

Authority: Planning and Housing Committee Item PH34.4,
adopted as amended, by City of Toronto Council on June
15 and 16, 2022

CITY OF TORONTO

Bill 877

BY-LAW -2022

To amend former City of Toronto By-law 438-86, as amended, respecting lands containing buildings or structures for use as public transit uses.

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. The provisions of Part III, Section 12(1) of By-law 438-86, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto," as amended, are amended to insert a new permissive exception, as follows:

490.

- a) to prevent the use of the lands for a public transit use as delineated by the heavy lines on Schedules 1, 2, 3, 4, 6, 7, 8 and 9, being lands municipally known in the year 2022 as:
 - i. 100 Manitoba Drive; 150 Manitoba Drive;
 - ii. 1a Atlantic Avenue; 1 Jefferson Avenue;
 - iii. Unaddressed lands south of Pirandello Street, between Dufferin & Strachan
 - iv. 1A, 1B, 1C, 1, 5, 9, 11, 35 Sunlight Park Road and 341, 353, 361 Eastern Avenue;
 - v. (deleted);
 - vi. Unaddressed lands comprising a portion of the GO Rail Don Yard storage facility;
 - vii. Unaddressed lands within the Union Station Rail Corridor west of Cherry Street;

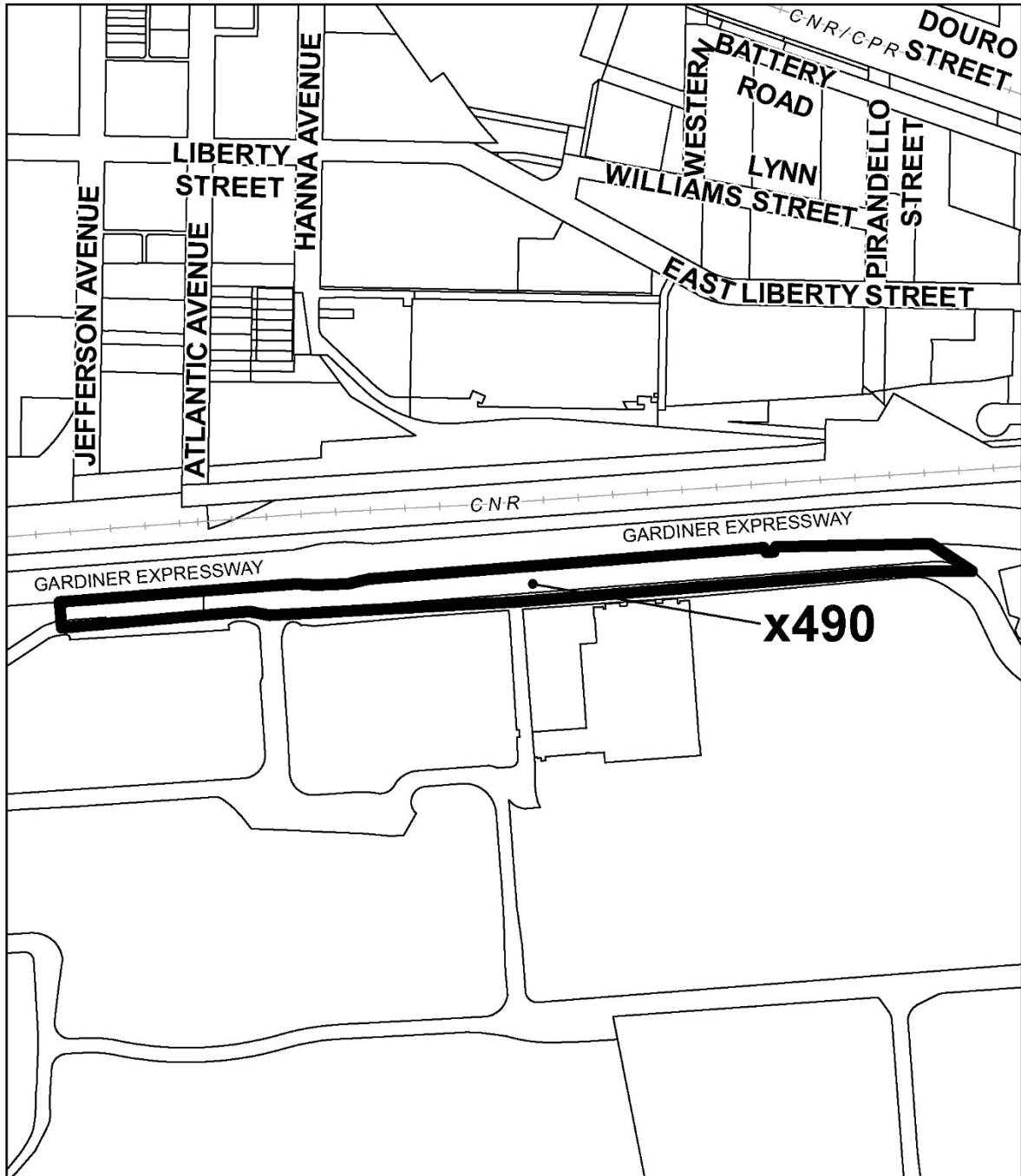
- viii. unaddressed portion north of the CN/GO rail corridor and Gardiner Expressway (10R Ordnance Street); and
 - ix. unaddressed lands within the area bounded by the CN/GO railway corridor, Strachan Ave, and Gardiner Expressway (12R Strachan Ave)
- b) If a conveyance or dedication required by a Federal, Provincial or Municipal government, or an expropriation by an expropriating authority:
- i. Causes a lot to not comply with the required minimum lot frontage, required minimum lot depth, required minimum lot area or required minimum building setback regulations of this By-law, the lot is deemed to comply with those regulations;
 - ii. Reduces the permitted maximum number of dwelling units or the permitted maximum gross floor area on a lot, the number of dwelling units or the gross floor area on the lot is the permitted maximum number of dwelling units or the permitted maximum gross floor area that was permitted on the lot on the day before the conveyance, dedication or expropriation;
 - iii. Causes required parking spaces on a lot to be removed, the required parking spaces that remain are deemed to satisfy the parking space requirements of this By-law for that building and permitted uses that were on the lot on the day before the conveyance, dedication or expropriation; and
 - iv. Reduces the area of a lot so as to cause:
 - 1. A lawfully existing building on a lot to exceed the permitted maximum lot coverage, the permitted maximum lot coverage on that lot is the lot coverage on the lot on the day of the conveyance, dedication or expropriation; or
 - 2. A vacant lot to have a smaller lot area, the permitted maximum lot coverage for that vacant lot is based upon the lawful lot area of that vacant lot on the day before the conveyance, dedication or expropriation.

Enacted and passed on July , 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



 **Toronto**
Schedule 1

100 and 150 Manitoba Drive

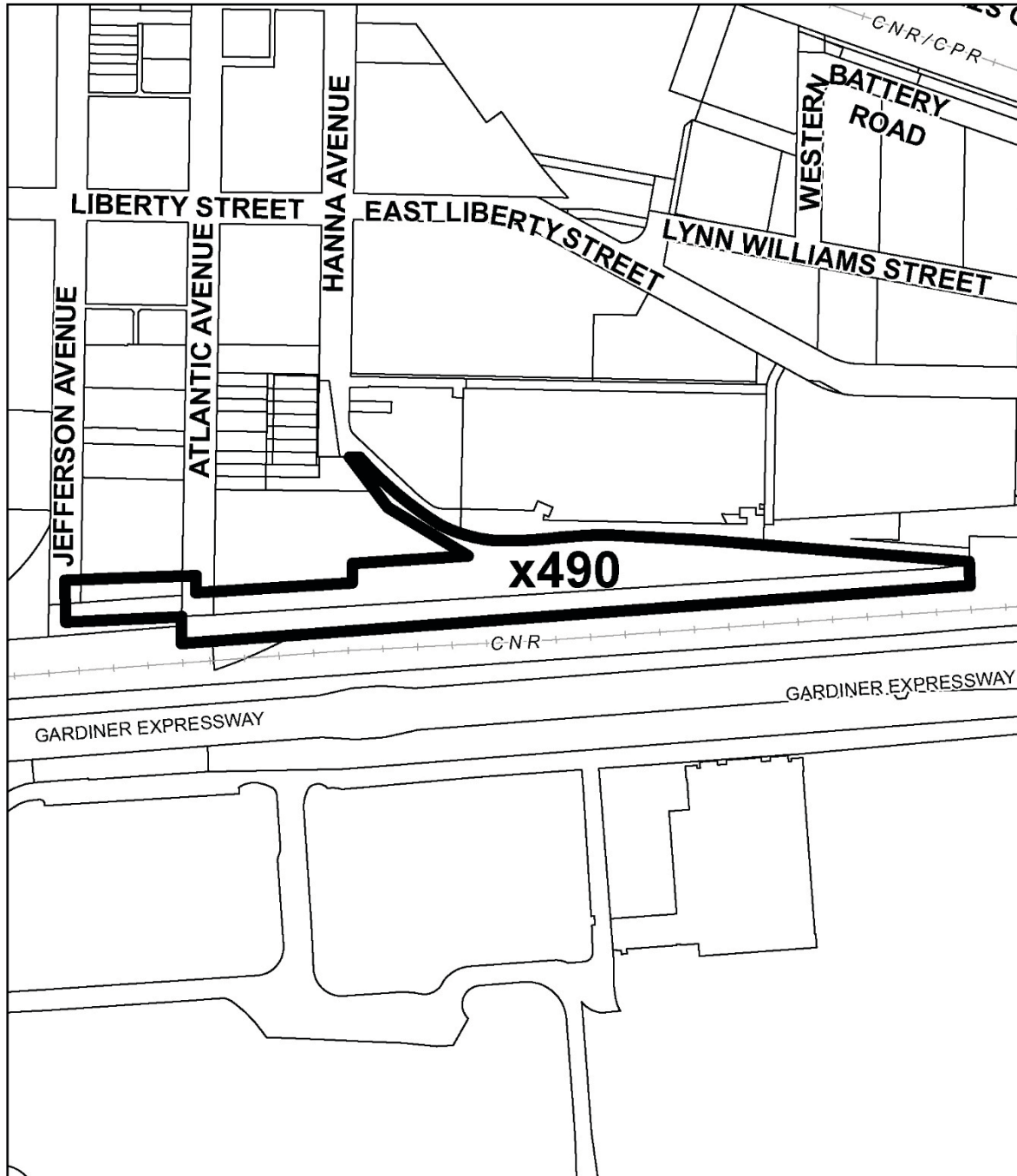
File # 21 248104 STE 10 0Z



Areas affected by this by-law



City of Toronto By-law 438-86
Not to Scale
04/28/2022



 **Toronto**
Schedule 2

1A Atlantic Ave and 1 Jefferson Ave

File # 21 248104 STE 10 0Z

 Areas affected by this by-law


City of Toronto By-law 438-86
Not to Scale
04/27/2022




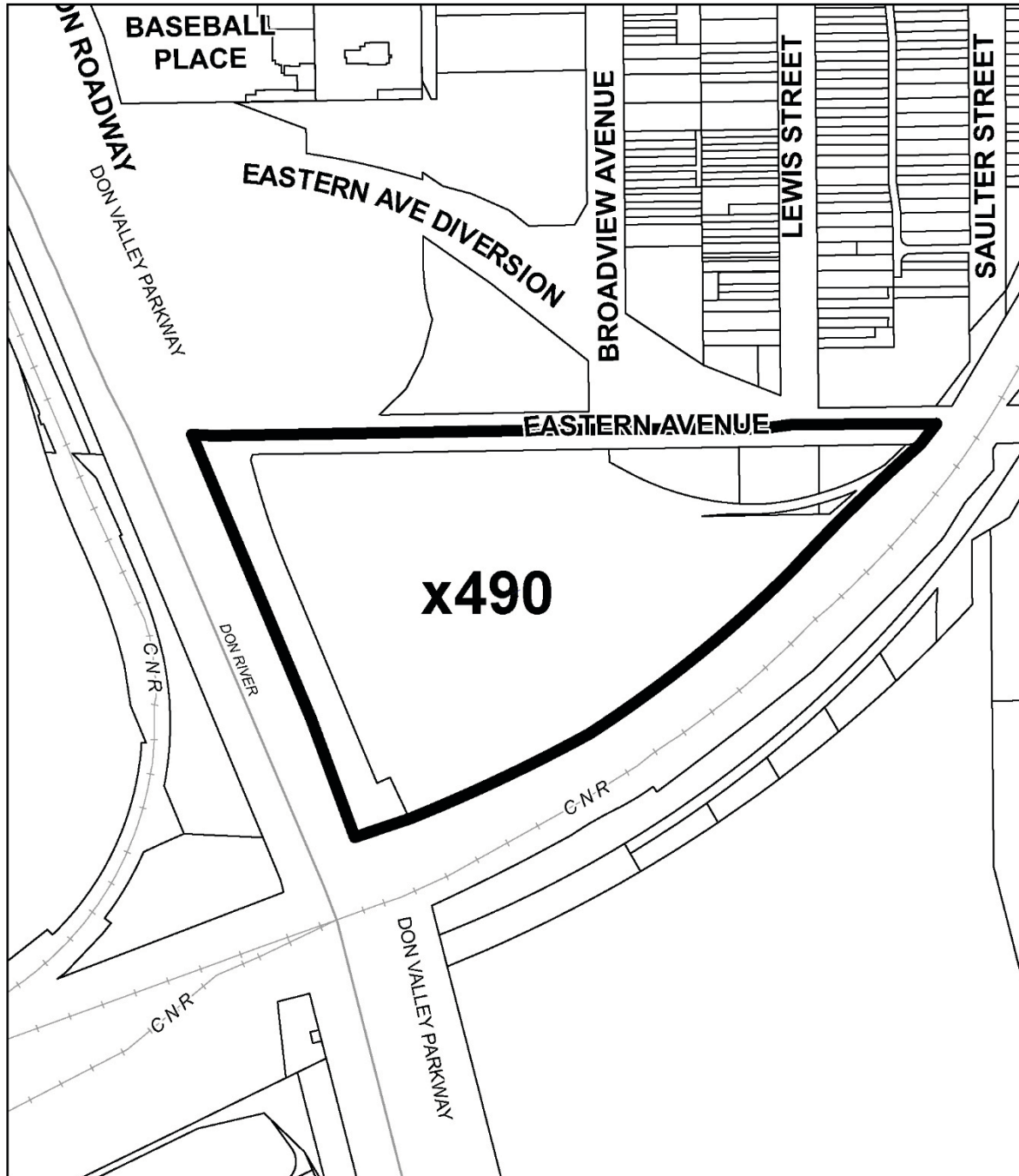
 **TORONTO**
Schedule 3

**Exhibition Station ESB-(No Address)
 Unaddressed lands south of Pirandello St
 between Dufferin & Strachan**

File # 21 248104 STE 10 0Z

 Areas affected by this by-law


 City of Toronto By-law 438-86
 Not to Scale
 04/28/2022



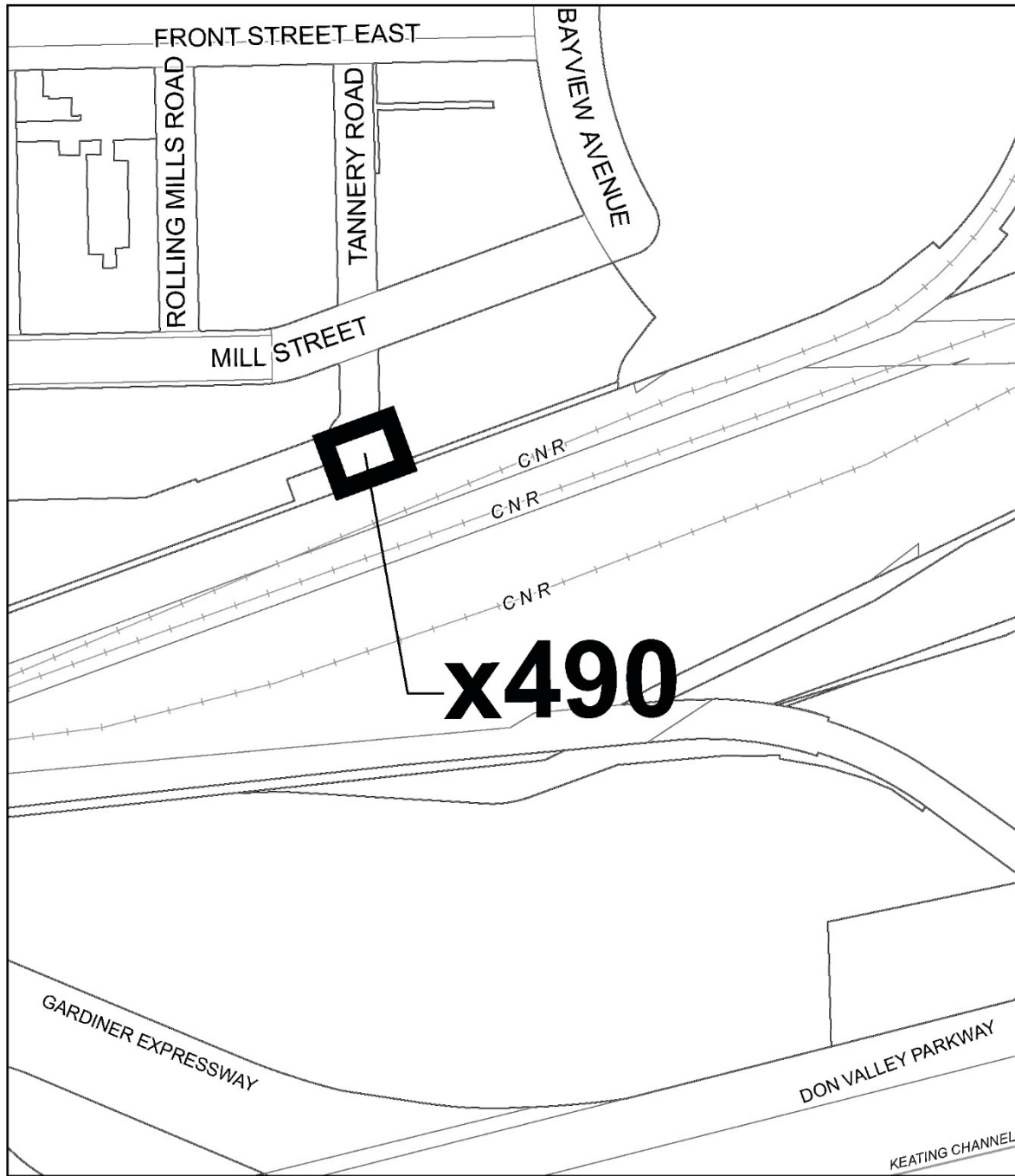
 **Toronto**
 Schedule 4

1A, 1B, 1C, 1, 5, 9, 11, 35 Sunlight Park Rd
 and 341, 353, 361 Eastern Ave

File # 21 248104 STE 10 0Z

 Areas affected by this by-law


 City of Toronto By-law 438-86
 Not to Scale
 04/27/2022




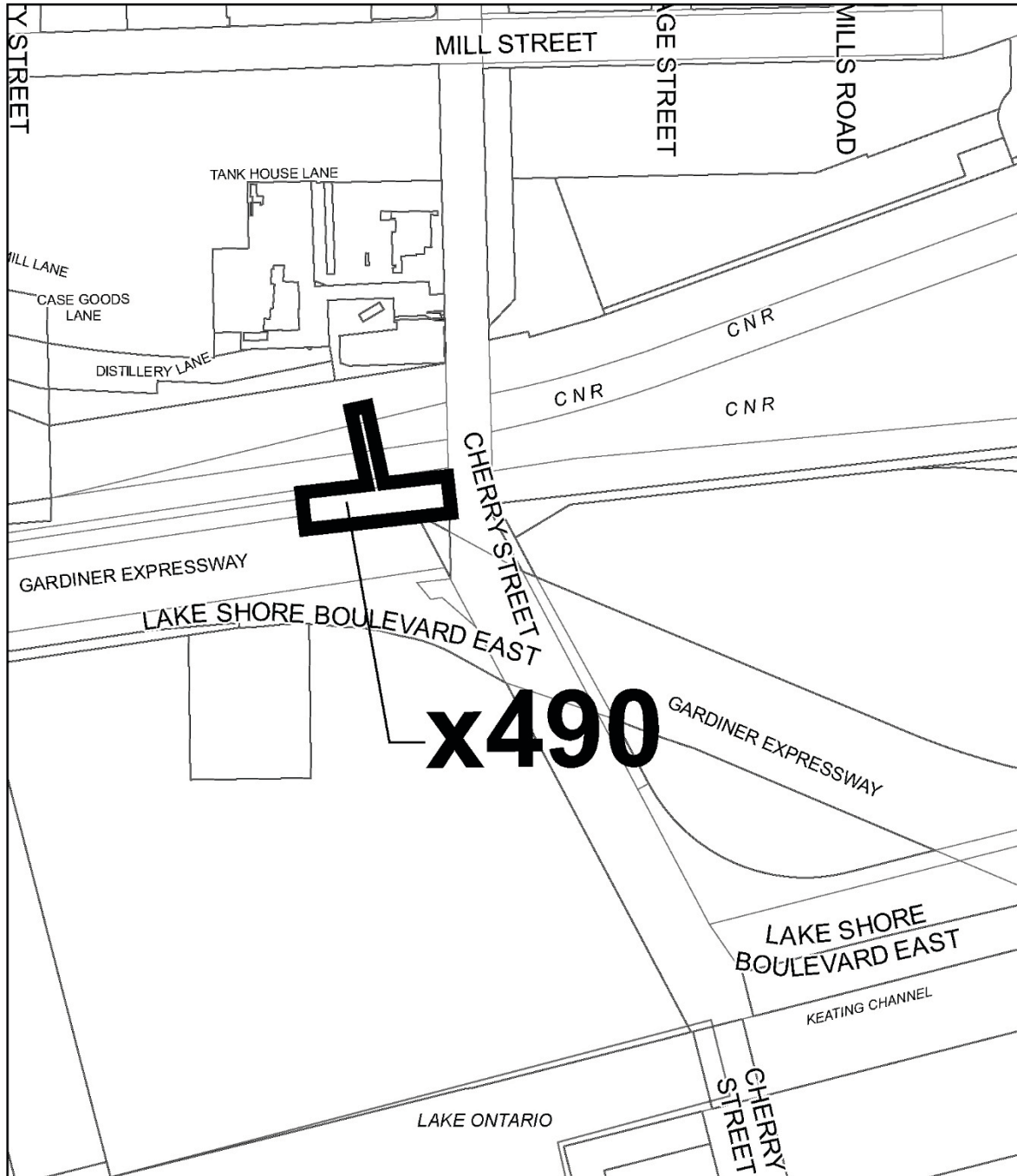
 **TORONTO**
Schedule 6

Don Yard ESB - (no address)
south of Mill St and Tannery Road

File #: 21 248104 STE 10 0Z

 Areas affected by this by-law


City of Toronto By-law 438-86
Not to Scale
04/28/2022




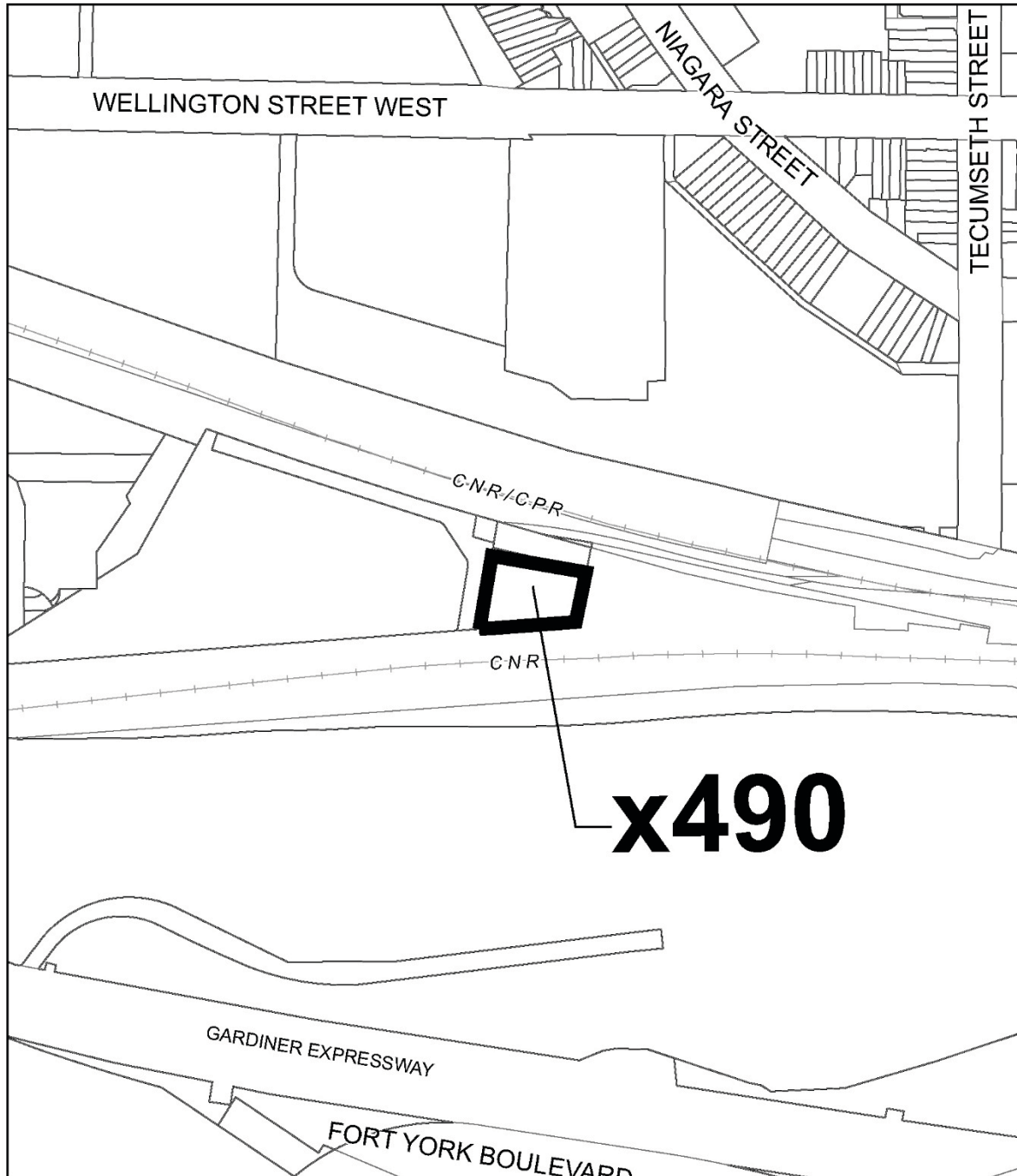
TORONTO
 Schedule 7

Cherry Street EEB – (no address) area
 bounded by the CN/GO rail corridor
 , Cherry Street, Mill Street and Gardiner Expy

File #: 21 248104 STE 10 OZ

 Areas affected by this by-law



 City of Toronto By-law 438-86
 Not to Scale
 04/28/2022

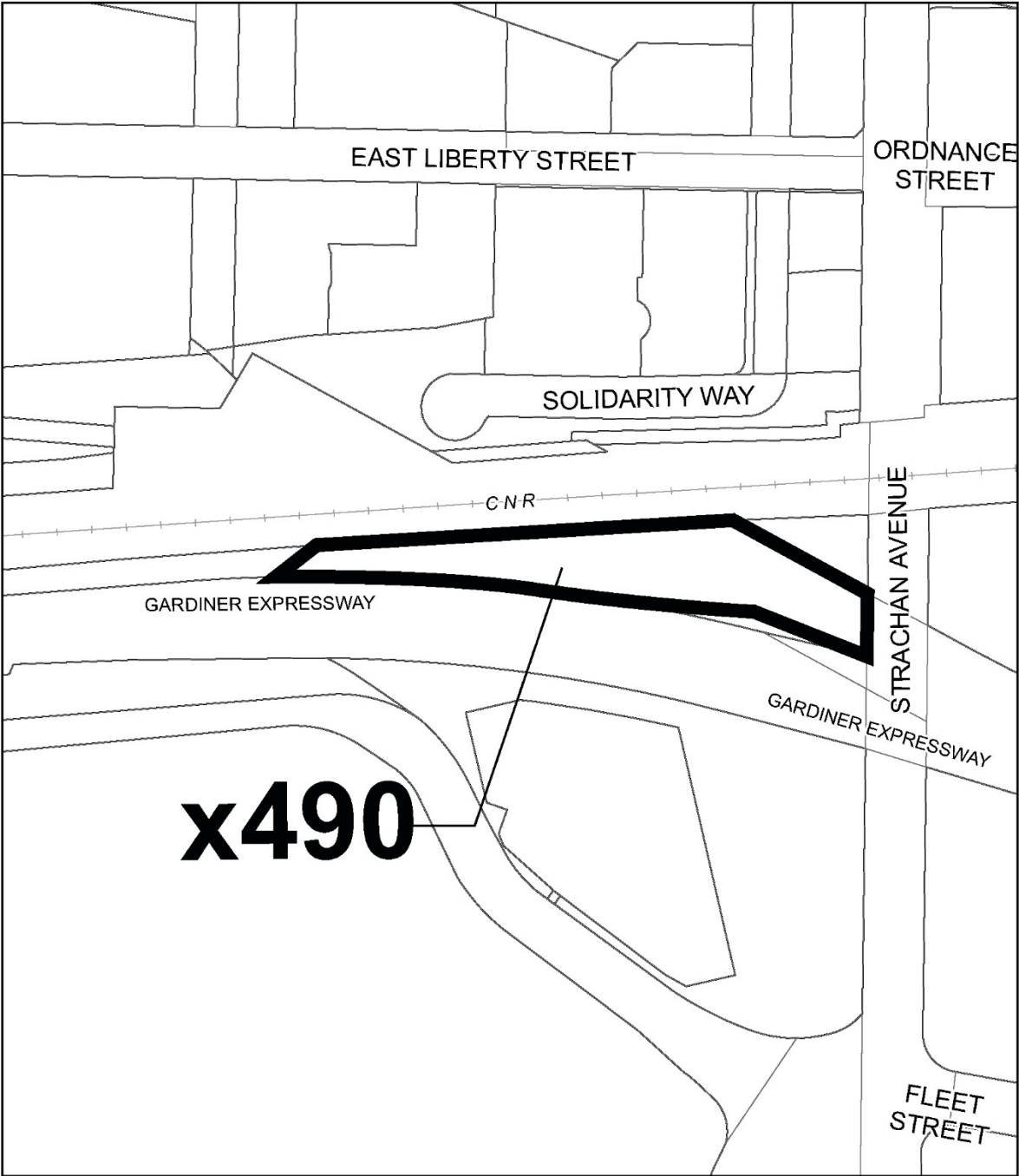


 **TORONTO**
Schedule 8

unaddressed portion north of the CN/GO
rail corridor and Gardiner Expressway
(10R Ordnance Street)
File #: 21 248104 STE 10 OZ

 Areas affected by this by-law


City of Toronto By-law 438-86
Not to Scale
04/27/2022




 **TORONTO**
Schedule 9

unaddressed lands within the area bounded
by the CN/GO railway corridor, Strachan Ave,
and Gardiner Expressway (12R Strachan Ave)

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 Areas affected by this by-law


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Not to Scale
04/27/2022