

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 **2025 as 60 Guildwood Parkway**

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 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 RA (au134.0) (x606) to a zone label of (H) I (x 764) **The Zoning By-law team will provide the exception number** as shown on Diagram 2 attached to this By-law.

4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.30.10 Exception Number [-] **Zoning Section staff will assign the exception number** so that it reads:

(764) Exception (H) I (x764)

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 60 Guildwood Parkway, 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 (R) below;
- (B) Despite regulations 80.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 131.60 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite 80.10.20.10 and 80.10.20.20, only the following use(s) are permitted:
 - (i) **Nursing home**
- (D) Despite regulations 80.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure** is the number in metres following the letters "HT" and the permitted maximum number of **storeys** in a **building** is the number following the letters "ST", as shown on Diagram 3 of By-law [Clerks to insert By-law number];
- (E) Despite 80.5.40.10(2) to (5) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 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 5.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse labelled "MPH" on Diagram 3, by a maximum of 5.0 metres;

- (iii) architectural features, parapets, insulation, ballasts, coverings above a structural deck, and elements and **structures** associated with a **green roof**, by a maximum of 1.0 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 3.5 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 6.0 metres; and
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection by a maximum of 5.0 metres.
- (F) Despite regulation 80.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 29,900 square metres;
- (G) Despite regulation 80.10.40.70(2), the required minimum **building setbacks** and separation distances are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (H) For the purposes of this exception, regulation 80.10.90.10(1)(a) and (b) regarding **loading spaces** not being permitted in a **front yard** or a **side yard** abutting a **street**, does not apply;
- (I) Despite regulation 80.10.50.10(1), in the I zone, the entire **front yard** excluding a permitted **driveway, parking spaces** and **bicycle parking spaces** must be **landscaping**, and a minimum of 45% of the **front yard landscaping** must be **soft landscaping**;
- (J) Despite regulation 80.10.150.1(1), waste and **recyclable material** is not required to be stored in a wholly enclosed **building**;
- (K) Despite regulations 80.5.40.60(1) and 80.10.40.60, the following elements may encroach into the required minimum building setbacks as follows:
 - (i) canopies and awnings in the **front yard**, at or below the Canadian Geodetic Datum of 139.1, by 8.0 metres;
 - (ii) canopies and awnings in the **front yard**, above the Canadian Geodetic Datum of 139.1, by 3.0 metres;
 - (iii) canopies and awnings not in the **front yard**, by 3.0 metres;
 - (iv) architectural features, such as a pilaster, decorative column,

cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres; and,

- (v) vents, and pipes, by a maximum of 1.0 metres.
- (L) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
 - (i) minimum length 5.6 metres;
 - (ii) minimum width of 3.4 metres; and
 - (iii) minimum vertical clearance of 2.1 metres.
- (M) Despite regulation 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (N) For the purposes of this exception, regulation 200.15.1(4) regarding accessible **parking spaces** needing to be the **parking spaces** closest to a barrier free entrance to a **building**, a passenger elevator that provides access to the first **storey** of the **building**, and the shortest route from the required entrances, does not apply;
- (O) Despite regulation 230.5.1.10(6), all “long-term” **bicycle parking spaces** must be located in an enclosed room, enclosure, or fenced area;
- (P) Despite regulation 230.5.1.10(7), a universal shower and change facility resulting from “long-term” **bicycle parking spaces** is not required;
- (Q) Despite Regulation 230.5.1.10(13), **oversized bicycle parking spaces** are not required; and,
- (R) Despite regulation 230.5.1.10(15), for the purposes of this exception, no more than 60% of the “long-term” **bicycle parking spaces** on a **lot** may be placed in a vertical position.

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. 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 temporary sales centre 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.

7. Holding Symbol Provisions:*

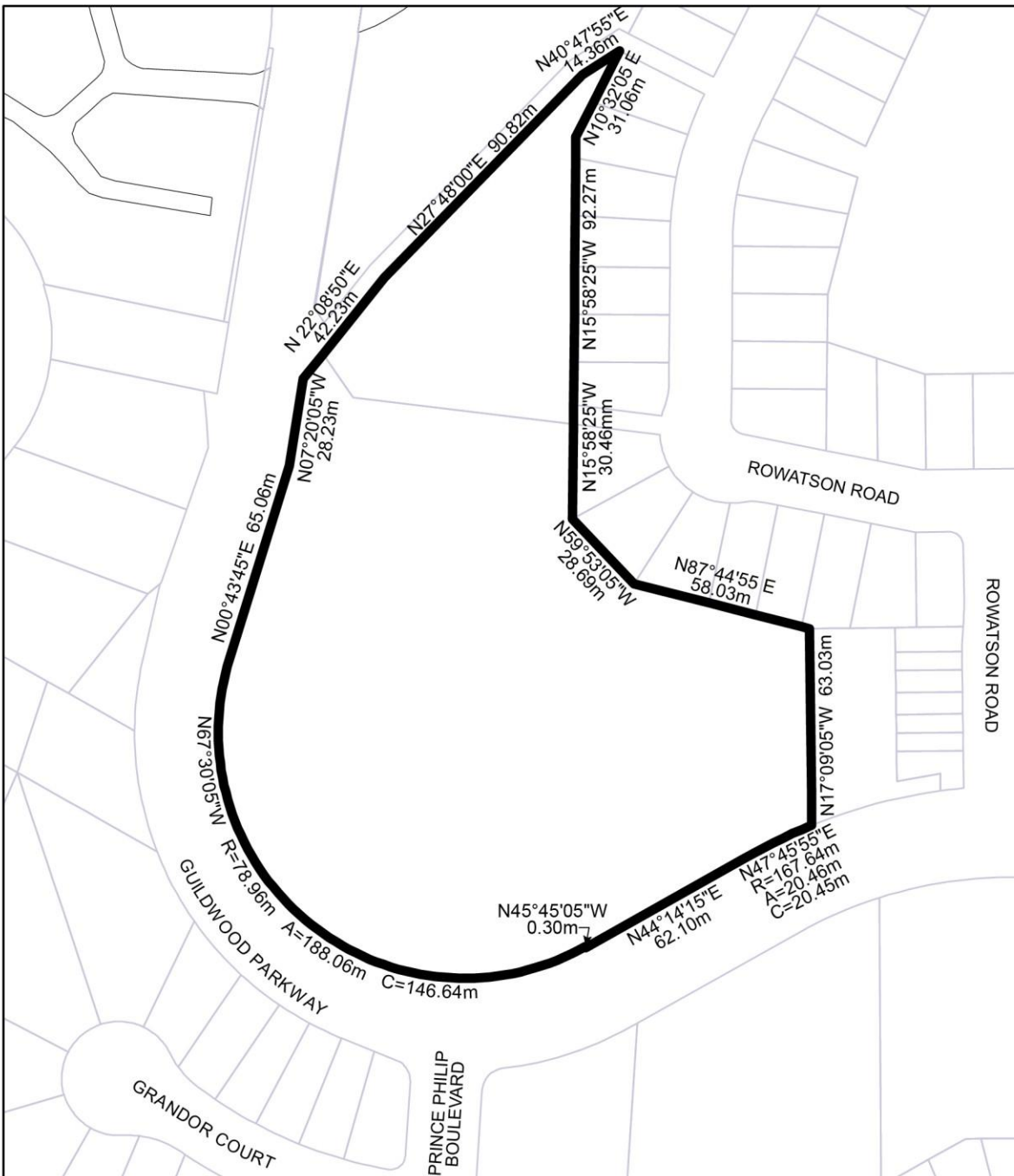
- (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed; and
- (B) An 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 or applicant, at their sole cost and expense has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing combined sewer and watermain system and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
 - (ii) If the Functional Servicing and Stormwater Management Report accepted and satisfactory from (i) above require any new municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
 - (a) The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or,
 - (b) The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction to 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)

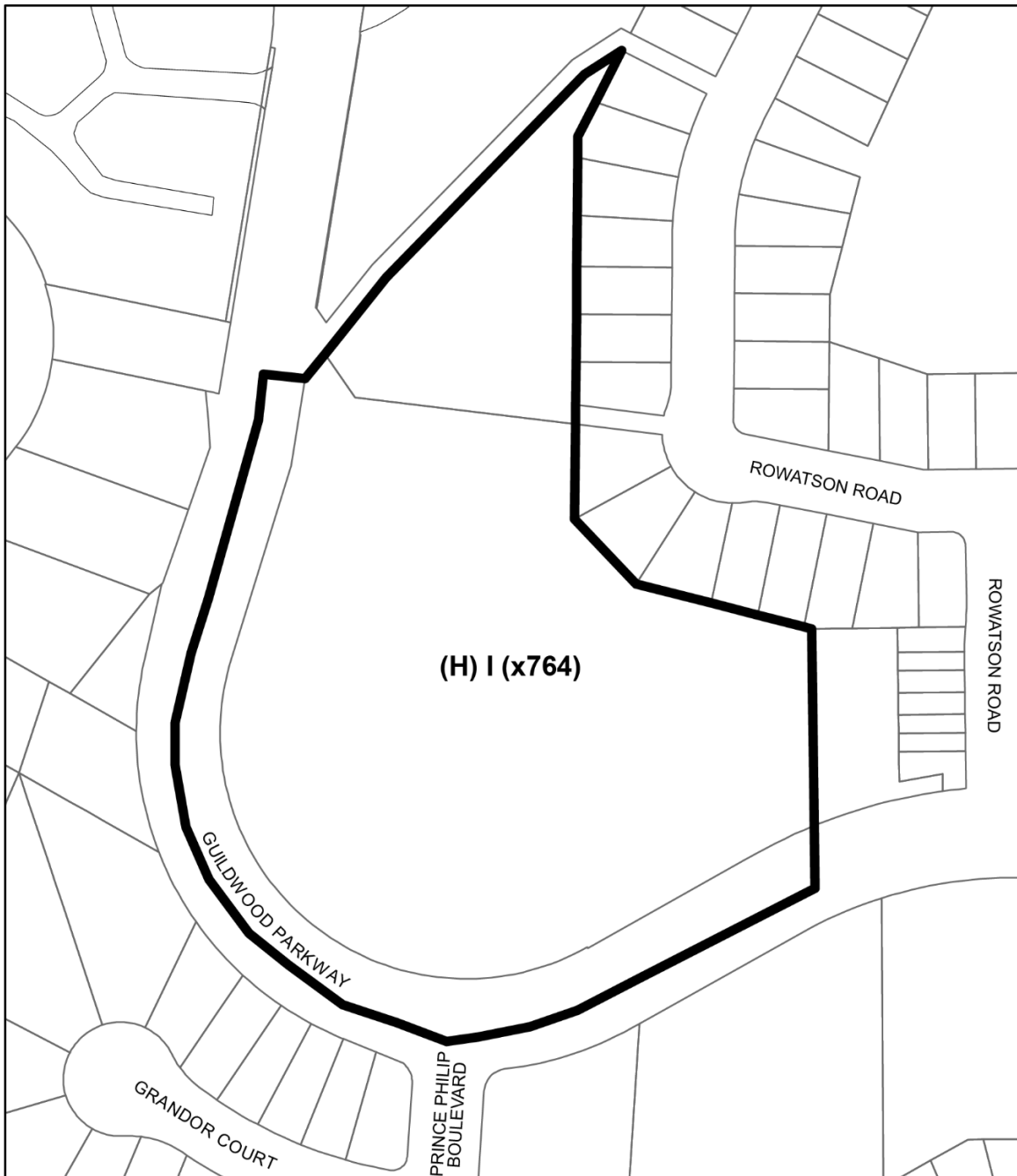


Toronto
Diagram 1

60 Guildwood Parkway

File # 25 232204 ESC 24 0Z

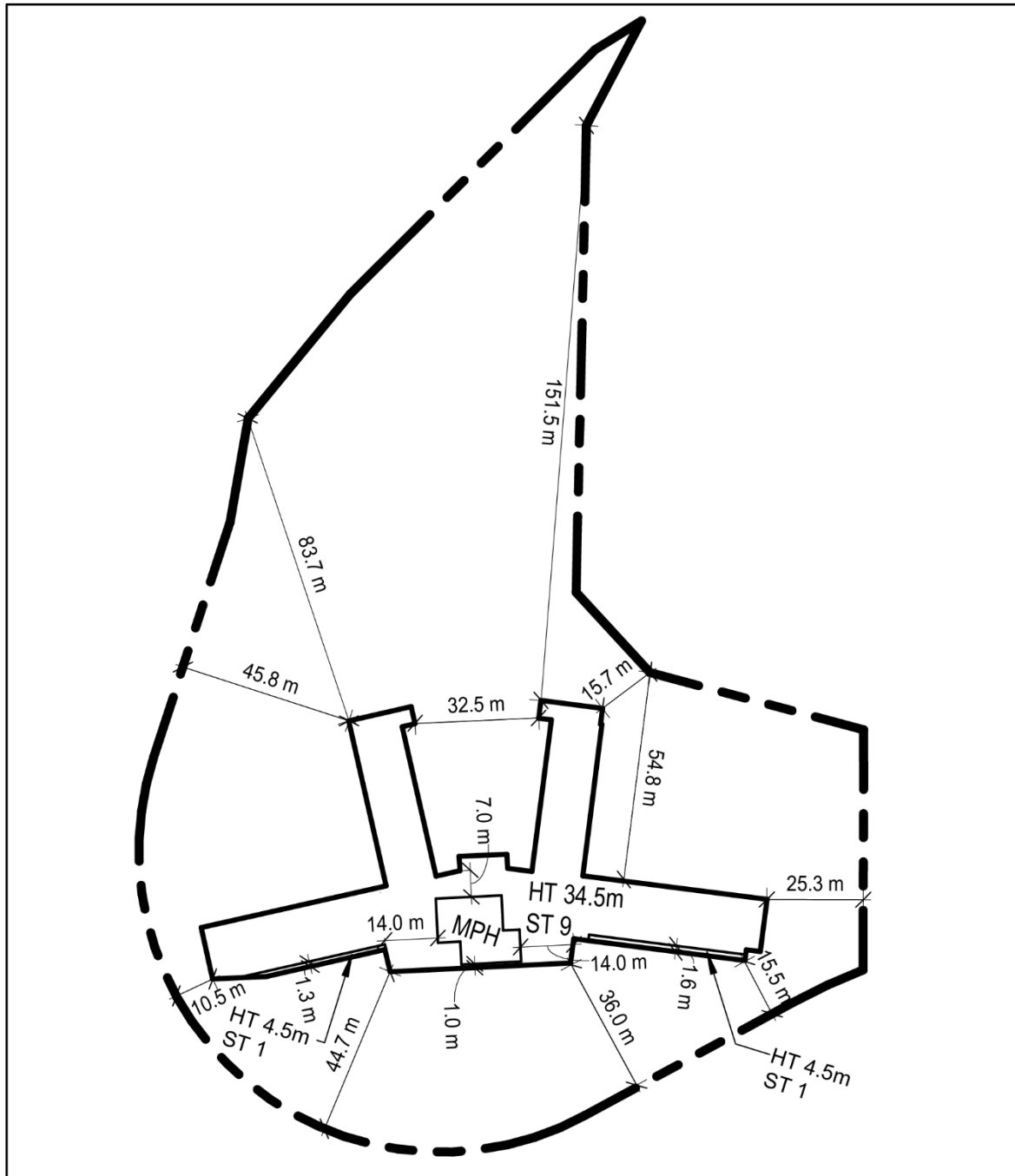
City of Toronto By-law 569-2013
Not to Scale
06/05/2026



 **TORONTO**
Diagram 2

60 Guildwood Parkway

File # 25 232204 ESC 24 02



Toronto
Diagram 3

60 Guildwood Parkway

File # 25 232204 ESC 24 0Z



City of Toronto By-law 569-2013
Not to Scale
06/25/2026