

Authority: Planning and Housing Committee Item PH14.1,  
as adopted by City of Toronto Council on June 29 and 30,  
2020

## CITY OF TORONTO

### Bill 492

### BY-LAW -2020

#### To amend Zoning By-law 1-83, as amended, with respect to various sections and lands.

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. Section 3 - General Provisions of former City of York Zoning By-law 1-83, as amended be further amended by:
  - a) adding "Subsection 3.7.7 Seniors Community House" to The Table of Contents – Section 3;
  - b) adding By-law No. 333-2002, Seniors Community House By-law, as the new Subsection 3.7.7;
  - c) adding to Subsection 3.6.2 (2) the words “additional parking spaces equal to the numeric difference, if positive, between the number of parking” after the words “deemed to be fully complied with if “ so that it reads as follows:

"(2) For the purpose of this Subsection, when the purpose or purposes for which the building structure is used is changed or has been changed from one purpose or a combination of purposes permitted in the District in which the building or structure is situate to another purpose or combination of purposes permitted in that District which are the subject of more stringent parking requirements, the minimum requirements for motor vehicle parking facilities shall be deemed to be fully complied with if additional parking spaces equal to the numeric difference, if positive, between the number of parking spaces required by the by-law after the change in use and the number of parking spaces which the provisions of the by-law, if applicable, would have required prior to the change in use, are provided and maintained in accordance with the provisions of this by-law."
  - d) relettering Subsection 3.2.2 paragraphs from (a), (a), (b), (c) and (d) to (a), (b), (c), (d) and (e); and
  - e) relettering Subsection 3.4.4 paragraphs from (a), (a) and (b) to (a), (b) and (c).

2. Section 5 – Establishment of Use Districts of former City of York Zoning By-law No. 1-83, as amended, be further amended by deleting the words, "R4-Residential – Maximum Floor Space Index 2.0 Districts" and replacing with the words "RM1 Residential Multiple Zone" and "RM2 Residential Multiple Zone".
  
3. Section 6 – Amendments of Use Districts and District Maps of former City of York Zoning By-law No. 1-83, as amended, be further amended by:
  - a) renumbering Subsection (7) for Map 17 to Subsection (8);  
  
[By-law No. 448-85]
  
  - b) renumbering Subsection (13) to Subsection (13a) for Map 16 Lands - Rosethorn Avenue; Lot 110, Registered Plan 1813;  
  
[By-law No. 1437-88]
  
  - c) renumbering Subsection (18) to (18a) for Map 24 Lands - 2322-2400 Eglinton Avenue West, West Side Mall;  
  
[By-law No. 1643-89]
  
  - d) renumbering Subsection (26) to Subsection (26a) for Map 24 Lands - 2322-2400 Eglinton Avenue West;  
  
[By-law No. 2145-91]
  
  - e) renumbering Subsection (27) to Subsection (27a) for Map 15 Lands - 87-99 Vaughan Road;  
  
[By-law No. 2171-91]
  
  - f) renumbering Subsection (30) to Subsection (31) for Map 17 Lands -2480-2490 Eglinton Avenue West and Black Creek Drive Intersection;  
  
[By-law No. 2343-91]
  
  - g) replacing the words "R4 District" with the words "RM2 District" where they appear in Subsection (44) for Map 17 Lands - South Portion of 601-605 Rogers Road;

[By-law No. 3037-95]

- h) adding the following new Subsection (75)

"Lands – 2442 Bloor Street West  
(75) MAP 20

By changing the lands described in Schedule "A" of By-law No. 357-2008 from an R1 District to an MCR District, and by changing District Map 20 accordingly."

[By-law No. 357-2008]

- i) renumbering Subsection (83) to Subsection (455) for Map 17 Lands - 2 Bicknell Avenue and the former Bicknell Bus Loop;

[By-law No. 217-2016]

- j) renumbering Subsection (194) to Subsection (94) for Map 20 Lands - 3775-4005 Dundas Street West and 2-6 Humber Hill Avenue, and renumbering Section 16(194) to Section 16(456) where it appears in the renumbered Section 6 Subsection (94) and removing the letter and number (H1) where they appear in the renumbered Section 6 Subsection (94);

[By-law No. 827-2017]

- k) renumbering Subsection (462) to Section (96) for Map 15 Lands - 859, 861 and 875 Eglinton Avenue West and 2020 Bathurst Street;

[By-law No. 554-2019(LPAT)]

- l) adding the following new Subsection (97)

"Lands - 150 Symes Road

(97) MAP 17

By removing the Holding symbol (H) from the identified lands shown on Map 1 of By-law No. 1146-2018."

[By-law No. 1146-2018]

- m) renumbering Subsection (457) to Subsection (98) for Map 24 Lands - 2175 Keele Street West;

[By-law No. 260-2017]

- n) adding the following new Subsection (99)

"Lands – 955, 965, and 969 Weston Road

(99) MAP 17

By changing the area shown on District Map 17, more particularly shown on Schedule "A" of By-law No. 1079-2018, from R3(H2) – Residential Zone and Section 16(446) to R3 – Residential Zone and Section 16(446)."

[By-law 1079-2018]

- o) adding the following new Subsection (100)

"Lands – 1100 Briar Hill Avenue  
(100) MAP 25

By changing the lands shown on District Map 25 more particularly shown on Schedule "1" of By-law No. 1272-2015(OMB) from R2 to C5 and from R2 to G."  
[By-law 1272-2015(OMB)]

- p) amending Schedule "1" of By-law No. 1272-2015(OMB) referenced in Section 6 Subsection (100) by renaming the C5 zoning symbol to MCR where it appears below the dashed line;

[By-law 1272-2015(OMB)]

- q) adding the following new Subsection (101)

"Lands – 33 King Street, 22 John Street and 2 Elsmere Avenue  
(101) MAP 2

By changing the lands on District Map 2, more particularly shown on Schedule "A" of By-law No. 1360-2015, from P.B. 197 to P.B. 197 (xxx) and MCR (261) to MCR (xxx)."

[By-law No. 1360-2015]

- r) amending Schedule "A" of By-law No. 1360-2015 referenced in Section 6 Subsection (101) by changing the zoning label P.B 197(xxx) to P.B. 197 16(454a) and MCR (xxx) to MCR 16(454a);

- s) adding the following new Subsection (102)

"Lands – 1496 Keele Street  
(102) MAP 17

By changing the lands on District Map 17, municipally known as 1496 Keele Street from an M – Manufacturing Zone District to an RM1- Multiple Zone

District."; and

- t) renumbering Subsection (461) to Subsection (103) for Map 15 – Lands - 1996, 1998 and 2000 Bathurst Street.

[By-law No. 1244-2018]

- 4. Section 9 – R3 Residential Zone (R3), Subsection 1(b) of former City of York Zoning By-law 1-83, as amended, be further amended by adding the words, "a street townhouse" after the words "one pair of semi-detached houses" so that it reads "There shall not be more than one building, other than permitted accessory buildings, on any lot, but for the purpose of this paragraph, one pair of semi-detached houses, a street townhouse, a double duplex house, or a double triplex house shall be considered as one building."
- 5. The chart in Section 10 - RM1 Residential Multiple Zone, Subsection 3(a) of former City of York Zoning By-law 1-83, as amended, be further amended by replacing "30.0 metres" where it appears in the column titled "Minimum Lot Frontage" in the rows for "Townhouse" and "Stacked Townhouse" with the "5.0 metres".
- 6. The chart in Section 10.1 - RM2 Residential Multiple Zone, Subsection 3(a) of former City of York Zoning By-law 1-83, as amended, be further amended by replacing "30.0 metres" where it appears in the column titled "Minimum Lot Frontage" in the rows for "Townhouse" and "Stacked Townhouse" with "5.0 metres".
- 7. Section 11 - Local Commercial/Residential Zone (LCR), Subsection 11.2.1(6), (9) and (13) of former City of York Zoning By-law 1-83 , as amended, be further amended by removing the bold type from the words "commercial building", "Office" and "Funeral Parlour".
- 8. Section 13 - Employment Zones, Subsection 13.5.1(f) of former City of York Zoning By-law 1-83, as amended, be further amended by deleting the words "snack bar".
- 9. Section 16 - General Exceptions of former City of York Zoning By-law 1-83, as amended, be further amended by:
  - a) deleting Subsection (174) for Lands - East Side of Keele Street (Northwestern General Hospital);
  - b) renumbering Subsection (194) to Subsection (456) for Lands - 3775-4005 Dundas Street West and 2-6 Humber Hill Avenue and renumbering any reference to (194) as (456) where it appears in this Subsection;

[By-law No. 827-2017]

- c) adding By-law No. 16184 as new Subsection 16 (262) for Lands - between Woodenhill Court and Blackthorn Avenue;

[By-law No. 16184]

- d) renumbering Section 16 (306) to Subsection 16 (306a) for Lands - 14 John Street;  
[By-law No. 1428-88]
- e) replacing the words "Section 10" with the words "Section 10.1" where they appear in Section 16(345) Lands - West side of Keele Street, south of Rogers Road (south part) so that it reads, "Notwithstanding the provisions of Subsection (59) of Section 2; Subsection (3) of Section 3; Clause 1 and 2 of paragraph D of the Parking Schedule contained in Subsection 3.2.1 of Section 3; and Section 10.1";
- f) deleting the words "Subsection (374)" where it appears in Subsection 375 and inserting in its place the words "Subsection (375)";  
[By-law No. 3623-97]
- g) adding By-law No. 829-2006 as new Subsection 16 (401) for Lands - in the vicinity of the intersections of Vaughan Road and Oakwood Avenue and Rogers Road and Oakwood Avenue;  
[By-law No. 829-2006]
- h) adding By-law No. 1163-2010 as new Subsection 16 (408) for Lands - Part of 2464, 2474 and 2490 Bloor Street West;  
[By-law No. 1163-2010]
- i) renumbering Subsection (432) to Subsection (432a) for Lands – 601, 603 and 605 Oakwood Avenue;  
[By-law No. 593-2008]
- j) adding By-law No. 856-2010 as new Subsection 16 (438) for Lands - 1950 Bathurst Street, 89 Dewbourne Avenue and 84 Ava Road;  
[By-law No. 856-2010]
- k) adding By-law No. 998-2011(OMB) as new Subsection 16 (442a) for Lands 1603 Eglinton Avenue West;  
[By-law No. 998-2011(OMB)]
- l) amending Subsection (449) by adding the words "and Section 16 (375)" after the words "Section 12" so that it reads, "Notwithstanding the provisions of Sections 2(73), being the definition of parking space, 3.2, 3.47, 10.2 and Section 12 and Section 16 (375) of the By-law, the lands municipally known as 1486 Bathurst Street as shown on Schedule A to By-law No. 734-2014(OMB) and to this Subsection may be used for the following purposes:";

[By-law No. 734-2014(OMB)]

- m) adding By-law No. 1360-2015 as new Subsection 16 (454) for Lands - 33 King Street, 22 John Street and 2 Elsmere Avenue; and

[By-law No. 1360-2015]

- n) adding By-law No. 1272-2015(OMB) as new Subsection 16 (459) for Lands 1100 Briar Hill Avenue.

[By-law No. 1272-2015(OMB)]

**10.** Section 17 - Certain Existing By-laws to Prevail of former City of York Zoning By-law 1-83, as amended, be further amended by:

- a) Adding "By-law 15656," after the words "By-laws 12904," where they appear in the column under the words "The following is the schedule of by-laws to continue in full force and effect as referred to above:";
- b) Deleting the words "2774 deleted (3507-97)" and adding the words "By-law 2774" and description, "Being a By-law to restrict the use of lands on a portion of Weston Road at Lawrence Avenue West (The Westlaw Building)," where they appear in the column under the words "The following is the schedule of by-laws to continue in full force and effect as referred to above:";
- c) Deleting the words "2866 deleted (3507-97)" and adding the words "By-law 2866" and description, "Being a By-law to restrict the use of lands at the northeast corner of Weston Road and Lawrence Avenue West (The Old Eagle House)," where they appear in the column under the words "The following is the schedule of by-laws to continue in full force and effect as referred to above:";
- d) Deleting the words "90 deleted (3507-97)" and adding the words "By-law 90" and description, "Being a By-law to restrict the use of lands on a portion of Lawrence Avenue West (2089-2099 Lawrence Avenue West)," where they appear in the column under the words "The following is the schedule of by-laws to continue in full force and effect as referred to above:";
- e) Adding the words "as amended by City of Toronto By-law 1360-2015" following the words "By-law 197" where they appear in the column under the words "The following is the schedule of by-laws to continue in full force and effect as referred to above:"; and
- f) Deleting the words "758 deleted (3507-97)" and adding the words "By-law 758" and description "Being a By-law to provide for the use of lands for an apartment development (29 South Station Street)" where they appear in the column under the words "The following is the schedule of by-laws to continue in full force and effect as referred to above:".

Enacted and passed on June , 2020.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)