

Attachment 9: Draft Zoning By-law Amendment

Authority: **Scarborough Community Council** Item [-], as adopted by City of Toronto Council on ~, 20~

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 part of 311 Staines 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;

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)".

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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of RD (x587), RD (x646), RD (f9.0;a220) (x647), and ON to a zone label of RD (x1357), ON and (H) RD(x1357) as shown on **Diagram 2** attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by Article 900.3.10 Exception Number RD (x1357) so that it reads:

Exception RD (x1357)

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 part of 311 Staines Road, 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 (I) below;
- (B) Despite Regulation 10.5.40.10(1), the height of the **building** or **structure** is the distance between Canadian Geodetic Datum elevation of 154.8 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite Clauses 10.20.20.10, 10.20.20.20 and 10.20.20.100 the following uses are permitted uses are:
 - (i) **community centre**;
 - (ii) **entertainment place of assembly**;
 - (iii) **recreational use**;
- (D) Despite Regulation 10.20.40.10 (1), the permitted maximum height of a **building** or **structure** is the number in metres based on the average grade following the letters "HT" as shown on **Diagram 3** of By-law [Clerks to insert By-law number];
- (E) Despite Regulation 200.5.1.10 (11), the **interior floor area** of that portion of a **building** used exclusively for heating, cooling, ventilation, electrical, utility, mechanical and ventilation rooms, garbage rooms, associated service areas, fire emergency and exit stairwells, elevator shafts, atriums, utility areas, mechanical penthouse, storage areas and rooms, washrooms, **parking space**, **loading space**, or a **drive aisle** used to access a **parking space** or **loading space**, and **bicycle parking spaces** at or above ground, is not included in the gross floor area for the purpose of calculating **parking space** requirements.
- (F) Despite Clause 10.5.40.70 (1) and Clause 10.20.40.70 the required minimum **building setbacks** are as shown in metres in **Diagram 3** of By-law [Clerks to insert By-law number];
- (G) Despite Regulation 10.20.40.80 (1) and (2), the required separation of **main walls** are as shown in metres on **Diagram 3** of By-law [Clerks to insert By-law number]

- (H) Despite Regulation 10.5.80.10(3), **parking spaces** may be in the **front yard**;
- (I) Despite Regulation 200.5.10.1 (1) and Table 200.5.10.1, vehicular **parking spaces** for a **community centre** use must be provided and maintained in accordance with the following:
 - (i) at a minimum rate of 2.3 vehicular parking spaces for every 100 square metres of **gross floor area** for a **community centre** use;
 - (ii) For any other use refer to 200.5.10.1 (1) and Table 200.5.10.1, for vehicular **parking spaces**.
- (J) Despite Regulation 230.5.10.1 (1), Table 230.5.10.0 (1) and Regulation 230.5.10.1 (7), the provision of **bicycle parking spaces** is subject to the following:
 - (i) a minimum of 10 “long-term” **bicycle parking spaces** are required to be provided; and
 - (ii) a minimum of 66 “short-term” **bicycle parking spaces** are required to be provided.

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

- 5. 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
- 6. 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 has prepared and submitted a Parking Assessment to the satisfaction of the Director, Engineering Review, Development Review, for review and acceptance, that evaluates parking demand based on the maximum potential of the **entertainment place of assembly** in combination with a **community centre** capacity contemplated by this By-law; and

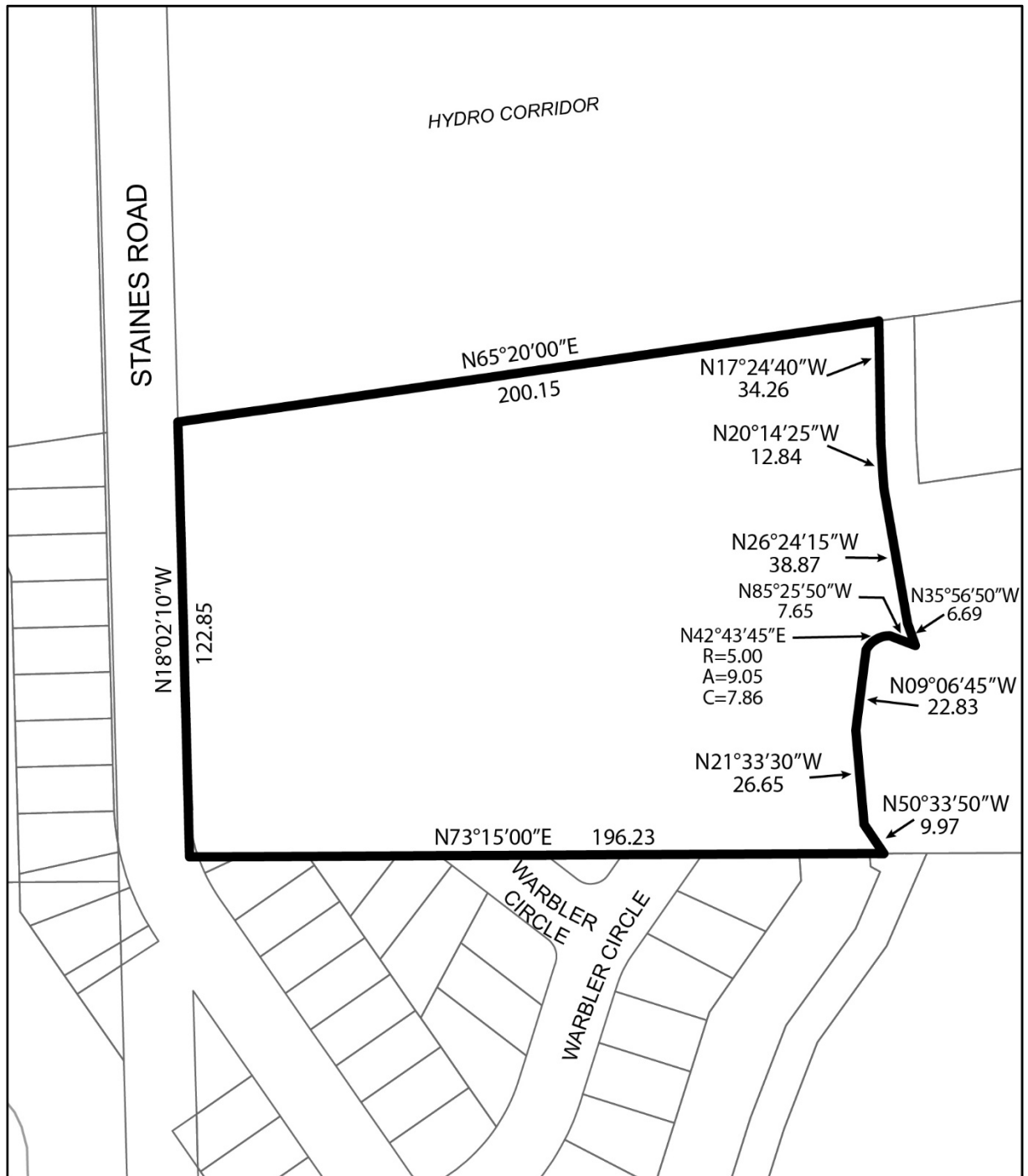
- (ii) where the provision of parking facilities are recommended by the Parking Assessment as accepted by the Director, Engineering Review, Development Review, the owner secure sufficient parking, including onsite parking, off-site parking arrangements, shared parking strategies, and/or a reduction in entertainment place of assembly capacity, all to the satisfaction of the Director, Engineering Review, Development Review.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

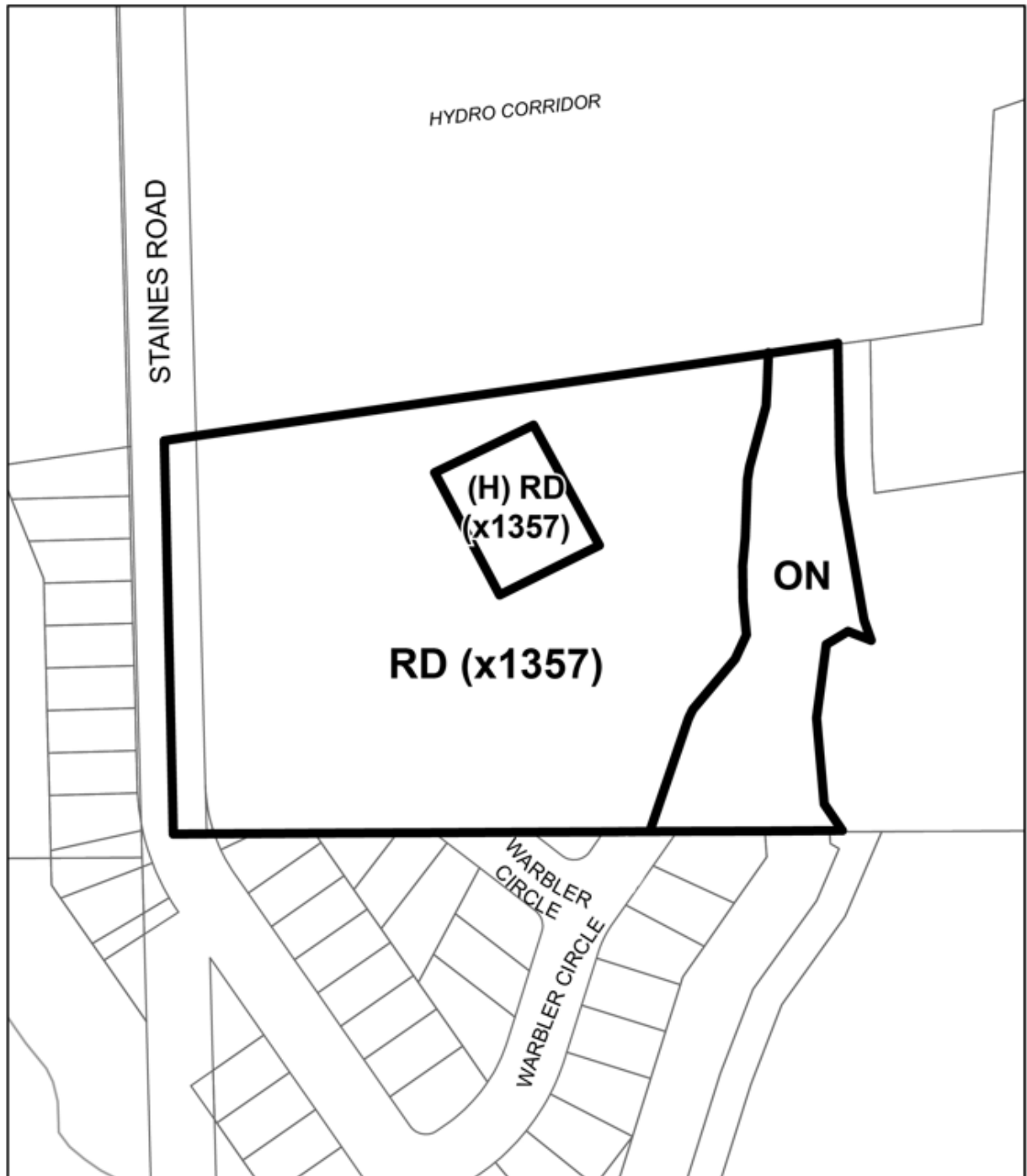
(Seal of the City)



Toronto
Diagram 1

251 Staines Road (Formerly addressed 311 Staines Road)

File # 25 110294 ESC 23 0Z

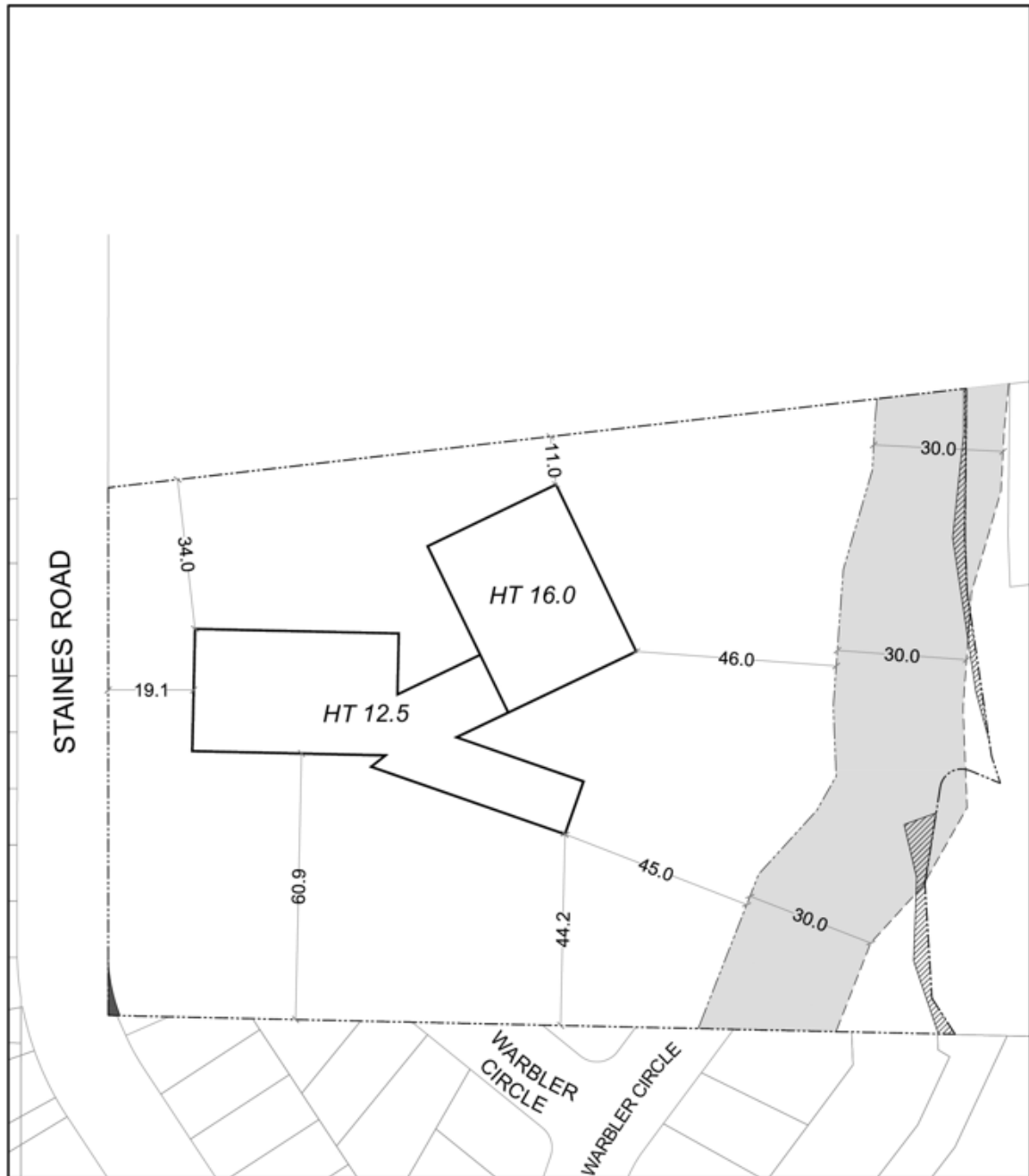


251 Staines Road (Formerly addressed 311 Staines Road)

Diagram 2

File # 25 110294 ESC 23 02





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Diagram 3

251 Staines Road (Formerly addressed 311 Staines Road)

File # 25 110294 ESC 23 0Z

30 Metre Setback from Staked Dripline
Staked Dripline
Road conveyance to the City

10 Metre Setback to
Long Term Stable Top of Slope

City of Toronto By-law 569-2013
Not to Scale
06/01/2026