

Attachment 2: Draft Zoning By-law Amendment

Authority: Planning and Housing Committee Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO BY-LAW xxxx-2026

To amend Zoning By-law 569-2013, as amended, with respect to incorporating certain low-rise residential lands in the Scarborough District of the City of Toronto, into Zoning By-law 569-2013.

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. Zoning By-law 569-2013, as amended, is further amended as follows:
 - (A) By adding the lands in Schedule "A" as outlined by a heavy black line and identified on the respective Diagrams, to the:
 - (i) Zoning By-law Map in Section 990.10;
 - (ii) Policy Area Overlay Map in Article 995.10.1;
 - (iii) Height Overlay Map in Article 995.20.1;
 - (iv) Lot Coverage Overlay Map in Article 995.30.1;
 - (v) Parking Zone Overlay Map in Section 995.50; and
 - (vi) Exceptions in Articles 900.2.10; 900.3.10; 900.4.10; 900.5.10; or 900.6.10;
2. Nothing in By-law [Clerks to insert By-law number] will prevent the erection or use of a building or structure for which an application for a building permit was filed on or prior to the date this By-law comes into full force and effect, whereby an "application for a

building permit" means an application for a building permit that satisfies the building permit application requirements set out in Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code, or the successor chapter(s).

3. Nothing in By-law [Clerks to insert By-law number] will prevent the erection or use of a building or structure for which a request for zoning certificate was filed on or prior to the date this By-law comes into full force and effect, whereby "a request for zoning certificate" means a request for zoning certificate that satisfies the application requirements set out in Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code, or the successor chapter(s).
4. Nothing in By-law [Clerks to insert By-law number] will prevent the erection or use of a building or structure, for which a complete application for a zoning by-law amendment was filed on or prior to the date this By-law comes into full force and effect, whereby a "complete application for a zoning by-law amendment" means an application which satisfies the requirements set out in the City of Toronto Official Plan.
5. Nothing in By-law [Clerks to insert By-law number] will prevent the erection or use of a building or structure, for which:
 - (A) A complete application for a minor variance under Section 45 of the Planning Act was filed on or prior to the date this By-law comes into full force and effect.
 - (B) A complete application for a minor variance under Section 45 of the Planning Act was filed after the date this By-law comes into full force and effect in respect of a building permit referred to in Section 2 of By-law [Clerks to insert By-law number].
 - (C) A complete application for a minor variance under Section 45 of the Planning Act was filed after the date this By-law comes into full force and effect in respect of a zoning certificate referred to in Section 3 of By-law [Clerks to insert By-law number].
 - (D) For the purposes of (A), (B) and (C) above, a "complete application for a minor variance" means an application which satisfies the requirements of Section 2 of Ontario Regulation 200/96 (Minor Variance Applications) under the Planning Act.
6. Nothing in By-law [Clerks to insert By-law number] will prevent the erection or use of a building or structure for which a complete application for site plan approval was filed on or prior to the date this By-law comes into full force and effect, whereby a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan.
7. The applicable former General Zoning By-law, as it reads on the date this By-law comes into full force and effect, will be the zoning by-law that must be complied with, in:
 - (A) an application for building permit referenced in section 2 above;

- (B) an application for building permit where the project is substantially in compliance with the plans approved in the zoning certificate application referenced in section 3 above;
- (C) an application for building permit where the project complies with the zoning by-law amendment in full force and effect through the zoning by-law amendment application referenced in section 4 above;
- (D) an application for building permit where the project complies with all finally approved minor variances issued under a minor variance application referenced in section 5 above; or
- (E) an application for building permit where the project complies with the Notice of Approval with Conditions or final site plan approval issued under a site plan application referenced in section 6 above.

Enacted and passed on [Clerks to insert date of enactment]

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Schedule A

Lands and Provisions Added to Zoning By-law 569-2013

Lands added to Zoning By-law 569-2013:

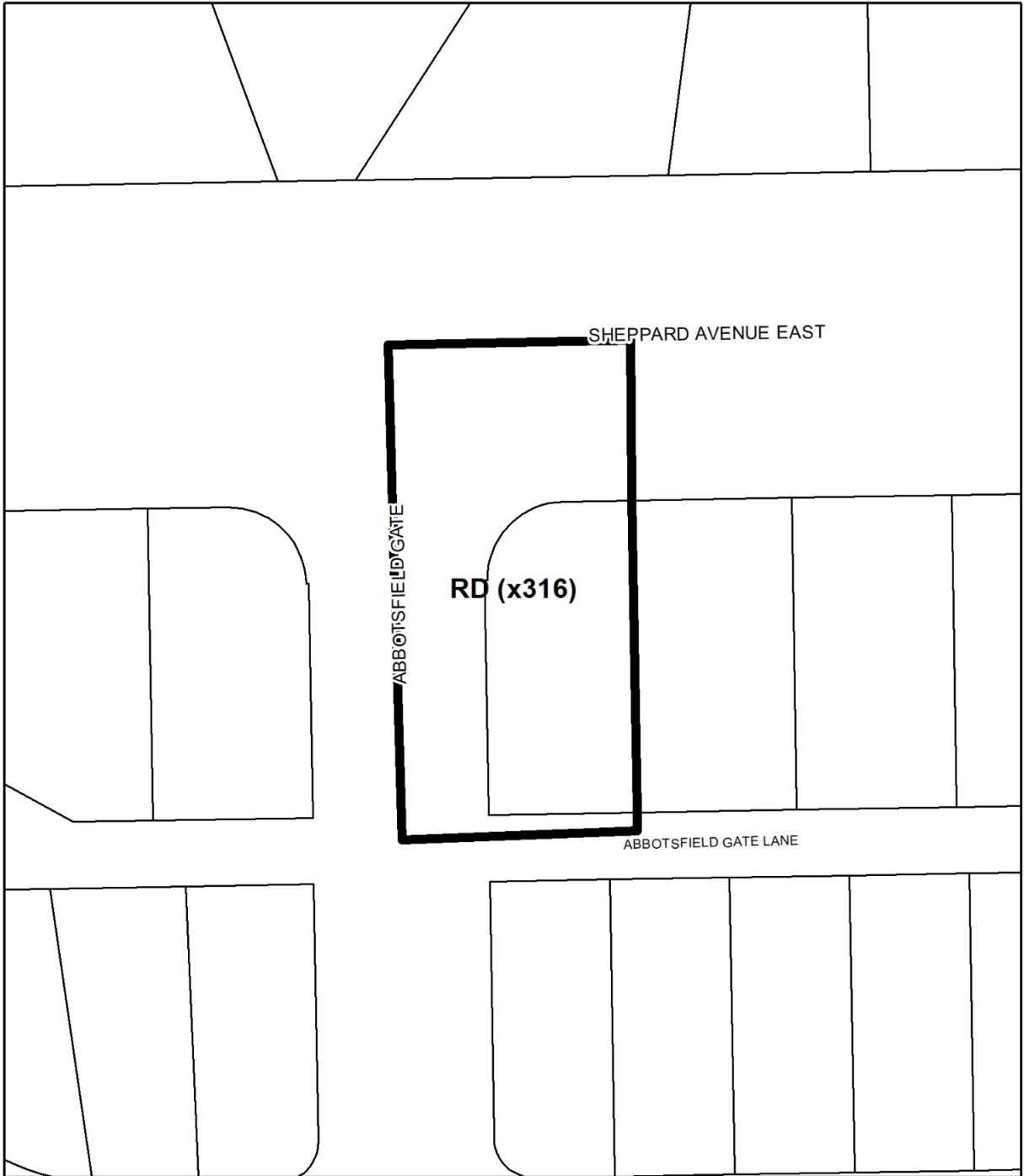
5	Abbotsfield Gate
1, 2, 5, 6, 9, 10, 14, 15, 17, 18, 21, 22, 25, 26, 29, 30, 33, 34, 36, 37, 38, 40, and 41	Asterfield Drive
596	Birchmount Road
620A	Birchmount Road
78	Cedar Brae Boulevard
58	Copping Road
20	Courton Drive
2, 4, 6, 12, and 16	Dale Avenue
10, 12, 16, 18, and 20	Elaine Lennox Court
31	Fallingbrook Crescent
5, 6, 7, 8, 9, 10, 11, 12, 16, 18, 20, 22, 25, 26, 27, 28, 29, 30, 31, 32, 36, 38, 40, 42, 46, 48, 50, 52, 56, 58, 60, 61, 62, 63, 65, 66, 67, 68, 69, 70, 71, 72, 73, 75, 76, 77, 78, 79, 80, and 82	Jeremiah Lane
1751, 1753, 1755, 1757, 1759, 1761, and 1763	Kingston Road
6363	Kingston Road
38	Lyme Regis Crescent
24A, 24B, 26A, 26B, and 28	Massie Street
53	Old Kingston Road
1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, and 83	Pidgeon Street
3, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 19, 21, 23, 25, 30, 32, 34, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, and 49	Pin Lane
136, 138, and 140	Pinery Trail
200, 202, 206, 208, 210, 212, 216, 218, and 220	Scarborough Golf Club Road

2967	Sheppard Avenue East
2969	Sheppard Avenue East
29, 30, 31, 32, 33, 34, 35, 36, 37, and 38	Thistlewaite Crescent

Provisions added for the lands:


5 Abbotsfield Gate


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 5 Abbotsfield Gate, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (x316)” as shown on Diagram 1: 5 Abbotsfield Gate.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.0”.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “40”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.



 **TORONTO**
Diagram 1

5 Abbotsfield Gate

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026

1, 2, 5, 6, 9, 10, 14, 15, 17, 18, 21, 22, 25, 26, 29, 30, 33, 34, 36, 37, 38, 40, and 41 Asterfield Drive

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1-41 Asterfield Drive, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (x1350)” as shown on Diagram 1: 1-41 Asterfield Drive.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 11.0, ST 2”.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “45”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10(1350) Exception Number 1350 so that it reads:

(1350) Exception RD 1350

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

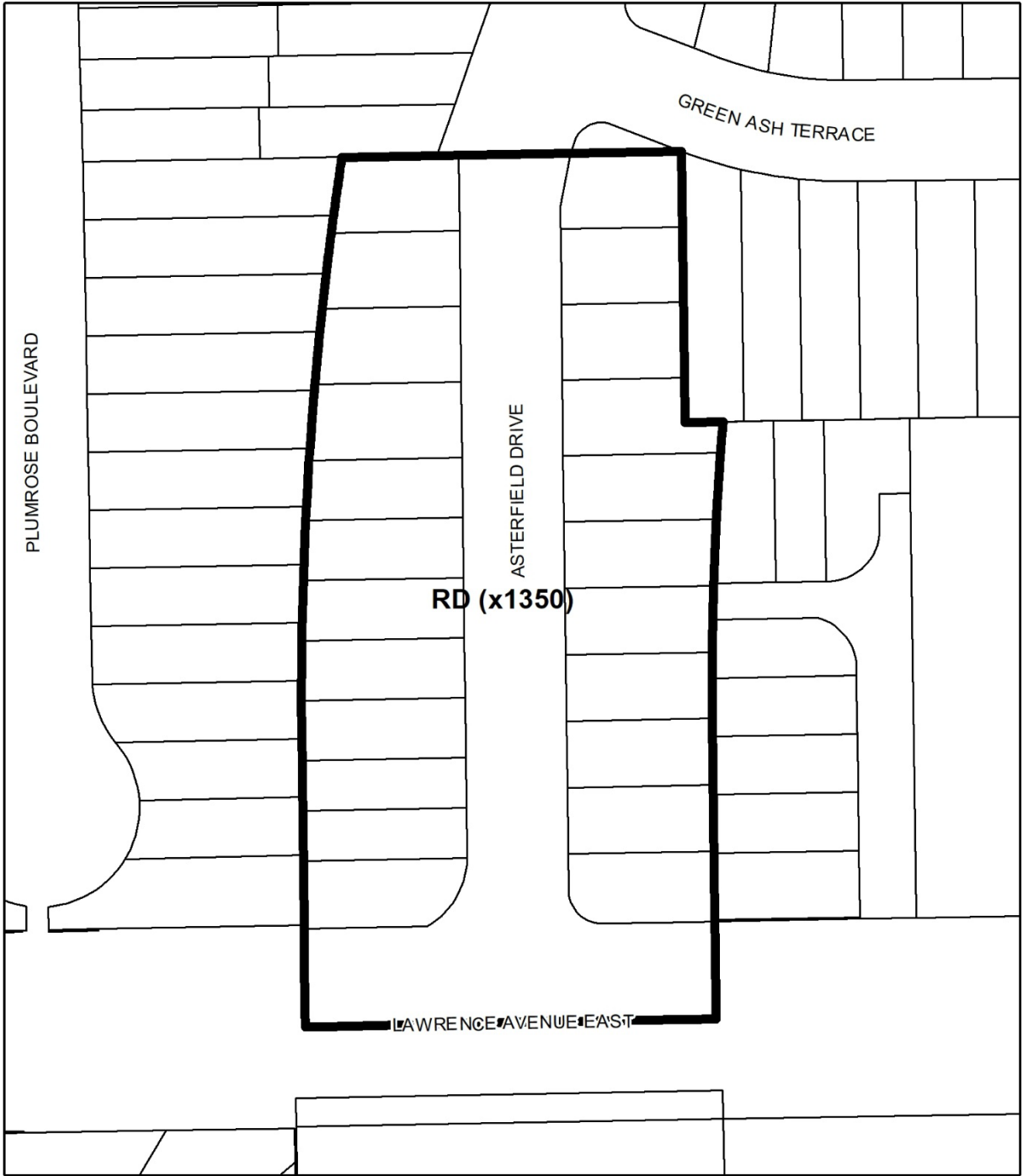
Site Specific Provisions:

- (A) Despite Clause 10.20.30.20, the required minimum **lot frontage** is:
 - (i) 12.5 metres for 1 Asterfield Drive;
 - (ii) 11.0 metres for 2, 14, 18, 22, 26, and 30 Asterfield Drive;
 - (iii) 12.0 metres for 5, 9, 15, 17, 21, and 25 Asterfield Drive;
 - (iv) 9.0 metres for 6, and 10 Asterfield Drive;
 - (v) 13.5 metres for 34, 36, and 38 Asterfield Drive;

- (B) Despite Clause 10.20.30.10, the required minimum **lot area** is:
 - (i) 330.0 square metres for 1 Asterfield Drive;
 - (ii) 340.0 square metres for 2 Asterfield Drive;
 - (iii) 324.0 square metres for 5, 9, 15, 17, 21, and 25 Asterfield Drive;
 - (iv) 275.0 square metres for 6, and 10 Asterfield Drive;
 - (v) 314.0 square metres for 14, 18, 22, 26, and 30 Asterfield Drive;
 - (vi) 295.0 square metres for 34, 36, and 38 Asterfield Drive;


- (C) Despite regulations 10.20.40.70(1) and 10.5.40.70(1), the required minimum **front yard setback** is as follows:
- (i) 3.5 metres for 1, 5, 9, 15, 17, 21, 25, 29, 33, 34, 36, 37, 38, 40, and 41 Asterfield Drive; and
 - (a) Despite (i) above, if a portion of the front **main wall** contains a **vehicle** entrance that leads to a **parking space**, the required minimum **front yard setback** to that portion of the front **main wall**, is 5.7 metres;
 - (ii) 4.5 metres for 2, 6, 10, 14, 18, 22, 26, and 30 Asterfield Drive; and
 - (a) Despite (ii) above, if a portion of the front **main wall** contains a **vehicle** entrance that leads to a **parking space**, the required minimum **front yard setback** to that portion of the front **main wall**, is 6.0 metres;
- (D) Despite regulations 10.20.40.70(3) to (6), on 1 and 2 Asterfield Drive, the required minimum **building setback** from the **lot line** abutting Lawrence Avenue East, is 3.0 metres;
- (E) Despite regulations 10.20.40.70(3) to (5), the required minimum **side yard setback** for 5, 6, 9, 10, 14, 15, 17, 18, 21, 22, 25, 26, 29, 30, 33, 34, 36, 37, 38, 40, and 41 Asterfield Drive, is:
- (i) 1.2 metres from one **side lot line**; and
 - (ii) 0.6 metres from the other **side lot line**;
- (F) Despite regulation 10.20.40.70(2), the required minimum **rear yard setback** is as follows:
- (i) 7.5 metres for 1, 2, 5, 6, 9, 10, 14, 15, 17, 18, 21, 22, 25, 26, 30, 34, 36, and 38 Asterfield Drive;
 - (ii) 6.0 metres for 29, 33, 37, 40, and 41 Asterfield Drive;


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



 **TORONTO**
Diagram 1

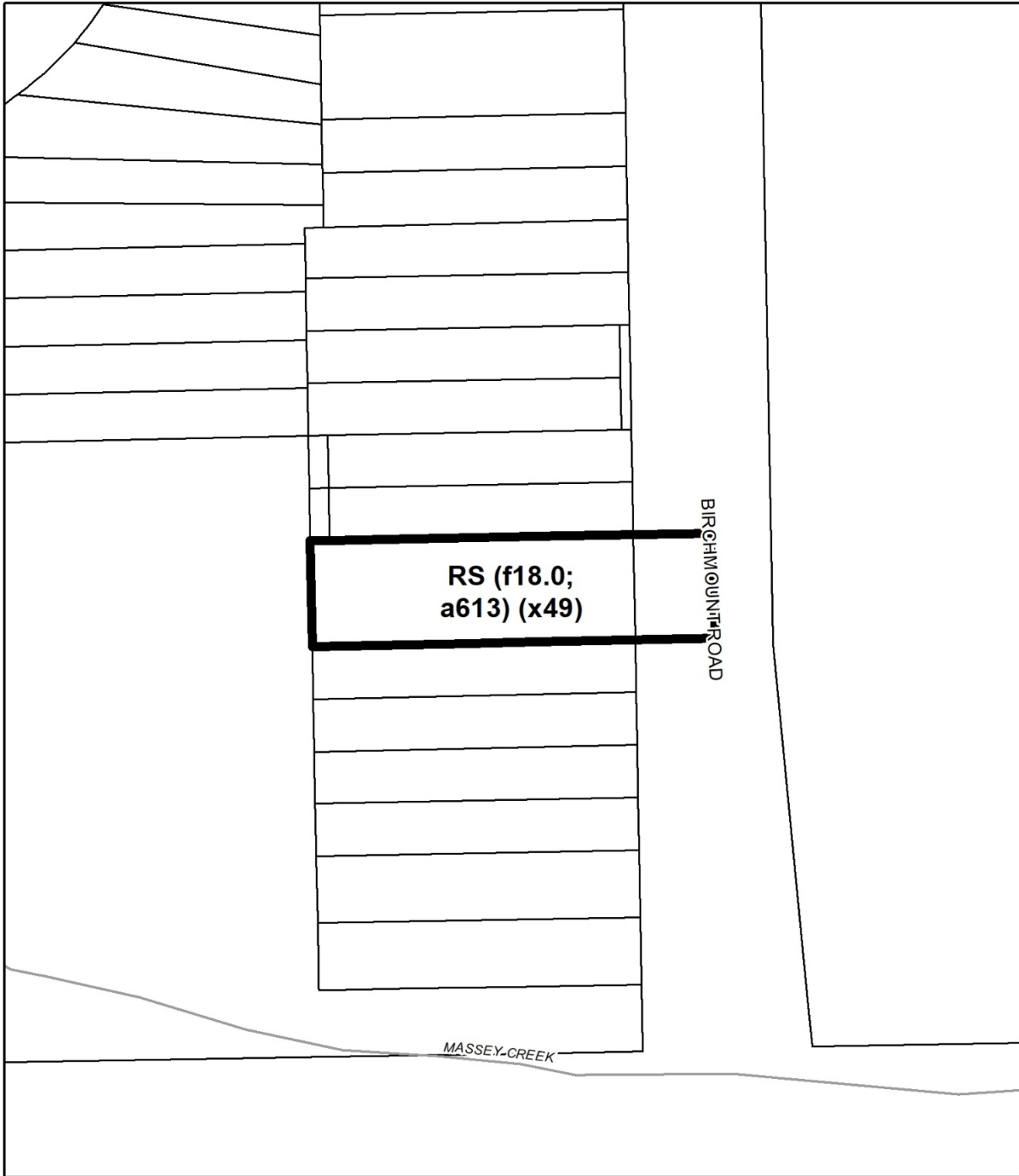
1-41 Asterfield Drive

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026


596 Birchmount Road


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 596 Birchmount Road, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RS (f18.0; a613) (x49)” as shown on Diagram 1: 596 Birchmount Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.0, ST 2”.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.



 **TORONTO**
Diagram 1

596 Birchmount Road

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026


620A Birchmount Road


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 620A Birchmount Road, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RS (f18.0; a613) (x49)” as shown on Diagram 1: 620A Birchmount Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.0, ST 2”.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.



 **TORONTO**
Diagram 1

620A Birchmount Road

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026


78 Cedar Brae Boulevard


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 78 Cedar Brae Boulevard, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (x374)” as shown on Diagram 1: 78 Cedar Brae Boulevard.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.0”.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.



 **TORONTO**
Diagram 1

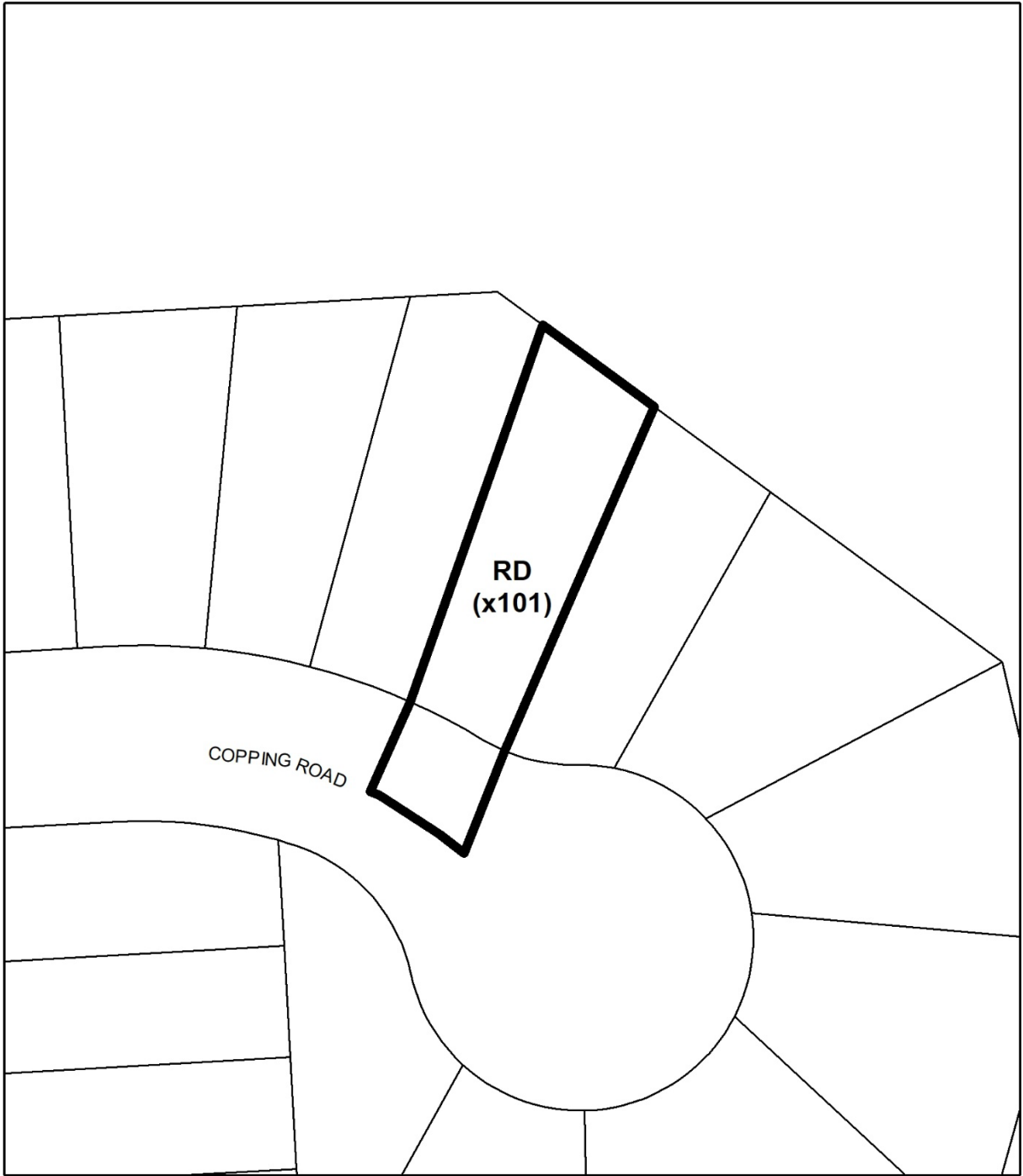
78 Cedar Brae Boulevard

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026


58 Copping Road


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 58 Copping Road, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (x101)” as shown on Diagram 1: 58 Copping Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.0”.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.



 **TORONTO**
Diagram 1

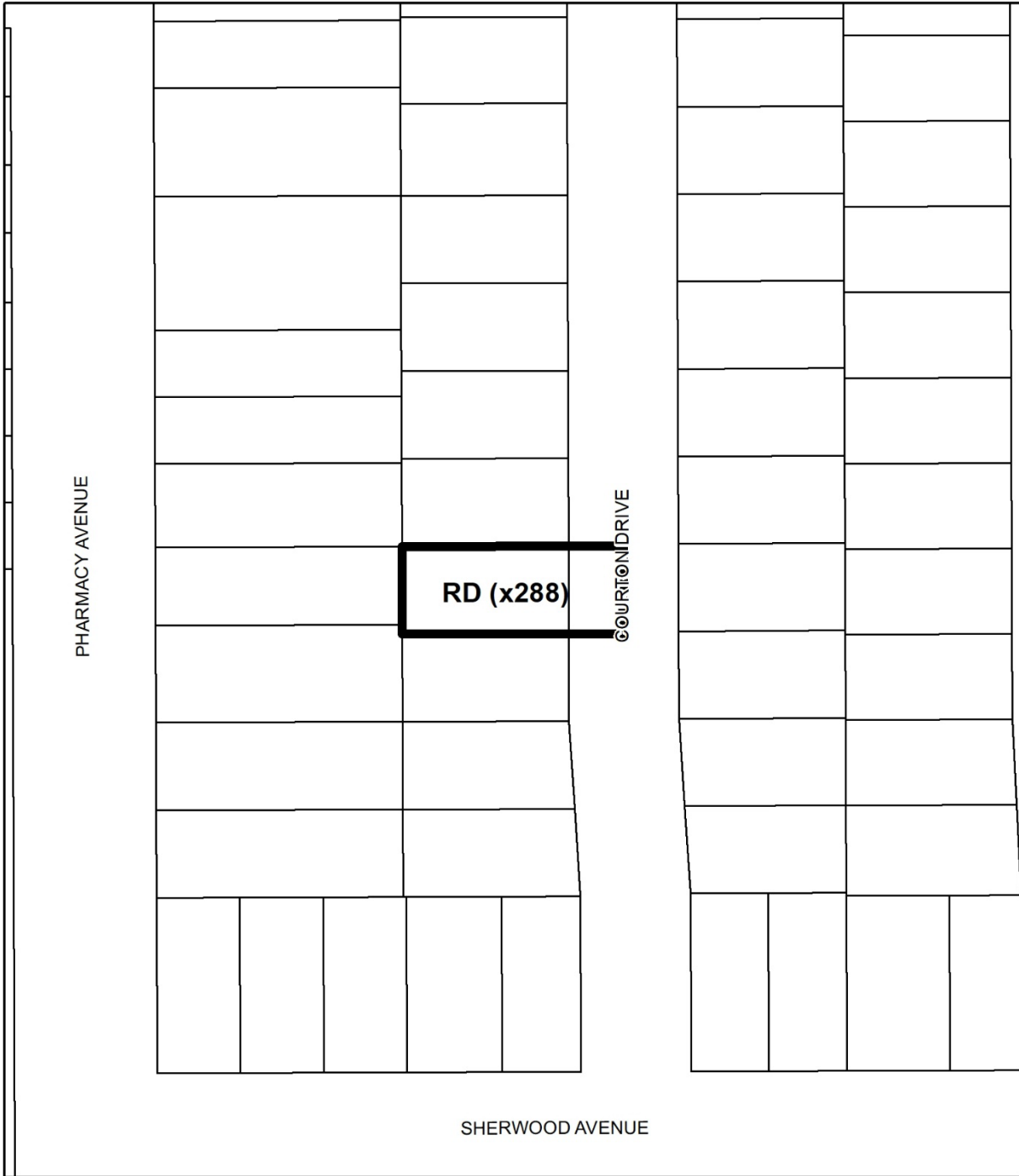
58 Copping Road

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026


20 Courton Drive


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 20 Courton Drive, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (x288)” as shown on Diagram 1: 20 Courton Drive.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.0”.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.



 **TORONTO**
Diagram 1

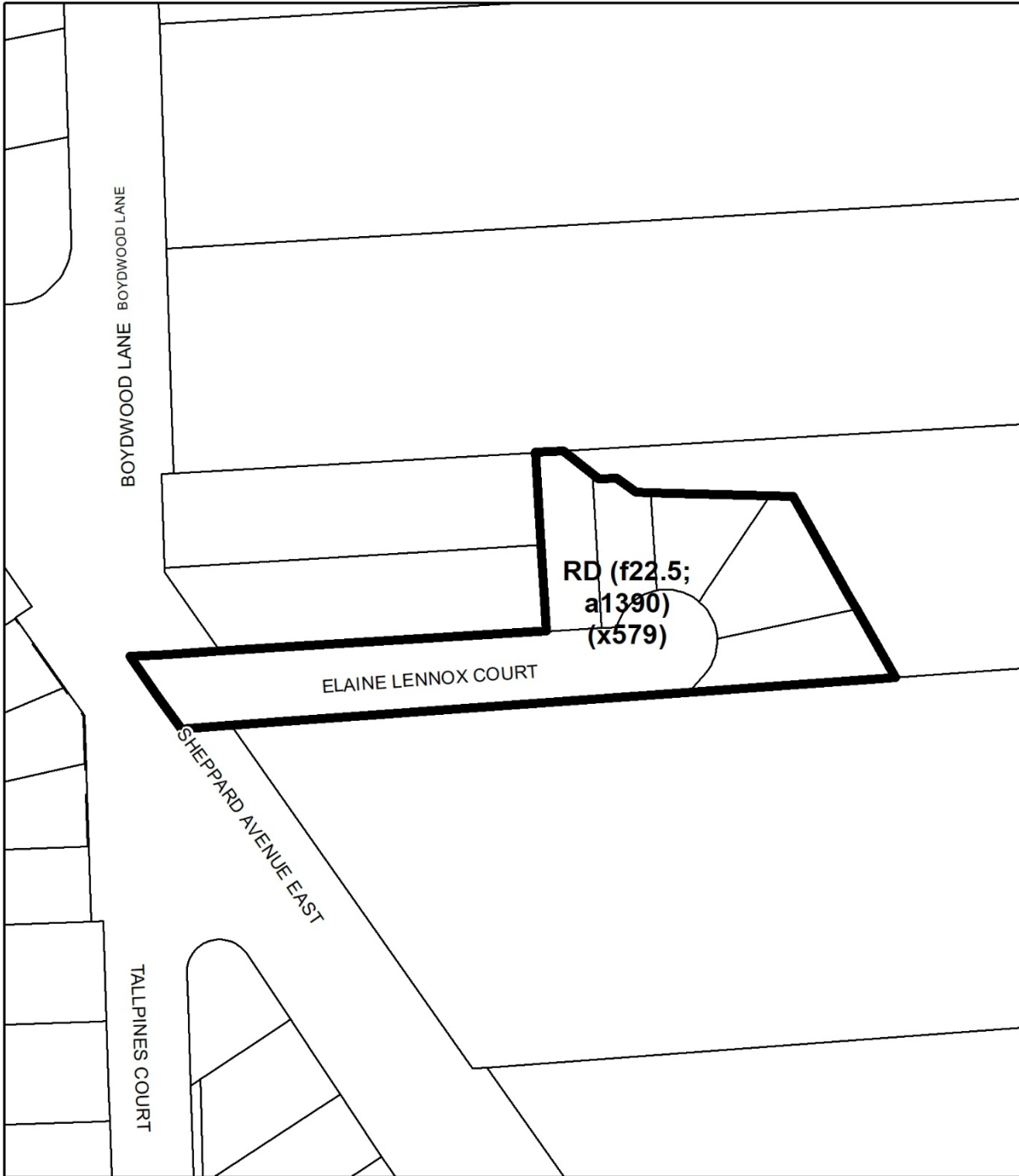
20 Courton Drive

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026


10, 12, 16, 18, and 20 Elaine Lennox Court


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 10, 12, 16, 18, & 20 Elaine Lennox Court, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f22.5; a1390)(x579)” as shown on Diagram 1: 10, 12, 16, 18, & 20 Elaine Lennox Court.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.0, ST 2”.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.



 **TORONTO**
Diagram 1

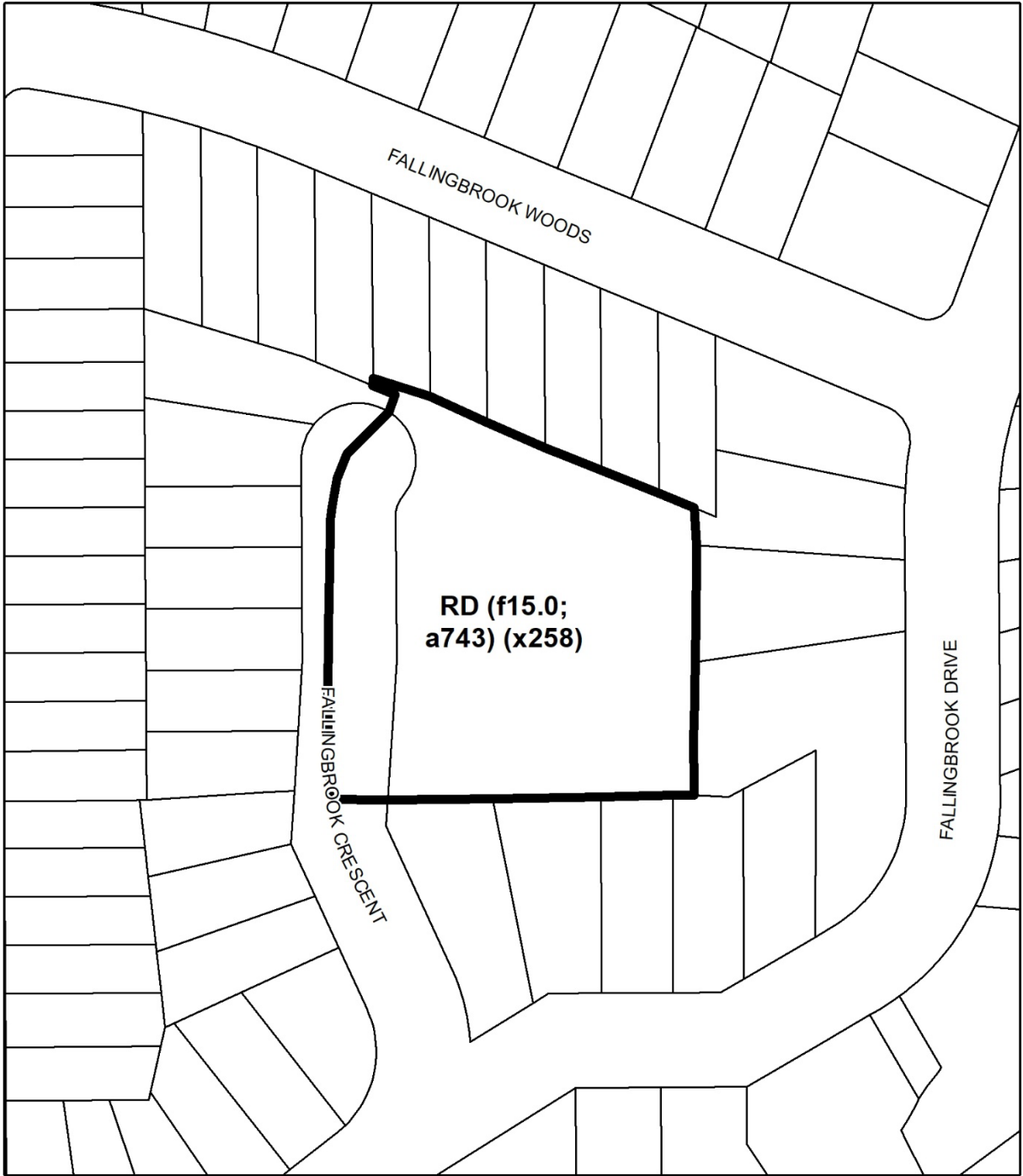
10, 12, 16, 18 & 20 Elaine Lennox Court

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026


31 Fallingbrook Crescent


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 31 Fallingbrook Crescent, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f15.0; a743) (x258)” as shown on Diagram 1: 31 Fallingbrook Crescent.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.0, ST 2”.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.



 **TORONTO**
Diagram 1

31 Fallingbrook Crescent

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026

5, 6, 7, 8, 9, 10, 11, 12, 16, 18, 20, 22, 25, 26, 27, 28, 29, 30, and 31 Jeremiah Lane, and 218, and 220 Scarborough Golf Club Road

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 5-31 Jeremiah Ln & 218, 220 Scarborough Golf Club Rd, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RS (x47)” as shown on Diagram 1: 5-31 Jeremiah Ln & 218, 220 Scarborough Golf Club Rd.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying no label.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.4.10(47) Exception Number 47 so that it reads:

(47) Exception RS 47

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 any regulation to the contrary, the required minimum **lot frontage** is the **lawful lot frontage** that existed on May 9, 2013;
- (B) Despite any regulation to the contrary, the required minimum **lot area** is the **lawful lot area** that existed on May 9, 2013;
- (C) Regulation 10.5.50.10(1) does not apply;
- (D) Despite regulations 10.40.40.70(1) and 10.5.40.70(1), the required minimum **building setback** to the **lot line** abutting Scarborough Golf Club Road, is 5.0 metres;
- (E) Despite regulations 10.40.40.70(2) to (4), the following requirement applies:
 - (i) Despite any division of land, a **residential building** must be set back a minimum distance of 13.0 metres from a **lot line** shared with Scarborough Village Park;
- (F) In addition to (E) above, and despite clause 10.40.40.80 and regulations 10.40.40.70(2) to (4), the following requirements apply:


- (i) The required minimum above-ground separation distance between the side **main walls** of two **residential buildings** on separate **lots**, is 1.8 metres;
 - (a) Despite (F)(i) above, the required minimum above-ground separation distance between the side **main walls** of the **residential buildings** on 30 and 32 Jeremiah Lane, is 1.8 metres;
 - (ii) The required minimum above-ground separation distance between rear **main walls** of two **residential buildings** on separate **lots**, is 15.0 metres;
 - (iii) The required minimum above-ground separation distance between a side **main wall** of a **residential building** on a **lot** and a rear **main wall** of another **residential building** on another **lot**, is 8.5 metres; and
 - (iv) (F)(i) to (iii) do not apply to **residential buildings** on **lots** that are not subject to Exceptions RS 47 and RT 387;
- (G) Despite any division of land, the permitted maximum **lot coverage** must be applied collectively to the **lots** subject to Exceptions RS 47 and RT 387;
 - (H) Despite regulations 10.40.40.10(1) and (3), the permitted maximum height is 9.0 metres and 3 **storeys**;
 - (I) Despite any regulation to the contrary, visitor **parking spaces** must be provided as follows:
 - (i) a minimum required total of 12 visitor **parking spaces** for and on the whole of the lands subject to Exceptions RS 47 and RT 387; and
 - (i) the visitor parking referenced in (I), must be in a location designated for such purposes as shown in a registered plan;


Prevailing By-laws and Prevailing Sections:

- (A) Despite any division of land, the following prevailing sections and by-laws must be applied collectively to the lands that are subject to Exception RS 47:
 - (i) Performance standard 323 of Schedule “B” of former Scarborough By-law 10010;
 - (ii) Subsections a), g) of Schedule “C” Exception 43 of former Scarborough By-law 10010;



TORONTO 5-31 Jeremiah Ln & 218,220 Scarborough Golf Club Rd
 Diagram 1

 Subject Site


 City of Toronto By-law 569-2013
 Not to Scale
 06/09/2026

32, 36, 38, 40, 42, 46, 48, 50, 52, 56, 58, 60, 61, 62, 63, 65, 66, 67, 68, 69, 70, 71, 72, 73, 75, 76, 77, 78, 79, 80, and 82 Jeremiah Lane, and 200, 202, 206, 208, 210, 212, and 216 Scarborough Golf Club Road

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 32-82 Jeremiah Ln & 200-216 Scarborough Golf Club Rd, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RT (x387)” as shown on Diagram 1: 32-82 Jeremiah Ln & 200- 216 Scarborough Golf Club Rd.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying no label.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10(387) Exception Number 387 so that it reads:

(387) Exception RT 387

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 any regulation to the contrary, the required minimum **lot frontage** is the **lawful lot frontage** that existed on May 9, 2013;
- (B) Despite any regulation to the contrary, the required minimum **lot area** is the **lawful lot area** that existed on May 9, 2013;
- (C) Regulation 10.5.50.10(1) does not apply;
- (D) Despite regulations 10.60.40.70(1) and 10.5.40.70(1), the required minimum **building setback** to the **lot line** abutting Scarborough Golf Club Road, is 5.0 metres;
- (E) Despite regulations 10.60.40.70(2) to (4), the following requirements will apply:
 - (i) Despite any division of land, a **residential building** must be set back a minimum distance of 7.5 metres from a **lot line** shared with Scarborough Village Park;
 - (ii) For 58, 60, 62, 66, 68, 70, 72, 76, 78, 80, and 82 Jeremiah Lane, the required minimum **rear yard setback** is 6.2 metres; and


- (iii) For 56 Jeremiah Lane and 200 Scarborough Golf Club Road, the required minimum **side yard setback** from the end **main wall** of a **townhouse**, is 0.8 metres;
- (F) In addition to (E) above, and despite clause 10.60.40.80 and regulations 10.60.40.70(2) to (4), the following requirements will apply:
 - (i) the required minimum above-ground separation distance between the side **main walls** of two **residential buildings** on separate **lots**, is 2.0 metres;
 - (a) Despite (F)(i) above, the required minimum above-ground separation distance between the side **main walls** of the **residential buildings** on 30 and 32 Jeremiah Lane, is 1.8 metres;
 - (ii) the required minimum above-ground separation distance between rear **main walls** of two **residential buildings** on separate **lots**, is 15.0 metres;
 - (iii) the required minimum above-ground separation distance between a side **main wall** of a **residential building** on a **lot** and a rear **main wall** of another **residential building** on another **lot**, is 8.5 metres; and
 - (iv) (F)(i) to (iii) do not apply to **residential buildings** on **lots** that are not subject to Exceptions RS 47 and RT 387;
- (G) Despite any division of land, the permitted maximum **lot coverage** must be applied collectively to the **lots** subject to Exceptions RS 47 and RT 387;
- (H) Despite regulations 10.60.40.10(1) and (3), the permitted maximum height is 9.0 metres and 3 **storeys**;
- (I) Despite any regulation to the contrary, visitor **parking spaces** must be provided as follows:
 - (i) a minimum required total of 12 visitor **parking spaces** for and on the whole of the lands subject to Exceptions RS 47 and RT 387; and
 - (i) the visitor parking referenced in (I), must be in a location designated for such purposes as shown in a registered plan;

Prevailing By-laws and Prevailing Sections:

- (A) Despite any division of land, the following prevailing sections and by-laws must be applied collectively to the lands that are subject to Exception RT 387:
 - (i) Subsections a), g) of Schedule “C” Exception 43 of former Scarborough By-law 10010;



TORONTO 32-82 Jeremiah Ln & 200-216 Scarborough Golf Club Rd
 Diagram 1

 Subject Site

City of Toronto By-law 569-2013
 Not to Scale
 06/09/2026



1751, 1753, 1755, 1757, 1759, 1761, and 1763 Kingston Road

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1751-1763 Kingston Road, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RT (x388)” as shown on Diagram 1: 1751-1763 Kingston Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying no label.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “30”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10(388) Exception Number 388 so that it reads:

(388) Exception RT 388

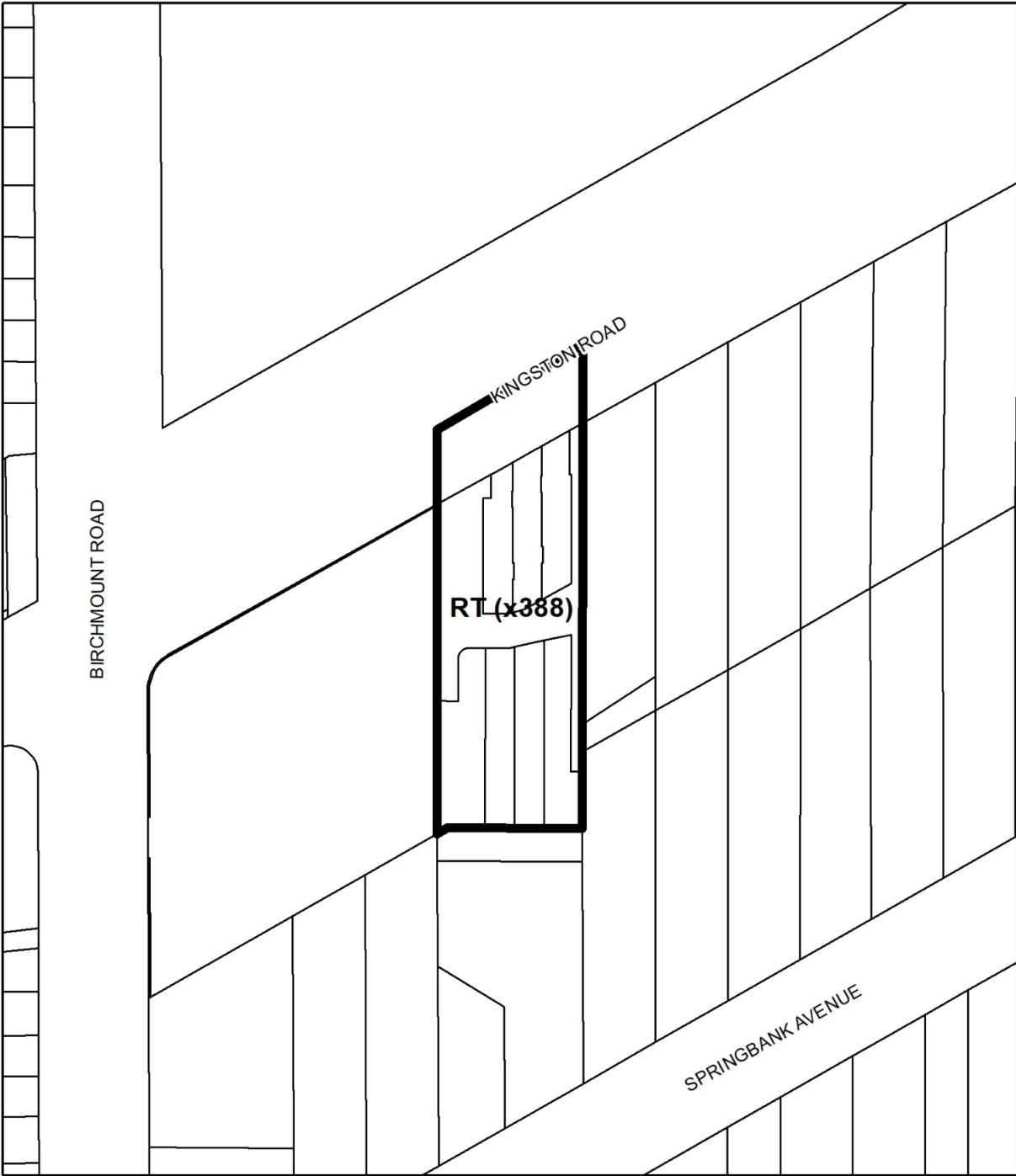
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite any regulation to the contrary, the required minimum **lot frontage** is the **lawful lot frontage** that existed on May 9, 2013;
- (B) Despite any regulation to the contrary, the required minimum **lot area** is the **lawful lot area** that existed on May 9, 2013;
- (C) Despite regulation 10.60.40.70(3), the required minimum **building setback** from the **lot line** that abuts a **street** is 4.0 metres;
- (D) Despite regulation 10.60.40.70(2), the required minimum **rear yard setback** is as follows:
 - (i) 7.5 metres for 1751, 1753, 1755, and 1757 Kingston Road; and
 - (ii) the **rear yard setback** which existed on May 9, 2013, for 1759, 1761, and 1763 Kingston Road;
- (E) Despite regulation 5.10.40.70(2), if a below ground parking **structure** is provided, it must be set back from a **lot line** that abuts a **street**, a minimum distance that is the greater of:
 - (i) 3.0 metres; and

- (ii) a distance equivalent to the vertical distance from the surface of the lowest floor of the **structure** to the average elevation of the ground at the **lot line** abutting a **street**;

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



 **TORONTO**
Diagram 1

1751-1763 Kingston Road



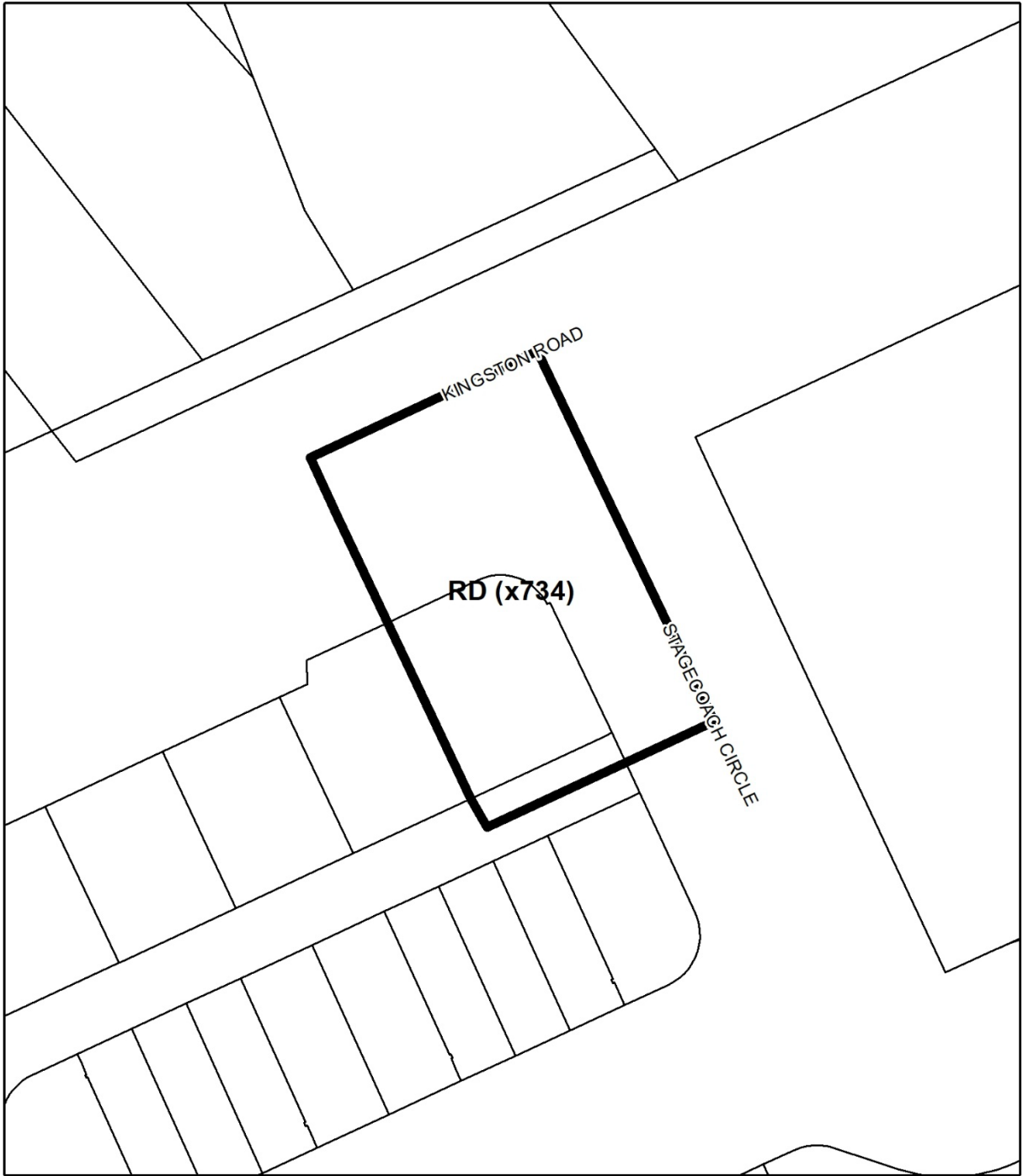
Subject Site



City of Toronto By-law 569-2013
Not to Scale
06/09/2026


6363 Kingston Road


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 6363 Kingston Road, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (x734)” as shown on Diagram 1: 6363 Kingston Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 10.0, ST 2”.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “40”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.



 **Toronto**
Diagram 1

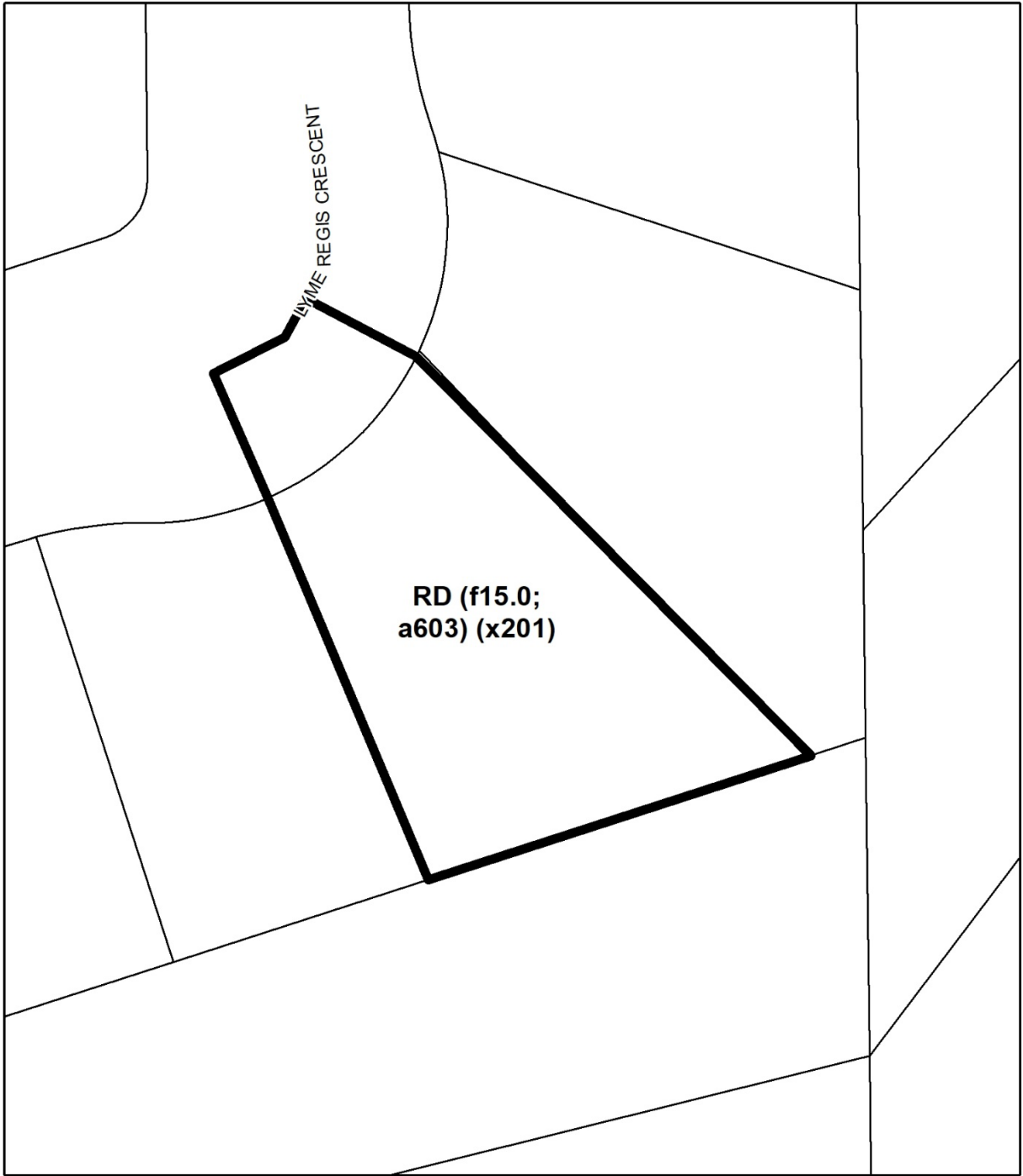
6363 Kingston Road

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026


38 Lyme Regis Crescent


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 38 Lyme Regis Crescent, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f15.0; a603) (x201)” as shown on Diagram 1: 38 Lyme Regis Crescent.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.0, ST 2”.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.



 **TORONTO**
Diagram 1

38 Lyme Regis Crescent

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026

29, 30, 31, 32, 33, 34, 35, and 36 Thistlewaite Crescent, and 24A, 24B, 26A, and 26B Massie Street

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 29-36 Thistlewaite Crescent & 24A-26B Massie Street, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RS (x50)” as shown on Diagram 1: 29-36 Thistlewaite Crescent & 24A-26B Massie Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.0”.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.4.10(50) Exception Number 50 so that it reads:

(50) Exception RS 50

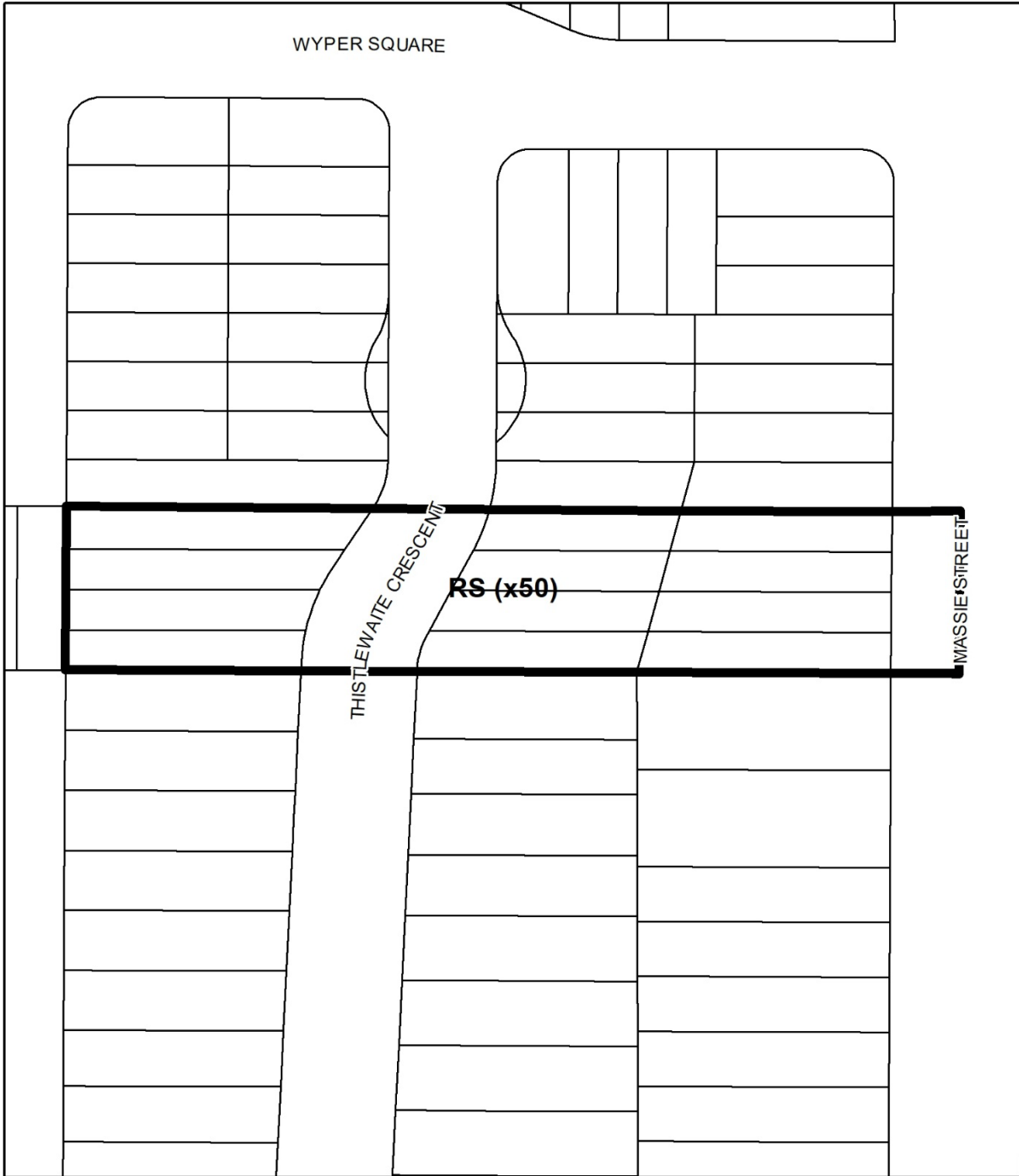
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:


- (A) Despite Clause 10.40.30.10, the required minimum **lot area** for a **semi-detached house**, is 370.0 square metres; and
 - (i) if a **semi-detached house** is on two **lots**, the required minimum **lot area** for each **lot** is 50% of the requirement in (A) above;
- (B) Despite Clause 10.40.30.20, the required minimum **lot frontage** for a **semi-detached house**, is 12.0 metres; and
 - (i) if a **semi-detached house** is on two **lots**, the required minimum **lot frontage** for each **lot** is 50% of the requirement in (B) above;
- (C) Despite regulations 10.40.40.70(1) and 10.5.40.70(1), the required minimum **front yard setback** is 6.0 metres;
- (D) Despite regulation 10.40.40.70(3), the required minimum **side yard setback** is 0.6 metres;
- (E) Despite regulation 10.40.40.70(2), the required minimum **rear yard setback** is 7.5 metres;


- (F) Despite Clause 10.40.30.40, the permitted maximum **lot coverage** is 40%;
- (G) Despite Clause 10.40.40.40, the permitted maximum **gross floor area** is:
 - (i) 260.0 square metres for a **detached house**; and
 - (ii) 520.0 square metres for a **semi-detached house**;
- (H) Despite regulations 10.40.40.10(1) and (3), the permitted maximum height is 10.5 metres and 3 **storeys**;

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



TORONTO 29-36 Thistlewaite Crescent & 24A-26B Massie Street
Diagram 1

 Subject Site

City of Toronto By-law 569-2013
Not to Scale
06/09/2026 

37, and 38 Thistlewaite Crescent, and 28 Massie Street

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 37, 38 Thistlewaite Crescent & 28 Massie Street, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (x1352)” as shown on Diagram 1: 37, 38 Thistlewaite Crescent & 28 Massie Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.0”.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10(1352) Exception Number 1352 so that it reads:

(1352) Exception RD 1352

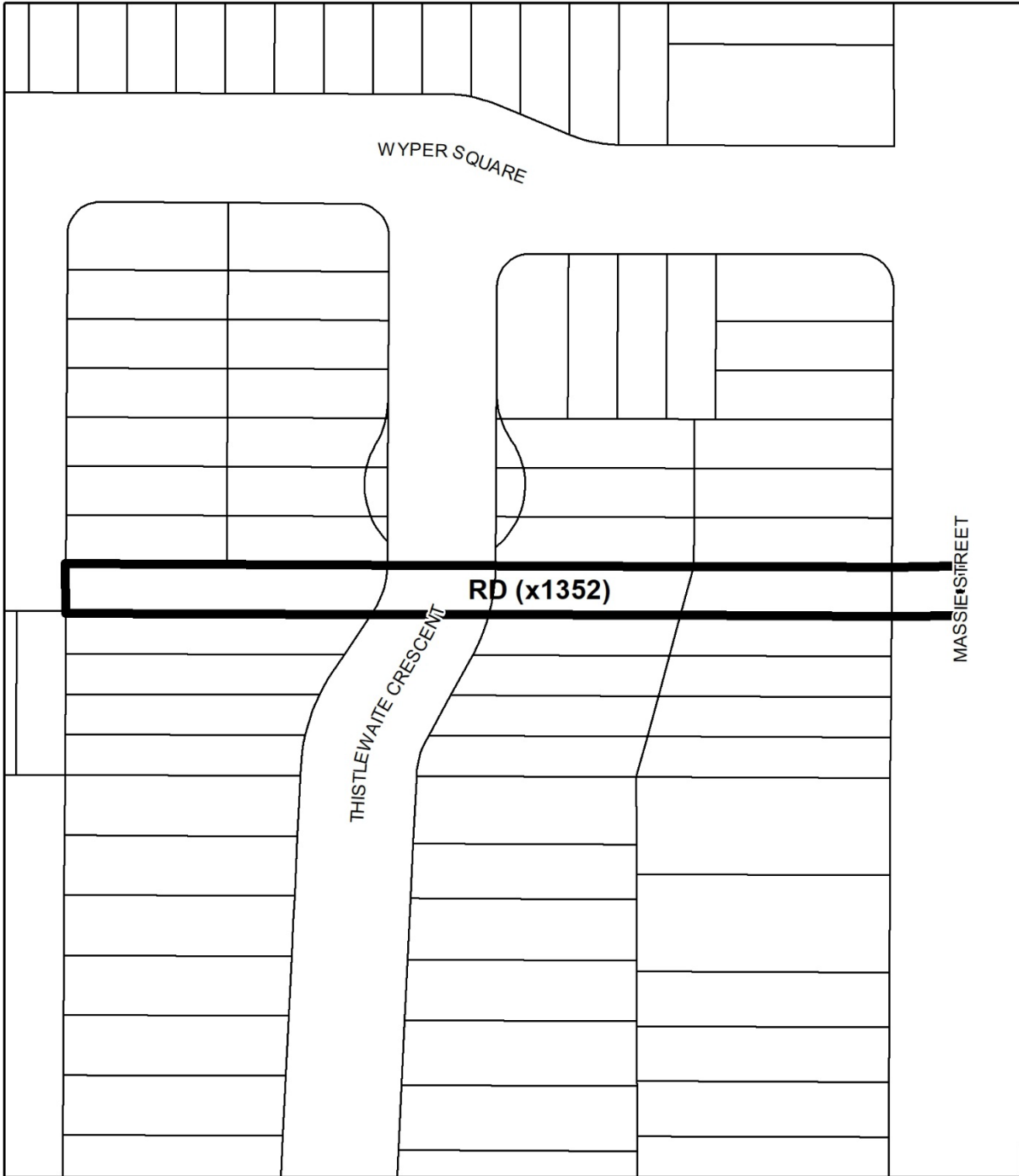
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Clause 10.20.30.10, the required minimum **lot area** is:
 - (i) 345.0 square metres for 38 Thistlewaite Crescent;
 - (ii) 220.0 square metres for 37 Thistlewaite Crescent and 28 Massie Street;
- (B) Despite Clause 10.20.30.20, the required minimum **lot frontage** is 7.5 metres;
- (C) Despite regulations 10.20.40.70(1) and 10.5.40.70(1), the required minimum **front yard setback** is 6.0 metres;
- (D) Despite regulations 10.20.40.70(3) to (5), the required minimum **side yard setback** is 0.6 metres, except:
 - (i) On 38 Thistlewaite Cres, for the portion of a **residential building** greater than 13.0 metres in **building length**, the required minimum **building setback** from the north **side lot line**, is 1.5 metres;
- (E) Despite regulation 10.20.40.70(2), the required minimum **rear yard setback** is as follows:
 - (i) 25.0 metres for 38 Thistlewaite Crescent; and
 - (ii) 7.5 metres for 37 Thistlewaite Crescent and 28 Massie Street;


- (F) Despite Clause 10.20.30.40, the permitted maximum **lot coverage** is as follows:
- (i) 30% for 38 Thistlewaite Crescent; and
 - (ii) 40% for 37 Thistlewaite Crescent and 28 Massie Street;
- (G) Despite Clause 10.20.40.40, the permitted maximum **gross floor area** is as follows:
- (i) 300.0 square metres for 38 Thistlewaite Crescent; and
 - (ii) 235.0 square metres for 37 Thistlewaite Crescent and 28 Massie Street;
- (H) Despite regulations 10.20.40.10(1) and (3), the permitted maximum height is 10.5 metres and 3 **storeys**;

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



Toronto
Diagram 1

37, 38 Thistlewaite Crescent & 28 Massie Street

 Subject Site

City of Toronto By-law 569-2013
Not to Scale
06/09/2026



53 Old Kingston Road

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 53 Old Kingston Road, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (f21.0; a715)(x1354)” as shown on Diagram 1: 53 Old Kingston Road.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.0, “ST 2”.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “40”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.3.10(1354) Exception Number 1354 so that it reads:

(1354) Exception RD 1354

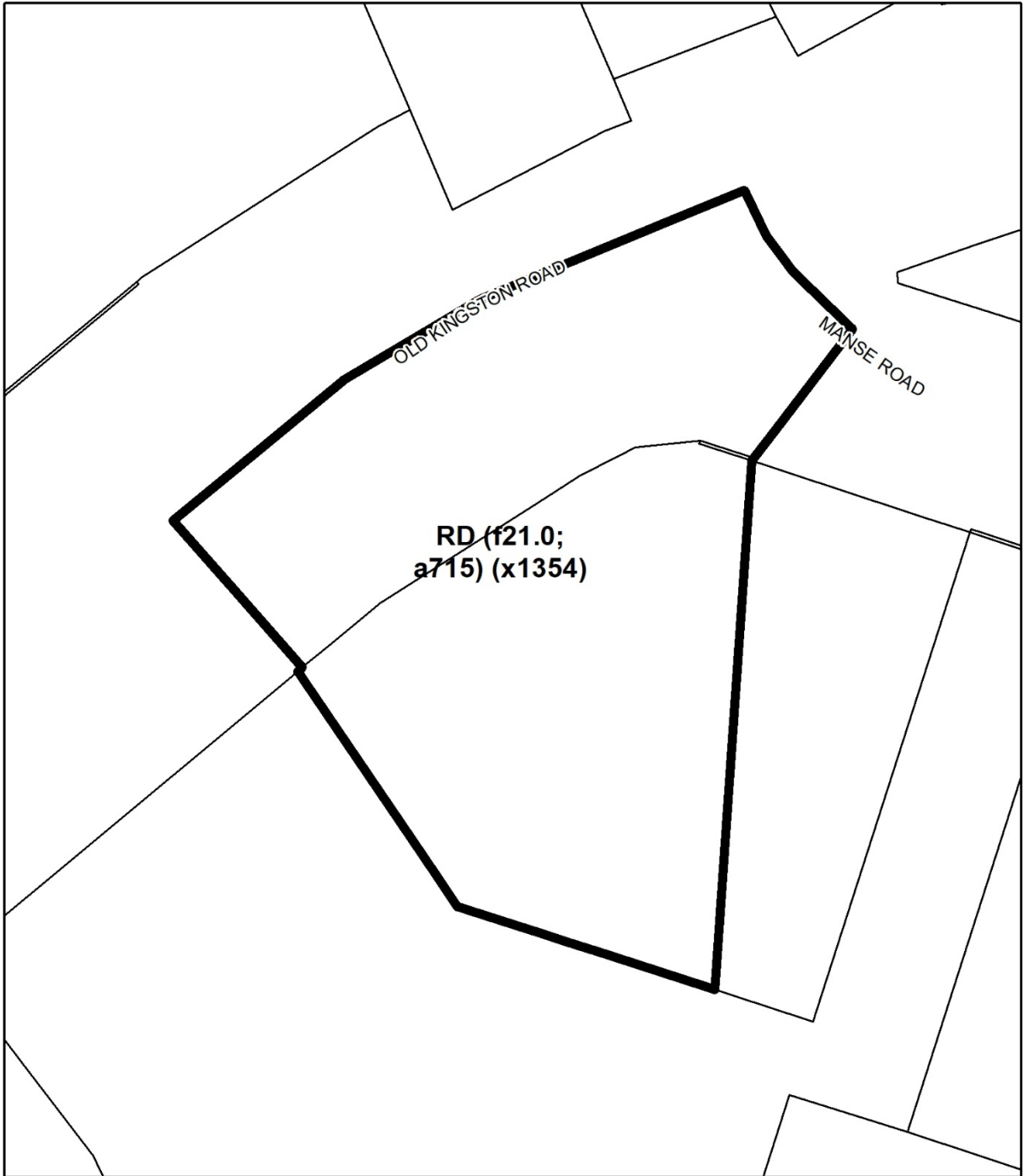
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite Clause 10.20.30.20, on a corner **lot**, the required minimum **lot frontage** is 15.0 metres;
- (B) Despite regulations 10.20.40.70(3) to (5), the required minimum **side yard setback**, is 2.0 metres;
- (C) Despite (B) above and regulations 10.20.40.70(3) to (6), the required minimum **building setback** from a **side lot line** abutting a **street**, is 5.7 metres;
- (D) In addition to Clause 10.5.50.10, a minimum 1.5 metre strip of land used only for **landscaping**, must be provided along both the **side lot line** and the **rear lot line**; and
- (E) These lands must comply with exception 900.3.10(1462);


Prevailing By-laws and Prevailing Sections:


- (A) Schedule “C” Exception 99 of former City of Scarborough By-law 10327, as amended by OMB decision order 1194;



 **TORONTO**
Diagram 1

53 Old Kingston Road

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026

1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, and 83 Pidgeon Street

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 1-83 Pidgeon Street, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RT (x386)” as shown on Diagram 1: 1-83 Pidgeon Street.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying no label.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying no label.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10(386) Exception Number 386 so that it reads:

(386) Exception RT 386

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

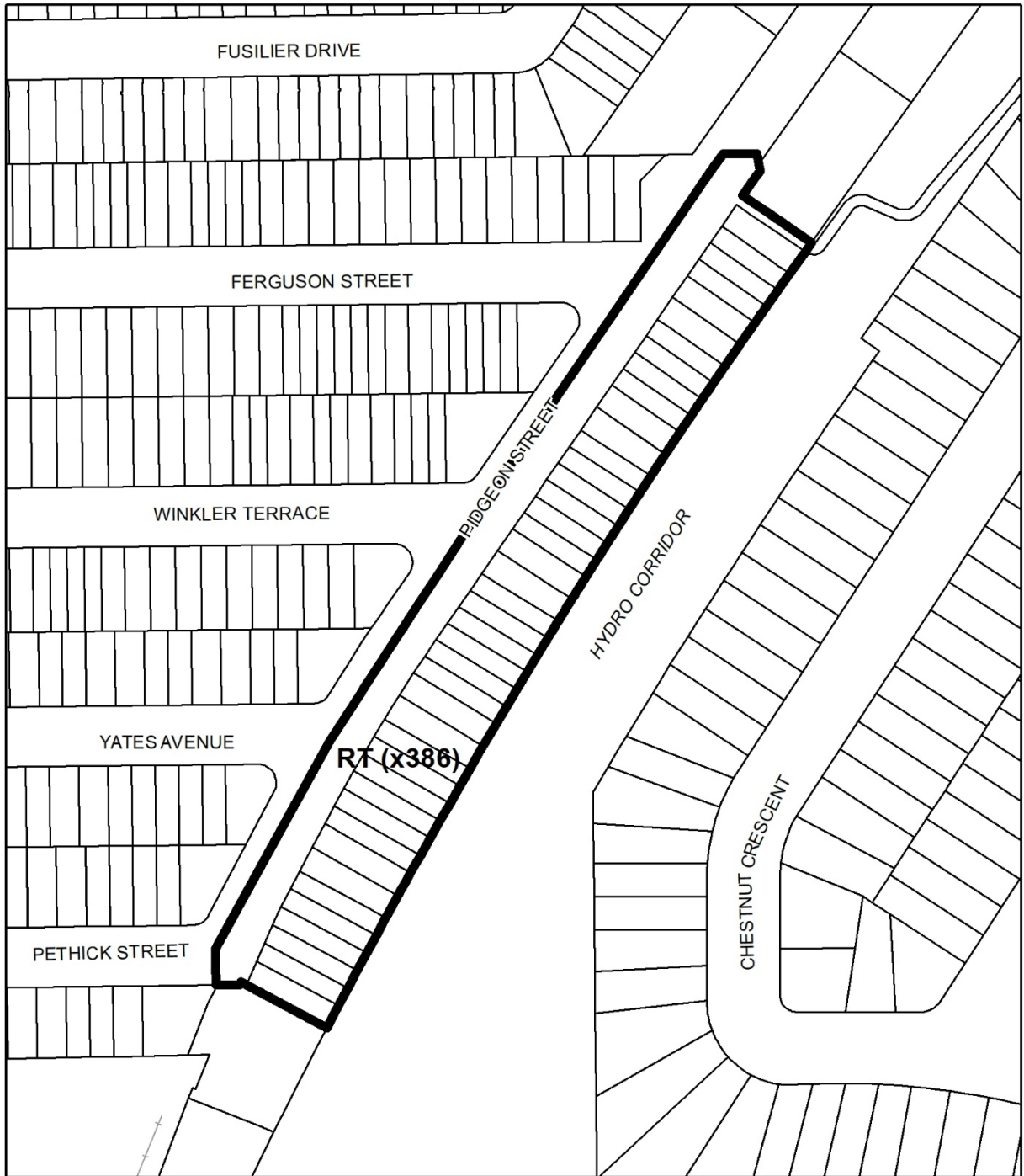
Site Specific Provisions:

- (A) Despite Clause 10.60.30.10, the required minimum **lot area** is 120.0 square metres;
- (B) Despite Clause 10.60.30.20, the required minimum **lot frontage** is 5.5 metres;
- (C) Despite regulations 10.60.40.70(1) and 10.5.40.70(1), the required minimum **front yard setback** is 4.5 metres; and
 - (i) Despite (C) above, if a portion of the front **main wall** contains a **vehicle** entrance that leads to a **parking space**, the required minimum **front yard setback** to that portion of the front **main wall**, is 5.7 metres;
- (D) Despite regulation 10.60.40.70(2), the required minimum **rear yard setback** is 6.0 metres;
- (E) Despite regulation 10.60.40.70(3), the required minimum **side yard setback** is 1.2 metres;
- (F) Despite regulations 10.60.40.10(1) and (2), the permitted maximum height is 13.0 metres and 3 **storeys**;

- (G) The elevation of the lowest point of a main pedestrian entrance through the front or side **main wall**, may be no higher than 1.8 metres above **established grade**;
- (H) Despite Clause 10.60.30.40, the permitted maximum **lot coverage** is 65%;
- (I) In addition to Clause 10.5.50.10, a required minimum 1.5 metres wide strip of **landscaping** along the **lot line** abutting a **street**, must be provided; and
 - (i) Despite (I) above, permitted **driveways** and encroachments may be within the **landscaping** strip;


Prevailing By-laws and Prevailing Sections:


- (A) Performance standard 206 of Schedule “B” of former Scarborough By-law 950-2005;
- (B) Schedule “C” Exception 15 of former Scarborough By-law 994-2011;



Toronto
Diagram 1

1-83 Pidgeon Street

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026

3, 5, 6, 7, 8, 9, 10, 11, 12, 15, 16, 17, 19, 21, 23, 25, 30, 32, 34, 36, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, and 49 Pin Lane, and 2, 4, 6, 12, and 16 Dale Avenue

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 3-49 Pin Lane & 2-16 Dale Avenue, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RT (x389)” as shown on Diagram 1: 3-49 Pin Lane & 2-16 Dale Avenue.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying no label.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.5.10(389) Exception Number 389 so that it reads:

(389) Exception RT 389

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 required minimum **building setback** from a **lot line** abutting a **lot** in the Utility and Transportation (UT) Zone, is 27.0 metres;
- (B) Despite regulation 10.60.40.70(3), the minimum required **building setback** from the **lot line** abutting Dale Avenue for a **detached house**, is 3.0 metres; and
 - (i) Despite regulation 10.5.40.60(5)(B), a chimney breast may encroach into the required minimum **building setback** in (B) above, a permitted maximum of 1.0 metres, if it is no wider than 2.0 metres;
- (C) Despite regulation 10.60.40.70(3), the minimum required **building setback** from the **lot line** abutting Dale Avenue for a **semi-detached house**, is 2.8 metres; and
 - (i) Despite regulation 10.5.40.60(5)(B), a chimney breast may encroach into the required minimum **building setback** in (C) above, a permitted maximum of 1.0 metres, if it is no wider than 2.0 metres;
- (D) Despite regulation 10.60.40.70(2), the required minimum **rear yard setback** is 10.2 metres for 16 Dale Avenue, and 30, 32, 34, 36, 38, 40, 42, 44, 46, and 48 Pin Lane;


- (E) A **residential building** must be set back a minimum distance of 22.0 metres from the original centreline of Scarborough Golf Club Road.
- (F) Despite Clause 10.60.30.40, the permitted maximum **lot coverage** is 25%, and
 - (i) Despite any division of land, the **lot coverage** referenced in (F) above, must be applied collectively to the **lots** subject to this exception;
- (G) Despite regulations 10.60.40.10(1) and (2), the permitted maximum height is 12.2 metres and 3 **storeys**;
- (H) Despite any regulation to the contrary, visitor **parking spaces** must be provided as follows:
 - (i) a minimum required total of 4 visitor **parking spaces** for and on the whole of the lands subject to this exception; and
 - (i) the visitor parking referenced in (H), must be in a location designated for such purposes as shown in a registered condominium plan 2305;


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



 **TORONTO**
Diagram 1

3-49 Pin Lane & 2-16 Dale Avenue

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026

136, 138, and 140 Pinery Trail

1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 136, 138 & 140 Pinery Trail, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RM (x493)” as shown on Diagram 1: 136, 138 & 140 Pinery Trail.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying no label.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “33”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.

2. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.6.10(493) Exception Number 493 so that it reads:

(493) Exception RM 493

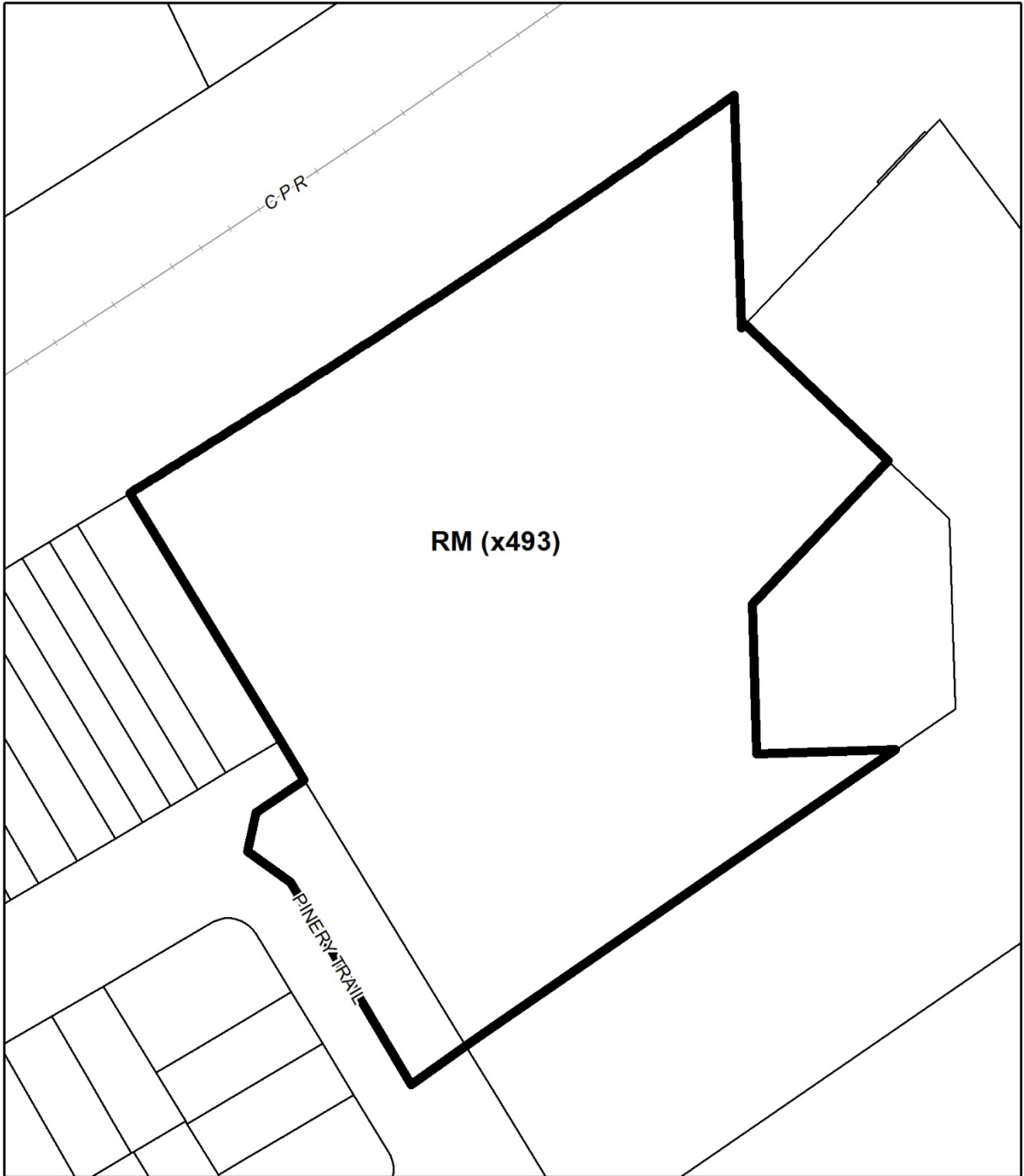
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Despite regulations 10.80.40.70(1) and 10.5.40.70(1), the required minimum **building setback** from the **lot line** abutting a **street**, is 2.0 metres;
- (B) The required minimum **building setback** from the **lot line** abutting a **lot** in the Utility and Transportation (UT) zone, is 30.0 metres;
- (C) Despite regulation 5.10.40.70(2), if a below ground parking **structure** is provided, it must be set back a minimum of 1.5 metres from a **lot line** that abuts a **street**;
- (D) Despite regulations 10.80.40.10(1) and (3), the permitted maximum height for an **apartment building** is 16.0 metres and 4 **storeys**; and
- (E) For **apartment buildings**, the permitted maximum number of **dwelling units** is 208 **dwelling units** per block as shown on a registered plan;
- (F) Despite any regulations to the contrary, a **townhouse** is a permitted **residential building** type;

Prevailing By-laws and Prevailing Sections:


- (A) Provisions (b) and (c) in Schedule “C” Exception 37 of former Scarborough By-law 14402;



 **TORONTO**
Diagram 1

136, 138 & 140 Pinery Trail

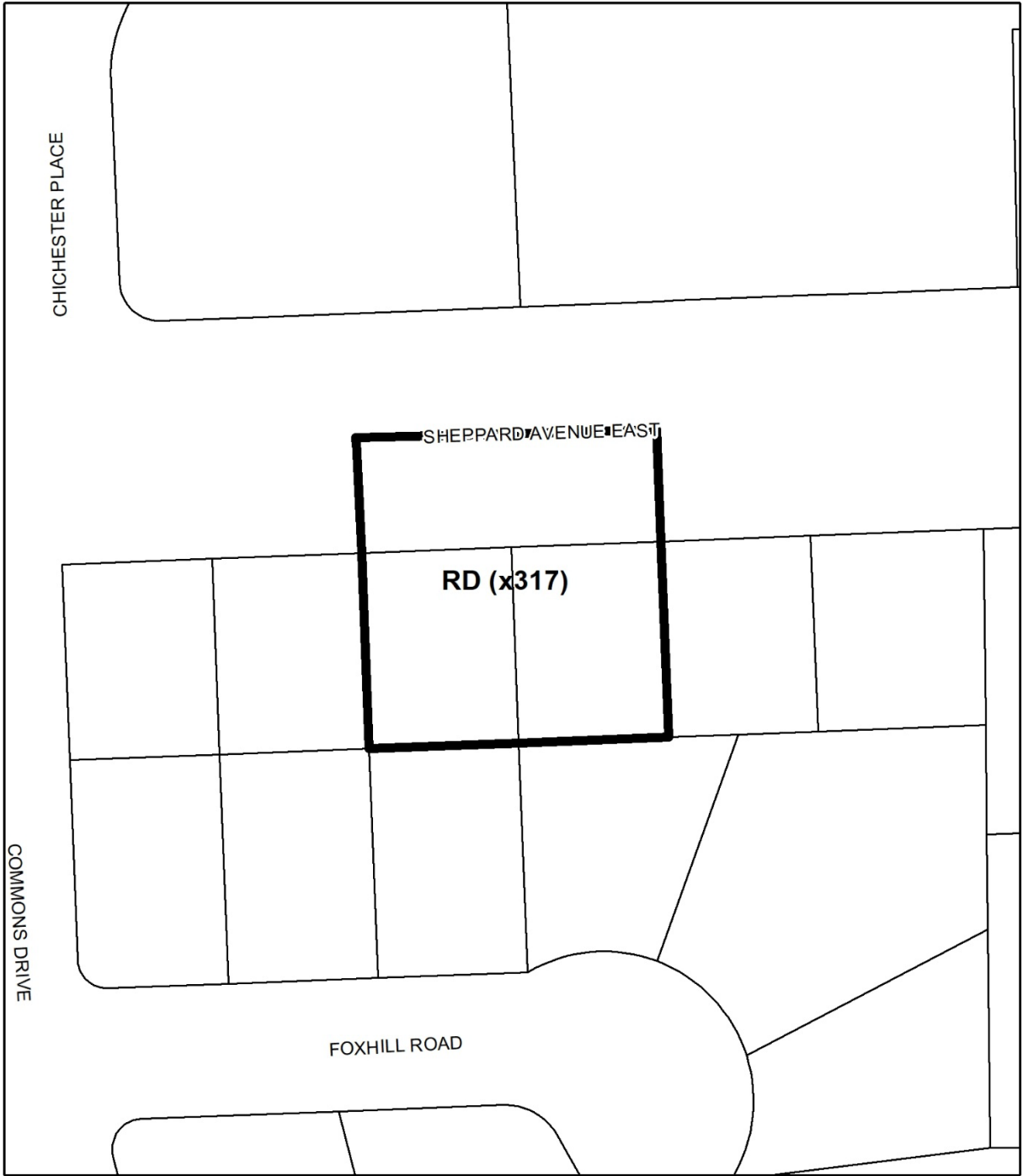
 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026

2967 and 2969 Sheppard Avenue East


1. Zoning By-law 569-2013, as amended, is further amended as follows by adding the lands outlined by a heavy black line and identified on Diagram 1: 2967 & 2969 Sheppard Avenue East, to the:
 - (A) Zoning By-law Map in Section 990.10 and applying the zone label “RD (x317)” as shown on Diagram 1: 2967 & 2969 Sheppard Avenue East.
 - (B) Policy Area Overlay Map in Article 995.10.1 and applying no label.
 - (C) Height Overlay Map in Article 995.20.1 and applying the label “HT 9.0”.
 - (D) Lot Coverage Overlay Map in Article 995.30.1 and applying the label “40”.
 - (E) Parking Zone Overlay Map in Section 995.50 and applying no label.


2. Zoning By-law 569-2013, as amended, is further amended as follows in regulation 900.3.10(317) Exception RD 317 under the heading Prevailing By-laws and Prevailing Sections by deleting the words “(None Apply)” and adding provision (A) with the following:
 - (A) On 2967 Sheppard Avenue East, Schedule “C” Exception 35 of former Scarborough By-law 10717;



 **TORONTO**
Diagram 1

2967 & 2969 Sheppard Avenue East

 Subject Site


City of Toronto By-law 569-2013
Not to Scale
06/09/2026