

799 Brimley Road - Zoning Amendment Application – Decision Report - Approval

Date: April 11, 2025

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: 21 - Scarborough Centre

Planning Application Number: 23 122036 ESC 21 OZ

SUMMARY

This report recommends approval of the application to amend the Zoning By-law for the site municipally known as 799 Brimley Road to permit the development of a 24 storey residential building containing 385 residential units. The development is proposed to contain a gross floor area of 28,180 square metres resulting in a floor space index of 5.1 times the area of the lot with one level of underground parking. Access to the underground garage is proposed from a driveway off Brimley Road.

The proposed development is consistent with the Provincial Policy Statement (2024). The proposed development also conforms to the City's Official Plan. It would provide housing options in a tall building, intensifying an underutilized site along Brimley Road.

This report reviews and recommends approval of the application to amend the Zoning By-law which will include a Holding (H) provision. The recommended Holding (H) provision will ensure that outstanding engineering issues are resolved to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services prior to permitting development on the subject lands.

RECOMMENDATIONS

The Director, Community Planning, Scarborough District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013, as amended, for the lands at 799 Brimley Road substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 5 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

A pre-application consultation (PAC) meeting was held on May 13, 2022. The current application was submitted March 10, 2023, and deemed complete April 21, 2023.

SITE AND SURROUNDING LANDS

Description

The subject site is located on the east side of Brimley Road, south of Lawrence Avenue East and is municipally known as 799 Brimley Road.

The subject site is approximately 5,551 square metres in area, rectangular in shape with approximately 952 metres frontage on Brimley Road and approximately 61 metres in depth.

Existing use

The subject site is developed with a two-storey commercial plaza with an associated surface parking area that abuts Brimley Road. There are two vehicle accesses to the site from Brimley Road. Access to loading areas are situated along a private vehicle lane to the rear of the site.

Surrounding Uses

North: A stand alone one storey commercial building and a series of two storey commercial buildings and associated parking areas. Further north across Lawrence Avenue East is the Gatineau Hydro Corridor, and Bendale Acres long term care facility.

South: Dentist office, single detached dwellings, mostly consisting of bungalows with interspersed split-level and two-storey houses with a mix of driveway parking, rear yard garages, and integral garages. Further south along Brimley Road is St. Peter's Anglican Church.

West: Townhouses and single detached dwellings, primarily bungalows and the Gatineau Hydro Corridor.

East: Single detached dwellings, mostly bungalows with interspersed split-level and two storey houses with a mix of driveway parking, rear yard garages, and integral garages.

APPLICATION

Description

The application proposes to permit the development of a 24 storey tall building, inclusive of a 7 storey podium, containing a total of 385 residential units and having 28,180 square metres of gross floor area. A total of 314 bicycle parking spaces will be provided along with 102 vehicular parking spaces within a one level underground parking garage. It should also be noted, that an additional 3 parking spaces are available at grade.

Density

The application proposes to permit a floor space index (FSI) of 5.1 times the area of the lot.

Residential Component

The proposal includes 385 residential dwelling units, consisting of 288 one-bedroom units (75%), 51 two-bedroom units (13%), and 46 three-bedroom units (12%). A total of 853 square meters of indoor amenity area is provided in rooms on the first, seventh and eighth storey, and an outdoor amenity area of 1,362 square metres is provided on first and eighth storey.

Non Residential Component

The proposal includes 359 square metres of ground floor commercial space fronting Brimley Road.

Amenity

A total of 853 square metres of indoor amenity space and 1,362 square metres of outdoor amenity space will be provided.

Access, Bicycle Parking, Vehicular Parking and Loading

Vehicular and loading access to the property is provided by a single driveway off Brimley Road. A total of 314 bicycle parking space are proposed, of which 284 are long term and 30 are short term spaces.

The proposal includes a total of 105 vehicular parking spaces, the vast majority of which are located in a one level underground parking garage. A total of 82 vehicular parking spaces are for residents and 22 vehicular parking spaces are for visitors. Of note, one visitor parking space is proposed to be shared with the retail space proposed. A Type 'G' loading space is provided, located at grade, internal to the site.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, Site Plan, Elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/799BrimleyRd

Reasons for Application

An amendment to the City of Toronto Zoning By-law 569-2013, as amended is required as the commercial zoning applicable to the site does not include residential permissions. Amendments are also required to establish appropriate development standards for the proposed building and to determine the appropriate uses for this type of building at this location.

APPLICATION BACKGROUND

Application Submission Requirements

The following plans, reports and studies were submitted in support of the application:

- Arborist Report
- Architectural Plans
- Block Context Plan
- Civil and Utilities Plans
- Corporation Profile Report
- Electromagnetic Field Management Plan
- Geotechnical Study
- Construction Management Plan
- Energy Efficiency Report
- Energy Strategy Report
- Environmental Impact Phase One
- Environmental Site Assessment - Phase One
- Environmental Site Assessment - Phase two
- Housing Issues Report
- Hydrological Report
- Landscape and Planting Plans
- Noise Impact Study
- Pedestrian Level Wind Study
- Planning Rationale
- Public Consultation Strategy Report
- Sanitary Analysis Report
- Servicing Report
- Stormwater Management Report
- Sun/Shadow Study
- Survey Plans

- Transportation Impact Study
- Transportation Operation Assessment
- Tree Inventory and Preservation Plan

The application was submitted on March 10, 2023, and deemed complete April 21, 2023. [Application Information Centre – City of Toronto](#)

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law standards conditions.

POLICY CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) (the "PPS"). As of October 20, 2024, the PPS replaced A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) and the Provincial Policy Statement (2020).

Toronto Official Plan

The subject site is designated *Mixed Use Area* in the Official Plan. *Mixed Use Areas* are areas designated for growth and anticipate a range of residential and employment uses. Please see Attachment 3 for an excerpt from the Official Plan Land Use Maps for the subject site.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Zoning

The subject site is zoned Commercial Residential Zone - CR 0.4 (c0.4; r.0.0) SS3 (x443) under the City wide Zoning By-law 569-2013, as amended. The CR zone permits a broad range of commercial uses including retail, personal service, community, office, and financial institution uses, among many others. Various residential uses, including dwelling units, shelters, nursing homes, retirement and student residences, and others are also generally permitted if the zoning label includes a residential density. For the subject lands, the applicable zone label (c0.4; r.0.0) indicates that only commercial uses up to a density of 0.4 times the area of the site are permitted on the subject property and does not permit residential uses. The zoning on the site permits a maximum height of 11.0 metres and a maximum lot coverage of 33%. CR Exception 443, applicable to the subject lands, sets out various minimum building setbacks that must be complied with.

See Attachment 4 of this report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Tall Building Design Guidelines
- Growing up Guidelines for Children in Vertical Communities
- Pet Friendly Design Guidelines
- Streetscape Manual
- Retail Design Manual
- Toronto Accessibility Design Guideline

City-Wide Tall Building Design Guidelines

City Council has adopted city-wide Tall Building Design Guidelines and directed City Planning and development Review Division staff to use these Guidelines in the evaluation of tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The link to the guidelines is here: <https://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-57177.pdf>.

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

Site Plan Control

The proposal is subject to Site Plan Control. A Site Plan Control application has not been submitted.

PUBLIC ENGAGEMENT

Community Consultation

The first Virtual Community Consultation Meeting was hosted by Community Planning staff October 4th, 2023. At that time the applicant was proposing a midrise building, were 15 members of the public attended. Subsequent to this meeting, to acknowledge the change in the proposal to a tall building, Community Planning staff scheduled a further Community Consultation Meeting on February 27, 2025 to discuss the changes

The 2025 meeting was attended virtually by 8 members of the public as well as staff from the Ward Councillor's office, the applicant team and city staff. City staff provided a presentation on the planning process, policy and site context, nearby development activity and the applicant presented the updated development proposal in detail. Following a presentation by City staff and the applicant, the following comments and issues were raised:

- Concerns about the building height and density
- Safety concerns regarding increased traffic
- Concerns regarding traffic congestion
- Questions about when the construction will take place
- Concerns about loss of sunlight
- Lack of surface parking spaces on site.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have been given an opportunity to view the oral submissions made at the statutory public meeting held by the Scarborough Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Policy Statement and Provincial Plans

City staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

Land Use

The application has been reviewed against the Official Plan policies described in the Policy & Regulation Considerations section of this report.

The subject property is designated *Mixed Use Areas* on May 20 of the City of Toronto Official Plan. *Mixed Use Areas* are intended to be areas which allow residents to live, work and shop in the same area, giving individuals an opportunity to be less dependent upon their automobiles, while creating districts along transit routes that are animated, attractive and safe. The proposed development consists of a 24-storey building with 359 square metres of commercial space located at-grade accessed directly from the public sidewalk.

The proposed tall building provides a mix of residential and commercial uses that is consistent with the land use provisions of the Official Plan and fits within the planned context for the area.

The proposed mixed use building is appropriate and will implement the overall planning objectives of the *Mixed Use Areas* designation. The proposal complies with development criteria set out in Policy 4.5(2) of the Official Plan by creating a balance commercial and residential uses in a manner that reduces automobile dependency and meets the needs of the local community. The proposal will accommodate additional job opportunities through the proposed retail/commercial floor space on the site and provide for new homes for Toronto's growing population.

The proposed mixed-use building is in keeping with the City's Official Plan policies for *Mixed Use Areas* as it is deployed with appropriate scale and massing and proposes to combine residential and non-residential uses. The application also proposes to replace a portion of the existing non-residential gross floor area on the site in a more pedestrian friendly configuration contributing to the walkability of the area. City staff support the mix of uses proposed.

The proposed mixed-use building is in keeping with the City's Official Plan policies for *Mixed Use Areas* as it is deployed with appropriate scale and massing and proposes to combine residential and non-residential uses.

Density, Height, Massing

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of the report. Staff find that the proposed built form is appropriate given the existing and planned context for the site and surrounding area.

This application proposes a total of 28,180 square metres of gross floor area, and a floor space index of 5.1 times the area of the lot. Staff consider this level of development acceptable, as it is deployed in a contextually appropriate manner that fits within the existing and planned context.

The proposed tower conforms to the development criteria policies for *Mixed Use Areas* and the built form policies in the Official Plan and appropriately responds to the guidance of the applicable Urban Design Guidelines. The 24-storey tower is 76.3 metres tall and located on site such that the largest setbacks are proposed along the south and east property lines. Similarly the 7 storey base building includes step backs on the fourth storey from the east, west and south sides of the building. This ensures an appropriate transition to the neighboring lower-scale residential buildings. The base building has a 3 metres front yard setback along Brimley Road, 7.5 metres on the south side and east side, and 6.5 metres on the north side. A tower floor plate has an average of 780 square metres gross construction area.

The proposal meets the Official Plan policies and design guideline criteria as it relates to privacy, access to sunlight, and sky views. The tower is set approximately 14 metres from the north property line, 41.2 metres from the south property line and 31 metres from the east property line. The proposal meets the Tall Building Guidelines which recommend 12.5 metres minimum setbacks from the property line. The proposed tall building built form and placement on site also limits the shadow impacts on lower scale residential properties adjacent to the site as further described below.

The current proposal aligns with the City of Toronto's Tall Buildings Guidelines by incorporating stepbacks and setbacks that support appropriate height, a 1:1 streetwall-to-right-of-way ratio, and smooth transitions to adjacent properties.

City staff will continue to work with the applicant through the Site Plan Control Approval process to implement excellence in the design of the development. Staff are satisfied that the built form and massing of the proposed building conforms to the policies of the Official Plan and meets the intent of the Tall Building Guidelines and Performance Standards.

Amenity Areas

A total residential amenity area of 2,215 square metres is proposed which equates to approximately 5.75 square metres of amenity space per dwelling unit. This is further broken down as approximately 2.21 square metres of indoor amenity area and 3.5 square metres of outdoor amenity area per dwelling unit.

Staff are of the opinion that the proposed amenity space is appropriate and meets the intent of the Official Plan and current City-wide zoning standards.

Unit Mix

The proposal includes 385 residential dwelling units, consisting of 288 one-bedroom units (75%), 51 two-bedroom units (13%), and 46 three-bedroom units (12%).

City Planning staff will also continue to work with the applicant through the Site Plan Control process to meet the objectives of the Growing Up Guidelines with respect to unit sizes.

Sun, Shadow, Wind

This application has been reviewed against the Official Plan policies and design guidelines described in the Issue Background Section of the Report. The Sun/Shadow Study submitted by the applicant indicates that the resulting shadow conditions from the proposal will meet accepted standards and not unduly impact adjacent streets and open spaces.

The Official Plan requires that new development in *Mixed Use Areas* be located and massed so as to adequately limit shadows on properties in lower scale *Neighbourhoods* particularly during the spring and fall equinoxes; and that new buildings be located and massed to frame the edges of streets and parks to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces. The shadows created by the proposal fall to the north, largely on lands designated *Mixed Use Areas*, and the shape and size of the tower allow for a narrow, quick moving shadow which adequately limits shadow impacts on nearby lands designated *Neighbourhoods*.

The pedestrian level wind study indicates that while the introduction of the proposed development is predicted to produce generally windier conditions at grade than what currently exists, most grade-level areas within and surrounding the subject site are predicted to experience conditions that are considered acceptable for the intended pedestrian uses throughout the year.

In addition, during the typical use period (May to October) for the proposed amenity space, wind conditions within the amenity terrace serving the proposed development at Level 8 are predicted to be suitable for sitting along the tower façades and to the east of the terrace, and mostly standing elsewhere throughout the terrace. Conditions that may occasionally be considered uncomfortable for walking are predicted along Brimley Road and over the noted drive aisle during the winter season. Through the site plan review process staff will work to implement and secure the necessary mitigation to improve the performance of the building for this time period.

Traffic Impact, Access, Parking

The applicant submitted a Transportation Impact Study, dated October 31, 2024, in support of the application. The report concludes that the anticipated traffic generated by the proposed development can be appropriately accommodated on the existing road network, and that no upgrades are required to support the proposed development. Transportation Review staff have reviewed the submitted material and concur with these conclusions.

Road Widening

As identified on Official Plan Map 3 Right-of-Way Widths Associated with Existing Major Streets, a 27 metre ROW width needs to be protected. A 0.40m widening is required along the frontage of Brimley Road to satisfy the requirement of a 27m wide right-of-way. Brimley Road is identified as a Bike Route to be studied/designed in the 2025-2027 Cycling Program. City staff have recommended public realm boulevard improvements, including a potential 3.5m Multi-use path. These improvements should be reflected on the submitted plan and addressed at the Site Plan stage.

Long-Term Bicycle Parking Supply, Location, & Design

As discussed previously, a total of 314 bicycle parking space are proposed, of which 284 are long term and 30 are short term spaces. Through the approval process for the site plan control application, staff will seek refinements to the proposal to improve the experience of cyclists on the subject site or cyclists from the surrounding area.

For example, if cyclists are expected to be able to access the long-term bicycle parking rooms via the parking and laneway area, the applicant should consider pavement treatments to indicate to motorists where cyclists will be expected. Additionally, mirrors should be used for safety. The draft Guidelines for the Design and Management of Bicycle Parking Facilities and City of Toronto Zoning By-law 569-2013, as amended both offer further information with regards to various approaches to bicycle parking.

Given the sites proximity to future transit facilities, as well as the future cycling facilities proposed for Brimley Road, the inclusion of a Bike Station should be explored with Toronto Parking Authority (TPA). Additional discussions between the applicant and Bike Share Toronto should be facilitated to determine if a station should be included on-site, and if so, the size of the bike station.

Servicing

A Holding provision (H) is recommended to be placed on the lands, where the (H) is not to be lifted to permit the proposed development until the owner submits the following to the satisfaction of the Chief Engineer and Executive Director of Engineering and Construction Services:

- an updated and acceptable Functional Servicing and Stormwater Management Report (including the downstream sanitary analysis);
- a revised Hydrogeological Investigation Report; and
- a revised Servicing Report Groundwater Summary form, and a revised Hydrological Review Summary form.

In addition, the submitted Hydrogeological Investigation Report must comply with the City of Toronto Foundation Drainage Guideline to the satisfaction of the General Manager of Toronto Water and the Chief Engineer and Executive Director of Engineering and Construction Services.

The Executive Director, Development Review Division and their designates have the authority to make decisions on applications to remove Holding provisions. A new application to lift the H will be required and a decision on the application will be made by the Executive Director, Development Review Division or their designate once satisfactory material has been submitted and reviewed.

Open Space/Parkland

In accordance with Section 42 of the *Planning Act*, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per Toronto Municipal Code Chapter 415-29, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed

The site is approximately a 500 metre walk from Thomson Memorial Park, a 418,000 square metre park which contains a tennis court, ball diamond, soccer field, playgrounds, trails and open spaces.

The City of Toronto Parkland Strategy (PLS) is a 20-year strategic city-wide plan that guides long-term planning for new parks, park expansions and improvements, and improved access to existing parks. The PLS assesses parkland provision, using the baseline of residential population against the area of parkland available across the city. According to the 2022 draft update to the PLS methodology, the development site is

currently in an area with over 28 square metres of parkland per person, which is comparable to the City-wide average provision of 28 square metre of parkland per person (2022).

Tree Preservation

As proposed, this project is retaining all existing by-law protected trees within the affected development boundary.

The application is required to comply with the tree planting elements of the Toronto Green Standard (TGS) Version 4, which based on the area of the site (5,551.77 square metres), requires 1,009 cubic metres of soil volume. The submitted landscape plans specify soil volumes in excess of this requirement, through retaining the existing canopy and the provision of a sixteen (16) newly proposed trees on the private and public portions of the site.

An updated tree inventory along with an Arborist Report and Tree Protection Plan will be required during the Site Plan Application phase as the original inventory is over 2 years old and contains notations that trees have been removed from site since the initial inventory date. All proposed impacts for injury must be clearly defined (at present, the report notes “retain” for all trees) as the current Arborist Report notes that “encroachment within the mTPZ’s (minimum tree protection zone) of most trees is required to accommodate the proposed construction” and does not clearly state which trees will require an application to injure.

Urban Forestry advises that removal/injury of City and privately owned trees may not occur until a "tree removal/injury permit" has been issued by Urban Forestry on behalf of the General Manager of Parks, Forestry & Recreation and the permitted construction and/or demolition related activities commence in accordance with approved plans which warrant the destruction/injury of the trees involved.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement. Subdivision.

Public Art Program

During the site plan approval process, staff will continue to work with the applicant to explore opportunities for public art.

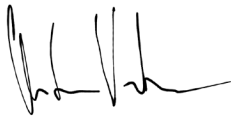
Conclusion

The proposal has been reviewed against the policies of the PPS (2024) and the Official Plan. Staff are of the opinion that the proposal is consistent with the PPS (2024) and conforms to the Official Plan, particularly as it relates to the development criteria for *Mixed Use Areas*. The proposal to permit a 24-storey mixed-use building will add density to an underutilized site within an area that is designated for growth by the Official Plan. It replaces a portion of existing non-residential uses in a built form that is respectful of the emerging and planned context of Brimley Road near Lawrence Avenue East. The proposal is an example of good planning and City staff recommend that Council support its approval.

CONTACT

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SIGNATURE



Christian Ventresca, MScPl, MCIP, RPP
Director, Community Planning
Scarborough District

ATTACHMENTS

City of Toronto Data/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: East Elevation
- Attachment 8: West Elevation

Attachment 1: Application Data Sheet

APPLICATION DATA SHEET

Municipal Address: 799 BRIMLEY RD Date Received: March 10, 2023

Application Number: 23 122036 ESC 21 OZ

Application Type: OPA / Rezoning, Rezoning

Project Description: The initial proposal has been revised from a mid-rise type building form to a tall building / podium form. The revised development includes a 24-storey tower atop a 7-storey podium- Nov. 19. -- previous development: The proposed development comprises the replacement of the existing low-rise commercial plaza and associated parking area with a 14-storey (44.5 metres, plus mechanical space), 25,500 square metres, 391-unit residential apartment building fronting Brimley Road and 13 three-storey four-bedroom townhouses with private rear yards at the rear of the site. A total of 450 metres of ground floor commercial space is also proposed.

Applicant	Agent	Architect	Owner
BATTERY PLANNING & MANAGEMENT			BRIMLEY PLACE GP INC

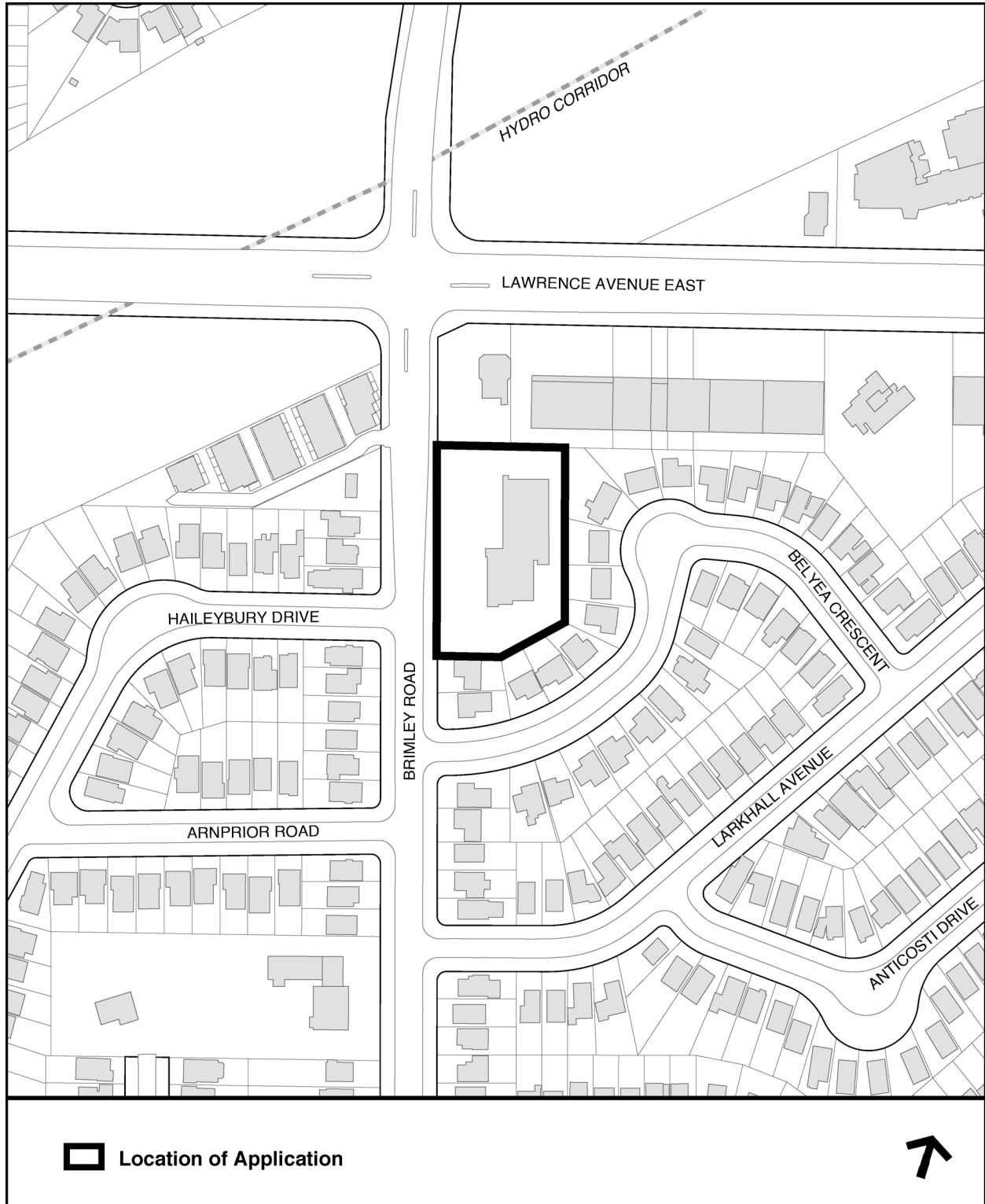
EXISTING PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:
Zoning:	CR 0.4 (c0.4; r0.0) SS3 (x443)	Heritage Designation:
Height Limit (m):	11	Site Plan Control Area: Y

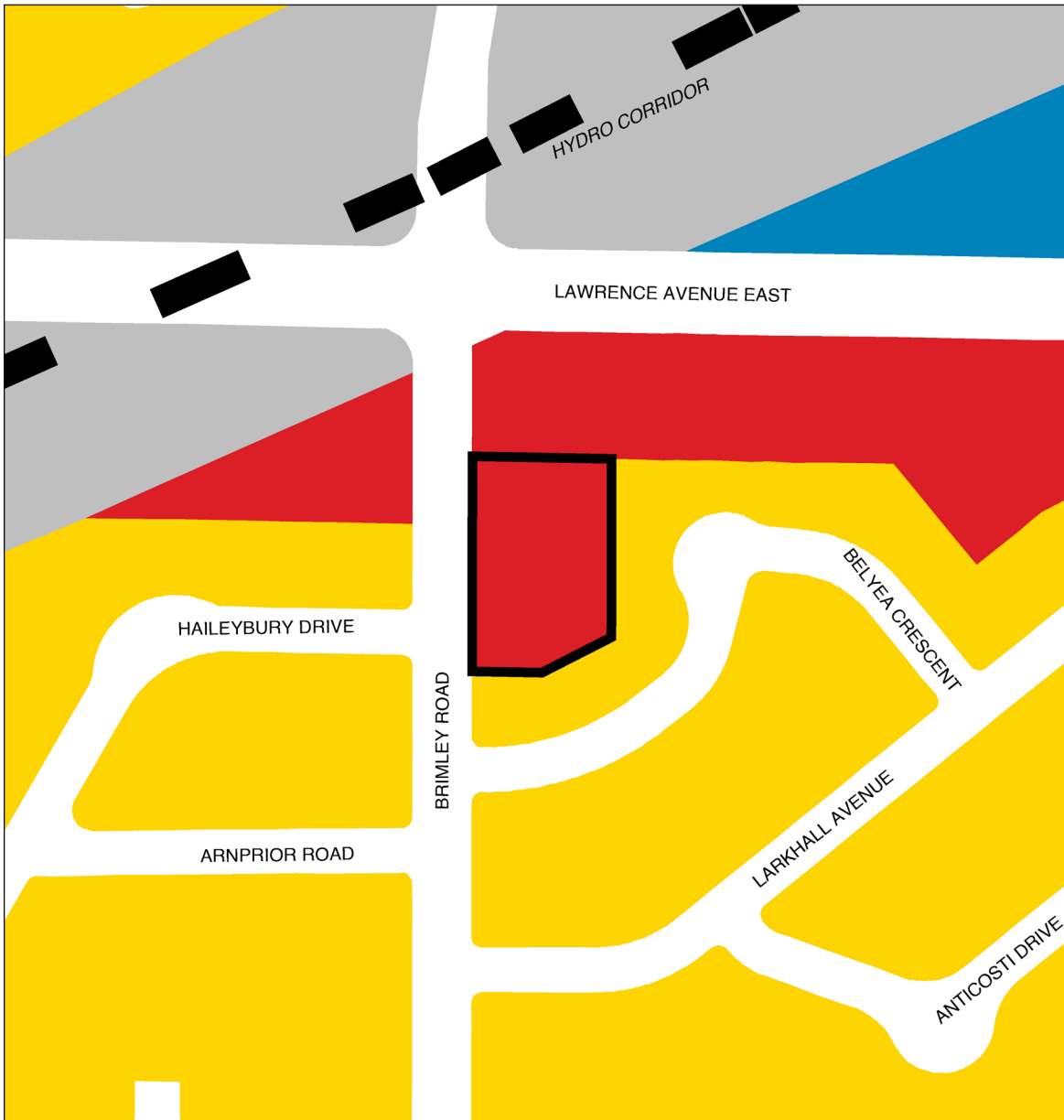
PROJECT INFORMATION

Site Area (sq m):	5,552	Frontage (m):	873	Depth (m):	61
Building Data	Existing	Retained	Proposed	Total	
Ground Floor Area (sq m):	1,300		1,611	1,611	
Residential GFA (sq m):			27,821	27,821	
Non-Residential GFA (sq m):	1,780		359	359	
Total GFA (sq m):	1,780		28,180	28,180	
Height - Storeys:	2		24	24	
Height - Metres:	7		83	83	

Attachment 2: Location Map

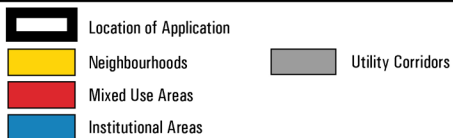



Attachment 3: Official Plan Land Use Map



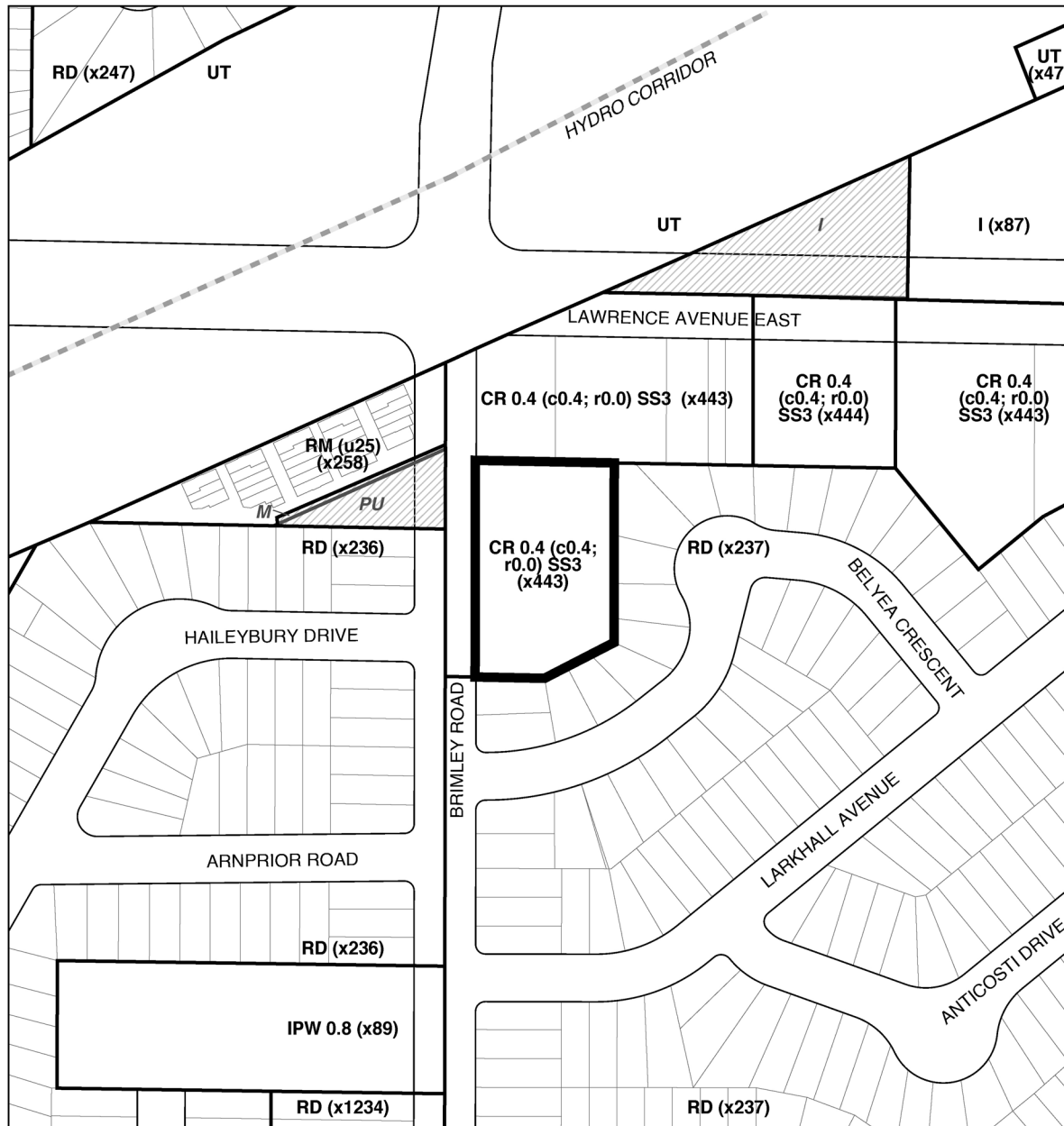
Official Plan Land Use Map 20

799 Brimley Road
File # 23 122036 ESC 21 02




Not to Scale
Extracted: 03/14/2023

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

799 Brimley Road

File # 23 122036 ESC 21 02



Location of Application

RD Residential Detached
RM Residential Multiple
CR Commercial Residential
I Institutional
IPW Institutional Place of Worship
UT Utility and Transportation



See Former City of Scarborough Community By-laws

M Multiple-Family Residential
I Institutional Uses
PU Public Utilities

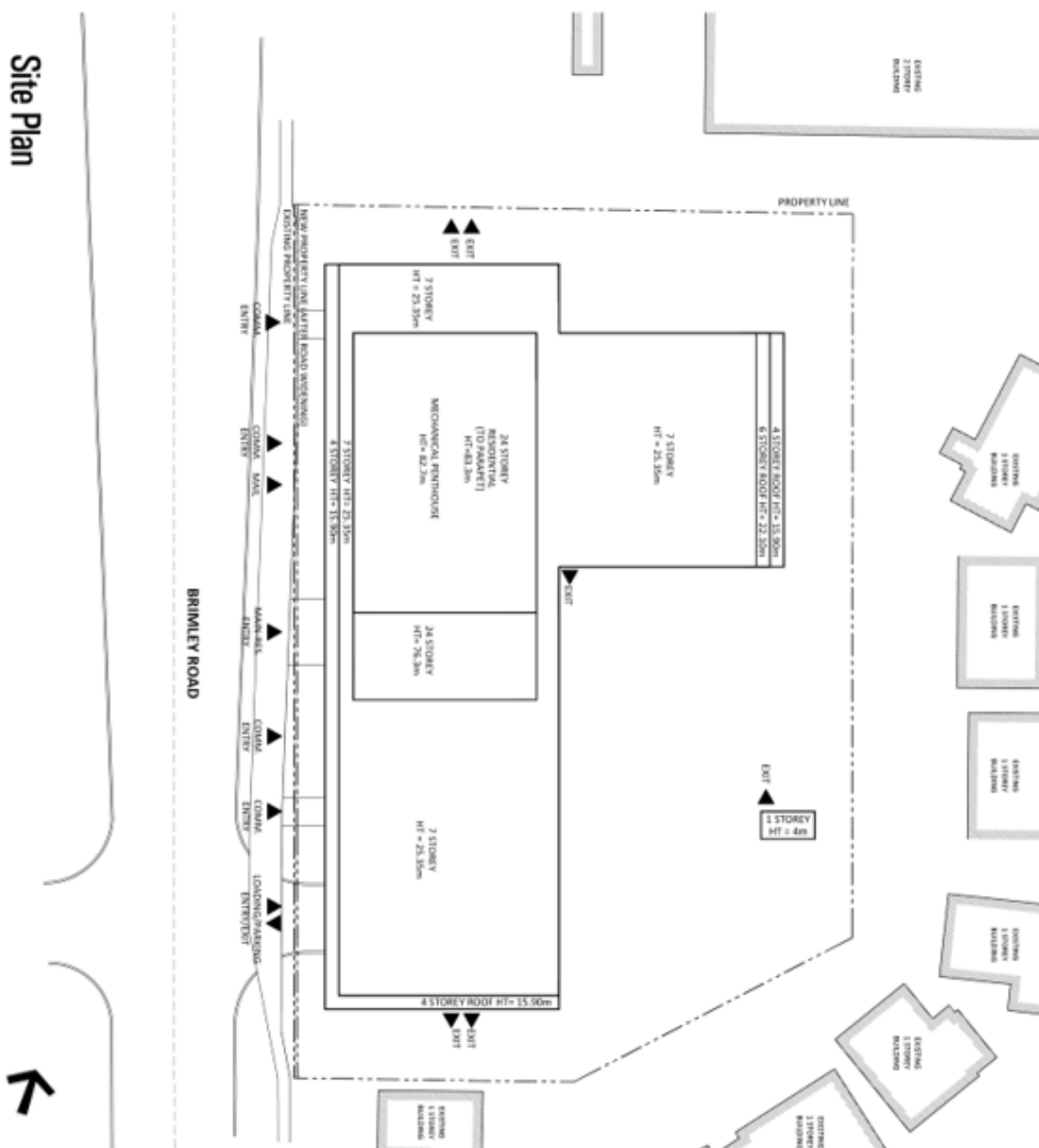


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Extracted: 03/14/2023

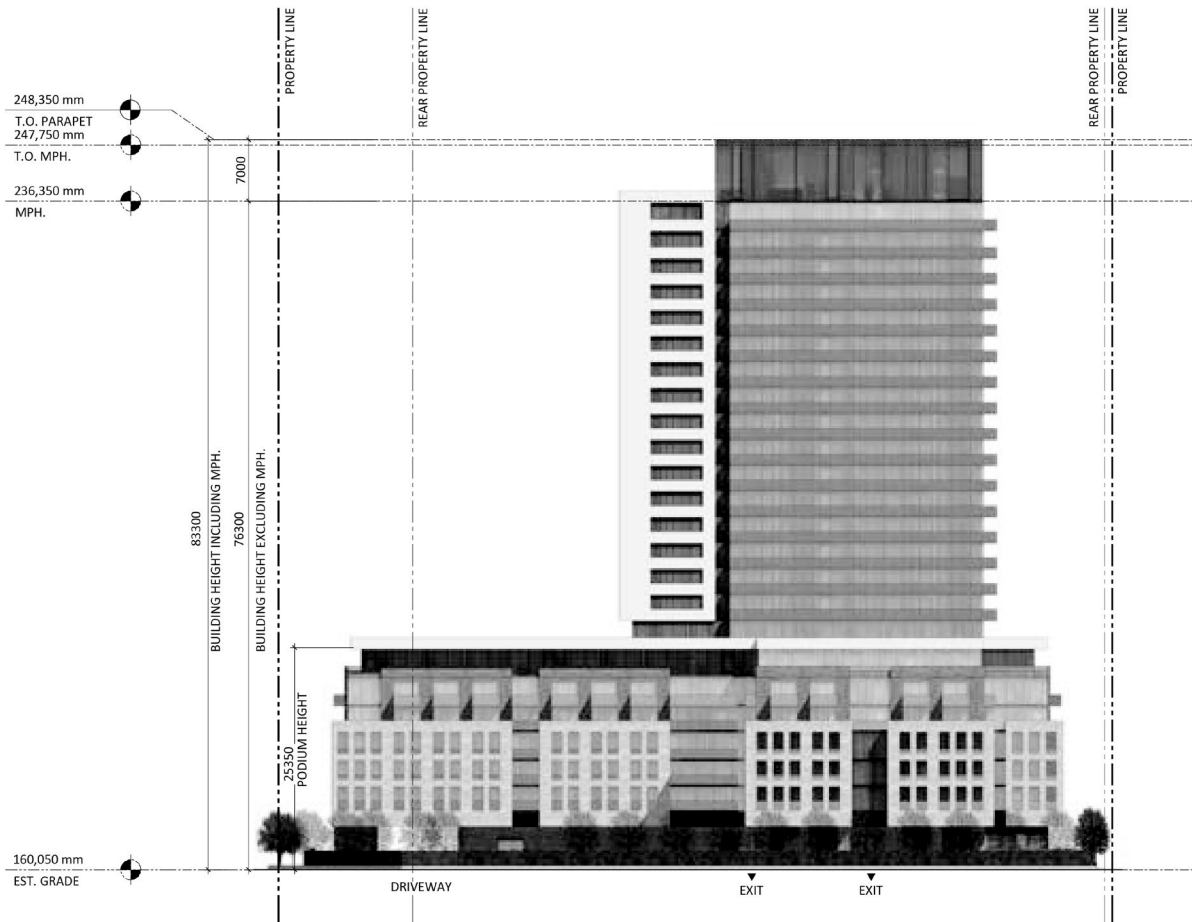
Attachment 5: Draft Zoning By-law Amendment

Attached separately as a PDF

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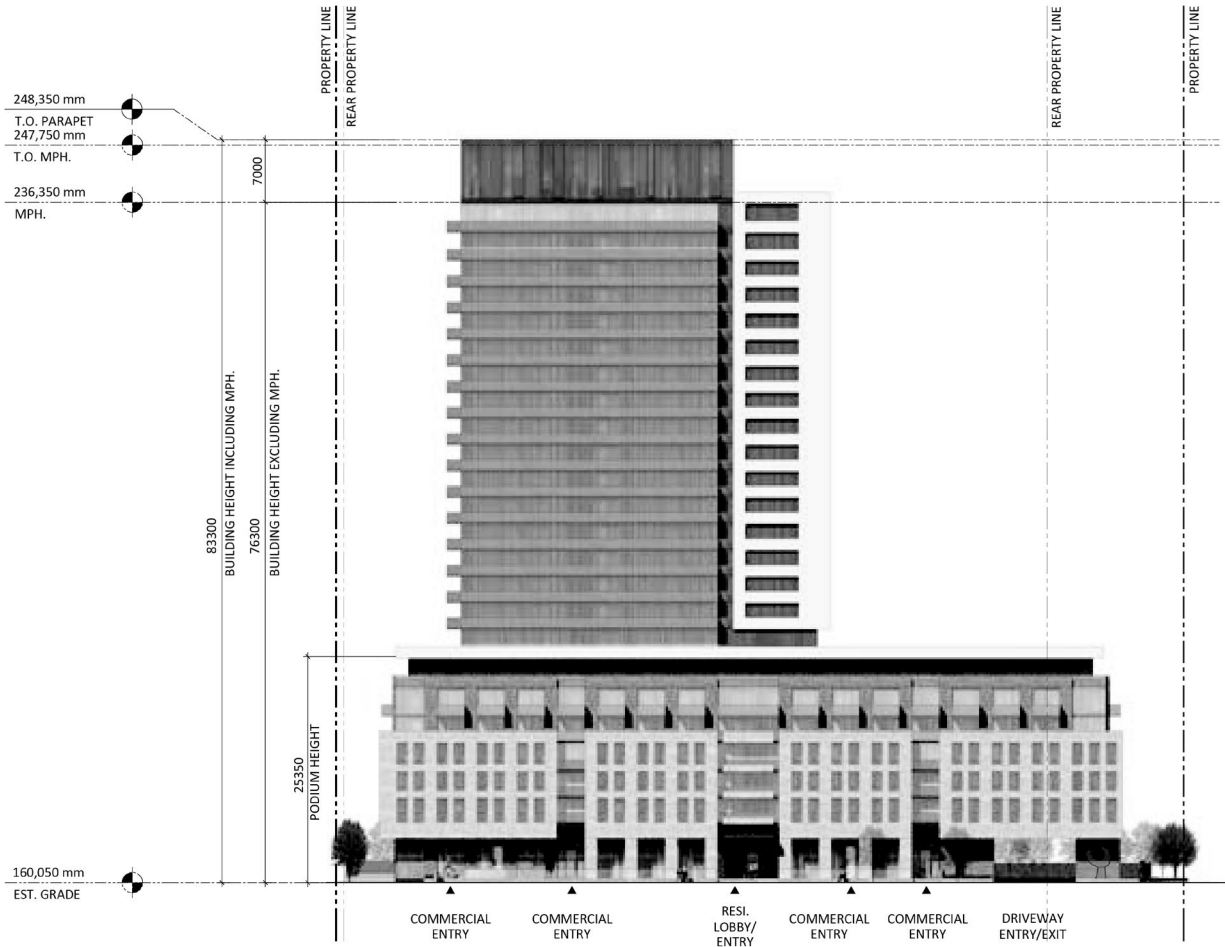


Attachment 7: East Elevation



East Elevation

Attachment 8: West Elevation



West Elevation