

Authority: Planning and Housing Committee Item PH11.1,  
adopted by City of Toronto Council on December 17 and  
18, 2019

## CITY OF TORONTO

Bill 1734

BY-LAW - 2019

**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, and to technically amend By-laws 391-2016(OMB), 741-2017, 1050-2017, 639-2018, 504-2019, 678-2019(LPAT), and 864-2019(OMB) to correct typographical and mapping errors and omissions.**

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;

The Council of the City of Toronto enacts:

1. By-law 391-2016(OMB) (195 Exbury Road), as amended, is further amended as follows:
  - (A) Replace Diagram 2 as shown on Schedule 1 of this By-law.
2. By-law 741-2017 (48-58 Scollard Street and 1315-1325 Bay Street), as amended, is further amended as follows:
  - (A) In Section 4 change "Article 900.6.10" to "Article 900.11.10".
3. By-law 1050-2017 (lands fronting onto the north and south side of St. Clair Avenue West between Old Weston Road, Blackthorn Avenue and Spring Grove Avenue), as amended, is further amended as follows:
  - (A) Modify Diagram 1 by adding the lands shown on Schedule 2 of this By-law to the area affected by By-law 1050-2017.
4. By-law 639-2018 (68 and 70 Charles Street and 628, 634, 636 and 638 Church Street), as amended, is further amended as follows:
  - (A) In Section 3 change "CR 2147" to "CR 4.0(c1.0; r4.0)SS1 (x2147)";
  - (B) Delete Section 4 in its entirety;
  - (C) In Section 5 (A) after the words "if the requirements of" add "Schedule A of";
  - (D) In Section 5 (U) change "By-law" to "Exception"; and

- (E) In Section 5 (W), (X), and (Y) change "this By-law" to "By-law 639-2018".
5. By-law 504-2019 (77 Clarendon Avenue), as amended, is further amended as follows:
- (A) In Section 3 change "R (x59)" to "R (x56)"; and
- (B) In Section 4 change "Exception Number 59" to "Exception Number 56", and "Exception R 59" to "Exception R 56".
6. By-law 678-2019(LPAT) (794 Gerrard Street East), as amended, is further amended as follows:
- (A) Replace Diagram 2 as shown on Schedule 3 as this By-law.
7. By-law 864-2019(OMB) (1327 to 1339 Queen Street East), as amended, is further amended as follows:
- (A) Replace Diagram 2 as shown on Schedule 4 of this By-law; and
- (B) In Section 3 change "CR (x106)" to "CR 2.0(c0.5; r2.0)SS2 (x106)".
8. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 1.20.2(4)(A)(i) References in Square Brackets, change the word "City" to "Borough".
9. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 1.20.2(9) Zone Categories and Zones, to the end of the word "Chapter" add "s".
10. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 1.40.50(2) Purpose of the Commercial Residential Employment Zone Category, for the term "Regeneration Area" add "s" to the end of "Area".
11. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulations 1.40.100 (2) Purpose of the Utility and Transportation Zone Category and (3) Purpose of the Zones in the Utilities and Transportation Zone Category, change the word "Utilities" to "Utility".
12. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 1.40.100(3) (A) Purpose of the Zones in the Utilities and Transportation Zone Category, in the words "The purpose of the Utility and Transportation zone" change "Utility and Transportation" to "UT".

13. By-law 569-2013, as amended, is further amended as follows:
  - (A) In regulation 15.20.20.100(10) Market Garden, after the word "not" add "be".
14. By-law 569-2013, as amended, is further amended as follows:
  - (A) In regulation 40.10.20.41(1) Lawfully Existing Dwelling Units in Non-permitted Building Types, after the term "**semi-detached house**" add ",."
15. By-law 569-2013, as amended, is further amended as follows:
  - (A) In each of the following regulations: 40.10.20.100(1)(B)(i) Cabaret, Club, Eating Establishment, Entertainment Place of Assembly, Place of Assembly, Recreation Use and Take-out Eating Establishment,  
40.10.20.100(6) Service Shop,  
40.10.20.100(15) Laboratory,  
40.10.20.100(16) Custom Workshop, and  
40.10.20.100(17) Retail Service,  
add "s" to the end of "item".
16. By-law 569-2013, as amended, is further amended as follows:
  - (A) In regulation 40.10.40.71(1)(B) Permitted Buildings Setbacks for Lawfully Existing Buildings, delete the words "In the CR zone," and change "if" to "If".
17. By-law 569-2013, as amended, is further amended as follows:
  - (A) In regulation 50.10.20.100(3)(B) Nightclub, before the words "does not" add "that".
18. By-law 569-2013, as amended, is further amended as follows:
  - (A) In regulation 60.10.20.100(12) Open Storage, in (i) and (ii) delete the word "and".
19. By-law 569-2013, as amended, is further amended as follows:
  - (A) In regulation 60.20.30.21(2) Additions to Lawfully Existing Buildings, delete the words "of this By-law".
20. By-law 569-2013, as amended, is further amended as follows:
  - (A) In regulation 60.40.20.100(28) Retail Store – together with a Vehicle Fuel Station, delete the words "are sold".
21. By-law 569-2013, as amended, is further amended as follows:

- (A) In regulation 90.40.20.100(5)(B) Personal Service Shop, Retail Store, Service Shop, or Take-out Eating Establishment, after the word "may" add "be".
22. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 200.5.10.1, Table 200.5.10.1 – Parking Space Rates and Parking Space Occupancy for the Land Use "**Dwelling Unit** in an **Apartment Building** (Tenant requirement)" change "Tenant" to "Resident".
23. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 230.5.10.1, Table 230.5.10.1(1) Bicycle Parking Space Rates, for the Use "Municipal Shelter" under the column "Short-Term Bicycle Parking Spaces" add "(None)".
24. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 230.5.10.1(6) Gross Floor Area Exclusions for Bicycle Parking Space Calculations, change the word "**gross**" to "**interior**".
25. By-law 569-2013, as amended, is further amended as follows, in regulation 900.2.10(6), under the heading Site Specific Provisions:
- (A) In regulation (A) before the word "By-law" delete "this";
- (B) In regulation (F) after the word "Diagram 4" add "of By-law 770-2015";
- (C) In regulation (H) after the word "Diagram 4" add "of By-law 770-2015"; and
- (D) In regulation (I) after each of the words "Diagram 4" and "Diagram 1" add "of By-law 770-2015".
26. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulations 900.2.10(678), 900.2.10 (725), 900.2.10 (727), 900.2.10 (796), 900.2.10 (949), 900.2.10 (951), 900.2.10 (954), 900.2.10 (955), 900.2.10(956), and 900.2.10 (958), in provision (F) under the heading Site Specific Provisions delete "Despite regulation 150.10.40.40(2)(A),".
27. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.11.10(186), in provision (P)(v) under the heading Site Specific Provisions, after the word "**dwelling**" add "**unit**".
28. By-law 569-2013, as amended, is further amended as follows:

- (A) In regulation 900.11.10(187), in provision (C) under the heading Site Specific Provisions, change the term "this By-law" to "By-law 990-2019".
- 29.** By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.3.10(730), in provision (C)(i) under the heading Site Specific Provisions, after "30.0 metres," add "measured from the original centreline of the road,".
- 30.** By-law 569-2013, as amended, is further amended in regulation 900.4.10(190) under the heading Site Specific Provisions as follows:
- (A) Delete provision (E) in its entirety;
- (B) In provision (D)(ii) change "; and" with "."; and
- (C) In provision (C)(iii) after ";" add "and".
- 31.** By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.20.10(26), in provision (D) under the heading Site Specific Provisions, replace "XX" with "60.20.40.70".
- 32.** By-law 569-2013, as amended, is further amended as follows:
- (A) Remove from the Zoning By-law Map in Section 990.10, the Policy Area Overlay Map in Section 995.10, the Height Overlay Map in Section 995.20, the Lot Coverage Overlay Map in Section 995.30, and the Rooming House Overlay Map in Section 995.40, the lands municipally known as 1460 and 1480 Jane Street shown by a heavy black line on Schedule 5 of this By-law.
- 33.** By-law 569-2013, as amended, is further amended as follows:
- (A) On the Policy Areas Overlay Map in Section 995.10, revise the depiction of Major Streets on Finch Avenue East and Morningside Avenue in the vicinity of their intersection as shown by a heavy black line on Schedule 6 of this By-law.
- 34.** By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.7.10(774) under the heading Prevailing By-laws and Prevailing Sections, replace provision (A) with the following:
- "On 2351 Kennedy Road, City of Toronto By-law 532-1998."
- 35.** By-law 569-2013, as amended, is further amended as follows:

- (A) In regulation 900.20.10 (310) under the heading Prevailing By-laws and Prevailing Sections, delete provision (A) and re-letter provision "(B)" so that it becomes provision "(A)".
36. By-law 569-2013, as amended, is further amended as follows:
- (A) Delete regulation 900.20.10 (314).
37. By-law 569-2013, as amended, is further amended as follows:
- (A) Amend the zone label on the Zoning By-law Map in Section 990.10 respecting the lands identified with heavy black lines on Schedule 7 of this By-law from "E 5.0 (x314)" and "E 3.0 (x314)" to "E 5.0" and "E 3.0", respectively, as shown on Schedule 7 of this By-law.
38. By-law 569-2013, as amended, is further amended as follows:
- (A) In Regulations 900.11.10(707), 900.11.10(708), 900.11.10(709), 900.11.10(800), 900.11.10(802), 900.11.10(808), 900.11.10(810), 900.11.10(811), 900.11.10(812), 900.11.10(815), and 900.11.10(818), in provision (A) under the heading Site Specific Exceptions revise the permitted list of uses to insert "**religious education use, place of worship,**" after "**public school**".
39. By-law 569-2013, as amended, is further amended as follows:
- (A) Under the heading Site Specific Exceptions, add the following new regulations 900.11.10(2621)(D), 900.11.10(2622)(E), 900.11.10(2623)(E), 900.11.10(2624)(E), 900.11.10(2625)(E), 900.11.10(2628)(D), 900.11.10(2632)(E), 900.11.10(2633)(E), 900.11.10(2634)(E), 900.11.10(2635)(F), 900.11.10(2637)(G), 900.11.10(2638)(D), 900.11.10(2639)(D), 900.11.10(2642)(E), 900.11.10(2644)(E), 900.11.10(2645)(D), 900.11.10(2646)(E), which each read as follows:
- "Despite regulation 40.10.20.40(1), **dwelling units** are permitted in an **apartment building** and a **mixed-use building**."
40. By-law 569-2013, as amended, is further amended as follows:
- (A) Under the heading Site Specific Exceptions, add the following new regulations 900.11.10(2626)(E), 900.11.10(2627)(G), 900.11.10(2629)(G), 900.11.10(2630)(E), 900.11.10(2631)(G), 900.11.10(2636)(F), 900.11.10(2640)(F), 900.11.10(2641)(E), 900.11.10(2643)(D), 900.11.10(2647)(F), and 900.11.10(2648)(F), which each read as follows:
- "Despite regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed-use building**."
41. By-law 569-2013, as amended, is further amended as follows:

- (A) In Regulation 900.11.10(2621) under the heading Site Specific Exceptions, replace provision (A) with the following:

"At least 75 percent of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue up to a height of 13.5 metres, must be between 0 metres and 0.5 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue must be between 0.0 metres and 5.5 metres from **the front lot line**;"

Enacted and passed on December , 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

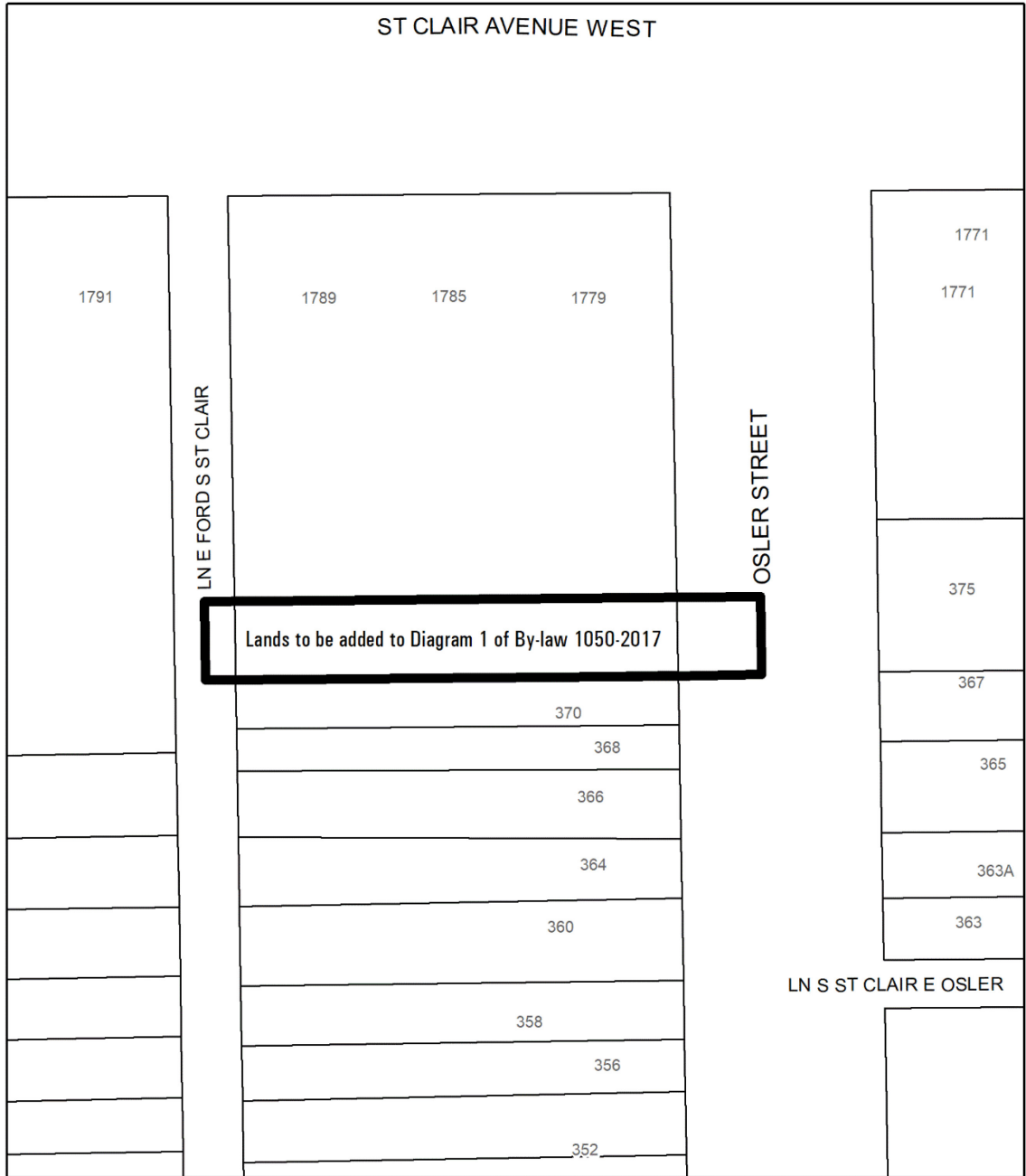
(Seal of the City)



 **TORONTO**  
Schedule 1, Diagram 2 of By-law 391-2016(OMB)

195 Exbury Road





Schedule 2, Add to Diagram 1 of By-law 1050-2017 1779-1789 St. Clair Avenue West

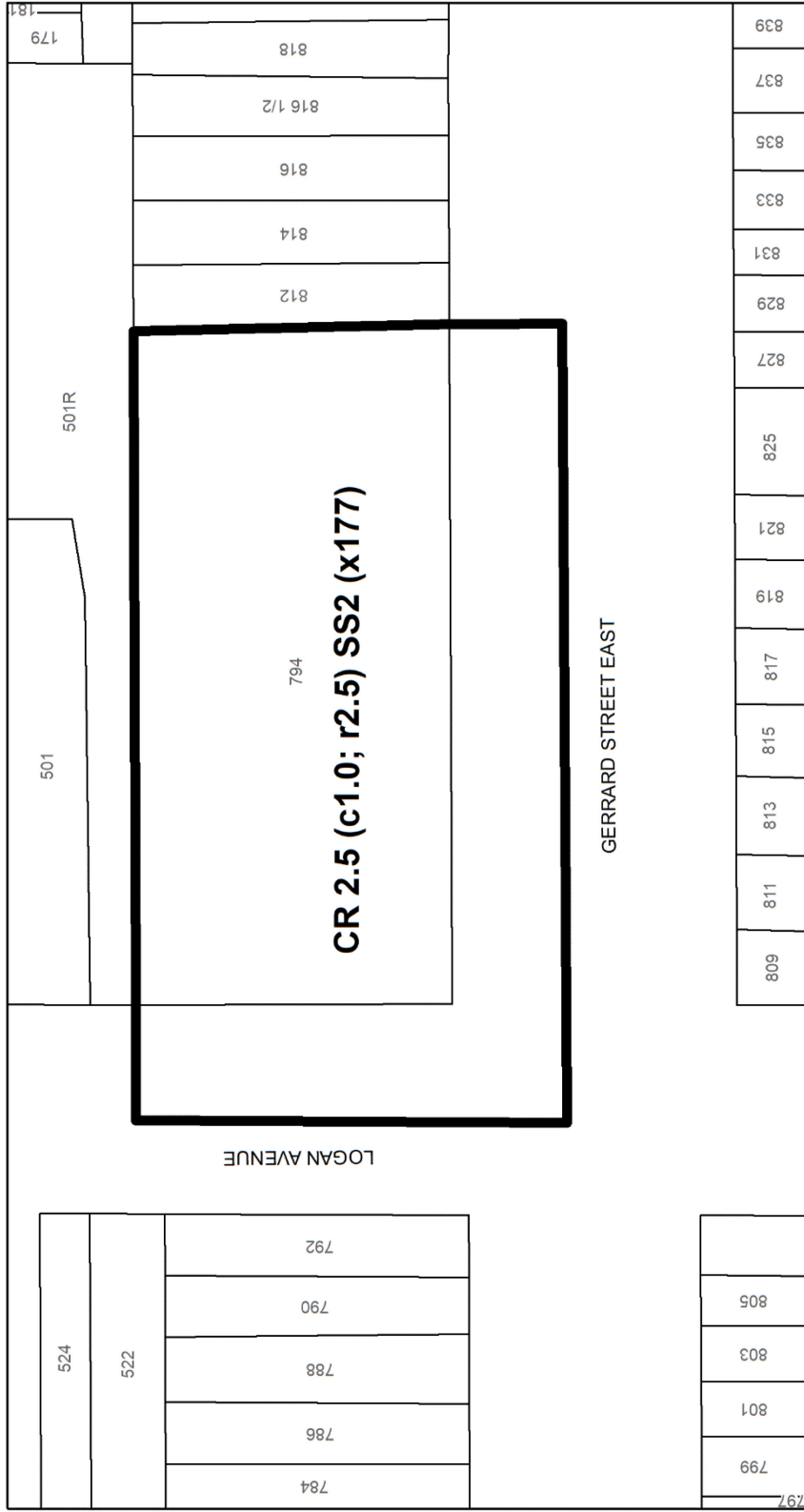
Rear Portion of



Lands to be added to Diagram 1 of By-law 1050-2017

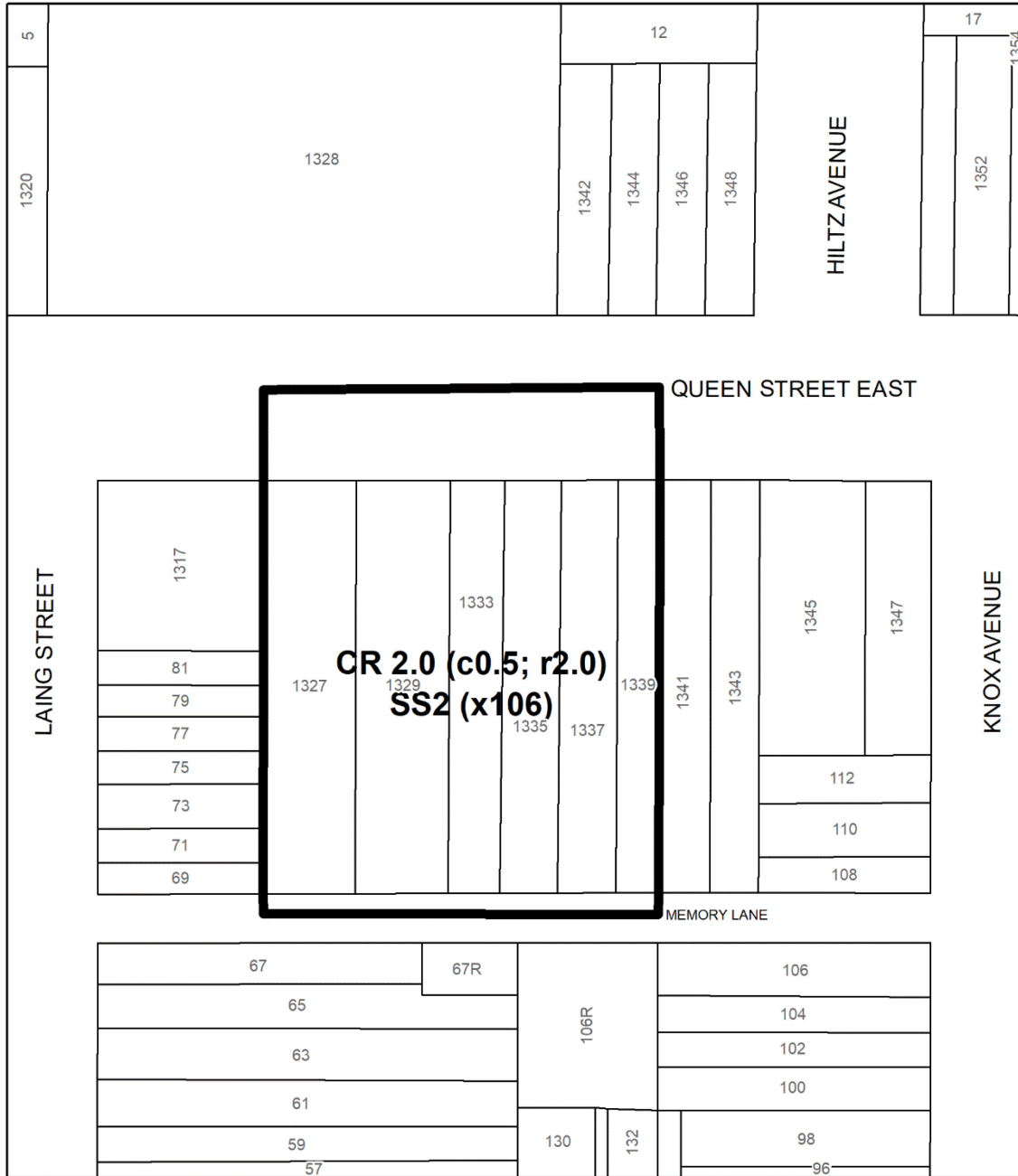


City of Toronto By-law 569-2013  
Not to Scale  
11/07/2019



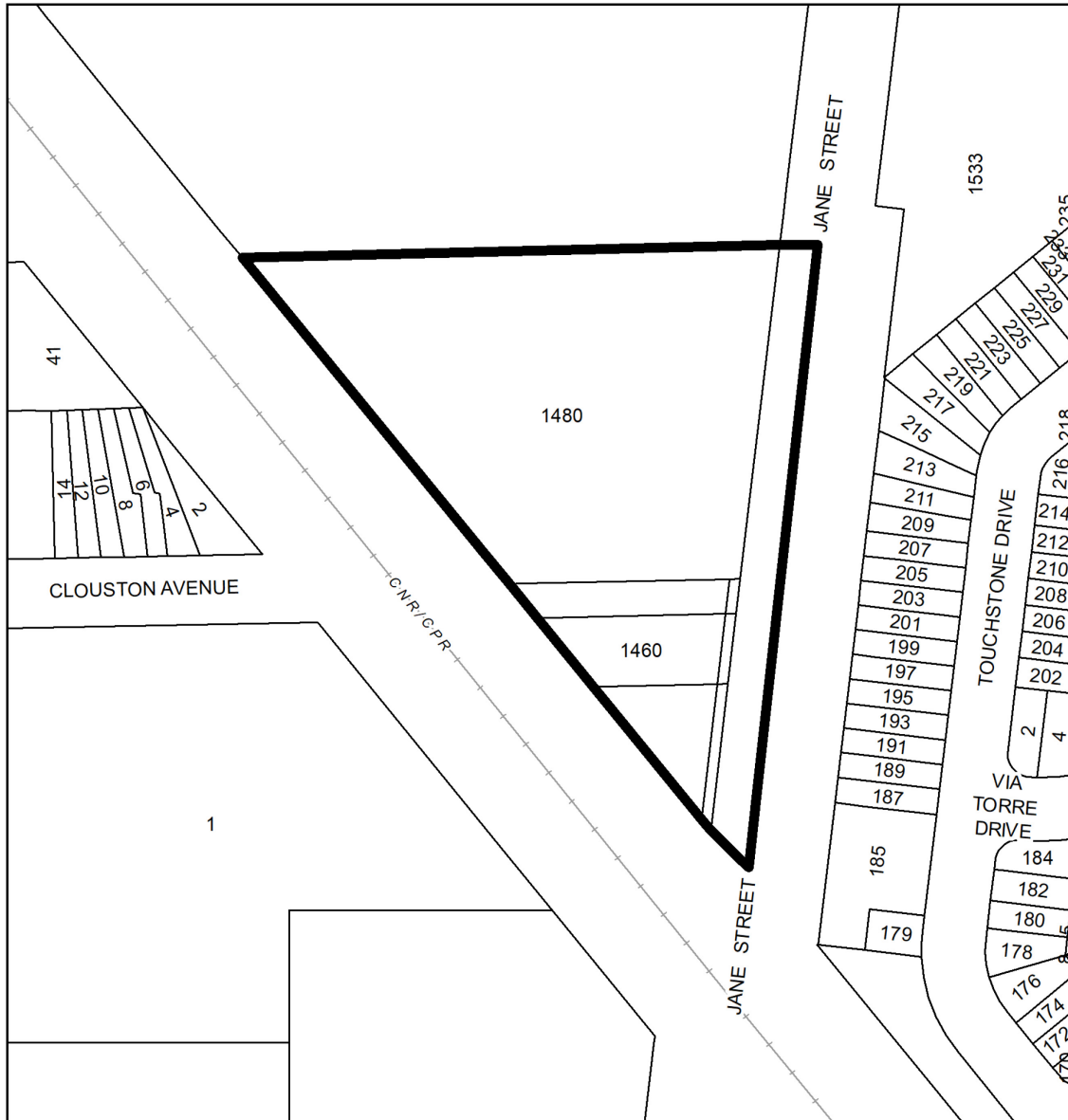
**Toronto**  
794 Gerrard Street East

Schedule 3, Diagram 2 of By-law 678-2019(LPAT)



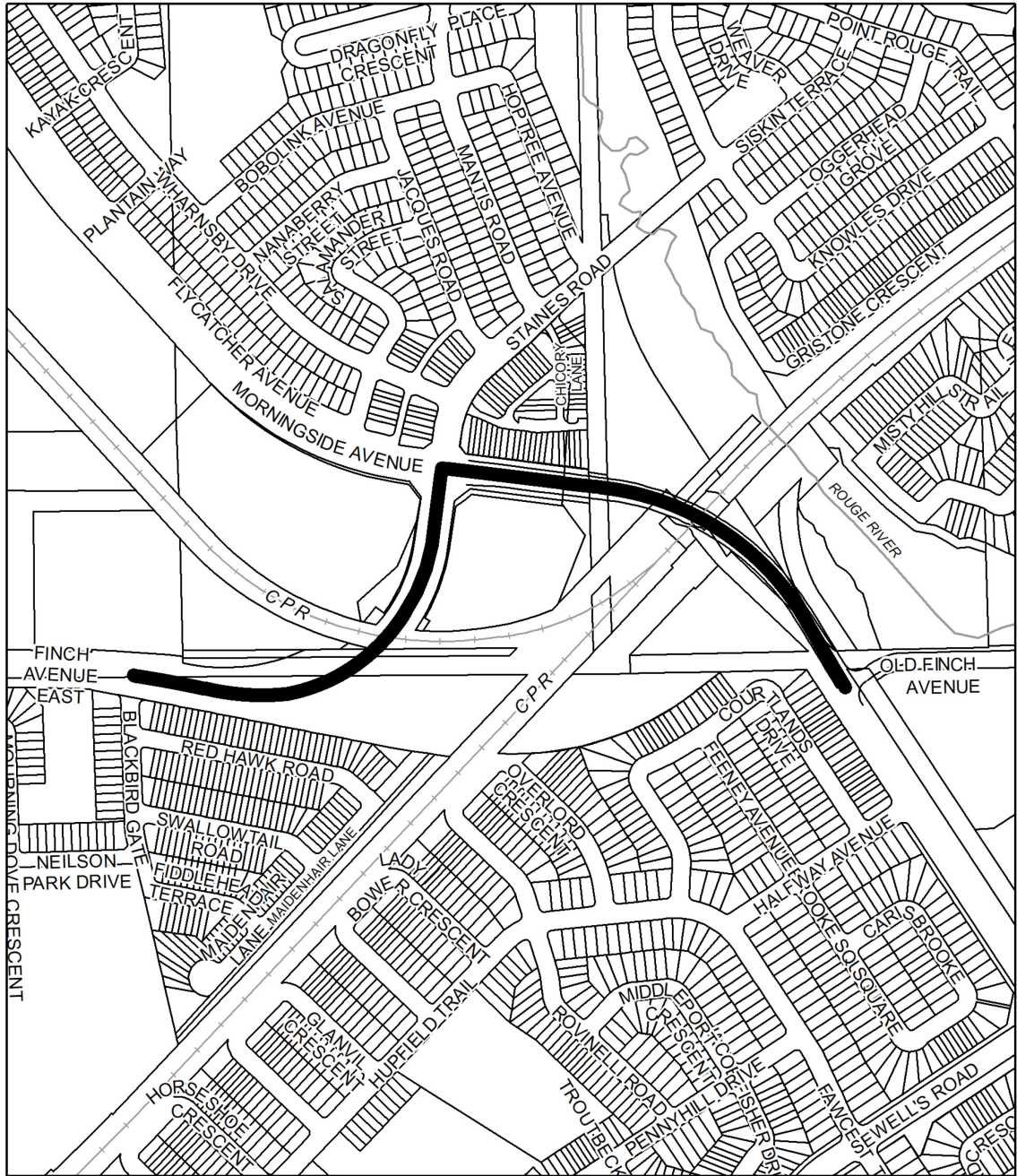
Schedule 4, Diagram 2 of By-law 864-2019(OMB)

1327-1339 Queen Street East



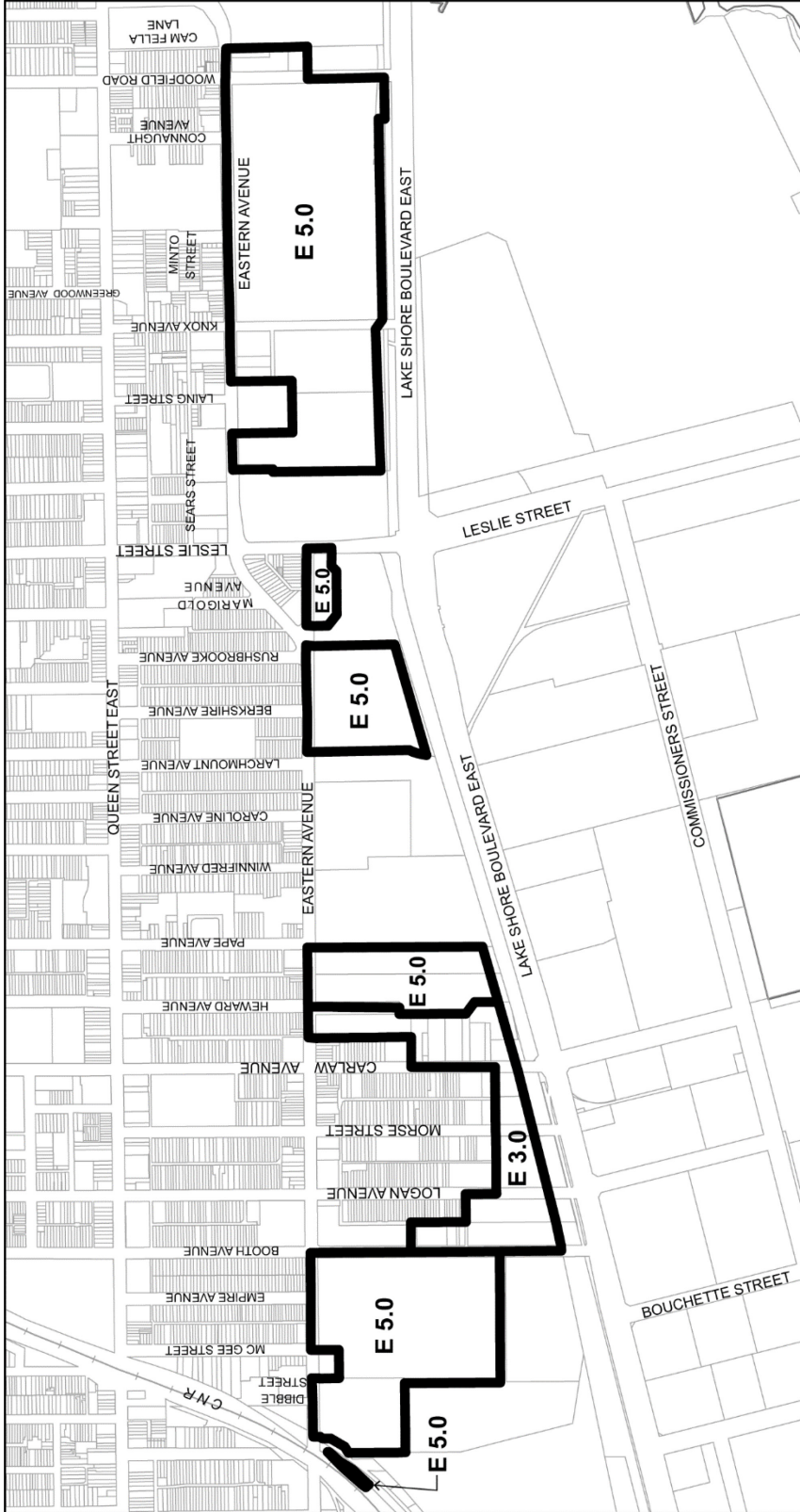
 **TORONTO**  
Schedule 5

1460 and 1480 Jane Street



 **TORONTO**  
Schedule 6

### Morningside Avenue between Finch Avenue East and Old Finch Avenue



Lands South of Eastern Avenue, North of Lake Shore Boulevard East

City of Toronto By-law 569-2013  
Not to Scale  
11/07/2019