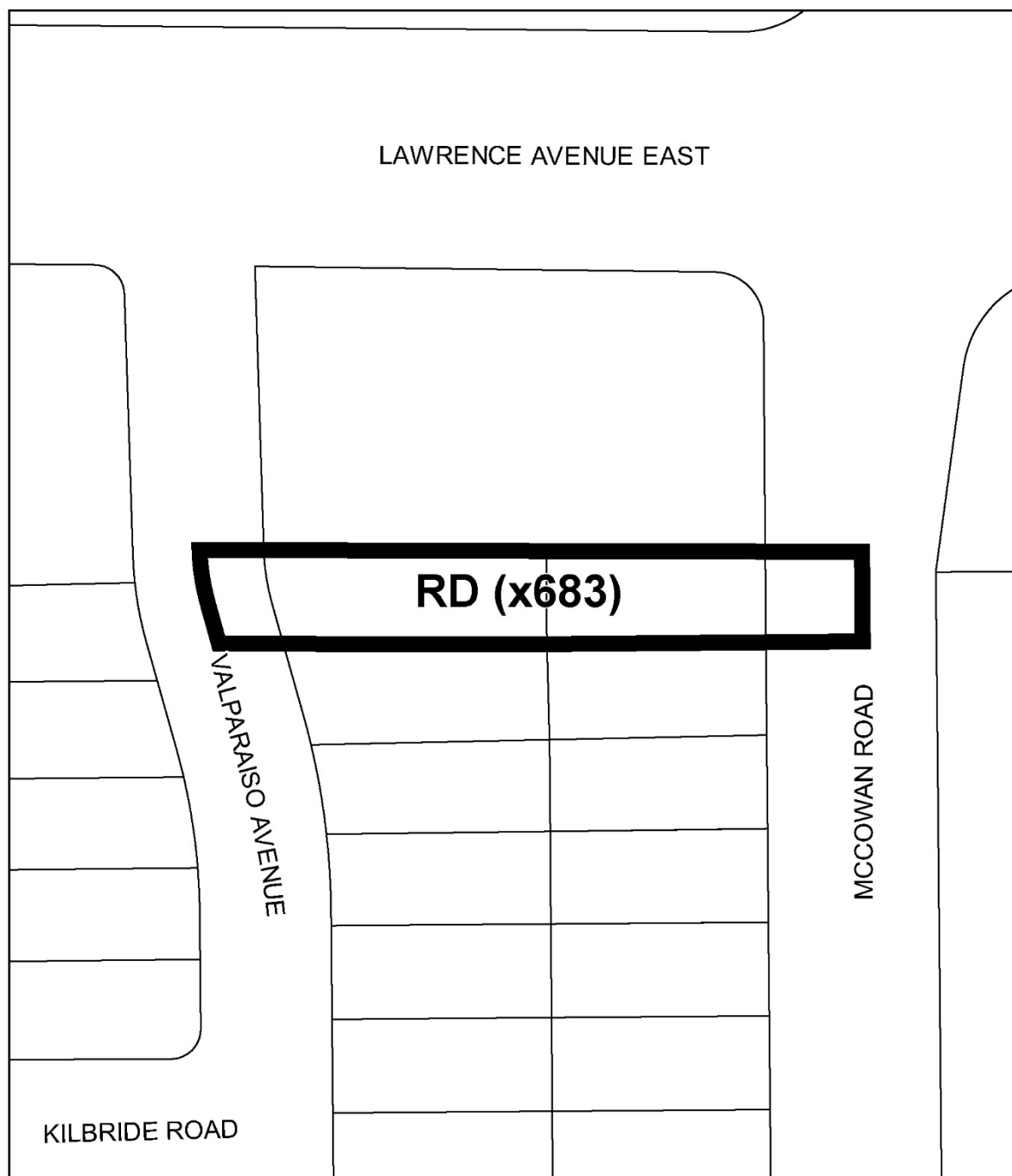
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File #: 21 216367 STE 10 02



Areas affected by this by-law

  
City of Toronto By-law 569-2013  
Not to Scale  
03/24/2022



 **Toronto**  
Diagram 4

**23 Valparaiso Ave &  
642 McCowan Road**

File #: 21 216367 STE 10 0Z



Areas affected by this by-law

  
City of Toronto By-law 569-2013  
Not to Scale  
03/24/2022




 **Toronto**  
Diagram 5

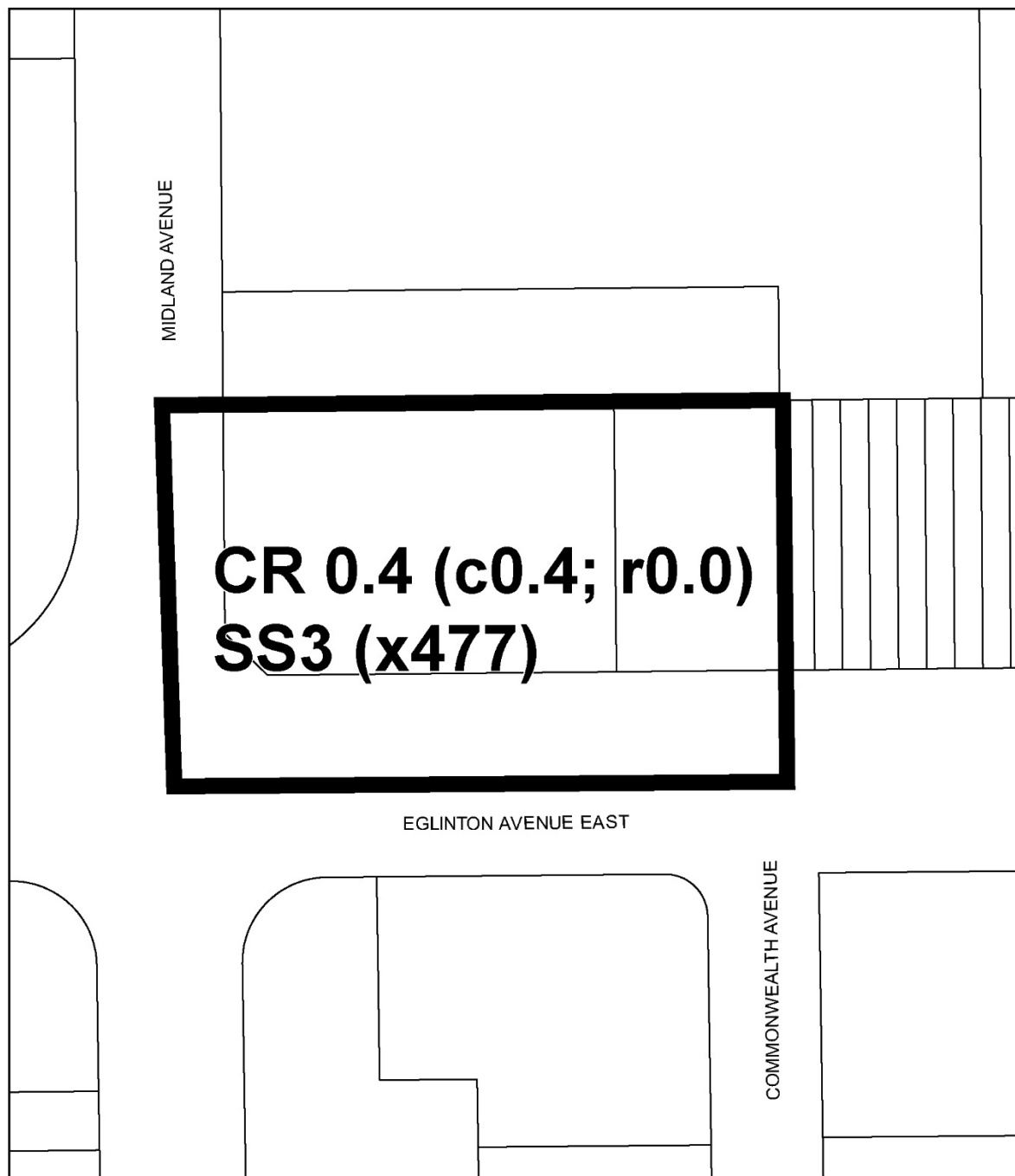
960 McCowan Road

File #: 21 216367 STE 10 0Z



Areas affected by this by-law

  
City of Toronto By-law 569-2013  
Not to Scale  
03/24/2022



 **Toronto**  
Diagram 6

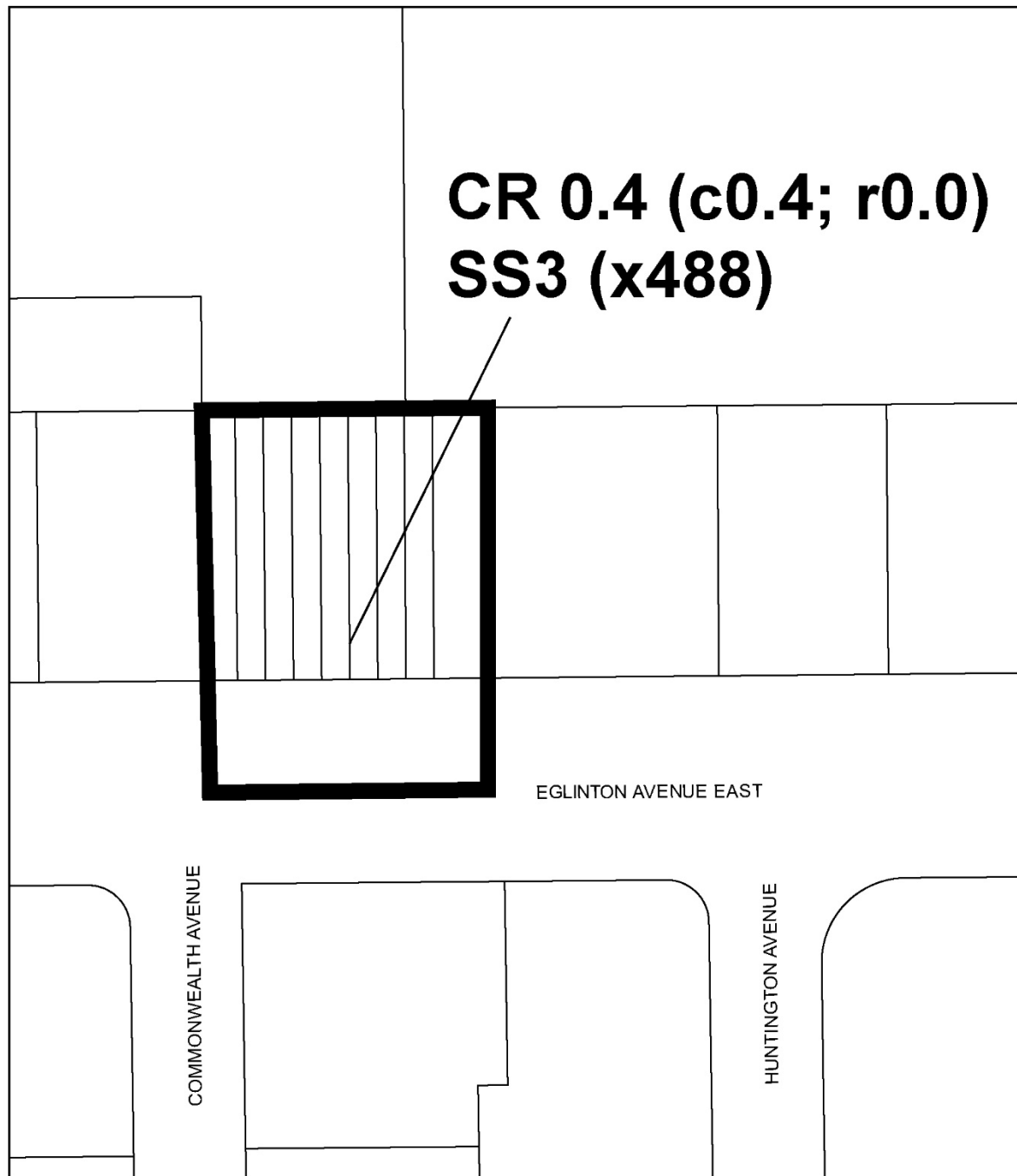
2500 - 2510 Eglinton Ave East

File #: 21 216367 STE 10 0Z



Areas affected by this by-law

  
City of Toronto By-law 569-2013  
Not to Scale  
03/24/2022



 **Toronto**  
**Diagram 7**

**2516-2532 Eglinton Ave East**

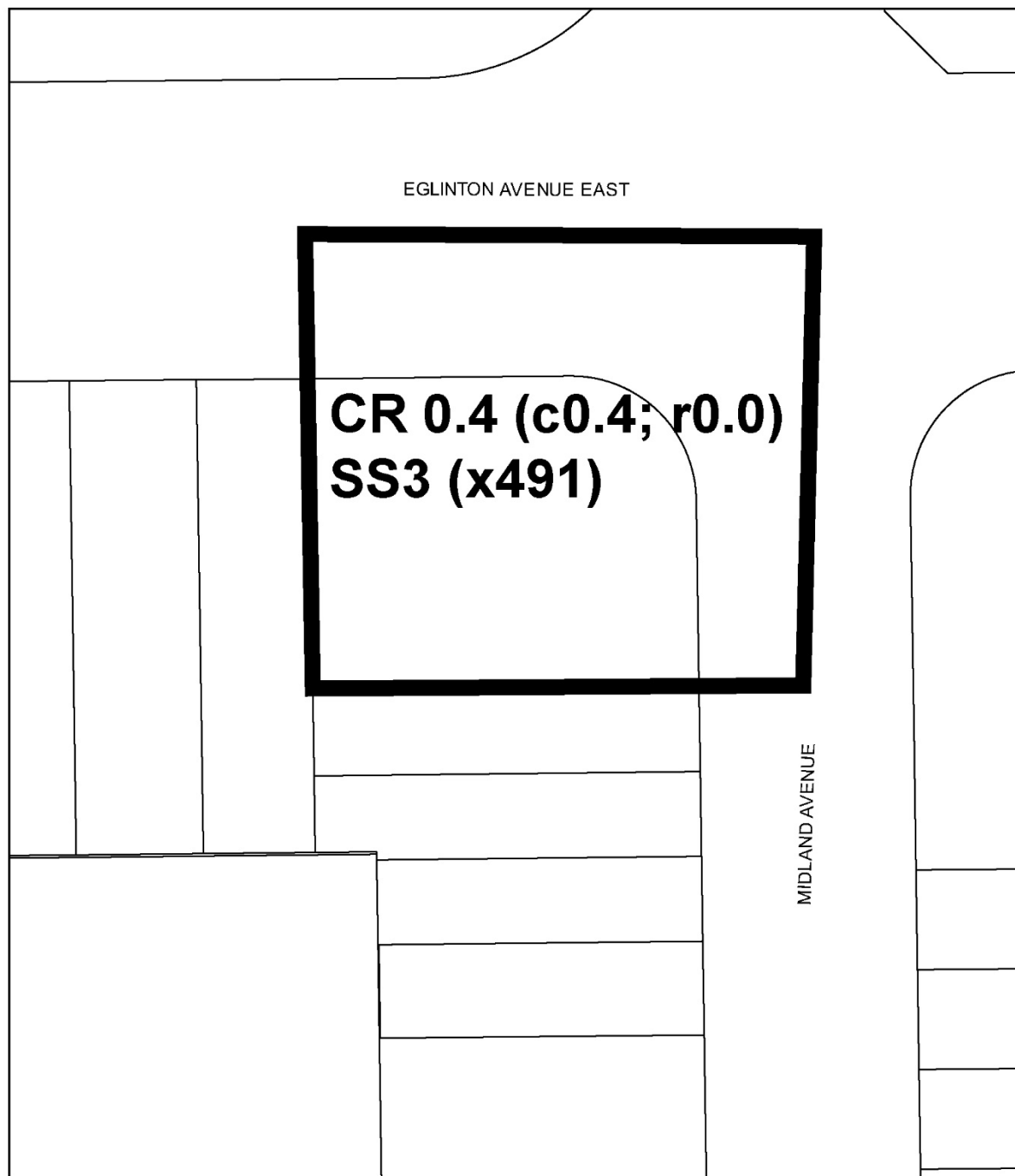
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Areas affected by this by-law

  
City of Toronto By-law 569-2013  
Not to Scale  
03/24/2022





 **TORONTO**  
Diagram 8

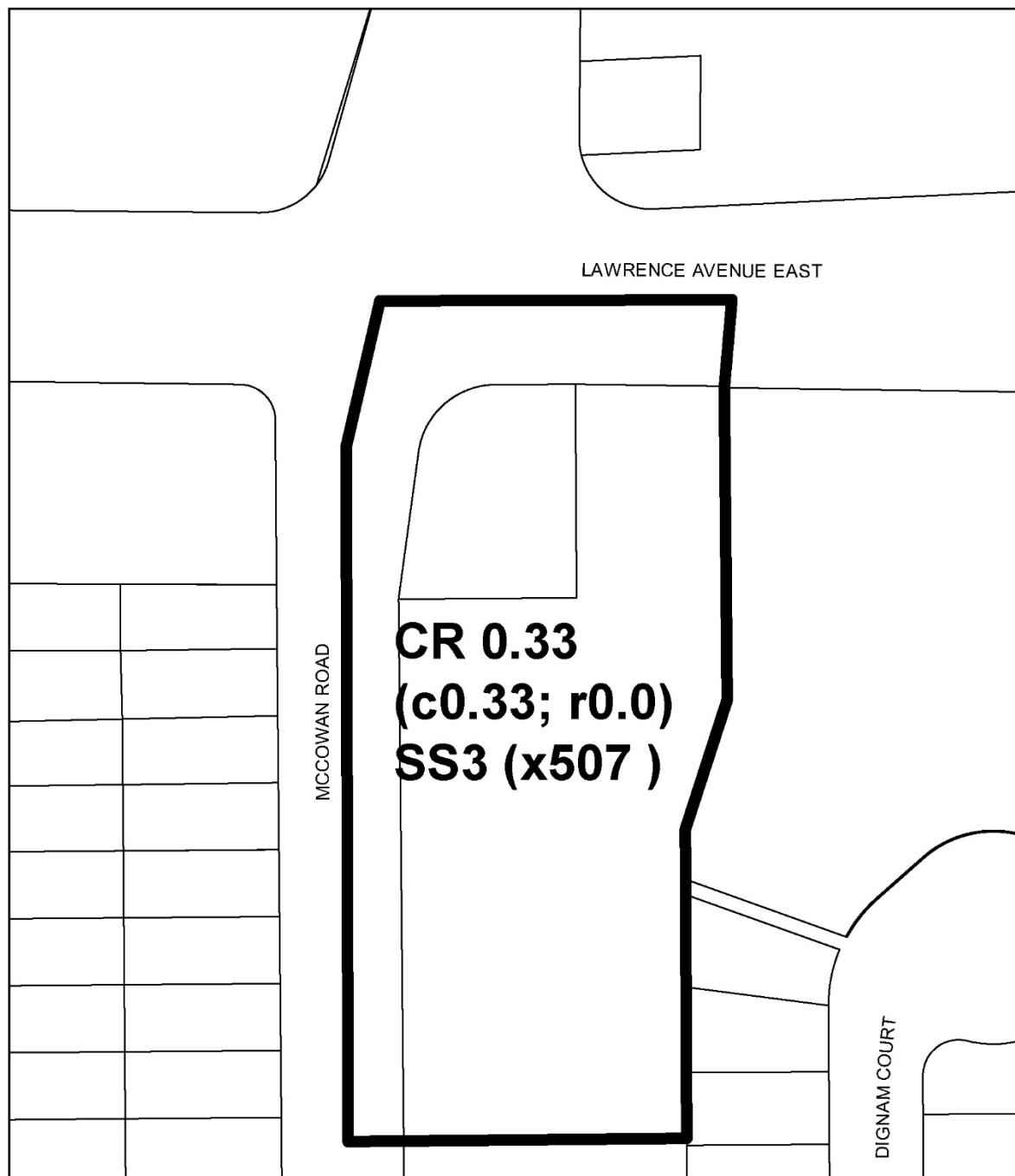
2507 Eglinton Avenue East

File #: 21 216367 STE 10 02



Areas affected by this by-law

  
City of Toronto By-law 569-2013  
Not to Scale  
03/24/2022



 **Toronto**  
Diagram 9

**3091 Lawrence Ave East  
& 685 - 697 McCowan Road**

File #: 21 216367 STE 10 02



Areas affected by this by-law

  
City of Toronto By-law 569-2013  
Not to Scale  
03/24/2022