

Attachment 7: 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 2025 as 1710 and 1712 Ellesmere Road

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 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: OR, CR 2.0 (c1.0; r1.0) SS1(x1234) 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 Areas Overlay Map in Article 995.10.1 and applying no value.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying no value.
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 no value.

7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1234 so that it reads:

(1234) Exception CR 1234

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 1710 and 1712, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Y) below;
- (B) Despite regulations 40.5.40.10(1) and (2), the height of a **building or structure** is the distance between the Canadian Geodetic Datum of 165.65 metres for “Block 1”, 165.95 metres for “Block 2”, and 165.70 for “Block 3” and the elevation of the highest point of the **building or structure**;
- (C) For the purpose 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 portion of the lands, as outlined by black lines, each independently forming a **lot** for the purpose of this By-law, and labelled “Block 1”, “Block 2”, and “Block 3”, as referenced in this By-law [Clerks to insert By-law number];
 - (ii) “Lot line” also means the boundary of any of “Block” identified on Diagrams 3 and 4 of By-law [Clerks to insert By-law number];
 - (iii) “Enhanced Landscape 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, **soft landscaping**, and ornamental **structures**, and is used principally for the purpose of sitting, standing and other recreational activities;
 - (iv) “Tower” means the portions of a **building** which collectively enclose the entirety of a **storey** higher than the following heights:
 - (a) Above a height of 21.80 metres for “Tower A” and “Tower B”,
 - (b) above a height of 20.30 metres for “Tower D” and “Tower E”,

and

- (c) above a height of 25.50 metres for “Tower C”;
 - (v) “Tower A”, “Tower B”, “Tower C”, “Tower D” and “Tower E” are the ‘towers’ identified in Diagram 4 of By-law [Clerks to insert By-law number];
- (D) Despite regulation 40.10.40.1(1), for a **mixed use building**, the following may be located on the first **storey** in a **building**:
- (i) **dwelling units**, and all other residential uses listed in regulations 40.10.20.10 (1) (B) and 40.10.20.20 (1) (B); and
 - (ii) areas **ancillary** to residential uses, such as lobby access and **amenity space**;
- (E) Despite regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the number in metres following the letters “HT” as shown on Diagram 4 of By-law [Clerks to insert By-law number];
- (F) Despite regulations 40.10.40.10(5), the required minimum height of the first **storey** of a **building**, inclusive of **amenity space**, is:
- (i) 3.20 metres measured between the floor of the first storey and the the floor of the second **storey** for “Block 1”;
 - (ii) 3.60 metres measured between the floor of the first storey and the the floor of the second **storey** for “Block 2”;
 - (iii) 3.65 metres measured between the floor of the first storey and the the floor of the second **storey** for “Block 3”; and
 - (iv) (F) above, does not apply to areas such as loading access, **loading spaces**, **bicycle parking spaces**, and shower and change facilities, and elements for the functional operation of the **building** such as storage rooms, corridors, electrical, utility, mechanical and ventilation rooms;
- (G) Regulation 40.10.40.10(7), with respect to maximum number of **storeys**, does not apply;
- (H) Despite regulations 40.5.40.10(3) to (8) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law [Clerks to insert By-law number]:
- (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 7.0 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 7.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 5.0 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3.0 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres;
- (I) The provision of **dwelling units** is subject to the following:
- (i) for each “Block”, a minimum of 15 percent of the total number of **dwelling units** must have 2 or more bedrooms;
 - (ii) for each “Block”, a minimum of 10 percent of the total number of **dwelling units** must have 3 or more bedrooms;
 - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
 - (iv) any **dwelling** units provided to satisfy (i) and (ii) above must be wholly in the “Block” for which they are required; and
 - (v) if the calculation of the number of required **dwelling units** in accordance with each of (i) and (ii), results in a number with a fraction, the number is rounded up to the nearest whole number, but there may not be less than one **dwelling unit**;
- (J) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 170,300 square metres, of which:

- (i) for Block 1, the permitted maximum **gross floor area** for residential uses is 82,200 square metres;
 - (ii) for Block 2, the permitted maximum **gross floor area** for residential uses is 63,000 square metres;
 - (iii) for Block 3, the permitted maximum **gross floor area** for residential uses is 22,700 square metres; and
 - (iv) for Block 3, the required minimum **gross floor area** for non-residential uses is 2,400 square metres;
- (K) The maximum floor area of each **storey** of a “tower”, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, excluding inset and projecting balconies, is as follows:
- (i) 785.0 square metres for “Tower A” and “Tower B”;
 - (ii) 785.0 square metres for “Tower D” and “Tower E”; and
 - (iii) 775.0 square metres for “Tower C”;
- (L) Despite regulation 40.10.40.50(1), a **building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres, of which:
- (i) at least 2.0 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 2.0 square metres for each **dwelling unit** as outdoor **amenity space**; and
 - (iii) no more than 25 percent of the outdoor component may be a **green roof**;
- (M) Regulation 40.10.40.50(2), with respect to **amenity space** for **buildings** with non-residential uses in SS1 areas, does not apply;
- (N) Despite regulations 40.10.40.70(1) and (4), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (O) Despite Clause 40.10.40.80, the required separation of **main walls** are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];
- (P) Despite Clause 40.10.40.60, and (N) and (O) 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 1.5 metres;
 - (ii) canopies and awnings, by a maximum of 1.5 metres;
 - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
 - (iv) architectural features, such as a pilaster, column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metre;
 - (v) eaves, by a maximum of 0.5 metres; and
 - (vi) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metre;
- (Q) Despite regulation 40.10.100.10(1)(C), the number of **vehicle** accesses are restricted to:
- (i) 2 **vehicle** accesses on “Block 1”, from the **street** identified as “Street A” on Diagram 3 of By-law [Clerks to insert By-law number]; and
 - (ii) 2 **vehicle** accesses on “Block 2”, from the **street** identified as “Street A” on Diagram 3 of By-law [Clerks to insert By-law number];
- (R) Despite regulation 200.5.1.10(2)(A)(iv), 10 percent of the provided **parking spaces** may be obstructed as described in regulation 200.5.1.10(2)(D) without being required to provide additional width for the obstructed sides of the **parking space**;
- (S) Despite regulation 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metres wide accessible barrier free aisle or path;
- (T) Despite regulation 200.15.1(4), an accessible **parking space** provided for a **building**, must be located no more than a 20.0 metres long direct route from a barrier free entrance to:

- (i) the **building** for which the accessible **parking space** is provided for; and
 - (ii) a passenger elevator that provides access to the first **storey** of the **building** referenced in (i) above;
- (U) Despite Clause 220.5.10.1, **loading spaces** must be provided as follows:
 - (i) For “Block 1”, one type “C” and one type “G” **loading spaces** located entirely in “Block 1”;
 - (ii) For “Block 2”, two type “C” and one type “G” **loading spaces** located entirely in “Block 2”; and
 - (iii) For “Block 3”, one type “G” **loading space** located entirely in “Block 3”;
- (V) For “Block 2”, an “Enhanced Landscape Space” with a minimum width of 6.5 metres must be provided on the ground level, in an area south of the parkland dedication, as generally as illustrated on Diagram 4 of By-law [Clerks to insert By-law number];
- (W) For “Block 3”, an “Enhanced Landscape Space” with a minimum width of 1.5 metres must be provided on the ground level, in an area south of the parkland dedication, as generally as illustrated on Diagram 4 of By-law [Clerks to insert By-law number];
- (X) In addition to Regulation 5.10.30.1(1), within the lands labelled “Block 1”, “Block 2” and “Block 3” as shown on Diagram 3 of By-law [Clerks to insert By-law number], no **building** or **structure** may be erected or used subject to the following:
 - (i) the required new municipal infrastructure or upgrades to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to meet the servicing requirements for the proposed development, are constructed and operational, all to the satisfaction of the Director, Engineering Review, Development Review Division;
- (Y) In addition to Regulation 5.10.30.1(1), within the lands labelled “Block 1” and “Block 2” as shown on Diagram 3 of By-law [Clerks to insert By-law number], no **building** or **structure** may be erected or used subject to the following:
 - (i) the **street** identified as “Street A” on Diagram 3 of By-law [Clerks to insert By-law number], is constructed to a minimum base curb and base asphalt or concrete and is connected to an existing **street**;

and

- (ii) all Municipal water mains and Municipal sewers, and their appurtenances, are installed within the **street** identified as "Street A" on Diagram 3 of By-law [Clerks to insert By-law number], and are operational.

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

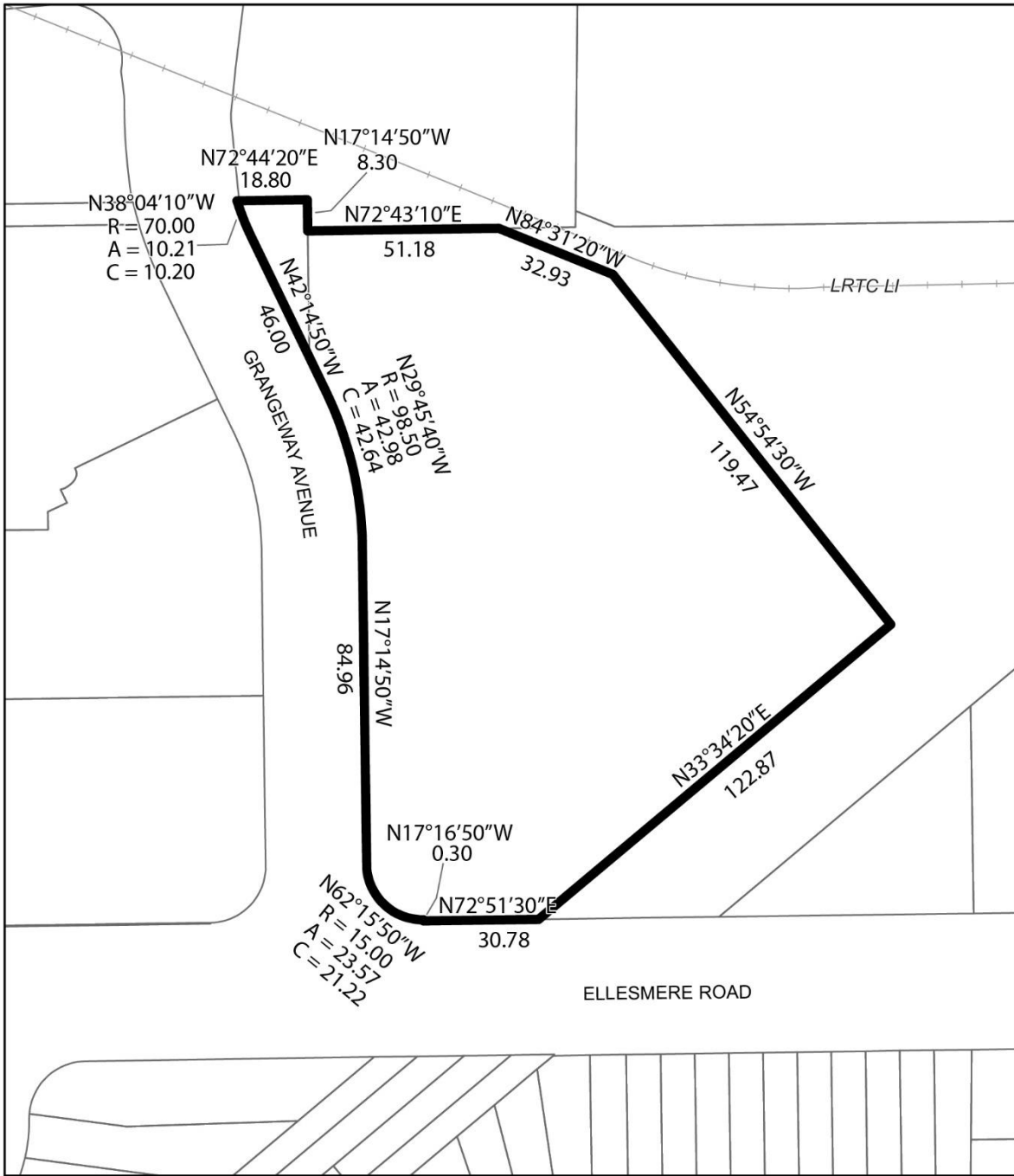
8. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.
9. Temporary Use(s):
- (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of temporary sales, leasing or construction office, which is a temporary **building, structure**, facility or trailer on the lands used exclusively for the purpose of marketing or sale of **dwelling units** or non-residential gross floor area, to be erected on the lands to which this By-law applies 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.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

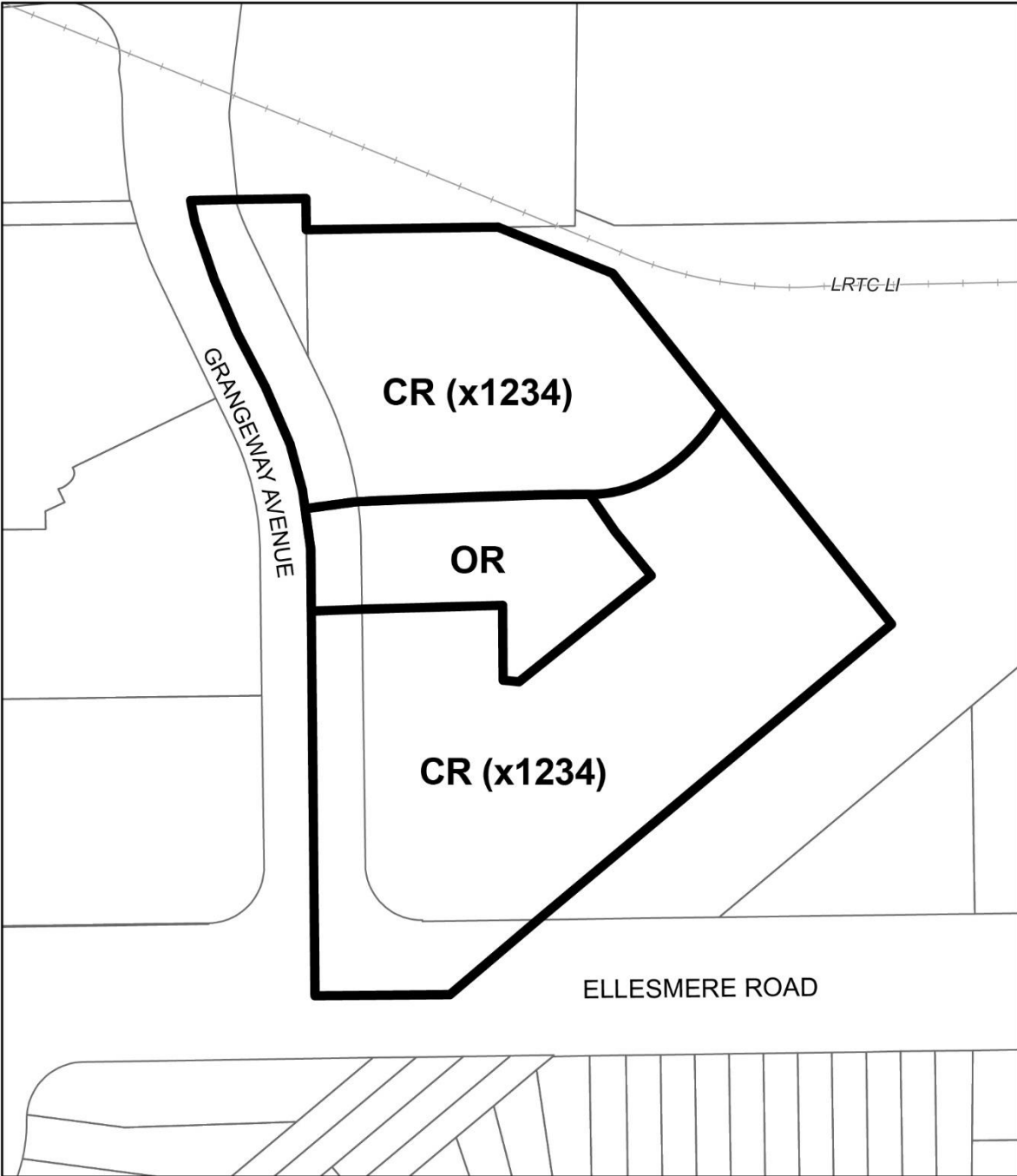
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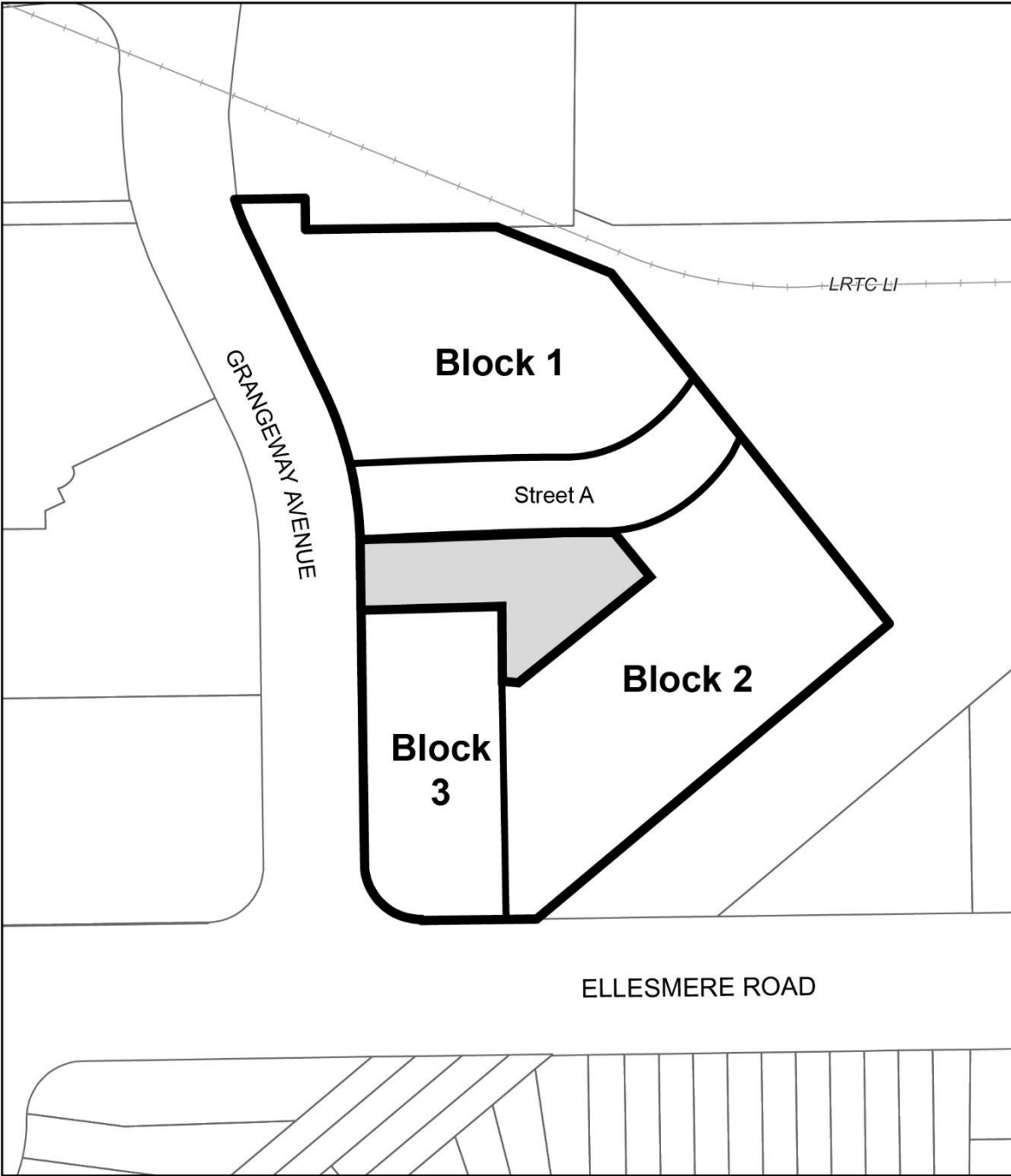


 **TORONTO**
Diagram 1

1710 & 1712 Ellesmere Road

File # 23 165474 ESC 24 02






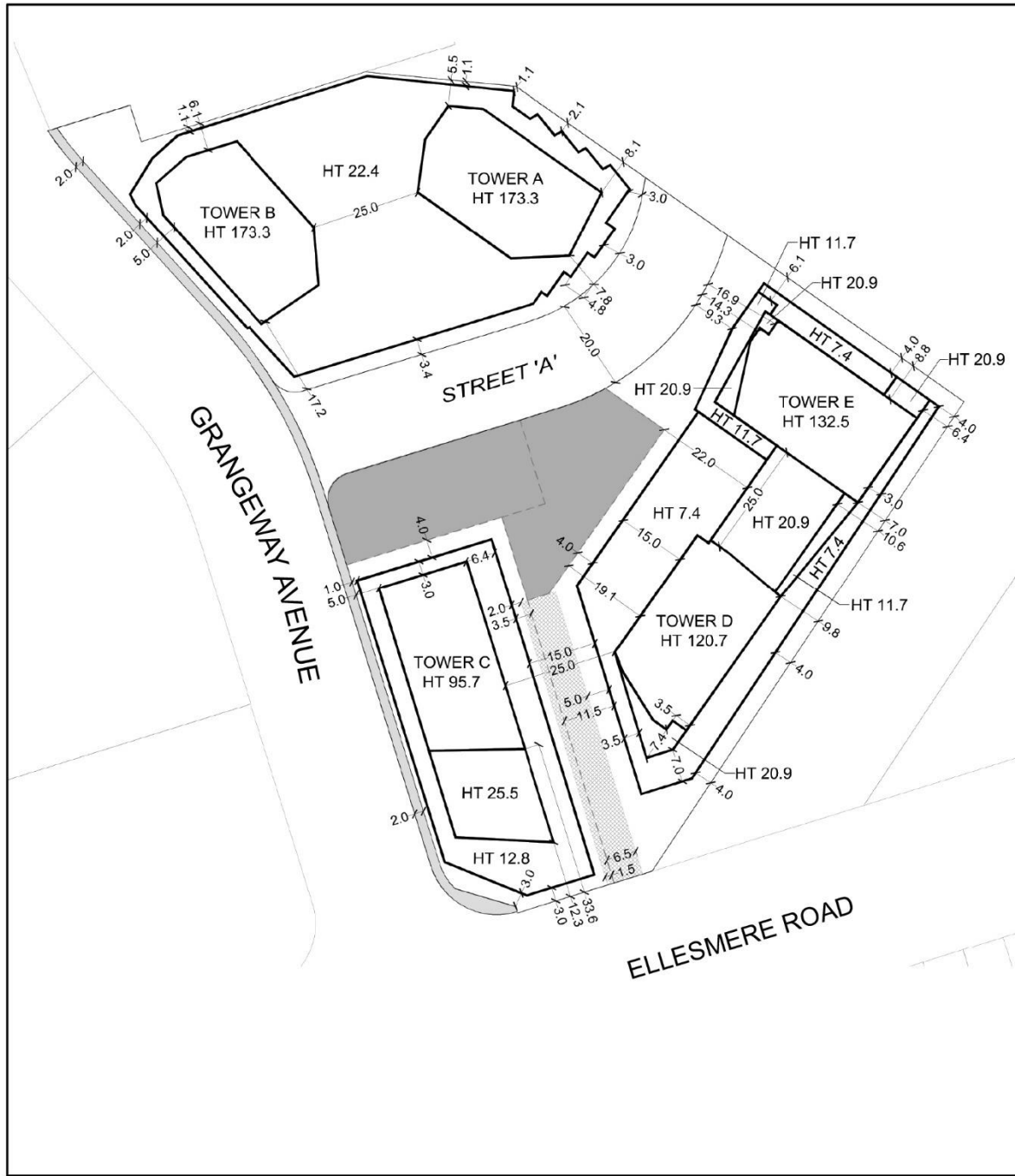
 **TORONTO**
Diagram 3

1710 & 1712 Ellesmere Road

File # 23 165474 ESC 24 0Z

 Parkland dedication


City of Toronto By-law 569-2013
Not to Scale
02/19/2026



 **TORONTO**
Diagram 4

1710 & 1712 Ellesmere Road

File # 23 165474 ESC 24 0Z

-  Road Widening
-  Enhanced Landscaped Space
-  Parkland Dedication
-  Block Boundary


City of Toronto By-law 569-2013
Not to Scale
03/20/2026