

Authority: Planning and Growth Management Committee Item PG24.5, as adopted by City of Toronto Council on December 5, 6 and 7, 2017

CITY OF TORONTO

Bill 1427

BY-LAW -2017

To technically amend Zoning By-law 569-2013, as amended, with respect to the correction of typographical errors and omissions and to correct mapping errors and omissions.

Whereas authority is given to Council by 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*;

The Council of the City of Toronto enacts:

1. Amend the zone label for the lands identified with a heavy black line on Schedule 1, from RD (x16) to RS (x16).
2. Remove the lands municipally known as 4113 Lawrence Avenue East and identified with a heavy black line on Schedule 2, from all maps and overlays in Zoning By-law 569-2013.
3. On 2875 Keele Street as outlined by a thick black line on Schedule 3, amend the zone label to delete (x276), so that it reads:
CL 1.0
4. In regulation 10.5.50.10(1)(A) delete the contents of (A) and replace it with the following, so that it reads:
 - (A) for **lots** with a **lot frontage** less than 6.0 metres, or a **townhouse dwelling unit** less than 6.0 metres wide, the **front yard**, excluding a permitted **driveway** or permitted parking pad, must be **landscaping**;
5. In Site Specific Exception 900.11.10(810) under the heading 'Site Specific Provisions' amend regulations (F) and (G), so that they read:
 - (F) The maximum **building** height is 32.0 metres;
 - (G) the permitted number of **storeys** is:
 - (i) a minimum of 2; and
 - (ii) a maximum of 10, excluding basements and mechanical penthouses. An additional **storey** is permitted if:
 - (a) it is used exclusively for mechanical penthouse purposes, that includes mechanical equipment for the **building** and elevator machine rooms; and

(b) the overall height is not greater than 4.5 metres; and

6. In Site Specific Exceptions 900.11.10(674)(L), 900.11.10(707)(A), 900.11.10(708)(A), 900.11.10(709)(A), 900.11.10(712)(O), 900.11.10(714)(O), 900.11.10(715)(O), 900.11.10(716)(O), 900.11.10(800)(A), 900.11.10(802)(A), 900.11.10(808)(A), 900.11.10(810)(A), 900.11.10(811)(A), 900.11.10(812)(A), 900.11.10(815)(A), and 900.11.10(818)(A) under the heading 'Site Specific Exceptions' revise the permitted list of uses in the regulations above to include 'medical office', so that they read:

"Despite the uses listed in Article 40.10.20, the only uses permitted are: **dwelling unit** in a **building** type permitted by Clause 40.10.20.40, **day nursery**, **education use**, **financial institution club**, **hotel**, office, medical office, **nursing home**, **personal service shop**, **entertainment place of assembly**, **private home daycare**, **recreation use**, **sports place of assembly**, **eating establishment**, **take-out eating establishment**, **retail store**, **retail service**, **retirement home**, **private school**, **public school**, municipally owned **public parking**, **transportation use**, ambulance depot, fire hall, police station, and **public utility**."

7. In Section 800.50 replace the definition of 'Day Nursery' in Regulation (175), so that it reads:

(175) Day Nursery

means **premises** providing temporary care or guidance for more than five children, for a continuous period not exceeding twenty-four hours and is regulated as a home child care agency under the Child Care and Early Years Act, 2014, S.O. 2014, c. 11, Sched. 1. A recreational program operated by or for the City is not a **day nursery**.

8. In Section 800.50 replace the definition of 'Private Home Daycare' in Regulation (605), so that it reads:

(605) Private Home Daycare

means **premises** used for the temporary care of children and such care is provided in a **dwelling unit**, other than the **dwelling unit** of a parent or guardian of any such child, for a continuous period not exceeding twenty-four hours and may have a maximum of:

(A) six children, if the **Private Home Daycare** (home child care) is under an agreement to a home child care agency as regulated under the Child Care and Early Years Act, 2014, S.O. 2014, c. 11, Sched. 1; and

(B) five children, if the **Private Home Daycare** (home child care) is not under an agreement to a home child care agency as regulated under the Child Care and Early Years Act, 2014, S.O. 2014, c. 11, Sched. 1

9. In regulation 40.10.90.1(1) replace the text with the following, so that it reads:

40.10.90.1 General

(1) Loading Space Options Mixed Use Buildings

In the CR zone, if a **mixed use building** has a minimum of 30 **dwelling units**, the requirement for a Type "G" **loading space**, is satisfied if a Type "A" **loading space** or a Type "B" **loading space** required for the non-residential uses in the building is constructed to the larger applicable length, width or vertical clearance dimensions of a Type "G" **loading space**, referred to in regulation 220.5.1.10(8).

- 10.** On 873 to 907 Kingston Road and 218 and 220 Balsam Ave amend the zone label exception reference to exception 28 as shown on Schedule 4, so that it reads:

CR 2.0 (c1.0, r1.5) SS2 (x28)

- 11.** In regulation 200.5.10.1 (4)(A) add the word 'not' in front of the word 'listed', so that it reads:

(A) the use is not listed on Table 200.5.10.1;

Enacted and passed on December , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

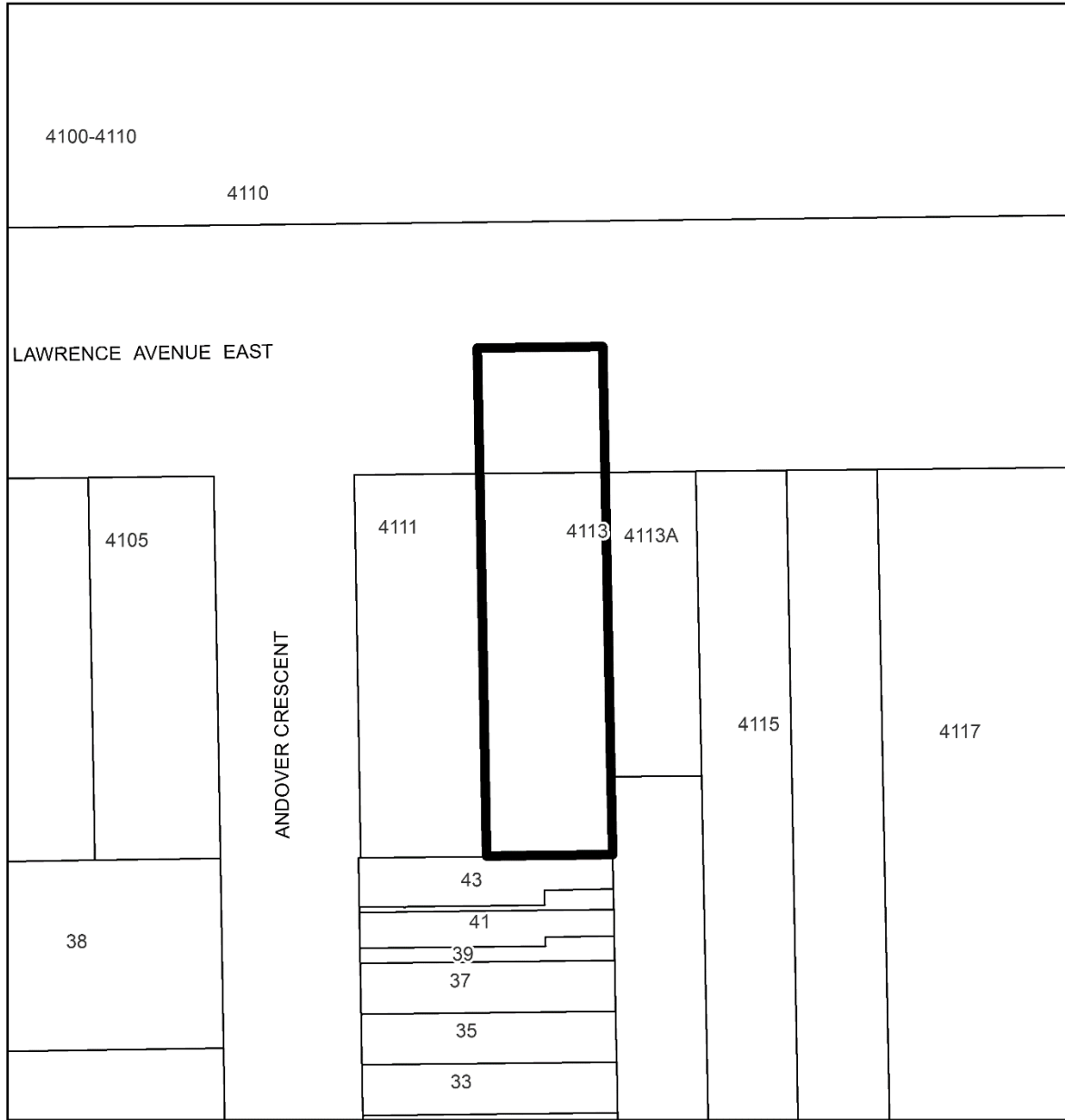
(Seal of the City)



Painted Post Drive West of Markham Road

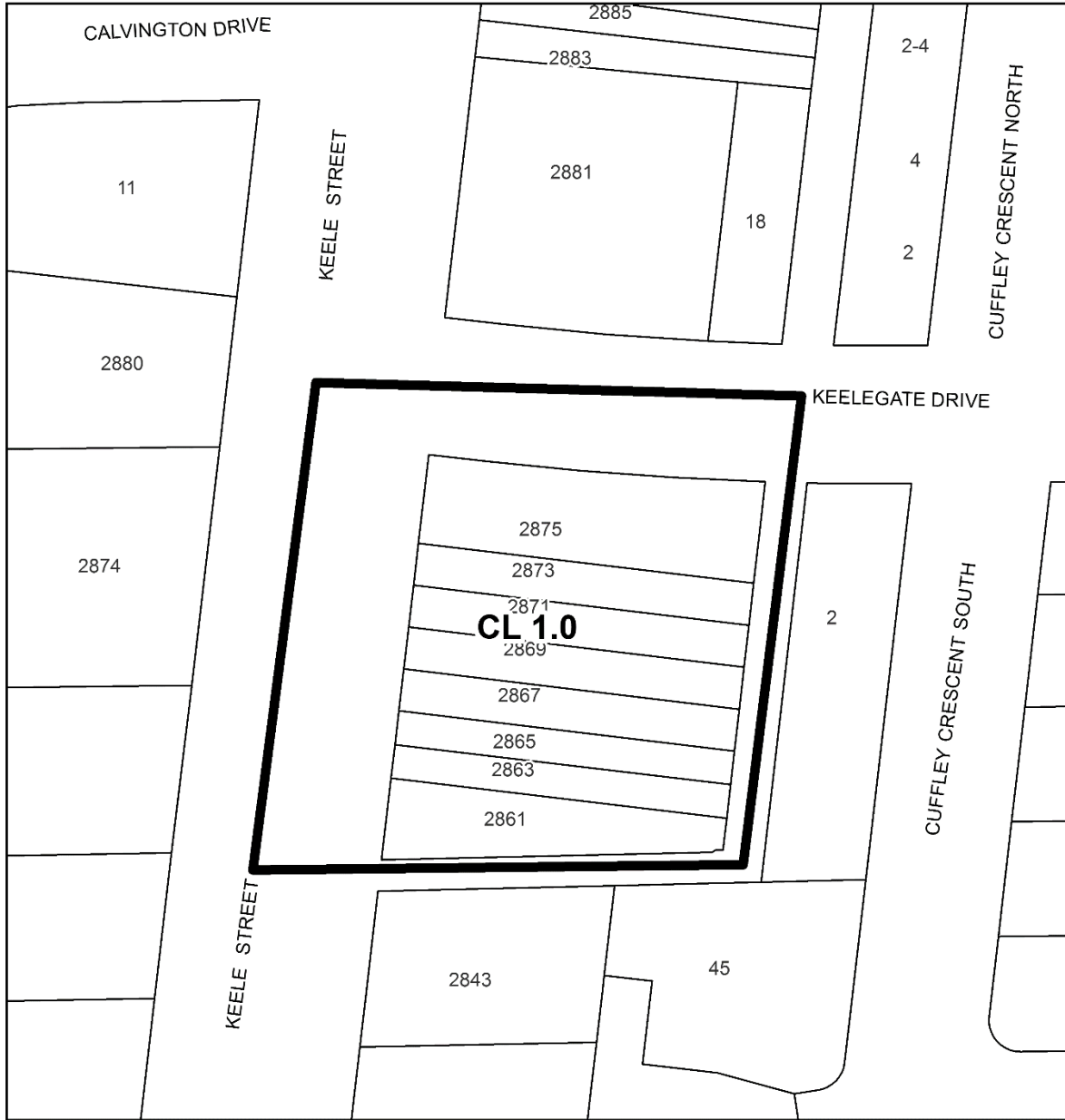


City of Toronto By-Law 569-2013
Not to Scale
10/10/2017



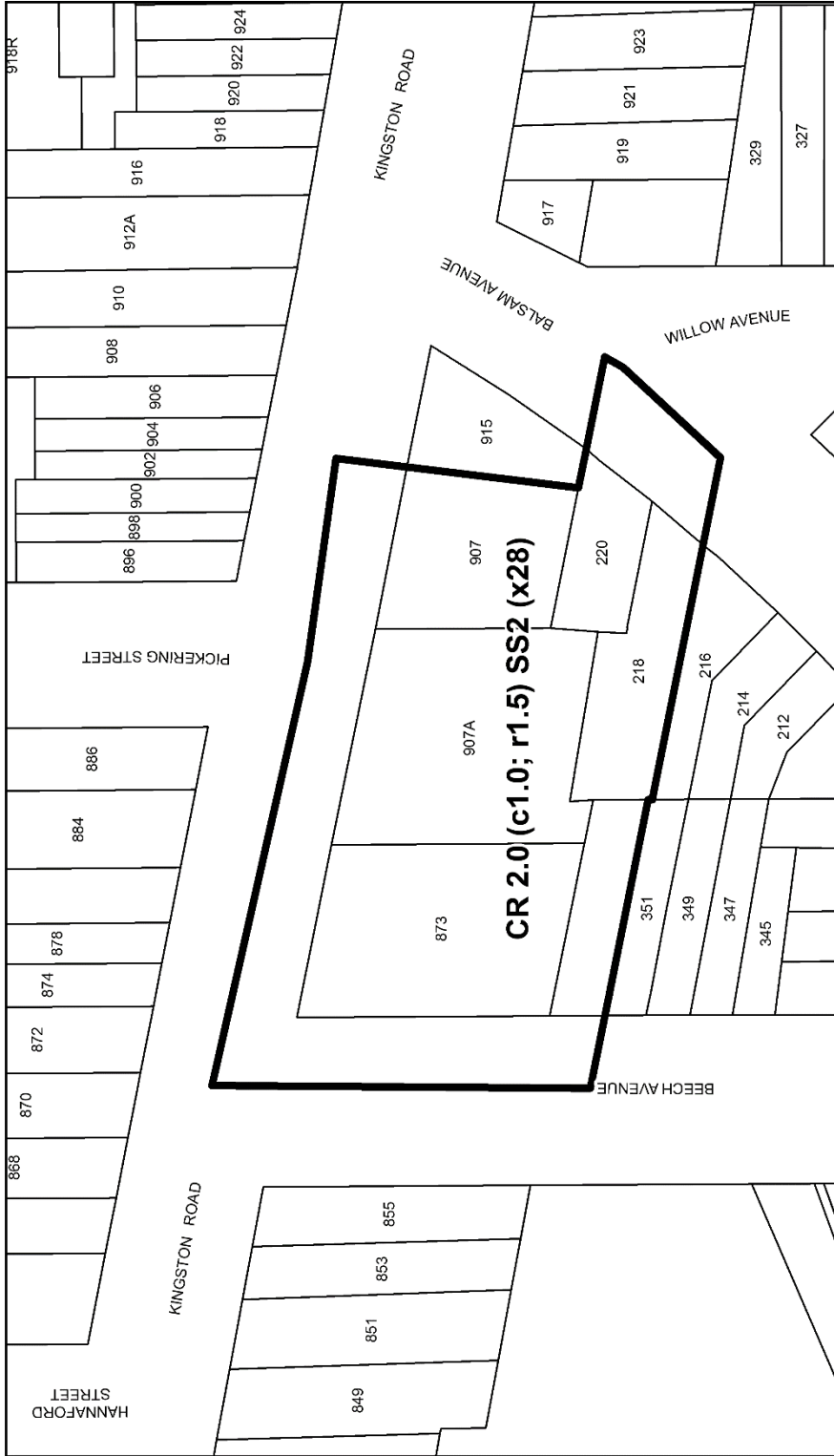
 **TORONTO**
Schedule 2

4113 Lawrence Avenue East



 **TORONTO**
Schedule 3

2875 Keele Street



Toronto
Schedule 4

873 and 907 Kingston Road
218 and 220 Balsam Avenue



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