

Attachment 6: Draft Zoning By-law Amendment

Authority: **Scarborough Community Council** Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 20, 40, 50, 70, 80 and 100 Cowdray Court

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)"; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law.

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by 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: ON, OR (x48), (H) CR 5.3 (c0.25; r5.2) SS3 (x1208), CR 5.3 (c0.25; r5.2) SS3 (x1208), and CR 0.91 (c0.91; r0.0) SS3

(x1208) 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 subject to this By-law to the Policy Area Overlay Map in Article 995.10.1 and applying the following label to those lands: PA4 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 subject to this By-law to the Height Overlay Map in Section 995.20.1, and applying the following height in metres to these lands: HT 11 as shown on Diagram 4 attached to this By-law.
6. 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 the following lot coverage label to these lands: 33 as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Parking Zone Overlay Map 995.50, and applying the following Parking Zone label to these lands: B as shown on Diagram 6 attached to this By-law.
8. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number 1208 so that it reads:

(1208)Exception CR 1208

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

Site Specific Provisions:

- (A) On lands municipally known as 100 Cowdray Court, if the requirements of By-law [Clerks to supply by-law #] are complied with, a **lawfully existing building or structure** may be used or enlarged in compliance with regulations (C) to (F) below;
- (B) On lands municipally known as 20, 40, and 50 Cowdray Court, if the requirements of By-law [Clerks to supply by-law #] are complied with, a **building or structure** may be constructed, used or enlarged in compliance with regulations (C) to (E) and (G) to (X) below;
- (C) For the purposes of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:

- (i) "Block" means a parcel of land outlined by black lines and accordingly labelled, as shown on Diagram 8 of By-law [Clerks to supply by-law #];
- (ii) "Enhanced Landscaped Space" means a space on the **lot** situated at ground level that is accessible to the public and may include pedestrian walkways, seating areas, landscaped plazas and ornamental **structures**, and is used principally for the purpose of sitting, standing and other recreational uses;

(D) Despite regulation 40.10.40.40(1), the permitted maximum total **gross floor area** of all **buildings** and **structures** is 173,550 square metres, of which:

- (i) the permitted maximum **gross floor area** for residential use is 165,650 square metres on Blocks 2, 4, and 6; and
- (ii) the required minimum **gross floor area** for non-residential use is 7,900 square metres;

(E) A portion of the permitted **gross floor area** in (D) above must be provided within specified Blocks as follows:

- (i) For Block 1:
 - (a) Zero **gross floor area** for residential uses is permitted; and
 - (b) The required minimum **gross floor area** for non-residential uses is the balance of the non-residential **gross floor area** required in (D)(ii) that has not been provided within Blocks 2, 4 and 6;
- (ii) For Block 2:
 - (a) The permitted maximum **gross floor area** for residential uses is 68,000 square metres; and
 - (b) The required minimum **gross floor area** for non-residential uses is 1,580 square metres;
- (iii) For Block 4:
 - (a) The permitted maximum **gross floor area** for residential uses is 61,100 square metres; and
 - (b) The required minimum **gross floor area** for non-residential uses is 650 square metres;

(iv) For Block 6:

(a) The permitted maximum **gross floor area** for residential uses is 36,550 square metres within Block 6;

(F) Despite (D)(ii) and (E)(i)(b) above, the **lawfully existing building** on Block 1 may be altered or expanded without providing the required minimum non-residential **gross floor area** for the **lot**, provided that such alteration or expansion does not reduce the amount of non-residential **gross floor area** that existed within Block 1 on [CLERK TO INSERT ENACTMENT DATE OF BY-LAW];

(G) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the average elevation of the ground along the **front lot line** of the Block on which it is located, or in the case of a **corner lot** the average elevation of the ground along all **lot lines** of the Block on which it is located that abut a **street**, and the elevation of the highest point of the **building**;

(H) In addition to the elements listed in regulations 40.5.40.40(3) and (5) that reduce **gross floor area**, the following elements will also apply to reduce the **gross floor area** of a **mixed use building** or **apartment building**:

(i) areas of the **building** used for parking above the **established grade**;

(I) Despite regulation 40.10.40.1(1)(C), regulation 40.10.40.1(A) does not apply to **dwelling units** that are on the first **storey** of a **mixed use building** if:

(i) the **dwelling units** do not abut a **major street**;

(ii) **dwelling units** which abut a **street** have direct access to that **street**; and

(iii) **dwelling units** which do not abut a **street** have access through a common inside area which has access from the **street** on which the **building** fronts;

(J) Despite regulation 40.10.40.10(3), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" as shown on Diagrams 9, 10, 11, and 12 of By-law [Clerks to supply by-law #];

(K) Despite regulation 40.10.40.10(7), the maximum number of **storeys** in each **building** or **structure** is the number following the letters "ST" as shown on Diagrams 9, 10, 11, and 12 of By-law [Clerks to supply by-law #];

(i) For the purposes of this exception, the following do not constitute a **storey**:

(a) a mechanical penthouse; and

(b) a mezzanine level located below the second **storey** of a **building**;

(L) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey** of a **building** is:

(i) 4.5 metres measured between the floor of the first floor and the bottom of the floor for the second **storey**;

(ii) applies to **amenity space**, but does not apply to:

(a) areas such as loading access, **loading spaces**, parking access, **parking spaces**, **bicycle parking spaces**, and shower and change facilities;

(b) elements for the functional operation of the **building** such as storage rooms, corridors, electrical, utility, mechanical and ventilation rooms; and

(iii) **dwelling units** which comply with (I) above:

(a) may have two levels within the minimum height required by (L)(i); and

(b) are within a single **storey** for the purposes of regulations 40.10.40.10(4) and 40.10.40.10(7).

(M) Despite regulations 40.5.40.10(3) to (8), and (J) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagrams 9, 10, 11, and 12 of By-law [Clerks to supply by-law #];

(i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.5 metres;

(ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above,

including a mechanical penthouse, by a maximum of 5.5 metres;

- (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2 metres;
- (iv) **building** maintenance units and window washing equipment, by a maximum of 3.5 metres;
- (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3 metres;
- (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.5 metres; and
- (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.5 metres;

(N) The provision of **dwelling units** is subject to the following:

- (i) a minimum of 15% of the total number of **units** must have two or more bedrooms;
- (ii) a minimum of 10% of the total number of **dwelling units** must have three or more bedrooms; and
- (iii) any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;

(O) Despite regulation 40.10.40.70(3), the required minimum **building setbacks** are as shown in metres on Diagrams 9, 10, 11, and 12 of By-law [Clerks to insert By-law number];

(P) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagrams 9, 10, 11, and 12 of By-law [Clerks to insert By-law number];

(Q) Despite Clause 40.10.40.60 and (O) and (P) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:

- (i) decks, porches, and balconies, by a maximum of 2 metres;
- (ii) patios located on the ground floor, by a maximum of 4 metres
- (iii) canopies and awnings, by a maximum of 3 metres; and
- (iv) exterior stairs, access ramps and elevating devices, by a maximum of 4 metres;

(R) Despite regulation 200.15.1(4), an accessible **parking space** is required to be the closest to a barrier free:

- (i) entrance to a **building**;
- (ii) passenger elevator that provides access to the first **storey** of the **building**; and
- (iii) is not required to be the shortest route from the required entrances in (i) and (ii) above;

(S) Despite Clause 220.5.10.1, a minimum of nine (9) **loading spaces** must be provided as follows:

- (i) one type "C" and one type "G" **loading space** for Building 2a on Block 2;
- (ii) one type "C" and one type "G" **loading spaces** for Building 2b on Block 2;
- (iii) two type "C" and one type "G" **loading spaces** on Block 4; and
- (iv) one type "C" and one type "G" **loading spaces** on Block 6;

(T) Despite regulations 230.5.10.1(1) and (3) and Table 230.5.10.1(1), **bicycle parking spaces** for non-residential uses must be provided in accordance with the following minimum rates:

- (i) 0.13 "long term" **bicycle parking spaces** for each 100 square metres of **interior floor area** for all non-residential uses; and
- (ii) 3 **bicycle parking spaces** plus 0.25 "short-term" **bicycle parking spaces** for each 100 square metres of **interior floor area** for all non-residential uses;

- (U) Despite regulations 230.5.1.10(4) and (5), a **stacked bicycle parking space** must have the following minimum dimensions:
 - (i) length of 1.8 metres;
 - (ii) width of 0.45 metres; and
 - (iii) vertical clearance of 1.2 metres;
- (V) Despite regulation 230.5.1.10(10), a "short-term" **bicycle parking space** may also be provided in a **stacked bicycle parking space** arrangement;
- (W) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be no more than 75 metres from a pedestrian entrance to the **building on the lot**;
- (X) "Enhanced Landscaped Spaces" must be provided on the ground level generally within the areas on Diagram 7 of By-law [Clerks to supply by-law #], and with a minimum area as follows:
 - (i) 2,000 square metres on Block 2; and
 - (ii) 1,000 square metres on Block 4.

Prevailing By-laws and Prevailing Sections:

- (A) On lands municipally known in the year 2024 as 80 Cowdray Court, within a **building that lawfully existed on [CLERK TO INSERT BY-LAW ENACTION DATE]**, Clause VI regulation 1 of former City of Scarborough employment districts zoning by-law 24982.

9. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.30.10 Exception Number 48 so that it reads:

(48) Exception OR 48

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: (None Apply)

Prevailing By-laws and Prevailing Sections:

(A) On lands municipally known in the year 2024 as 80 Cowdray Court, within a **building** that **lawfully existed** on [CLERK TO INSERT BY-LAW ENACTION DATE], Clause VI regulation 1 of former City of Scarborough employment districts zoning by-law 24982.

10. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

11. Temporary Use(s):

(A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a sales office on Block 2 as identified on Diagram 8 of By-law [Clerks to supply by-law #], for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

(B) For the purpose of this exception, sales office means **buildings**, **structures**, premises, or portions thereof, used for the purpose of selling or leasing dwelling units and/or non-residential gross floor area on the lands identified on Diagram 1 of By-law [Clerks to supply by-law #];

12. Holding Symbol Provisions:

(A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and **buildings** existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and

(B) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:

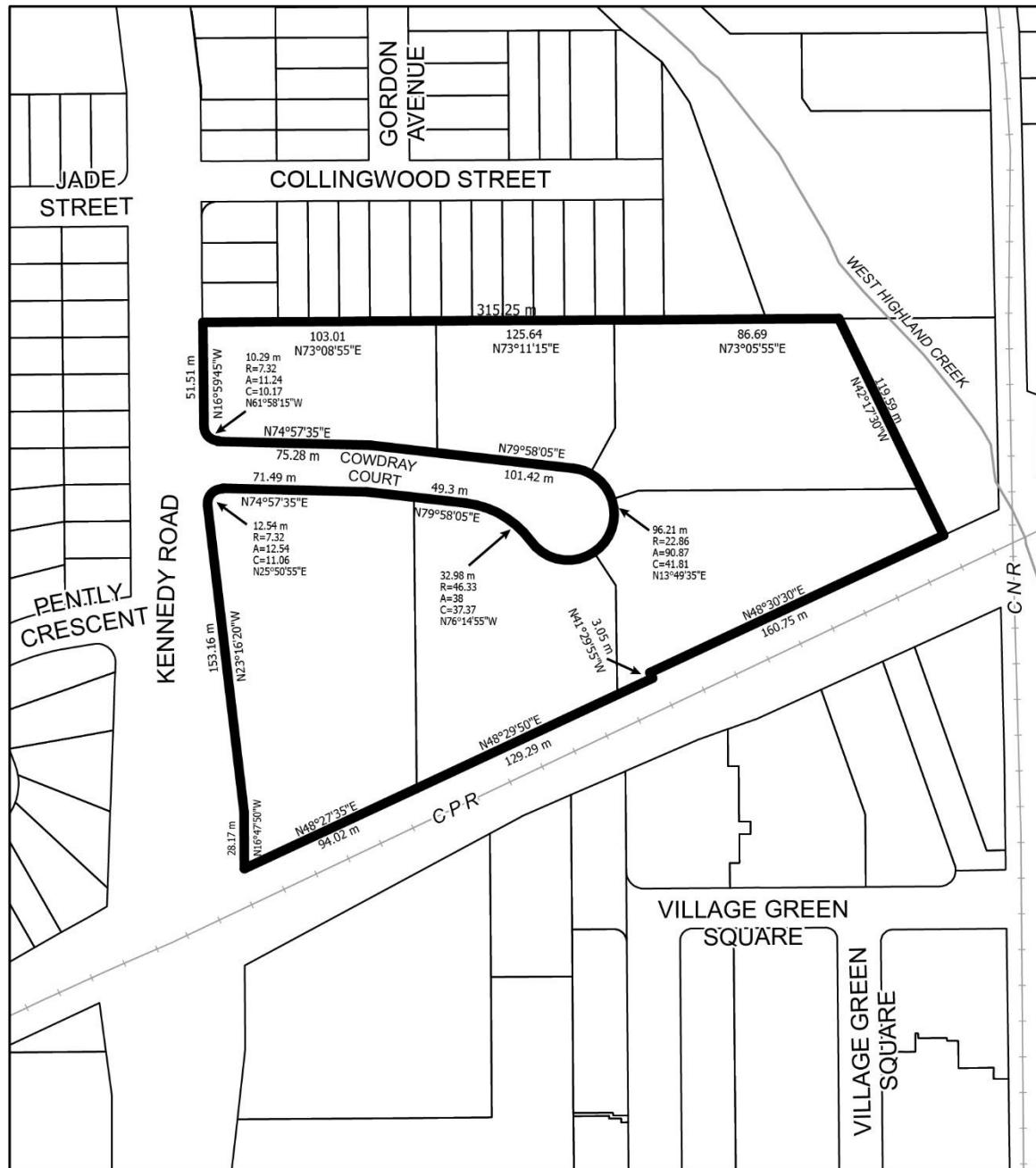
(i) The owner, at their sole cost and expense, shall enter into a financially secured Agreement(s) to relocate all City infrastructure, to the satisfaction of the General Manager, Toronto Water, and the Director, Engineering Review, Development Review Division.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

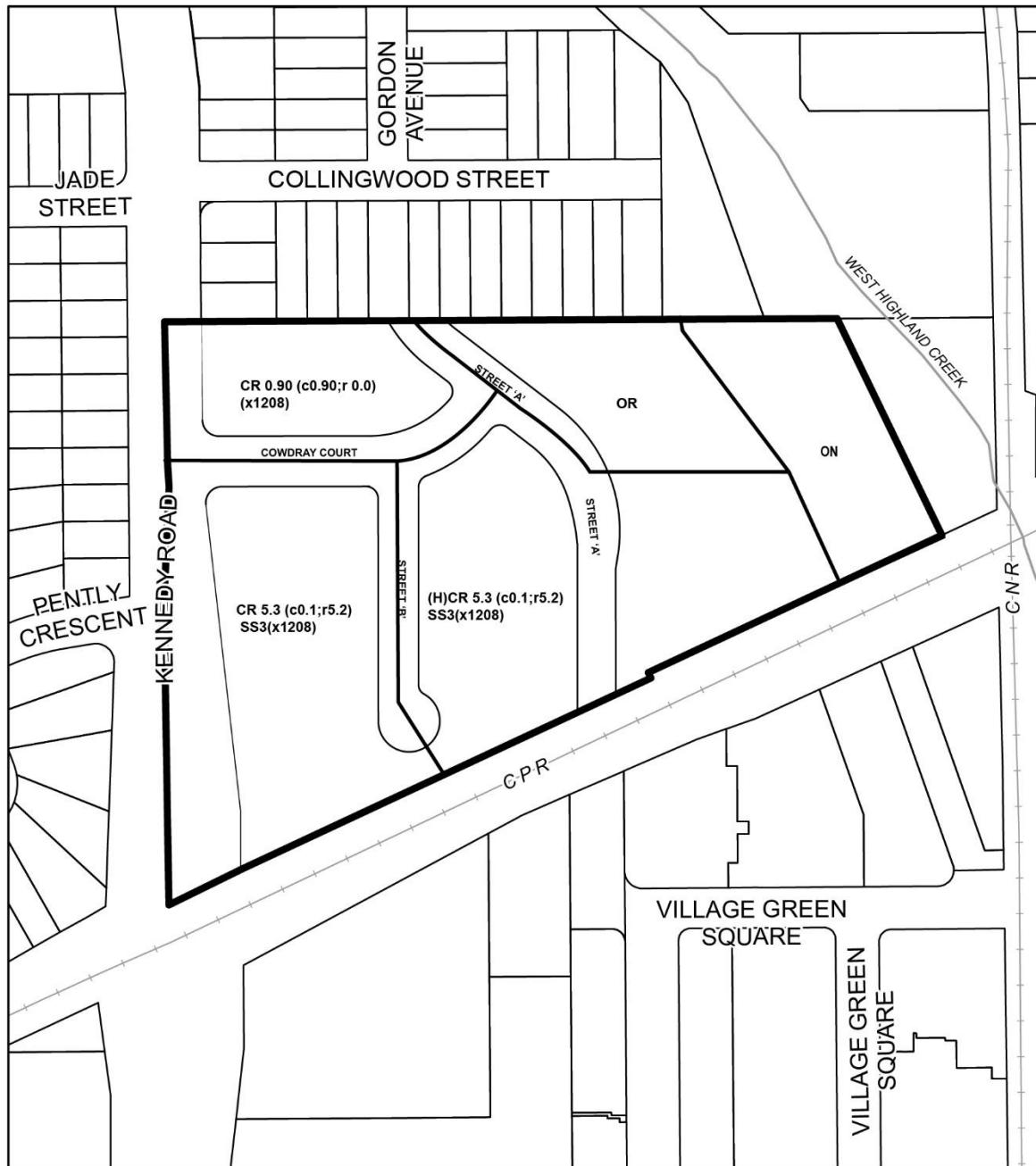
(Seal of the City)



 **TORONTO**
Diagram 1

**20, 40, 50, 70, 80
and 100 Cowdray Court**

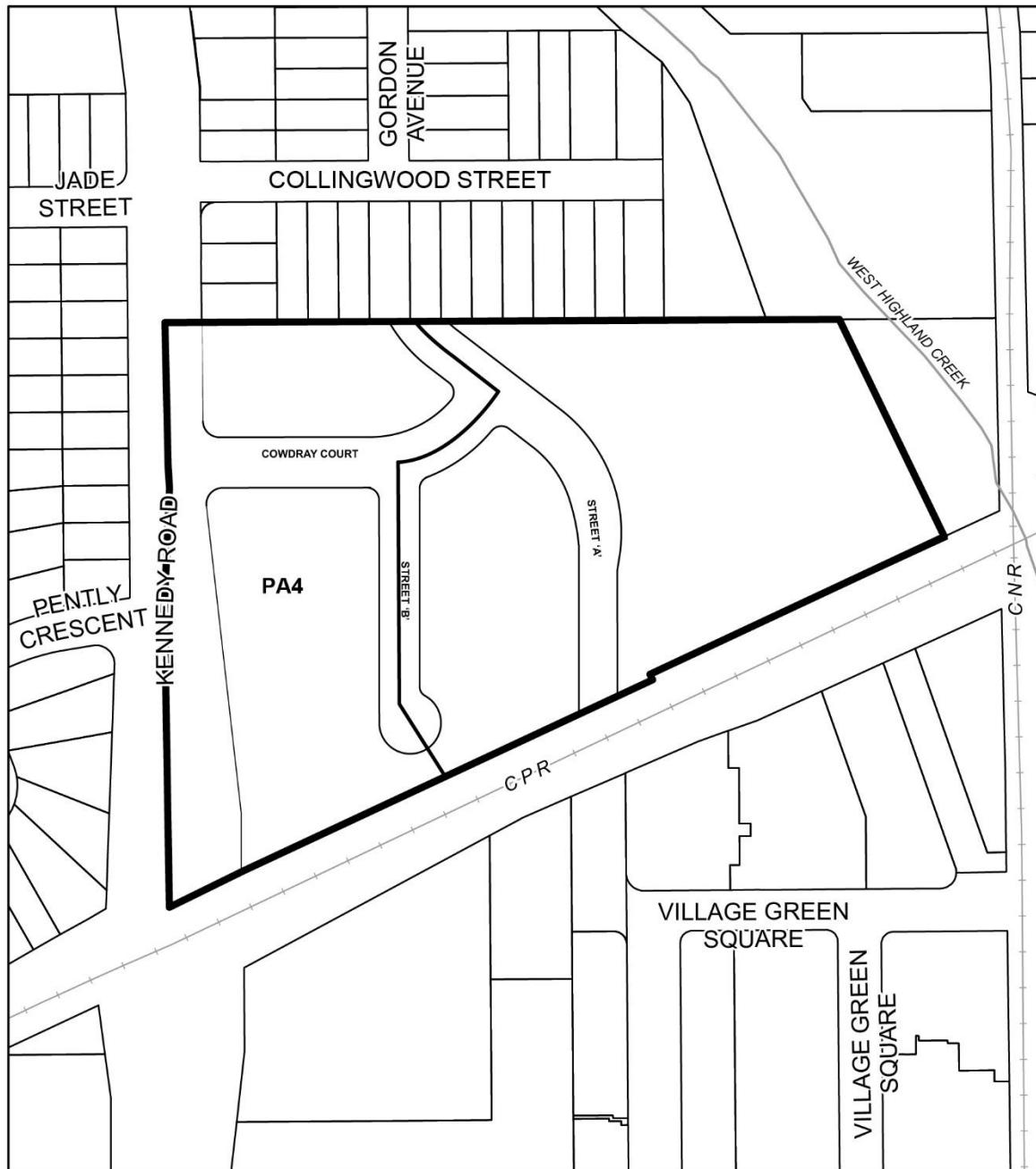
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TORONTO
Diagram 2

20, 40, 50, 70, 80
and 100 Cowdray Court

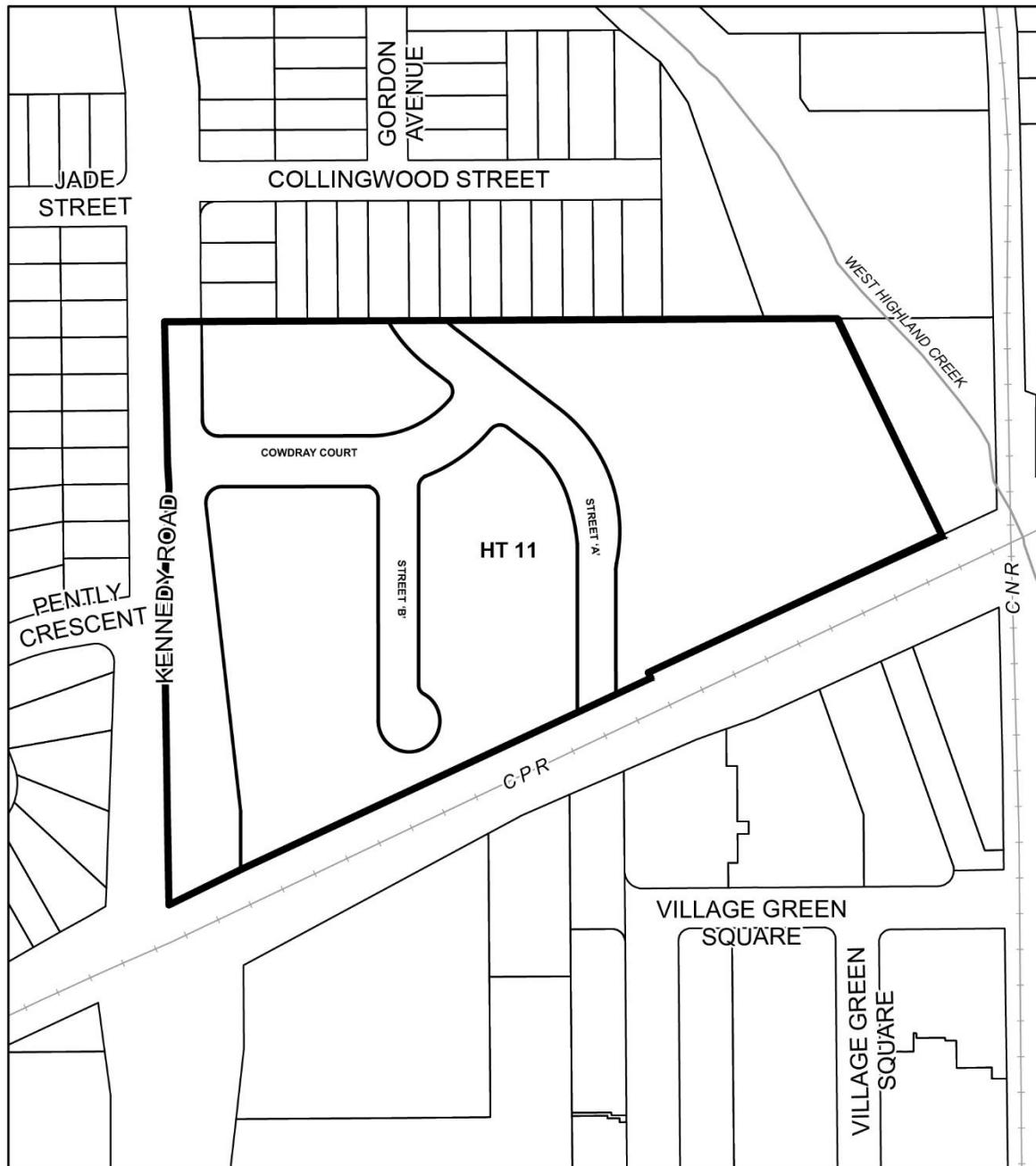
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TORONTO
Diagram 3

20, 40, 50, 70, 80
and 100 Cowdray Court

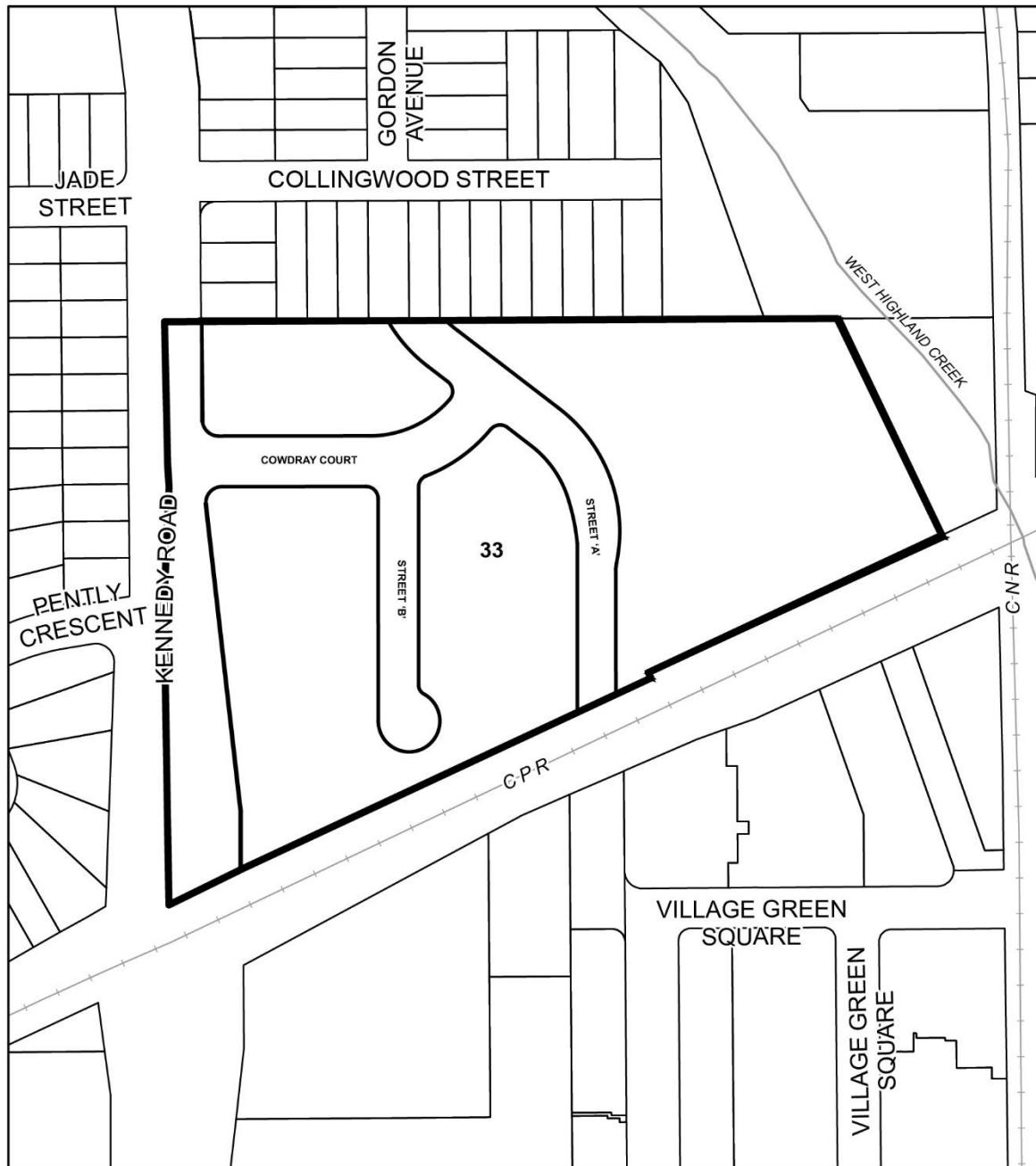
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Diagram 4

20, 40, 50, 70, 80
and 100 Cowdray Court

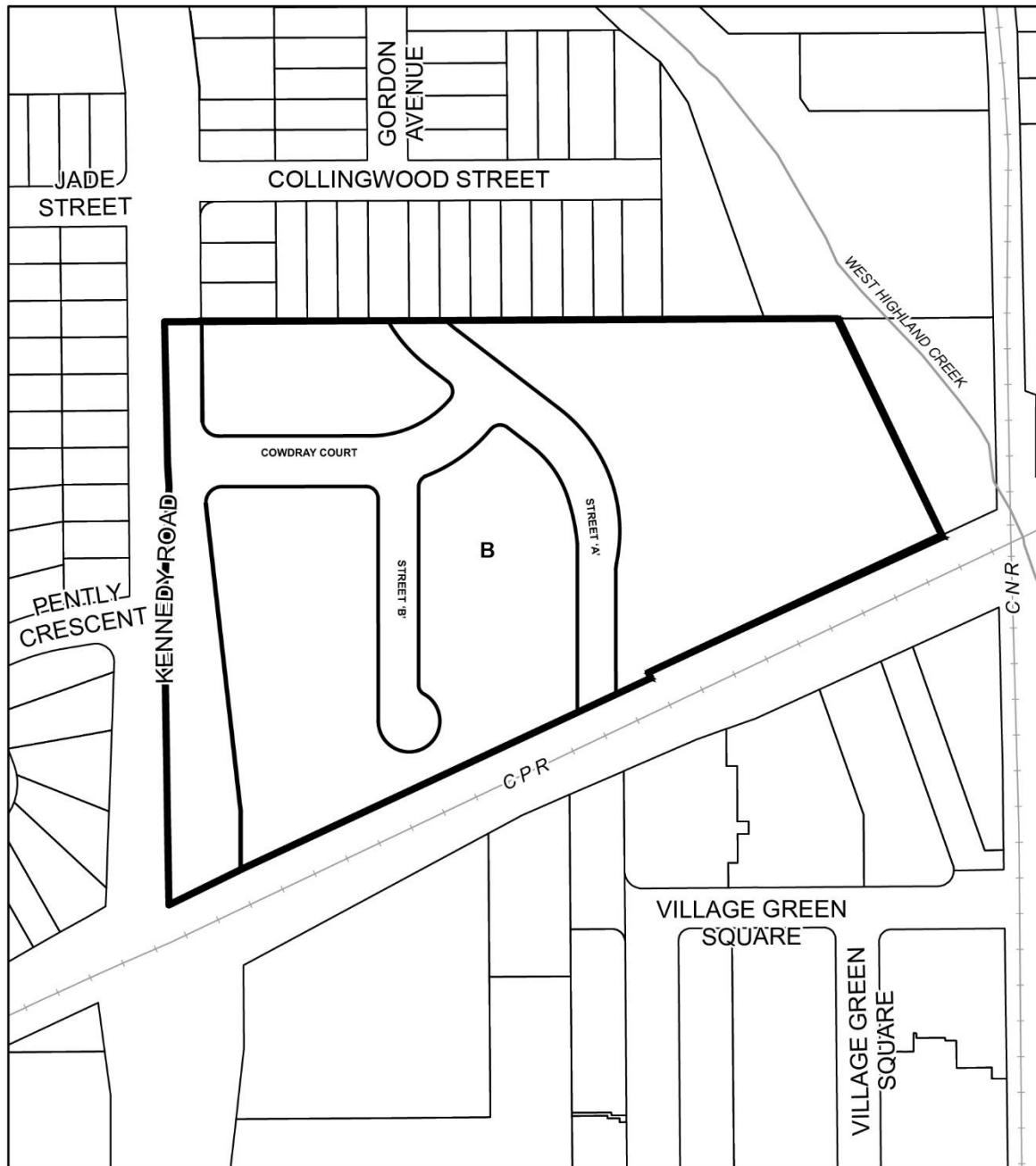
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Diagram 5

20, 40, 50, 70, 80
and 100 Cowdray Court

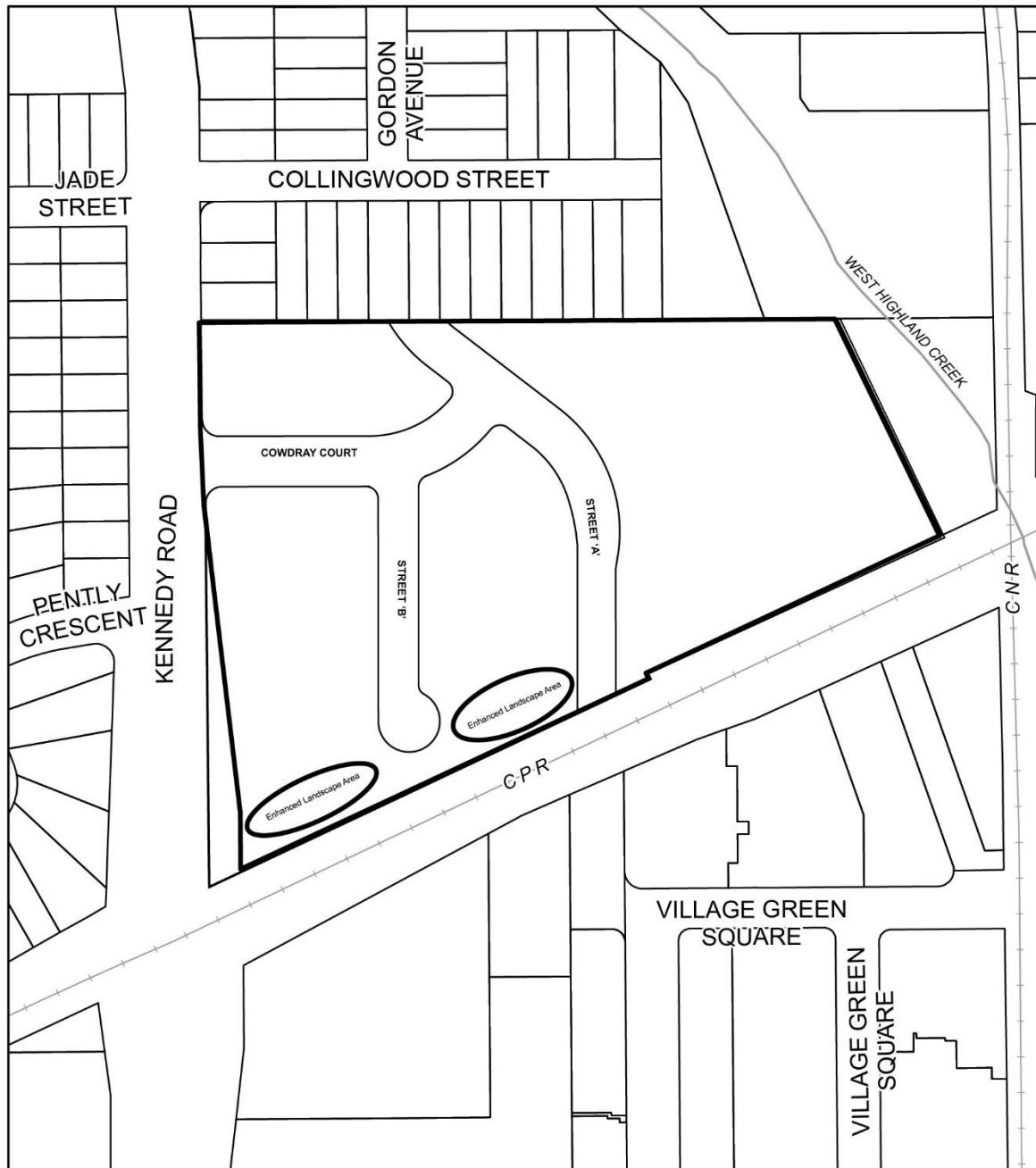
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TORONTO
Diagram 6

20, 40, 50, 70, 80
and 100 Cowdray Court

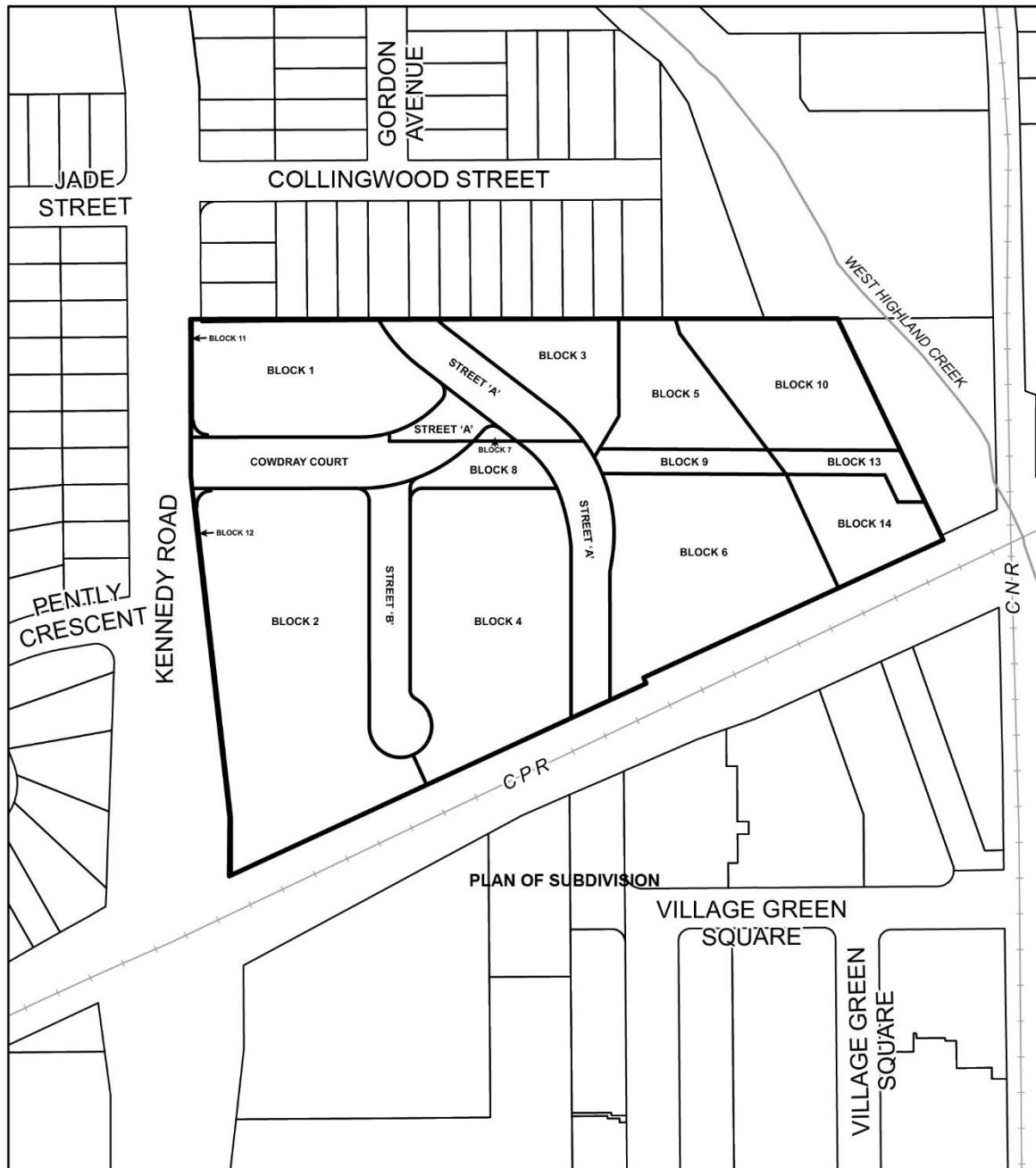
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 **TORONTO**
Diagram 7

**20, 40, 50, 70, 80
and 100 Cowdray Court**

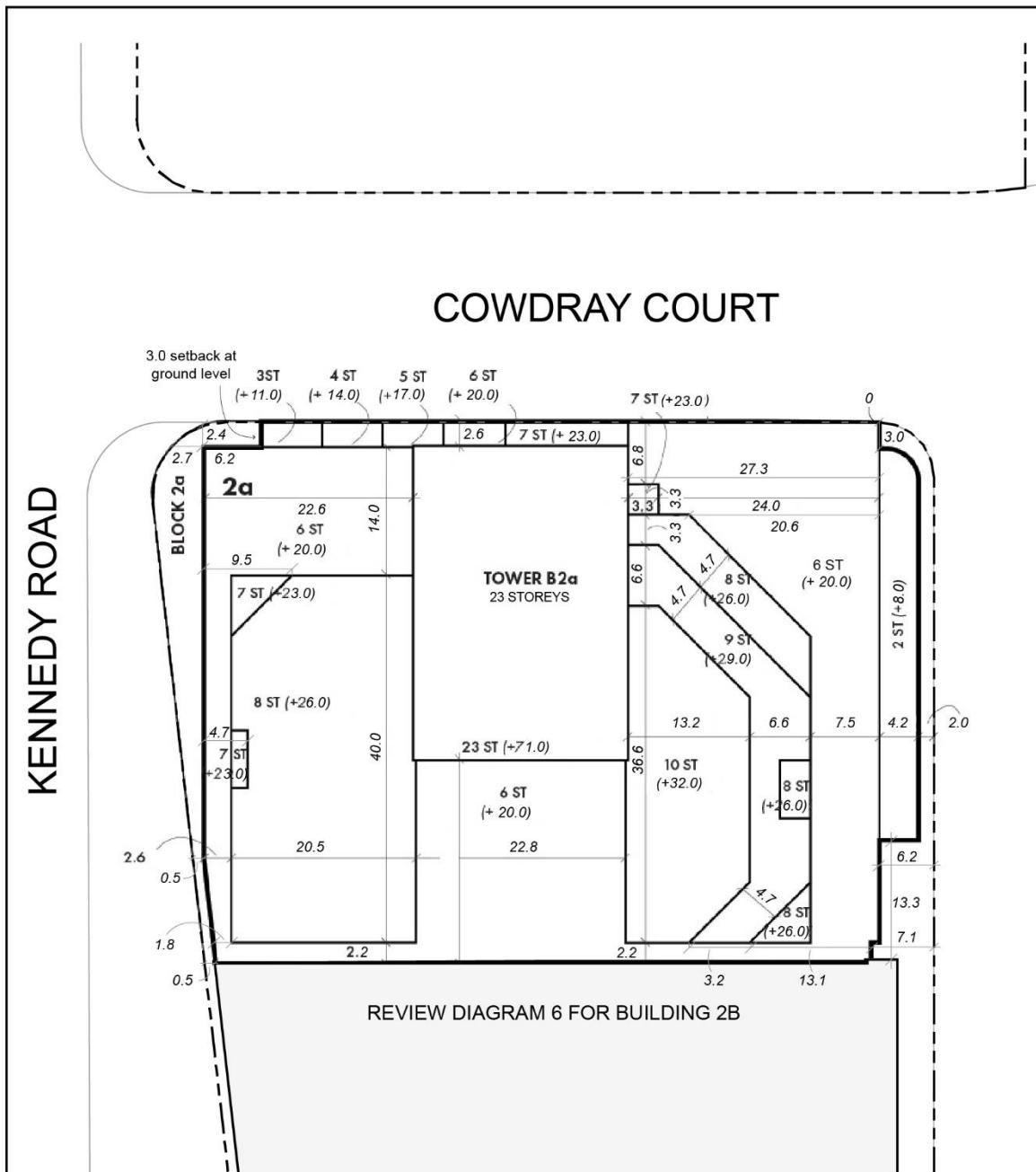
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TORONTO
Diagram 8

20, 40, 50, 70, 80
and 100 Cowdray Court

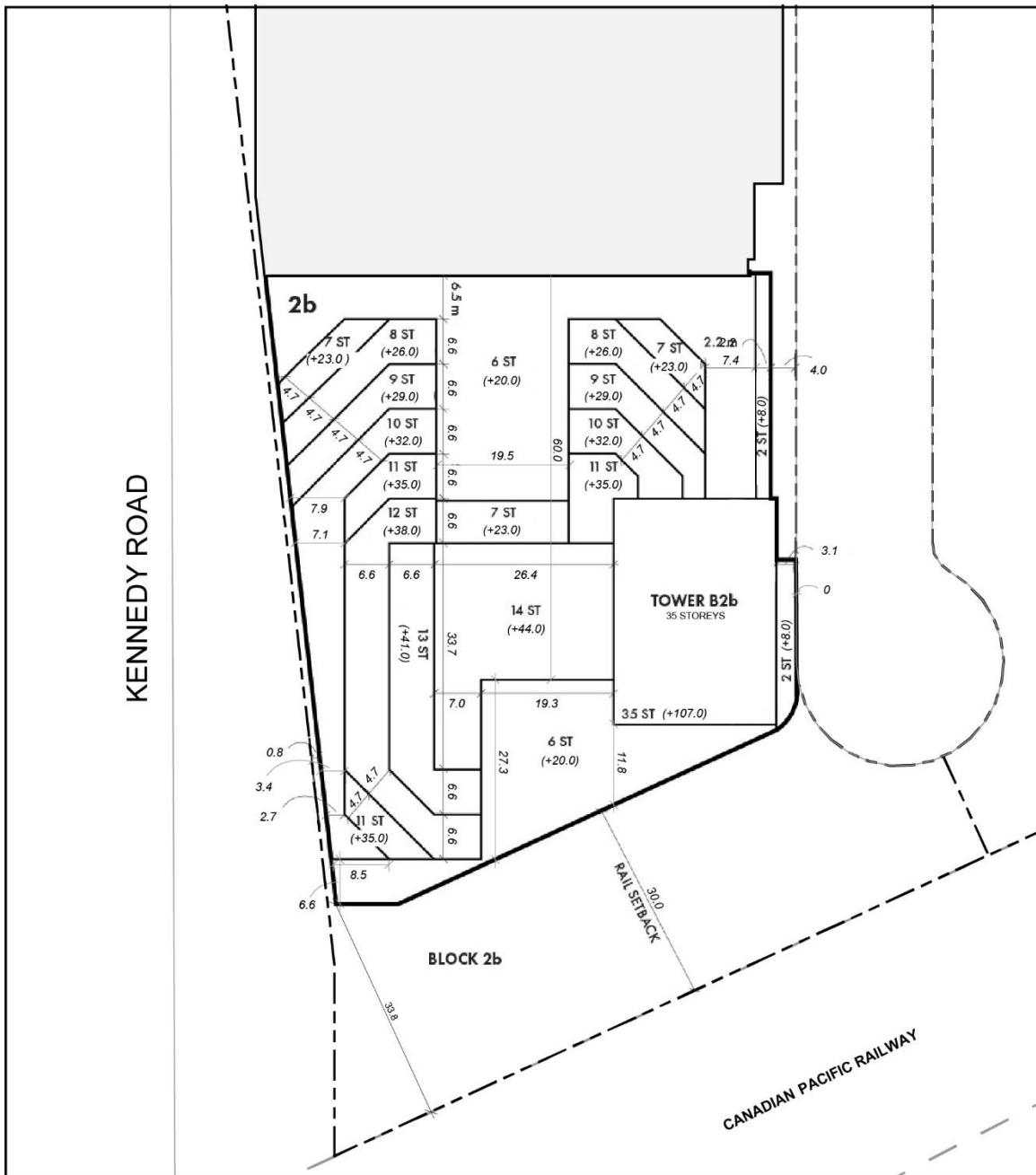
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 **TORONTO**
Diagram 9

20, 40, and 50 Cowdray Court

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Diagram 10

20, 40, and 50 Cowdray Court

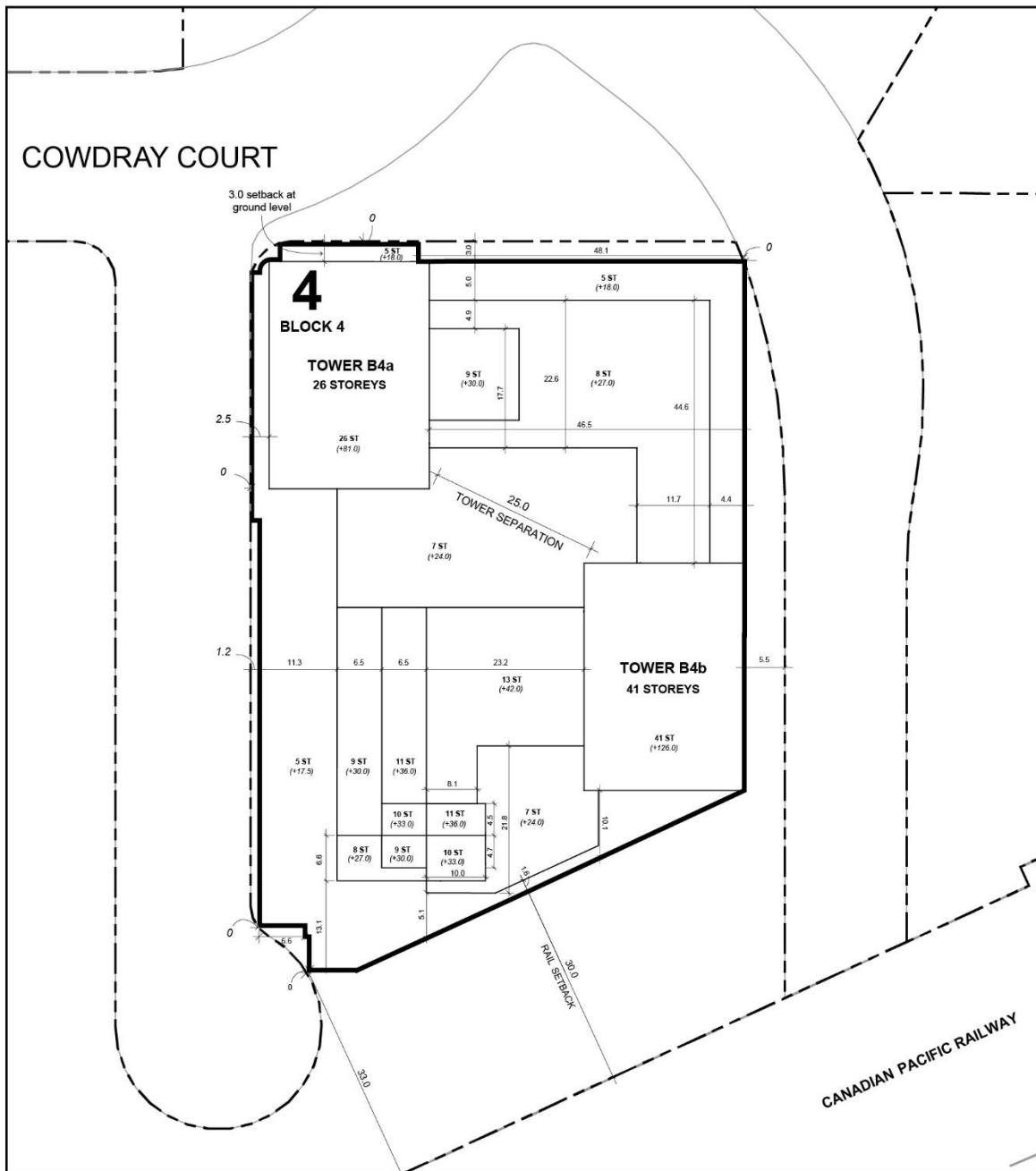
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City of Toronto By-law 569-2013

Not to Scale

12/17/2025



20, 40, and 50 Cowdray Court

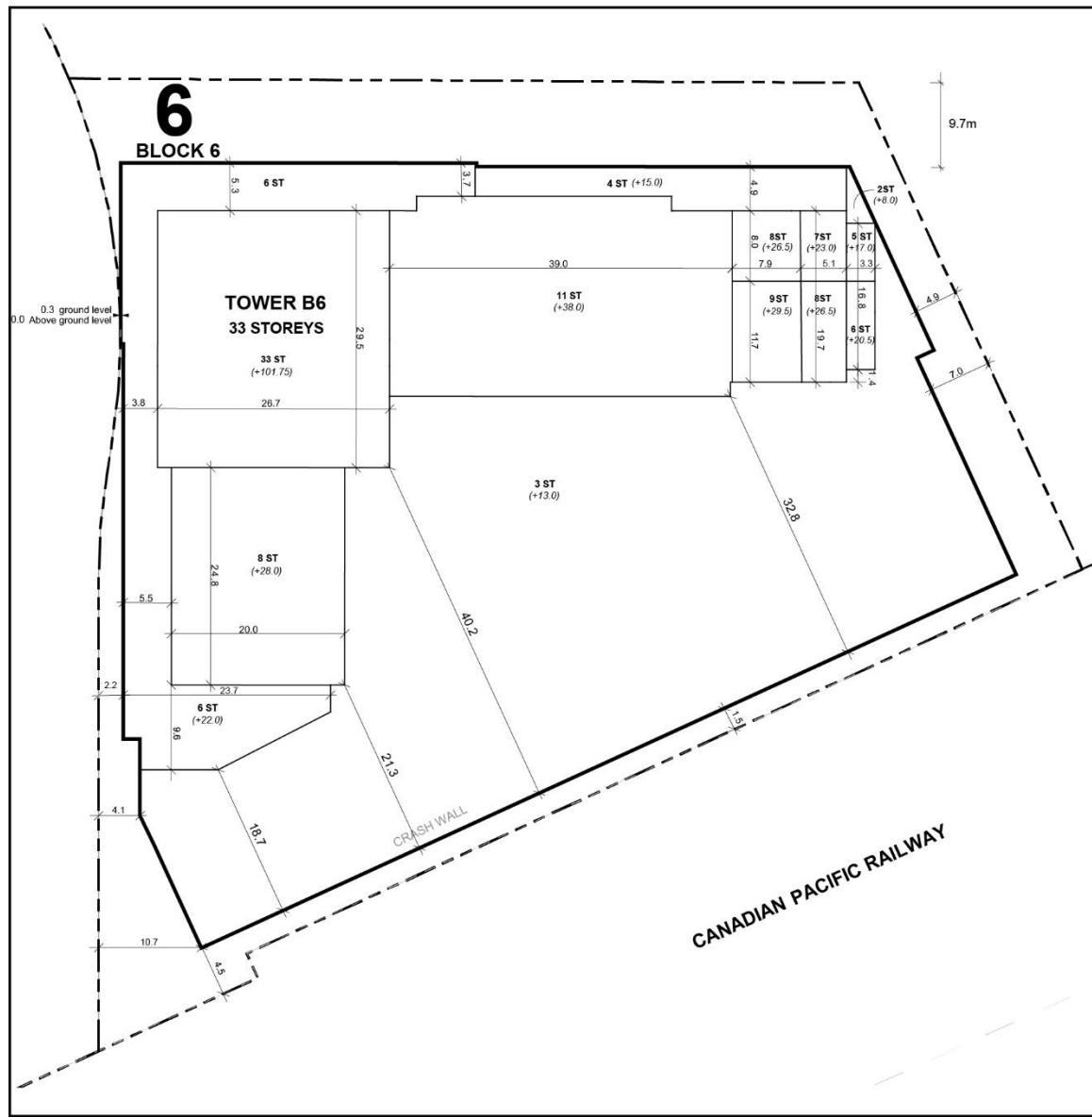
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City of Toronto By-law 569-2013

Not to Scale

12/17/2025



20, 40, and 50 Cowdray Court

File # 18 272231 ESC 22 02

City of Toronto By-law 569-2013
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