

Authority: Planning and Housing Committee Item PH24.1,  
as adopted by City of Toronto Council on July 14, 15 and  
16, 2021

## CITY OF TORONTO

**Bill 734**

### **BY-LAW -2021**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 165-345 Geary Avenue, 2-150 Geary Avenue, 180-360 Geary Avenue, 21-39 Primrose Avenue, 1352-1384 Dufferin Street, 1347-1355 Dufferin Street, 325-327 Westmoreland Avenue North, 1100-1102 Dovercourt Road, 508-510 Delaware Avenue North and 1102-1104 Ossington Avenue.**

Whereas authority is given to the Council of a municipality by Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass Zoning By-laws; 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; and

Whereas Council of the City of Toronto, at its meeting on July 14, 2021, determined to amend the City of Toronto Zoning By-law 569-2013 with respect to lands known municipally in the year 2019 as 165-345 Geary Avenue, 2-150 Geary Avenue, 180-360 Geary Avenue, 21-39 Primrose Avenue, 1352-1384 Dufferin Street, 1347-1355 Dufferin Street, 325-327 Westmoreland Avenue North, 1100-1102 Dovercourt Road, 508-510 Delaware Avenue North and 1102-1104 Ossington Avenue; and

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, 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 at 82-150 Geary Avenue, 180-360 Geary Avenue, 165-345 Geary Avenue, 1352-1384 Dufferin Street, 1347-1355 Dufferin Street, 325-327 Westmoreland Avenue North, 1100-1102 Dovercourt Road, and 21-39 Primrose Avenue, to E 2.0 (x303), as shown on Diagram 2 attached to this By-law.
4. 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 at 38-60 Geary Avenue and 508-510 Delaware Avenue North, to CR 2.0 (c2.0; r1.0) SS2 (x361), as shown on Diagram 2 attached to this By-law.
5. 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 at 10-16 Geary Avenue, 24 Geary Avenue, 68 Geary Avenue and 80 Geary Avenue, to R 0.6 (x103), as shown on Diagram 2 attached to this By-law.

6. Zoning By-law 569-2013, as amended, is further amended by adding 1102-1104 Ossington Avenue, 2-8 Geary Avenue, 22 Geary Avenue, 26-36 Geary Avenue, 62-66 Geary Avenue and 70-78 Geary Avenue, to the Zoning Map in Section 990.10, and applying the following zone label to these lands: EL 2.0 (x13), as shown on Diagram 2 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding 1102-1104 Ossington Avenue, 2-8 Geary Avenue, 22 Geary Avenue, 26-36 Geary Avenue, 62-66 Geary Avenue and 70-78 Geary Avenue, subject to this By-law, to the Height Overlay Map in Section 995.10.1 and applying the following Height label to these lands: HT 18 ST 4, as shown on Diagram 3.
8. Zoning By-law 569-2013, as amended, is further amended by amending the Height label on the Height label map in Section 995.10.1 respecting the lands at 10-16 Geary Avenue, 24 Geary Avenue, 38-60 Geary Avenue, 68 Geary Avenue, 80-150 Geary Avenue, 180-360 Geary Avenue, 165-345 Geary Avenue, 1352-1384 Dufferin Street, 1347-1355 Dufferin Street, 325-327 Westmoreland Avenue North, 1100-1102 Dovercourt Road, 508-510 Delaware Avenue North and 21-39 Primrose Avenue, subject to this By-law, to: HT 18 ST 4, as shown on Diagram 3.
9. Zoning By-law 569-2013, as amended, is further amended by adding 1102-1104 Ossington Avenue, 2-8 Geary Avenue, 22 Geary Avenue, 26-36 Geary Avenue, 62-66 Geary Avenue and 70-78 Geary Avenue, subject to this By-law, to the Rooming House Overlay Map in Section 995.40.1 and the Lot Coverage Overlay Map in Section 995.30.1, as shown on Diagram 4.
10. Zoning By-law 569-2013, as amended, is further amended by adding Exception E 303 to Article 900.20.10 so that it reads:

**Exception E 303**

- (A) a **building** must comply with the following requirements:
- (i) a **building** must have a minimum height of 2 **storeys** and 8.5 metres;
  - (ii) for the purposes of this Exception, a level of a **building** containing only mechanical, electrical or other equipment or space used for the functional operation of a **building** shall not constitute a **storey**;
  - (iii) despite **60.5.40.10(3)**, **60.5.40.10(4)**, **60.5.40.10(6)** & **60.20.40.10(1)** if a **lot** subject to this Exception abuts a **lot** in the Residential Zone category or is separated from a **lot** in the Residential Zone category by a **lane**, no part of a **building** or **structure** above the fourth **storey** may penetrate a 45 degree **angular plane** measured from the **rear lot line** of the **lot** in the Residential Zone category, starting at the height of the average elevation of the ground along the **rear lot line**;

- (iv) the required minimum height of the **first floor** of a **building**, measured between the top of the floor of the first **storey** and the top of the floor of the second **storey**, is 4.5 metres;
- (v) within the **front yard** at the ground floor level, the minimum required height to the underside of a 2nd **storey** which projects above the required **front yard setback** measured at the ground floor level, is 4.0 metres measured from the height of the average elevation of the ground along the **front lot line**;
- (vi) the minimum required height of any **storey** located above the **first floor** and used for a non-residential use is 4.0 metres, measured from the top of the floor of the **storey** to the top of the floor of the **storey** above;
- (vii) despite **60.20.40.70**(3) and (4), the required minimum **rear yard setback** is 7.5 metres from the **rear lot line** where it abuts a **lot** or **lane** in the Residential Zone category or Employment Industrial Zone category;
- (viii) despite **60.5.40.60**, balconies are not permitted to encroach into the 7.5-metre rear yard setback where the rear **lot line** abuts a **lot** in the Residential Zone category;
- (ix) despite **60.20.40.70**(3) and (vi) above, the required minimum **rear yard setback** for any part of a **building** located above the second **storey** is 12.5 metres from the **rear lot line** where it abuts a **lot** or **lane** in the Residential Zone category or the Employment Industrial Zone (E) category;
- (x) despite (vii) and (ix) above, the minimum **rear yard setback** at 21-39 Primrose Avenue is 0 metres;
- (xi) despite **60.20.40.70**(1), if the **building** is located on the north side of Geary Avenue, the minimum **front yard setback** on the **first floor** and above the third **storey** is 3.0 metres and the minimum **front yard setback** on the second **storey** and third **storey** is 0 metres;
- (xii) despite **60.20.4.70**(1), if the **building** is fronting onto Primrose Avenue, the minimum required **front yard setback** is 3.0 metres for any part of a **building** located above the third **storey**;
- (xiii) despite **60.20.40.70**(1) if a **building** is located on the south side of Geary Avenue, the minimum required **front yard setback** is 3.0 metres for any part of a **building** located on the **first floor** and second **storey** and 8.0 metres for any part of a **building** located above the second **storey**;
- (xiv) despite **60.20.40.70**(2) and **60.20.40.70**(4), where a **main wall** of a **building** contains window openings, a **main wall** must be set back 5.5

metres from a **side lot line** that does not face a **street**, otherwise no **side yard setback** is required.

- (xv) despite (xiv) above, provide a minimum 3.0-metre **side yard setback** if the **building** has a width, as measured between the **side yards**, greater than 90 metres;
  - (xvi) despite **60.5.50.10(2)**, a minimum 2.0-metre wide strip of **landscaping** must be provided along the entire length of the **rear lot line** where the **lot line** abuts a **lot** in the Residential Zone category;
  - (xvii) the maximum permitted width of a **building** on a **lot** on the north side of Geary Avenue, as measured between the **side yards**, is 100.0 metres; and
  - (xviii) the maximum permitted width of a **building** on a **lot** on the south side of Geary Avenue, as measured between the **side yards**, is 200.0 metres;
- (B) Despite the maximum floor space index indicated in the zone label on Diagram 2 of By-law **###-2021 [Clerks to insert number]**, the maximum floor space index does not apply to a **building** that complies with (A) above;
- (C) Despite **60.20.20.100(9)**, an **outdoor patio** is permitted if it complies with the following conditions:
- (i) it must be in association with an **eating establishment** or **take-out eating establishment** on the same **lot**;
  - (ii) it must be set back at least 30.0 metres from a **lot** in the Residential Zone category;
  - (iii) despite regulation (ii) above, an **outdoor patio** located above the first **storey** of the building, must be at least 40.0 metres, measured horizontally, from a **lot** in Residential Zone (R) category;
  - (iv) in the **rear yard** of a **lot** that abuts a **lot** in the Residential Zone category a fence must be installed along the portion of the **outdoor patio** parallel to the **rear lot line**;
  - (v) if a **lawfully existing outdoor patio** is closer to a **lot** than the setbacks required in (ii) or (iii) above, then that **lawfully existing** setback is the minimum required setback for that **lawfully existing outdoor patio**; and
  - (vi) despite **200.5.10.1**, an **outdoor patio** permitted in accordance with (i) and (ii) above and located in the **front yard** may occupy an area otherwise used for up to 2 required non-residential **parking spaces**.

Provisions, Prevailing By-laws and Prevailing Sections.

- (A) Section 12(2) 299 of former City of Toronto By-law 438-86.
- (B) On 116 Geary Ave., former City of Toronto by-law 293-67.
- (C) On the lands municipally known as 193 Geary Avenue in 2006, Section 12(1) 469 of former City of Toronto By-law 438-86.

11. Zoning By-law 569-2013, as amended, is further amended by adding Exception CR 361 to Article 900.11.10 so that it reads:

**Exception CR 361**

- (A) In addition to the uses permitted under **40.10.20.10** and **40.10.20.20**, a **building** on the **lot** may be used for any use permitted under **60.10.20.10** and **60.10.20.20**;
- (B) Despite **40.10.40.40(1)**, the total **gross floor area** of all **dwelling units** on the **lot** must not exceed 50 percent of the total **gross floor area** on the **lot**;
- (C) Despite **40.10.40.1(1)** and By-law 607-2015, **dwelling units** are not permitted on the **first floor**;
- (D) Despite (B) and (C) above, **dwelling units** lawfully existing prior to existing or authorized on or before **[Clerks to insert date of Council adoption]** are permitted;
- (E) A **building** must comply with the following requirements:
  - (i) a **building** must have a minimum height of 2 **storeys** and 8.5 metres;
  - (ii) for the purposes of this Exception, a level of a **building** containing only mechanical, electrical or other equipment or space used for the functional operation of a **building** shall not constitute a **storey**;
  - (iii) despite **40.10.40.70(2)**, if a **lot** subject to this Exception abuts a **lot** in the Residential Zone category or is separated from a **lot** in the Residential Zone category by a **lane**, no part of a **building** or **structure** above the fourth **storey** may penetrate a 45-degree **angular plane** measured from the **rear lot line** of the lot in the Residential Zone category, starting at the height of the average elevation of the ground along the **rear lot line**;
  - (iv) the required minimum height of the **first floor** of a **building**, measured between the top of the floor of the first **storey** and the top of the floor of the second **storey**, is 4.5 metres;
  - (v) within the **front yard** at the ground floor level, the minimum required height to the underside of a 2nd **storey** which projects above the required **front yard setback** measured at the ground floor level, is 4.0 metres measured from the height of the average elevation of the ground along the **front lot line**;

- (vi) the minimum required height of any **storey** located above the **first floor** and used for a non-residential use is 4.0 metres, measured from the top of the floor of the **storey** to the top of the floor of the **storey** above;
  - (vii) despite **40.10.40.70(2)**, the required minimum **rear yard setback** is 7.5 metres from the rear **lot line** where it abuts a **lot** or **lane** in the Residential Zone category;
  - (viii) despite **40.10.40.60(1)** where a **rear lot line** abuts a **lot** in the Residential Zone, a porch, balcony or similar **structure** may not encroach into the required **rear yard setback**;
  - (ix) despite **40.10.40.70(2)** and (viii) above, the required **minimum rear yard setback** for any part of a **building** located above the second **storey** is 12.5 metres from the rear **lot line** where it abuts a **lot** or **lane** in the Residential Zone category;
  - (x) despite **40.10.40.70(2)**, the minimum **front yard setback** on the **first floor** and above the third **storey** is 3 metres and the minimum **front yard setback** on the second **storey** and third **storey** is 0 metres;
  - (xi) despite **40.10.40.70(2)**, where a **main wall** of a **building** contains window openings, a **main wall** must be set back 5.5 metres from a **side lot line** that does not face a **street**, otherwise no setback is required; and
  - (xii) despite **40.10.50.10(3)**, a minimum 2.0 metre wide strip of **landscaping** must be provided along the entire length of the **rear lot line** where the **lot** line abuts a **lot** in the Residential Zone category;
- (F) Despite **40.10.40.10(1)**, the maximum floor space index indicated on the zone label on Diagram 2 of **By-law ###-2021 [Clerks to insert number]**, the maximum floor space index does not apply to a **building** that complies with (E) above; and
- (G) Despite **40.10.20.100(21)**, an **outdoor patio** is permitted if it complies with the following conditions:
- (i) it must be in association with an **eating establishment** or **take-out eating establishment** on the same **lot**;
  - (ii) it must be set back at least 30.0 metres from a **lot** in the Residential Zone category;
  - (iii) despite regulation (ii) above, an **outdoor patio** located above the first **storey** of the building, must be at least 40.0 metres, measured horizontally, from a **lot** in the Residential Zone category;

- (iv) in the **rear yard** of a **lot** that abuts a lot in the Residential Zone category a fence must be installed along the portion of the **outdoor patio** parallel to the **rear lot line**;
- (v) if a **lawfully existing outdoor patio** is closer to a **lot** than the setbacks required in (ii) or (iii) above, then that **lawfully existing** setback is the minimum required setback for that **lawfully existing outdoor patio**; an
- (vi) despite **200.5.10.1**, an **outdoor patio** permitted in accordance with (i) and (ii) above and located in the **front yard** may occupy an area otherwise used for up to 2 required non-residential **parking spaces**.

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

12. Zoning By-law 569-2013, as amended, is further amended by adding Exception R 103 to Article 900.2.10 so that it reads:

**Exception R 103**

- (A) A **building** must comply with the following requirements:
- (i) a **building** must have a minimum height of 2 **storeys** and 8.5 metres;
  - (ii) for the purposes of this Exception, a level of a **building** containing only mechanical, electrical or other equipment or space used for the functional operation of a **building** shall not constitute a **storey**;
  - (iii) despite **10.5.40.10(2)**, **10.5.40.10(3)** **10.10.40.10(1)** & **10.10.40.10(3)**, if a **lot** subject to this Exception abuts a **lot** in the Residential Zone category or is separated from a **lot** in the Residential Zone category by a **lane**, no part of a **building** or **structure** above the fourth **storey** may penetrate a 45 degree **angular plane** measured from the **rear lot line** of the **lot** in the Residential Zone category, starting at the height of the average elevation of the ground along the **rear lot line**;
  - (iv) the required minimum height of the **first floor** of a **building**, measured between the top of the floor of the first **storey** and the top of the floor of the second **storey**, is 4.5 metres;
  - (v) within the **front yard** at the ground floor level, the minimum required height to the underside of a 2nd **storey** which projects above the required **front yard setback** measured at the ground floor level, is 4.0 metres measured from the height of the average elevation of the ground along the **front lot line**;
  - (vi) despite **40.10.40.10(5)**, the minimum required height of any **storey** located above the **first floor** and used for a non-residential use is 4.0 metres,

measured from the top of the floor of the **storey** to the top of the floor of the **storey** above;

- (vii) despite **10.5.40.60(1)(D)**, a balcony may not encroach into a required **rear yard setback**;
  - (viii) despite **10.10.40.70(2)**, the required **minimum rear yard** setback for any part of a **building** located above the second **storey** is 12.5 metres from the **rear lot line** where it abuts a **lot** or **lane** in the Residential Zone category;
  - (ix) despite **10.5.40.70(1)** and **10.10.40.70(1)**, the minimum **front yard setback** on the **first floor** and above the third **storey** is 3 metres and the minimum **front yard setback** on the second **storey** and third **storey** is 0 metres;
  - (x) despite **10.10.40.70(3)** the minimum required **side yard setback** for a **main wall** containing window openings is 5.5 metres, otherwise no **side yard setback** is required; and
  - (xi) a minimum 2.0 metre wide strip of **landscaping** must be provided along the entire length of the **rear lot line** where the **lot** line abuts a **lot** in the Residential Zone category;
- (B) Despite the maximum floor space index indicated in the zone label on Diagram 2 of By-law ###-2021 [Clerks to insert number], the maximum floor space index does not apply to a **building** that complies with all standards specified in (A) above.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 144 of former City of Toronto By-law 438-86, as amended by By-law 1996-0067 and OMB File. R960113, March 5, 1997;
  - (B) On or between the even numbered addresses of 512-616 Delaware Ave. N., the odd numbered addresses of 517-525 Delaware Ave. N., the odd numbered addresses of 527-537 Delaware Ave. N., 539 Delaware Ave. N., the odd numbered addresses of 541-545 Delaware Ave. N., the odd numbered addresses of 547-605 Delaware Ave. N., former City of Toronto by-law 221-79
13. Zoning By-law 569-2013, as amended, is further amended by adding Exception EL 13 to Article 900.21.10 so that it reads:

**Exception EL 13**

- (A) Despite **60.10.20.10** a **mixed use building** containing **dwelling units** is a permitted use, provided the **gross floor area** of all the **dwelling units** does not exceed 50 percent of the total **gross floor area** on the **lot**;
- (B) **Dwelling units** must be located above the **first floor** a **building**;



- (C) Despite (A) and (B) above, **dwelling units** lawfully existing prior to existing or authorized on or before [Clerks to insert date of Council adoption] are permitted;
- (D) A **building** must comply with the following requirements:
- (i) a **building** must have a minimum height of 2 **storeys** and 8.5 metres;
  - (ii) for the purposes of this Exception, a level of a **building** containing only mechanical, electrical or other equipment or space used for the functional operation of a **building** shall not constitute a **storey**;
  - (iii) Despite 60.5.40.10(3), 60.5.40.10(4) and 60.5.40.10(6), if a **lot** subject to this Exception abuts a **lot** in the Residential Zone category or is separated from a **lot** in the Residential Zone category by a **lane**, no part of a **building** or **structure** above the fourth **storey** may penetrate a 45 degree **angular plane** measured from the **rear lot line** of the lot in the Residential Zone category, starting at the height of the average elevation of the ground along the **rear lot line**;
  - (iv) the required minimum height of the **first floor** of a **building**, measured between the top of the floor of the first **storey** and the top of the floor of the second **storey**, is 4.5 metres;
  - (v) within the **front yard** at the ground floor level, the minimum required height to the underside of a 2nd **storey** which projects above the required **front yard setback** measured at the ground floor level, is 4.0 metres measured from the height of the average elevation of the ground along the **front lot line**;
  - (vi) the minimum required height of any **storey** located above the **first floor** and used for a non-residential use is 4.0 metres, measured from the top of the floor of the **storey** to the top of the floor of the **storey** above;
  - (vii) provide a minimum floor-to-floor height of 4 metres for any non-residential use on and above the second **storey**;
  - (viii) despite 60.10.40.70(4), provide a minimum 7.5-metre **rear yard setback** from the **rear lot line** where it abuts a **lot** or **lane** in the Residential Zone category;
  - (ix) despite 60.10.40.70(4) and (viii) above, the **minimum rear yard** setback for any part of a **building** located above the second **storey** is 12.5 metres from the **rear lot line** where it abuts a **lot** or **lane** in the Residential Zone category;

- (x) despite **60.10.40.70(1)**, the minimum **front yard setback** on the **first floor** and above the third **storey** is 3 metres and the minimum **front yard setback** on the second and third **storey** is 0 metres;
- (xi) despite **60.10.40.70(2)** the minimum required **side yard setback** for a **main wall** containing window openings is 5.5 metres, otherwise no **side yard setback** is required; and
- (xii) Despite **60.5.50.20(2)**, a minimum 2.0 metre wide strip of **landscaping** must be provided along the entire length of the **rear lot line** where the **lot** line abuts a **lot** in the Residential Zone category;
- (E) Despite the maximum floor space index indicated in the zone label on Diagram 2 of By-law ~~###-2021~~ [Clerks to insert number], the maximum floor space index does not apply to a **building** that complies with (D) above; and
- (F) Despite 60.10.20.100(11), an **outdoor patio** is permitted if it complies with the following conditions:
  - (i) it must be in association with an **eating establishment** or **take-out eating establishment** on the same **lot**;
  - (ii) it must be set back at least 30.0 metres from a **lot** in the Residential Zone category;
  - (iii) despite regulation (b) above, an **outdoor patio** located above the first **storey** of the building, must be at least 40.0 metres, measured horizontally, from a **lot** in the Residential Zone category;
  - (iv) in the **rear yard** of a **lot** that abuts a lot in the Residential Zone category a fence must be installed along the portion of the **outdoor patio** parallel to the **rear lot line**;
  - (v) if a **lawfully existing outdoor patio** is closer to a **lot** than the setbacks required in (ii) or (iii) above, then that **lawfully existing** setback is the minimum required setback for that **lawfully existing outdoor patio**; and
  - (vi) despite **200.5.10.1**, an **outdoor patio** permitted in accordance with (i) and (ii) above and located in the **front yard** may occupy an area otherwise used for up to 2 required non-residential **parking spaces**.

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

14. In Article 900.20.10 delete Exception Numbers 261 and 312.

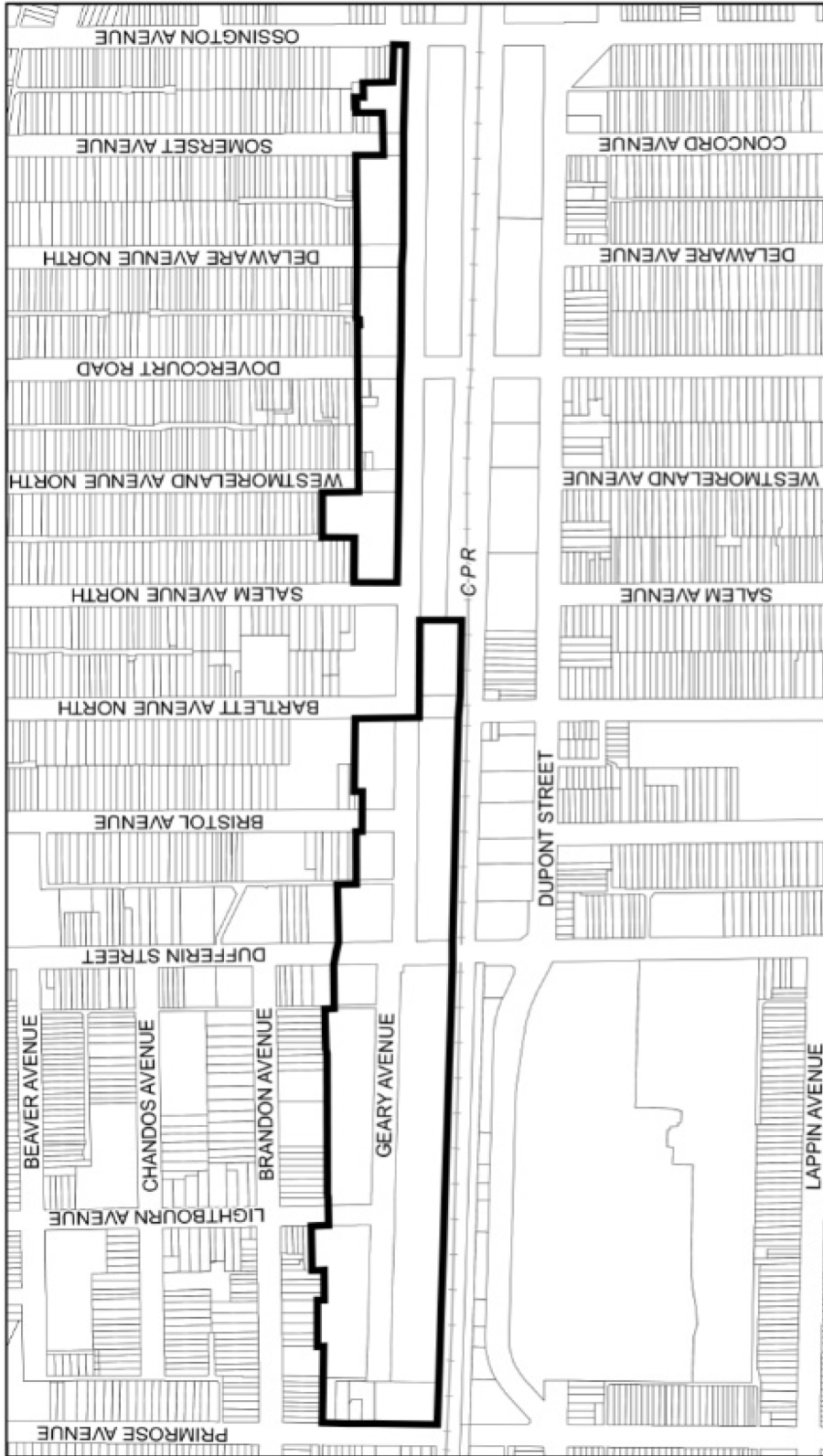
15. The words **lawfully existing** highlighted in bold type in this By-law, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes existing or authorized on or before [Clerks to insert date of Council adoption].

Enacted and passed on October , 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

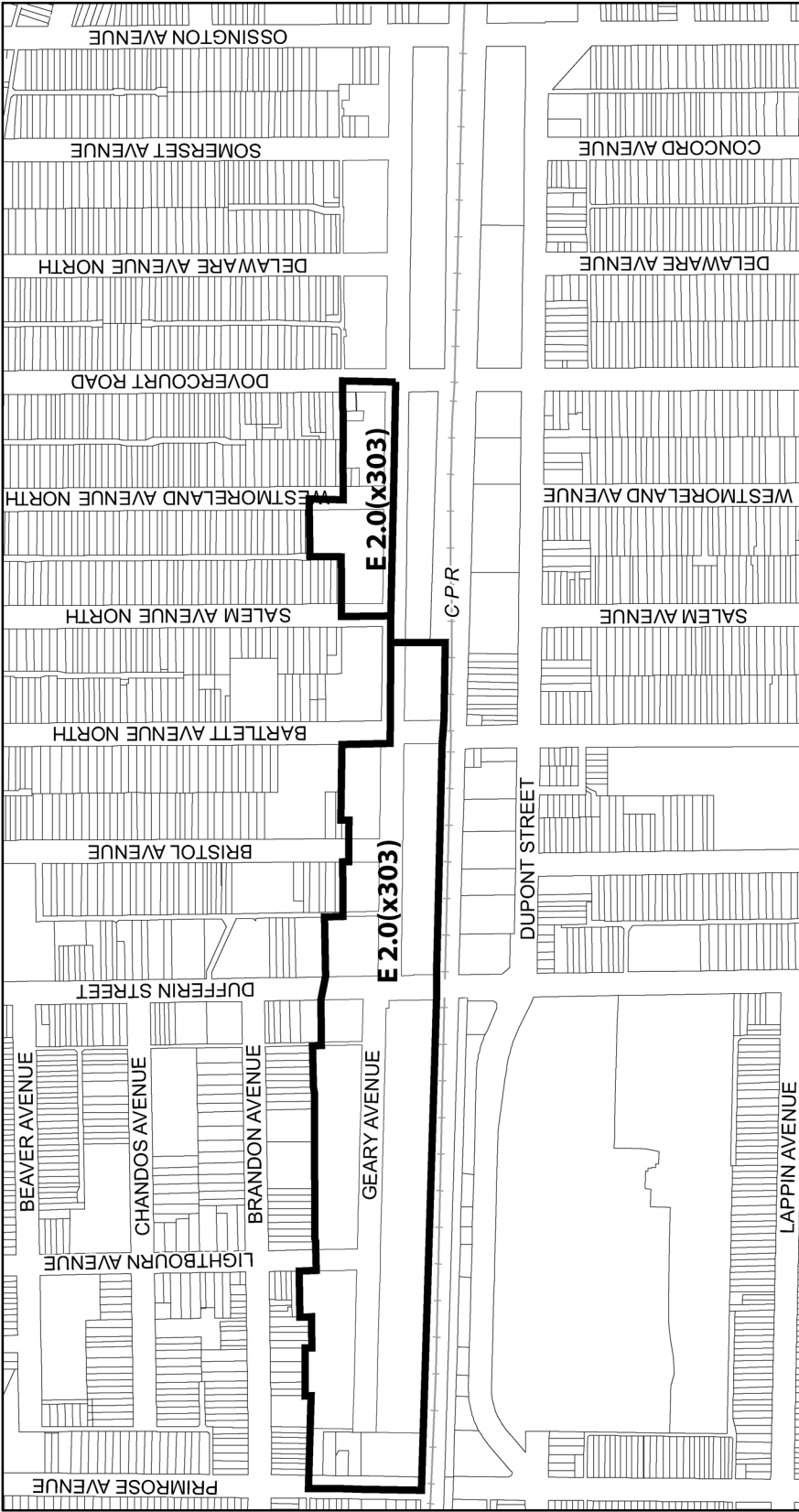
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**Toronto**  
Diagram 1

165-345 Geary Avenue, 2-150 Geary Avenue, 180-360 Geary Avenue, 21-39 Primrose Avenue,  
1352-1384 Dufferin Street, 1347-1355 Dufferin Street, 325-327 Westmoreland Avenue  
North, 1100-1102 Dovercourt Road, 508-510 Delaware Avenue North and 1102-1104 Ossington Avenue  
File # 19 207051 STE 09 0Z

City of Toronto By-law 569-2013  
Not to Scale  
04/16/2021



**Diagram 2**

**(Sheet 1 of 4)**

**82-150 Geary Avenue, 180-360 Geary Avenue, 165-345 Geary Avenue, 1352-1384 Dufferin Street, 1347-1355 Dufferin Street, 1100-1102 Dovercourt Road, and 21-39 Primrose Avenue**

**File # 19 207051 STE 09 OZ**



City of Toronto By-law 569-2013  
Not to Scale  
04/16/2021

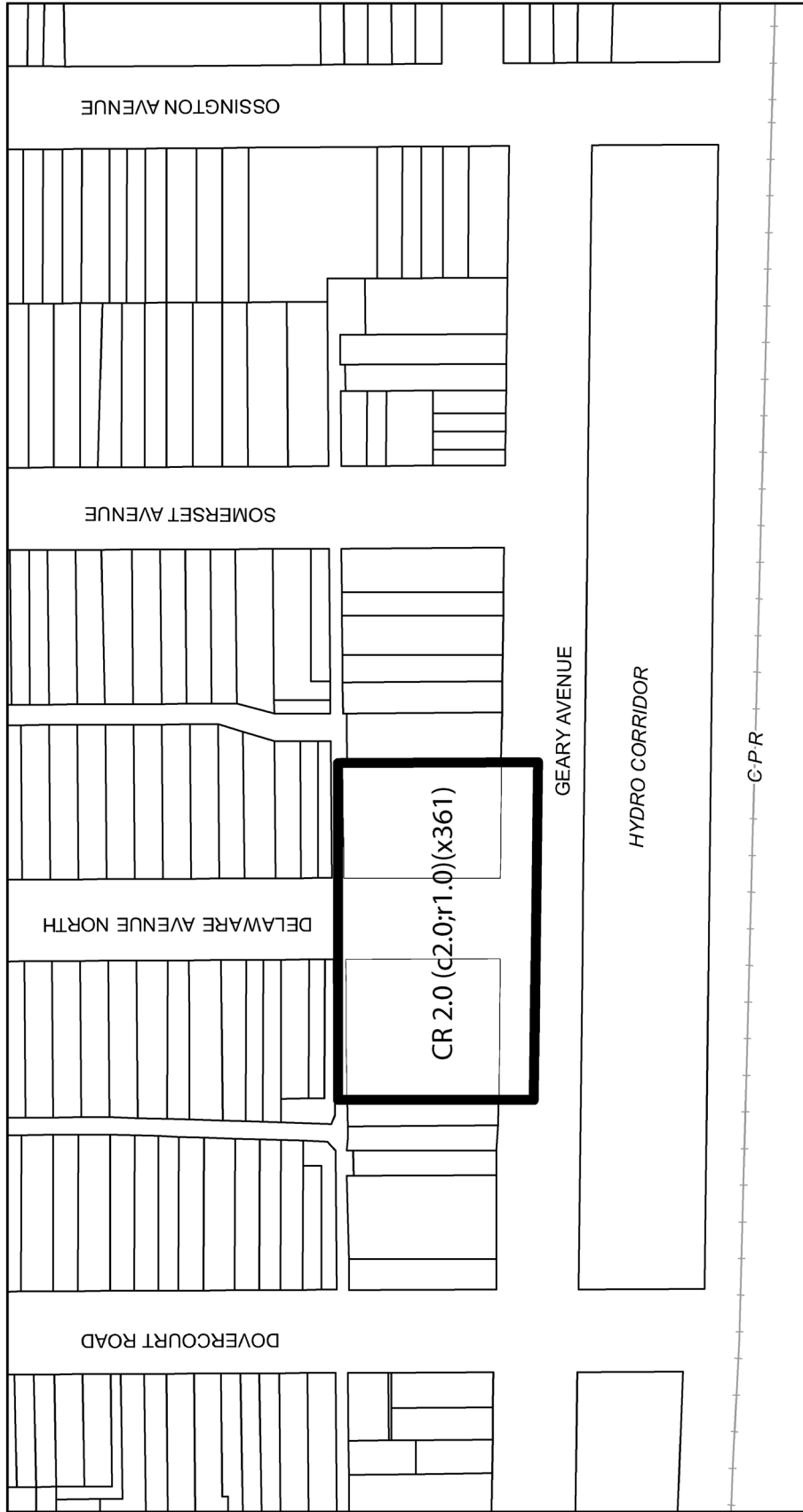


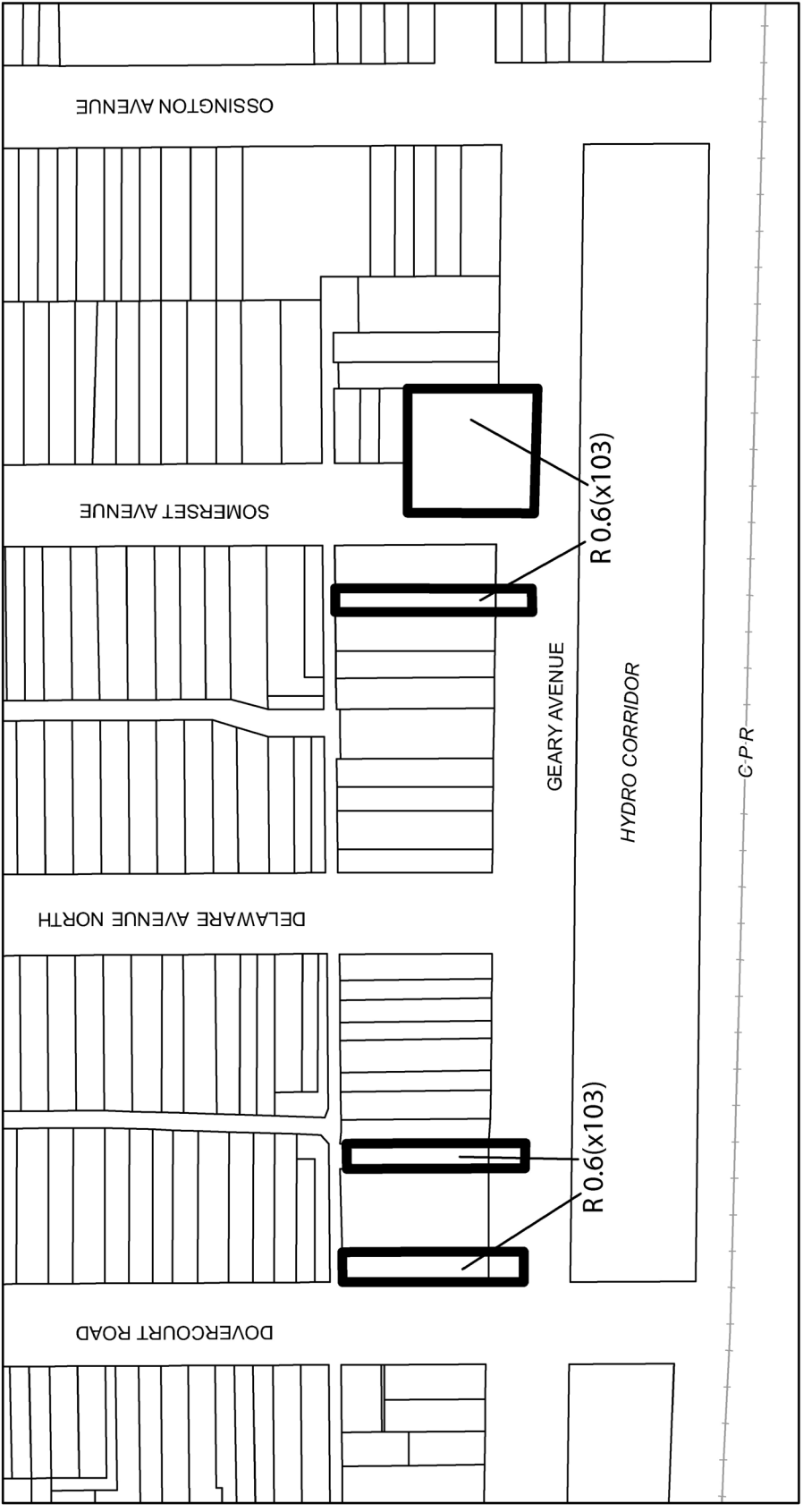
Diagram 2  
(Sheet 2 of 4)

38-60 Geary Avenue and 508-510 Delaware Avenue North

File # 19 207051 STE 09 0Z



City of Toronto By-law 569-2013  
Not to Scale  
04/16/2021



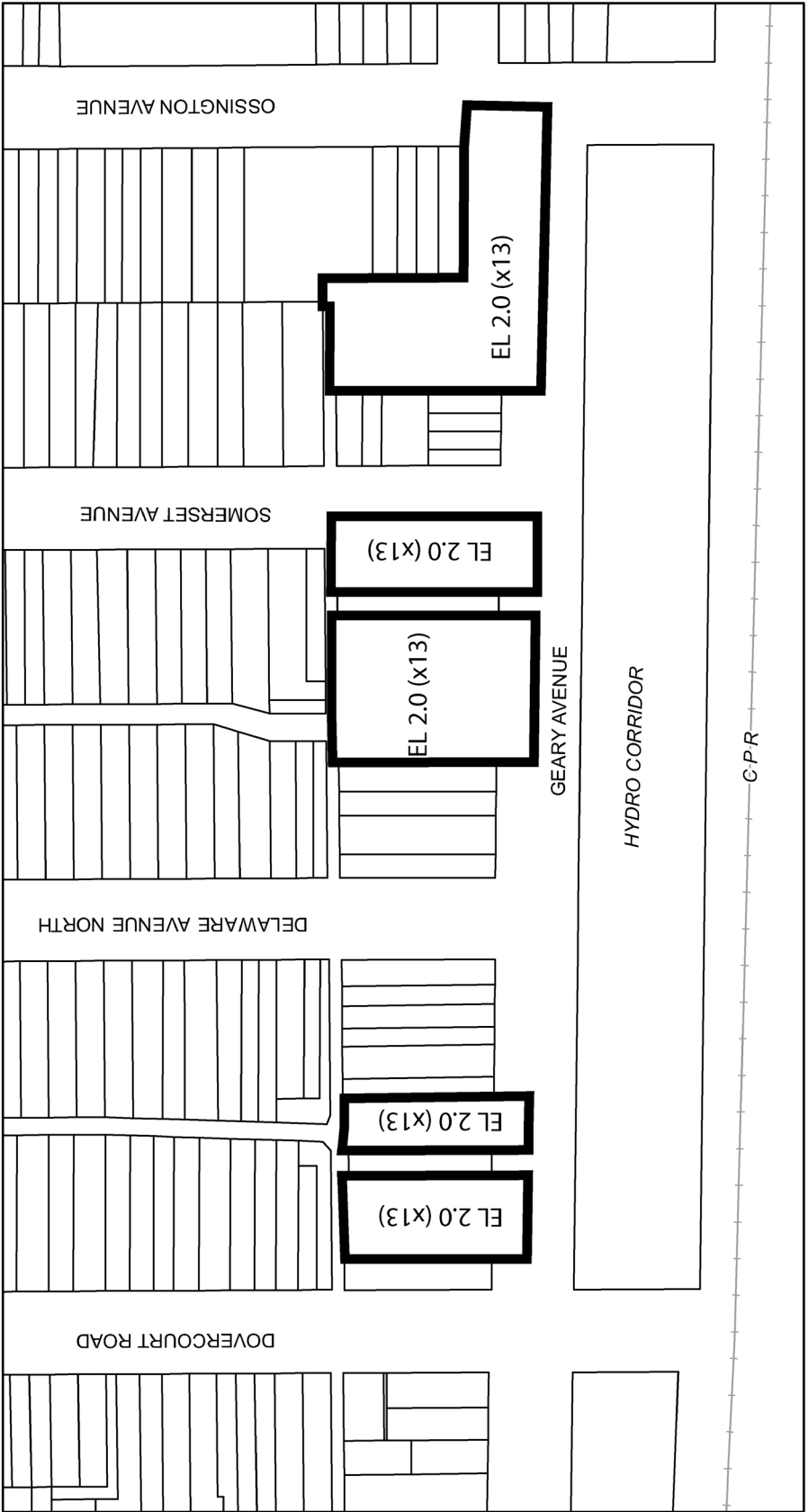
**Toronto**  
Diagram 2  
(Sheet 3 of 4)

10-16 Geary Avenue, 24 Geary Avenue, 68 Geary Avenue and 80 Geary Avenue

File # 19 207051 STE 09 0Z



City of Toronto By-law 569-2013  
Not to Scale  
04/16/2021



**Toronto**  
Diagram 2  
(Sheet 4 of 4)

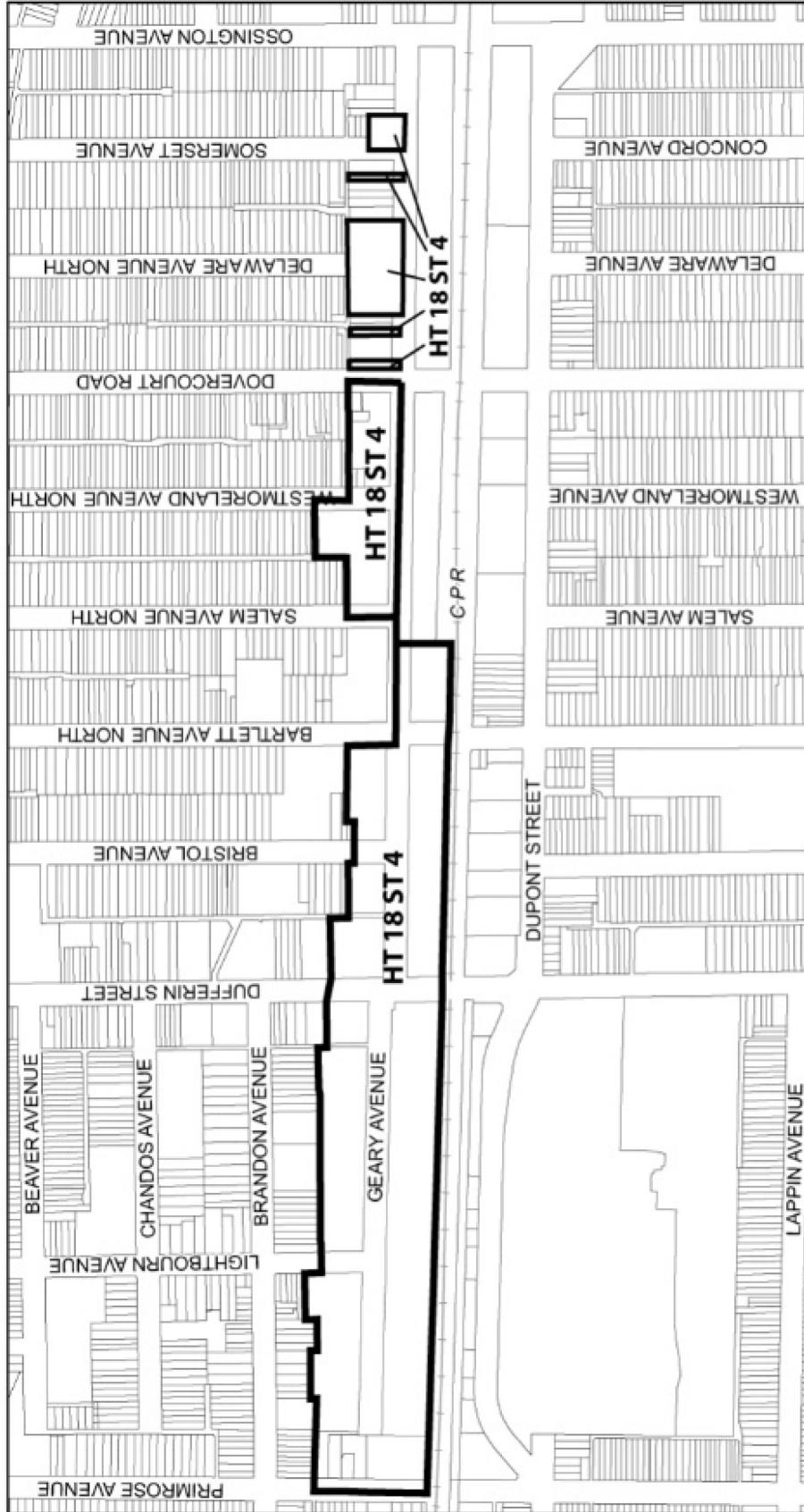
1102-1104 Ossington Avenue, 2-8 Geary Avenue, 26-36 Geary Avenue, 62-66 Geary Avenue and 70-78 Geary Avenue

File # 19 207051 STE 09 0Z



City of Toronto By-law 569-2013  
Not to Scale  
04/16/2021





**Diagram 3**

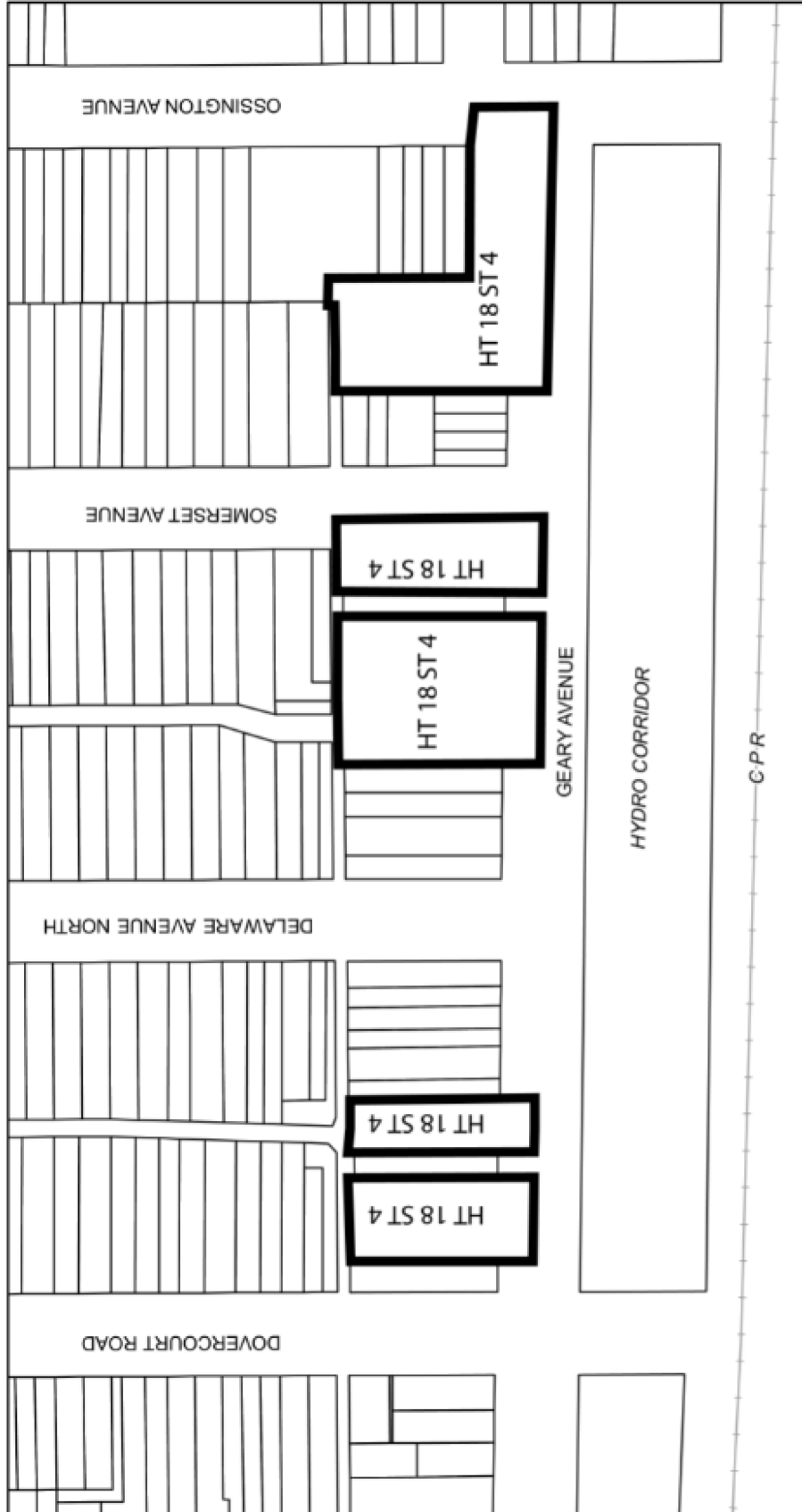
(Sheet 1 of 2)

10-16 Geary Avenue, 24 Geary Avenue, 38-60 Geary Avenue, 68 Geary Avenue, 80-150 Geary Avenue,  
180-360 Geary Avenue, 1352-1384 Dufferin Street, 1347-1355 Dufferin Street, 325-327 Westmoreland  
Avenue North, 1100-1102 Dovercourt Road, 508-510 Delaware Avenue North and 27-39 Primrose Avenue

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04/16/2021



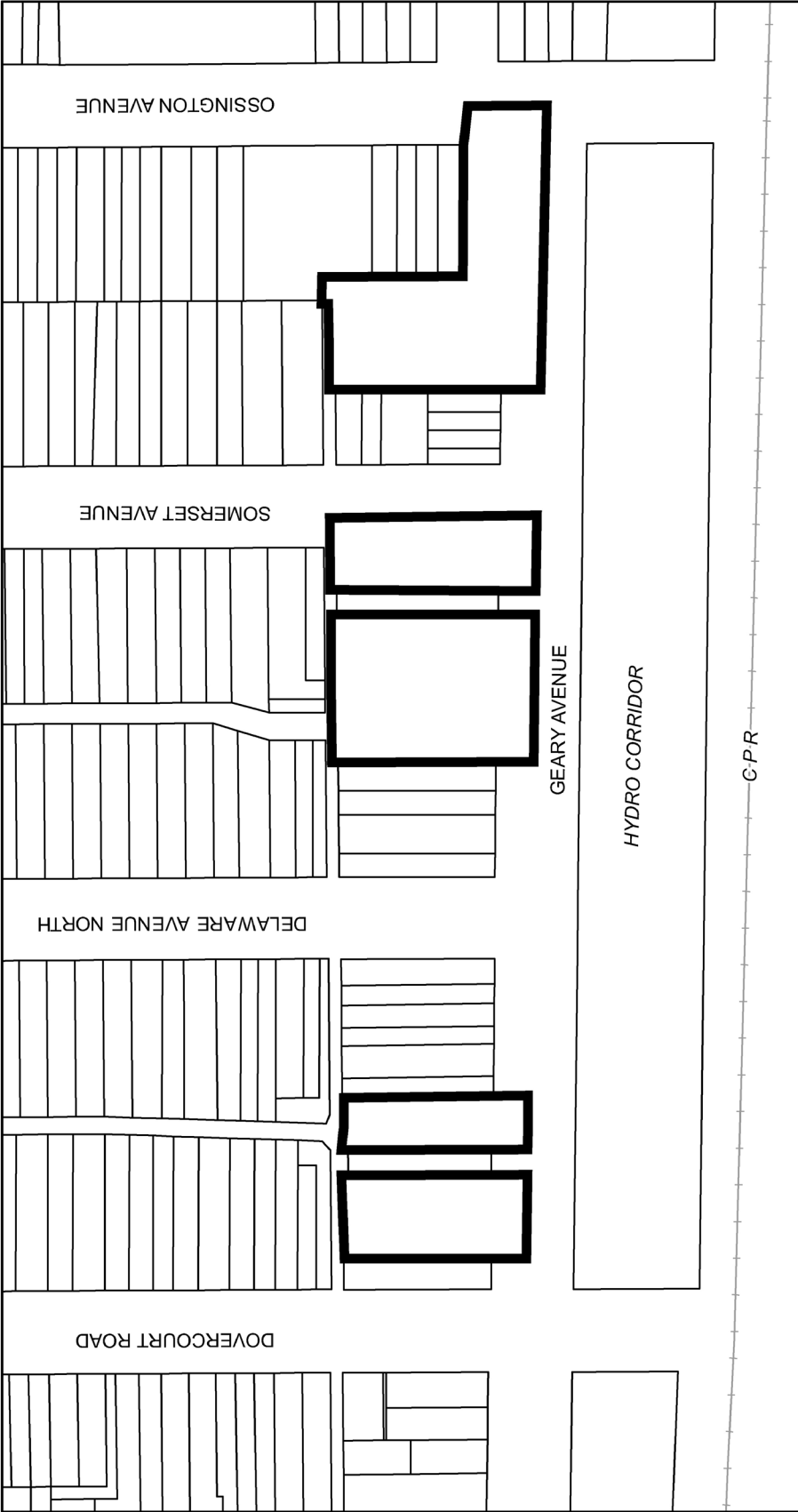
**TORONTO**  
Diagram 3  
(Sheet 2 of 2)

1102-1104 Ossington Avenue, 2-8 Geary Avenue, 22 Geary Avenue, 26-36 Geary Avenue, and  
62-66 Geary Avenue and 70-78 Geary Avenue

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1102-1104 Ossington Avenue, 2-8 Geary Avenue, 22 Geary Avenue, 26-36 Geary Avenue, and  
62-66 Geary Avenue and 70-78 Geary Avenue

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