

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 878

### BY-LAW -2022

#### **To amend City of Toronto Zoning By-law 569-2013, as amended, to facilitate zoning compliance for the Ontario Line project.**

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 words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
2. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands as shown on Diagram 1 attached to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: EO 2.0 (e0.75; o2.0) (x20) as shown on Diagram 2 attached to this By-law.
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 subject to this By-law from a zone label of EO 2.0 (e0.75; o2.0) (x22) to EO 2.0 (e0.75; o2.0) (x20) as shown on Diagram 3 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 1 to the Policy Areas Overlay Map in Article 995.10.1, and applying no value.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands as shown on Diagram 1 to the Height Overlay Map in Article 995.20.1, and applying no value.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands as shown on Diagram 1 to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, as amended, is further amended by adding the lands as shown on Diagram 1 to the Rooming House Overlay Map in Article 995.40.1, and applying no value.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.24.10 Exception Number 20 so that it reads:

(20) Exception EO 20

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Regulations 60.40.40.10(1) and (2) do not apply to a **transportation use**;
- (B) Regulations 60.40.40.70(1), (2), and (3) do not apply to a **transportation use**;
- (C) Despite Clause 60.40.50.10(1), any **lot line** abutting a **street** for **lots** with a **transportation use** must have a minimum 1.0 meter wide strip of **soft landscaping** along the entire length of the **lot line**, exclusive of **driveways** and walkways;
- (D) Regulation 60.40.30.20(1) does not apply to a **transportation use**; and
- (E) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 8.4.1(c), Section 8.4.1(d) and Section 8.4.1(e), former Town of Leaside By-law 1916.
9. 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 subject to this By-law from a zone label of OR to OR (x36) as shown on Diagram 4 attached to this By-law.
10. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.42.10 Exception OR 36, so that it reads:

(36) Exception OR 36

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Clause 90.30.40.70 does not apply to a **transportation use**;
- (B) Floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
- (C) The maximum permitted floor space index for **transportation use** in a **building** is 1.0 times the area of the **lot**.

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

11. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number 2130, so that it reads:

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On the lands municipally known as 205 Queen St. W. in 1996, clothing **manufacturing use, warehouse, and wholesaling use** are permitted;
- (B) On a **lot, public parking** is permitted;
- (C) These **premises** must comply with Exception 900.11.10(2);
- (D) Regulation 40.10.30.20(1) does not apply to a **transportation use**;
- (E) Regulations 40.10.40.10(2) (A) and (B) do not apply to a **transportation use**;
- (F) A **building** used only for a **transportation use** that is part of a transit facility is not required to comply with Regulations 40.10.40.10(4) and 40.10.40.10(5);
- (G) Regulations 40.10.40.40(1) and (2) do not apply to a **transportation use** provided that the maximum floor area is no greater than 1.0 time the area of the **lot**, as calculated only for the portion above ground;
- (H) Regulation 40.10.40.70(2) does not apply to a **transportation use**;
- (I) Regulation 40.10.40.80(2) does not apply to a **transportation use**; and
- (J) On the lands municipally known as 205 Queen St. W., Sections 12(1) 348, 12(2) 260 and 12(2) 270(a) of former City of Toronto By-law 438-86 do not apply to a **transportation use**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86, except as otherwise provided for in Site Specific Provision (J) in this Exception;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 203 of former City of Toronto By-law 438-86;
- (D) Section 12(2) 260 of former City of Toronto By-law 438-86, except as otherwise provided for in Site Specific Provision (J) in this Exception; and

(E) Section 12(2) 270(a) of former City of Toronto By-law 438-86, except as otherwise provided for in Site Specific Provision (J) in this Exception.

12. 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 subject to this By-law from a zone label of CR 12.0 (c8.0; r11.7) SS1 (x2326) to CR 12.0 (c8.0; r11.7) SS1 (x527) as shown on Diagram 5 attached to this By-law.
13. Zoning By-law 569-2013, as amended, is further amended by adding Exception Number 527 to Article 900.11.10, so that it reads:

(527) Exception CR 527

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Regulation 40.10.30.20(1) does not apply to a **transportation use**;
- (B) Regulation 40.10.40.70(1) does not apply to a **transportation use**; and
- (C) On the lands municipally known as 1 Queen St. E., Sections 12(2) 259 and 12(2)276 of former City of Toronto By-law 438-86 and former City of Toronto By-laws 670-85 and 749-85 do not apply to a **transportation use**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 259 of former City of Toronto By-law 438-86, except as otherwise provided for in Site Specific Provision (C) in this Exception;
- (D) Section 12(2) 276 of former City of Toronto By-law 438-86, except as otherwise provided for in Site Specific Provision (C) in this Exception; and
- (E) On 1 Queen St. E., 20 Richmond St. E., former City of Toronto By-laws 670-85 and 749-85, except as otherwise provided for in Site Specific Provision (C) in this Exception.
14. 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 subject to this By-law from a zone label of E 1.0 to E 1.0 (x62) as shown on Diagram 6 attached to this By-law.

15. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.20.10 Exception Number 62 so that it reads:

(62) Exception E 62

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Regulation 60.20.30.20(1) does not apply to a **transportation use**;
- (B) Regulation 60.20.40.10(2) does not apply to a **transportation use**;
- (C) Regulations 60.20.40.70(1), (2) and (3) do not apply to a **transportation use**;
- (D) Regulation 60.20.50.10(1) does not apply to a **transportation use**;
- (E) Regulation 60.20.80.20(1) does not apply to a **parking space** for a **transportation use**; and
- (F) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

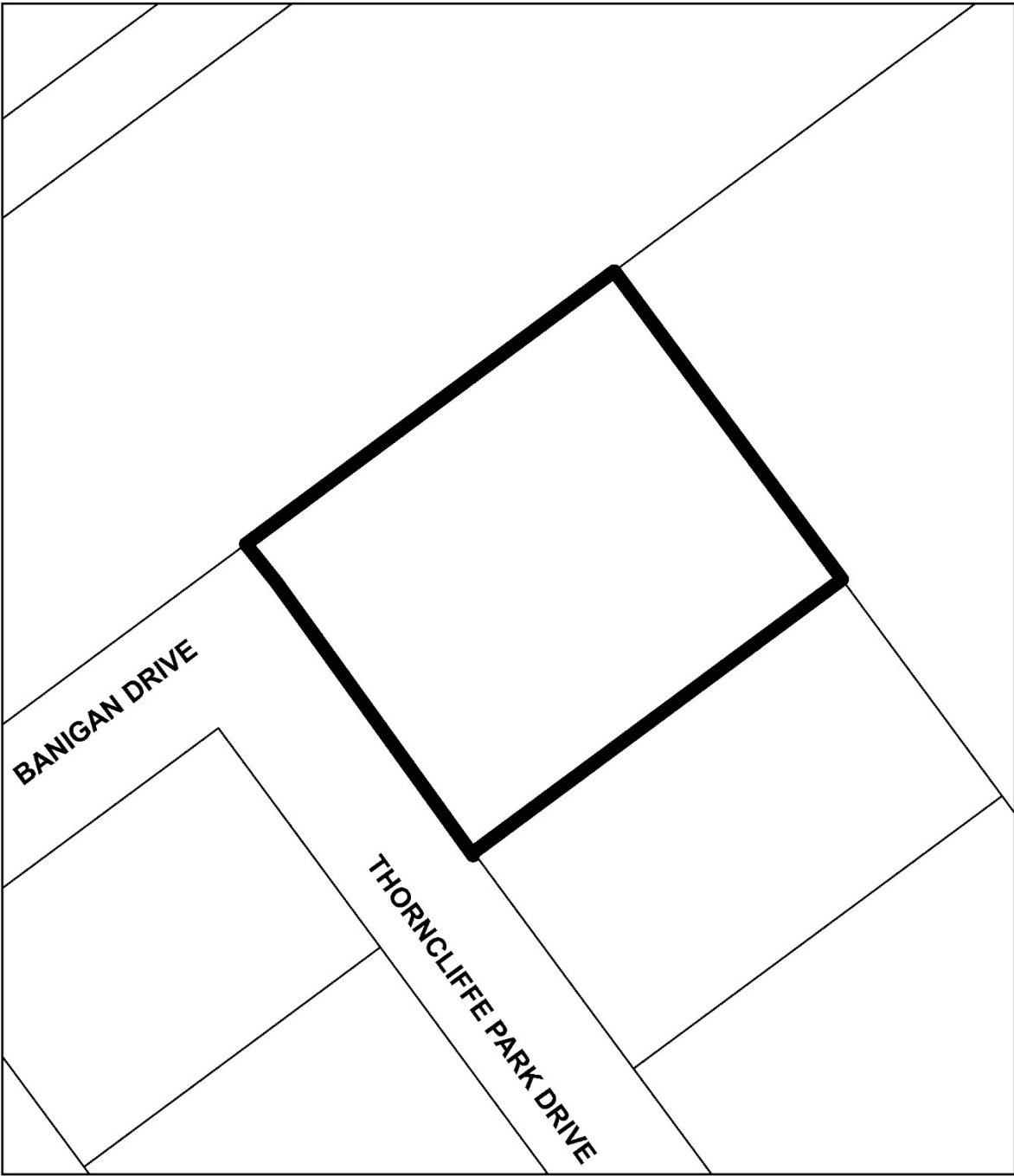
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on July , 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of City)




 **TORONTO**  
Diagram 1

4 Thorncliffe Park Drive

File # 21 248104 STE 10 OZ



Areas affected by this by-law


  
City of Toronto By-law 569-2013  
Not to Scale  
04/29/2022




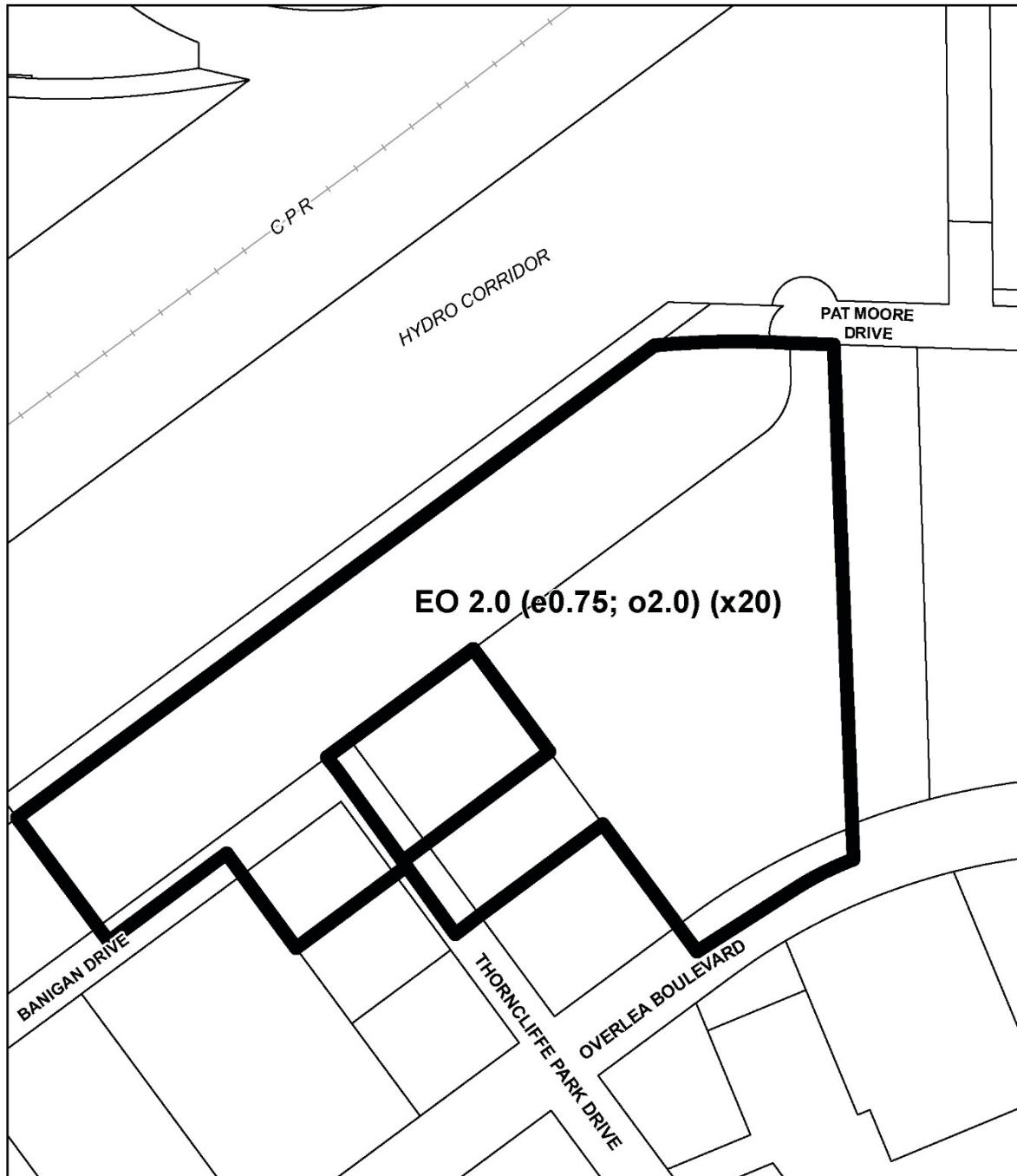
 **TORONTO**  
Diagram 2

4 Thorncliffe Park Drive

File # 21 248104 STE 10 OZ

 Areas affected by this by-law


  
City of Toronto By-law 569-2013  
Not to Scale  
04/29/2022




 **TORONTO**  
Diagram 3

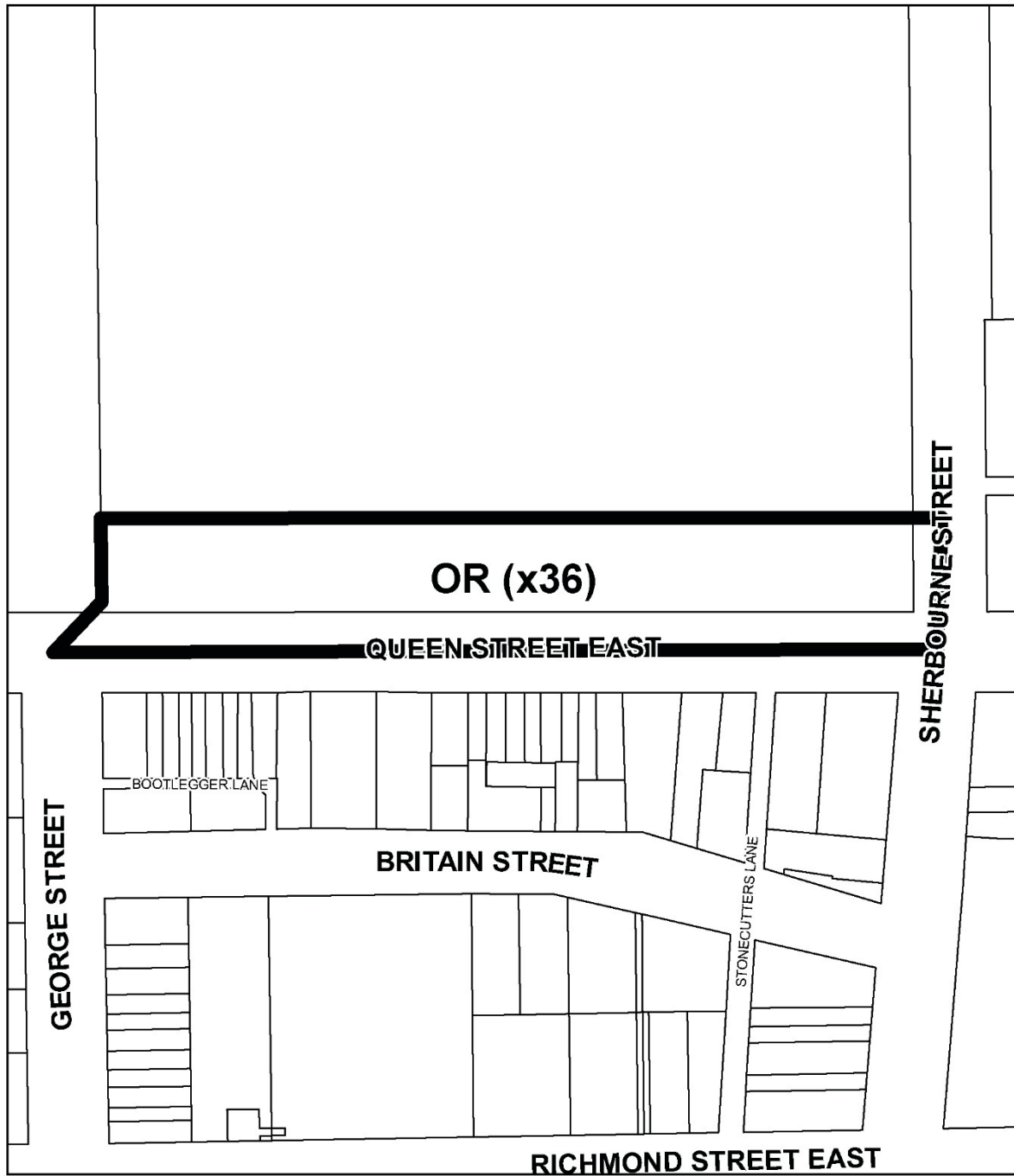
**1, 2, 6 Thorncliffe Park Drive  
and 36 Overlea Boulevard**

File # 21 248104 STE 10 OZ

 Areas affected by this by-law

  
City of Toronto By-law 569-2013  
Not to Scale  
04/29/2022





 **TORONTO**  
Diagram 4

**A Portion of 150 Sherbourne Street**

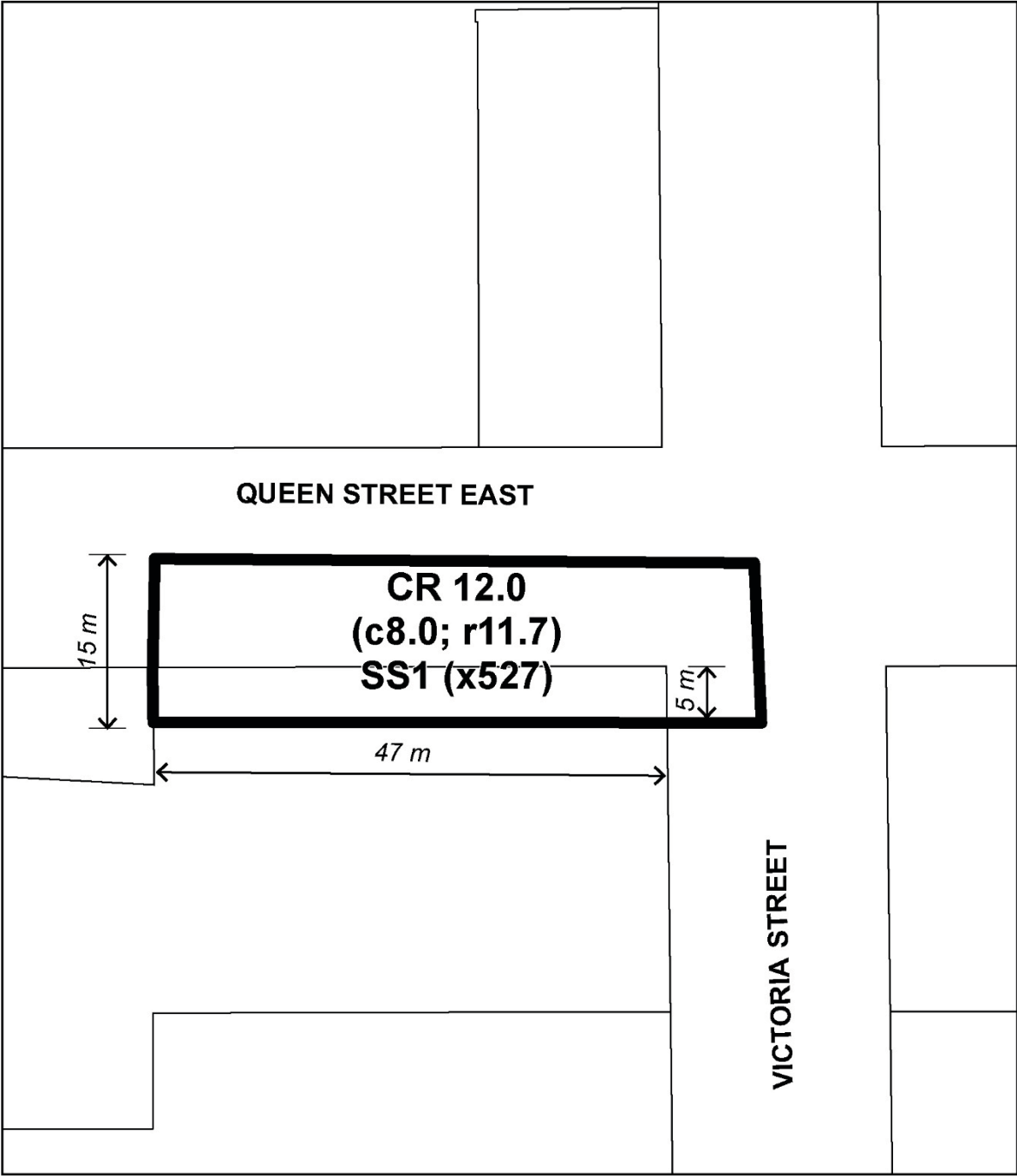
File # 21 248104 STE 10 OZ

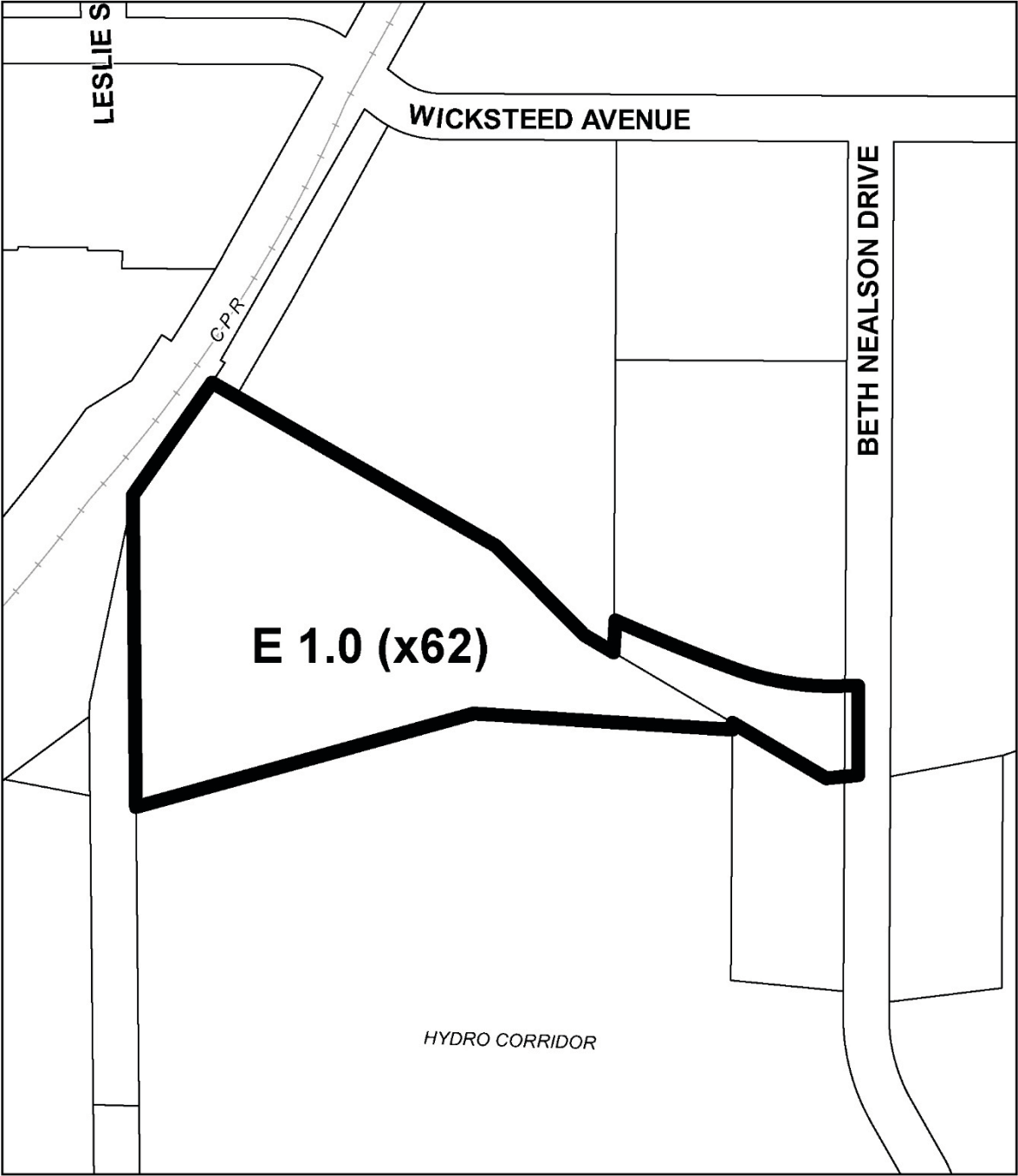


Areas affected by this by-law



City of Toronto By-law 569-2013  
Not to Scale  
04/29/2022






 **TORONTO**  
Diagram 6

40 Beth Nealsen Drive  
and unaddressed Lands South of 50 Beth Nealsen Drive  
File # 21 248104 STE 10 OZ

 Areas affected by this by-law

  
City of Toronto By-law 569-2013  
Not to Scale  
04/29/2022