

Authority: Planning and Growth Management Committee Item 25.1,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2013

CITY OF TORONTO

BY-LAW No. 1054-2013

**To technically amend Zoning By-law No. 569-2013 with respect to the removal of lands
from the By-law that meet Transition Clause 2.1.3.**

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. In accordance with the City of Toronto Transition Protocol, By-law No. 569-2013, be amended as follows to remove from By-law No. 569-2013 the following lands known as:
 - (A) 731 Eastern Avenue, and outlined by a thick black line on Schedule '1';
 - (B) 1185 Martin Grove Road, and outlined by a thick black line on Schedule '2';
 - (C) 107 Woodbine Downs Boulevard, and outlined by a thick black line on Schedule '3';
 - (D) 250-256 Royal York Road and 8-10 Drummond Street, and outlined by a thick black line on Schedule '4';
 - (E) 87 Petman Avenue, and outlined by a thick black line on Schedule '5';
 - (F) 55 Denison Road East, and outlined by a thick black line on Schedule '6';
 - (G) 270 Ryding Avenue, and outlined by a thick black line on Schedule '7';
 - (H) 1450 St. Clair Avenue West, and outlined by a thick black line on Schedule '8';
 - (I) 1830 Ellesmere Road, and outlined by a thick black line on Schedule '9';
 - (J) 1840 Birchmount Road, and outlined by a thick black line on Schedule '10';
 - (K) 1296 Kennedy Road, and outlined by a thick black line on Schedule '11';
 - (L) 117-129 Roselawn Avenue, and outlined by a thick black line on Schedule '12';
 - (M) 5830 Bathurst Street, and outlined by a thick black line on Schedule '13';
 - (N) 387-403 Bloor Street East and 28 Selby Street, and outlined by a thick black line on Schedule '14';

- (O) 19-21 Ossington Avenue, and outlined by a thick black line on Schedule '15';
- (P) 3292 Bayview Avenue, and outlined by a thick black line on Schedule '16';
- (Q) 595 Bay Street, and outlined by a thick black line on Schedule '17';
- (R) 137 Queen's Plate Drive, and outlined by a thick black line on Schedule '18';
- (S) 2849-2857 Islington Avenue, and outlined by a thick black line on Schedule '19';
- (T) 2933 Sheppard Avenue East, and outlined by a thick black line on Schedule '20';
- (U) 121 Railside Road, and outlined by a thick black line on Schedule '21';
- (V) 1-29 & 111-133 Bagot Court, 1-87 Bredonhill Court, 41-119 Varna Drive, 1-78 Cather Court, 1 Leila Lane, 1-11 & 15-45 Zachary Court and 215-251 Ranee Avenue, and outlined by a thick black line on Schedule '22';
- (W) 124 Belsize Road, and outlined by a thick black line on Schedule '23'; and
- (X) 1 Scarsdale Road, and outlined by a thick black line on Schedule '24'.

2. Add the following exceptions, 900.3.10(1462), 900.4.10(336), and 900.5.10(352) with the following wording in each:

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

Site Specific Provisions:

- (A) The maximum **floor space index** for a **lot** with a **dwelling unit** in a permitted **building** type is:
 - (i) the lesser of 0.6 times the **lot area** or 204 square metres, if the **lot area** is less than 408 square metres;
 - (ii) the lesser of 0.5 times the **lot area** or 279 square metres, if the **lot area** is 408 square metres to 697 square metres; and
 - (iii) 0.4 times the **lot area** if the **lot area** is more than 697 square metres.

Prevailing By-law and Prevailing Sections: (None Apply)"

- 3. In exception 900.10.10(271), change the reference from regulation 30.5.1.10(2) to 30.5.1.10(3).
- 4. In exceptions 900.11.10(832), (842), (844), (898), (900), (901), (903) and (905), change the reference from regulation 40.5.1.10(2) to 40.5.1.10(3).

5. In exception 900.11.10 (549), add the following wording:
 - (E) The maximum **gross floor area** of all **buildings**, minus the **gross floor area** of enclosed pedestrian walkways may not exceed 40% of the area of the **lot**.
6. In exceptions 900.20.10(9) and (183), change the reference from regulation 60.20.20.100(15) to 60.20.20.100(10).
7. In exception 900.20.10(55), change the reference in Article 60.10.20 to 60.20.20.
8. In exception 900.20.10(205), remove the following words:

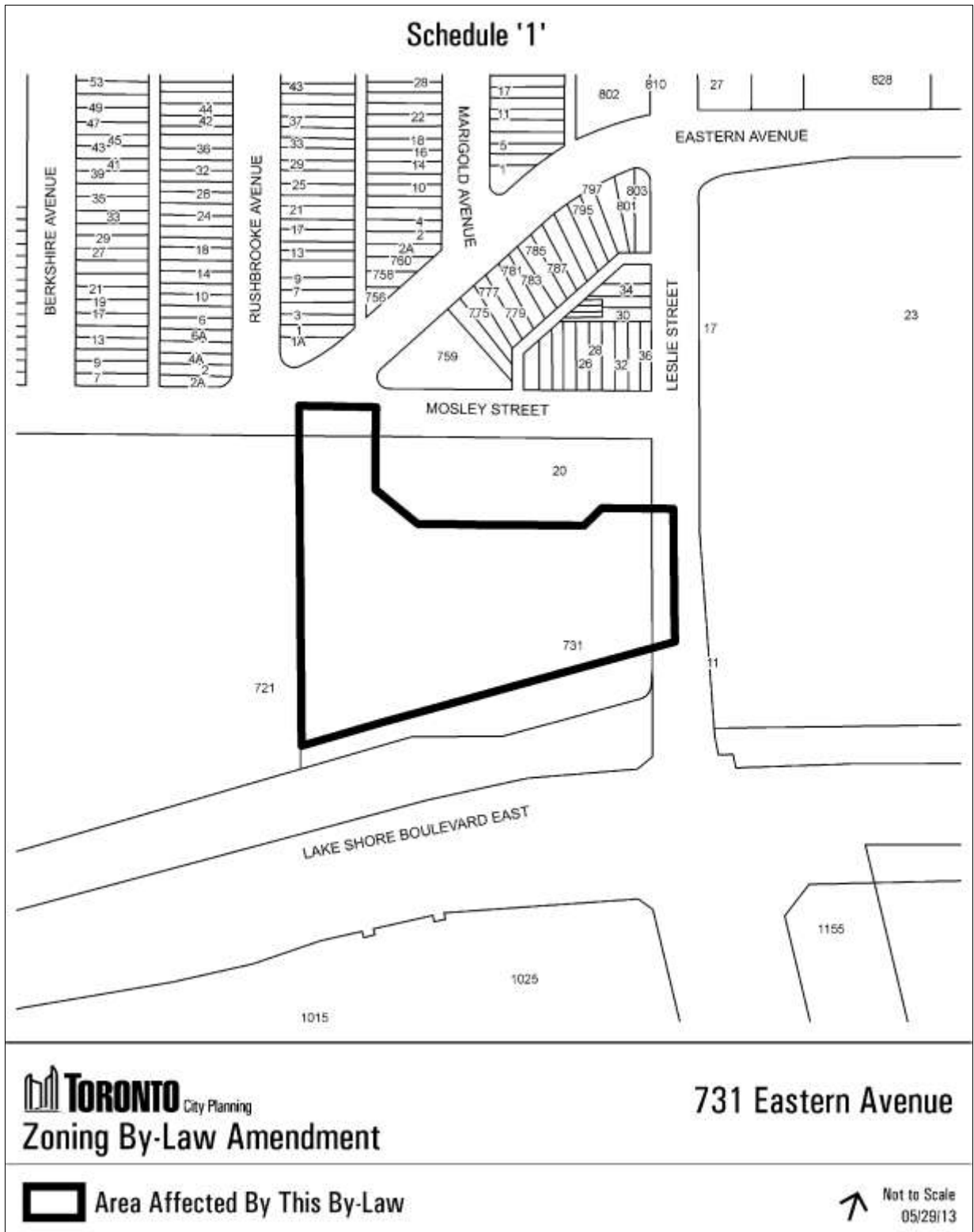
"if they comply with Section 150.200 of this By-law".
9. In exception 900.21.10(1), under Site Specific Provisions, delete regulation (A) and re-letter regulation (B) to (A).

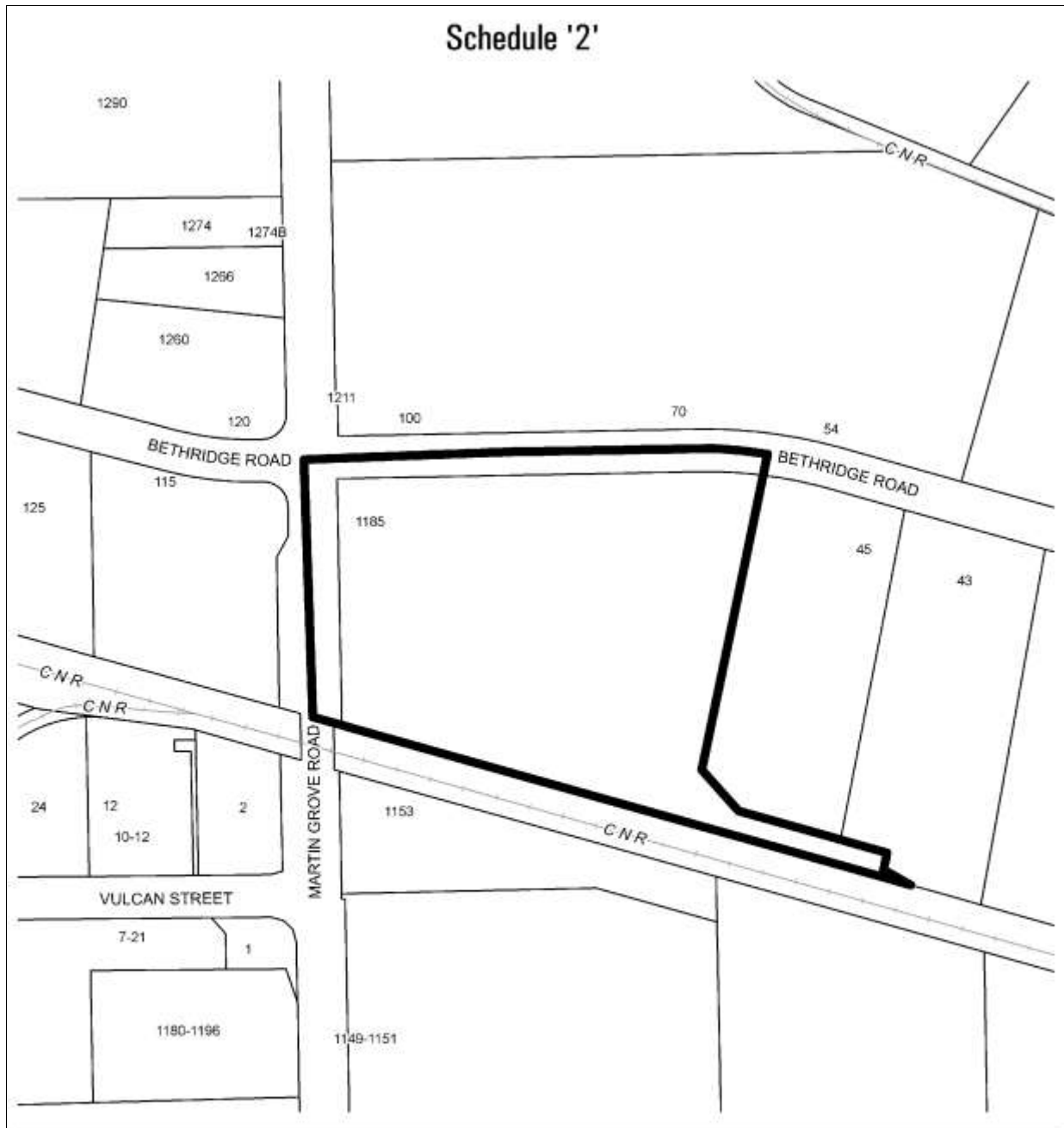
Enacted and passed on July 19, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)




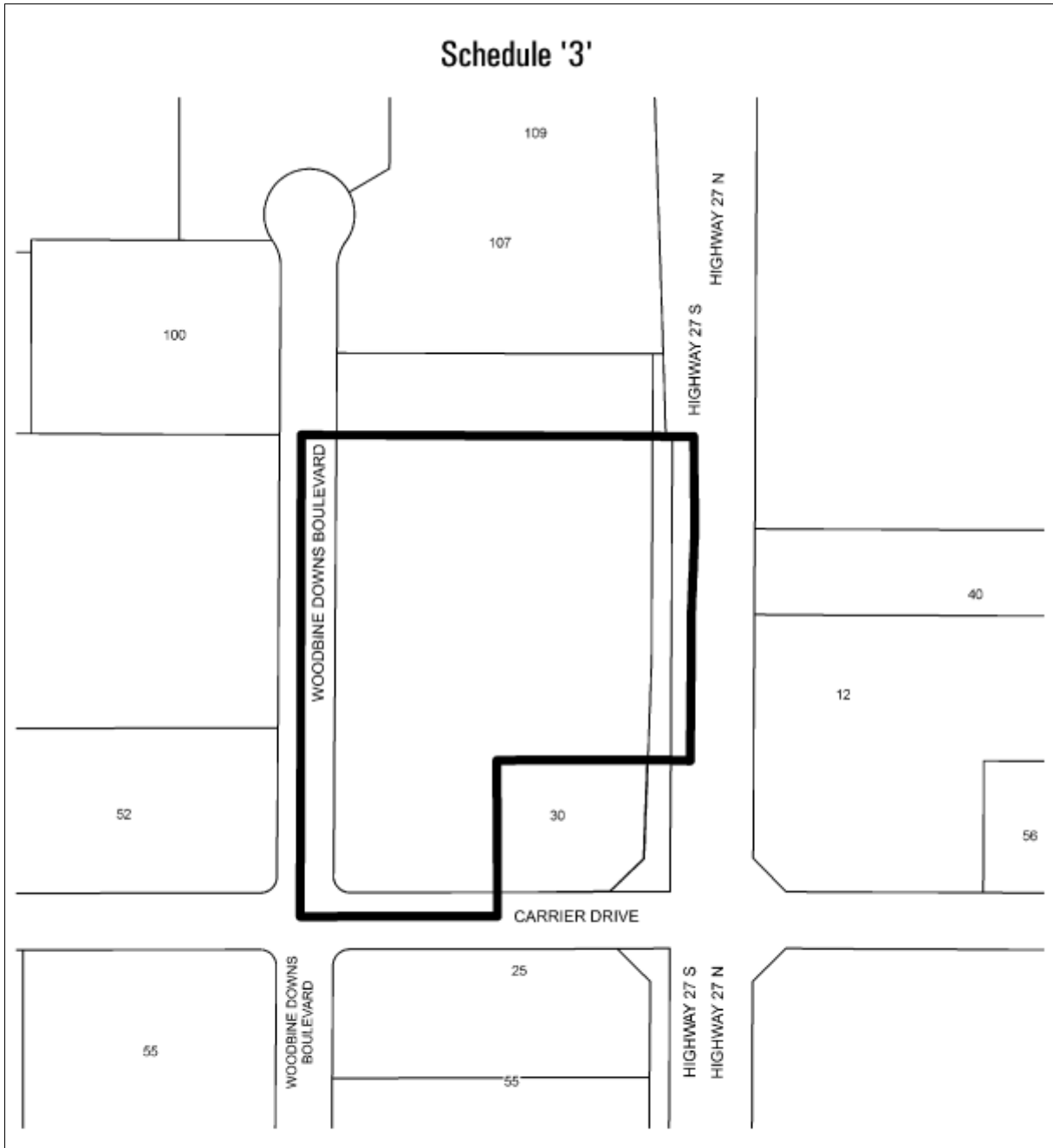


Zoning By-Law Amendment

1185 Martin Grove Road

 **Area Affected By This By-Law**


 **Not to Scale**
05/29/13

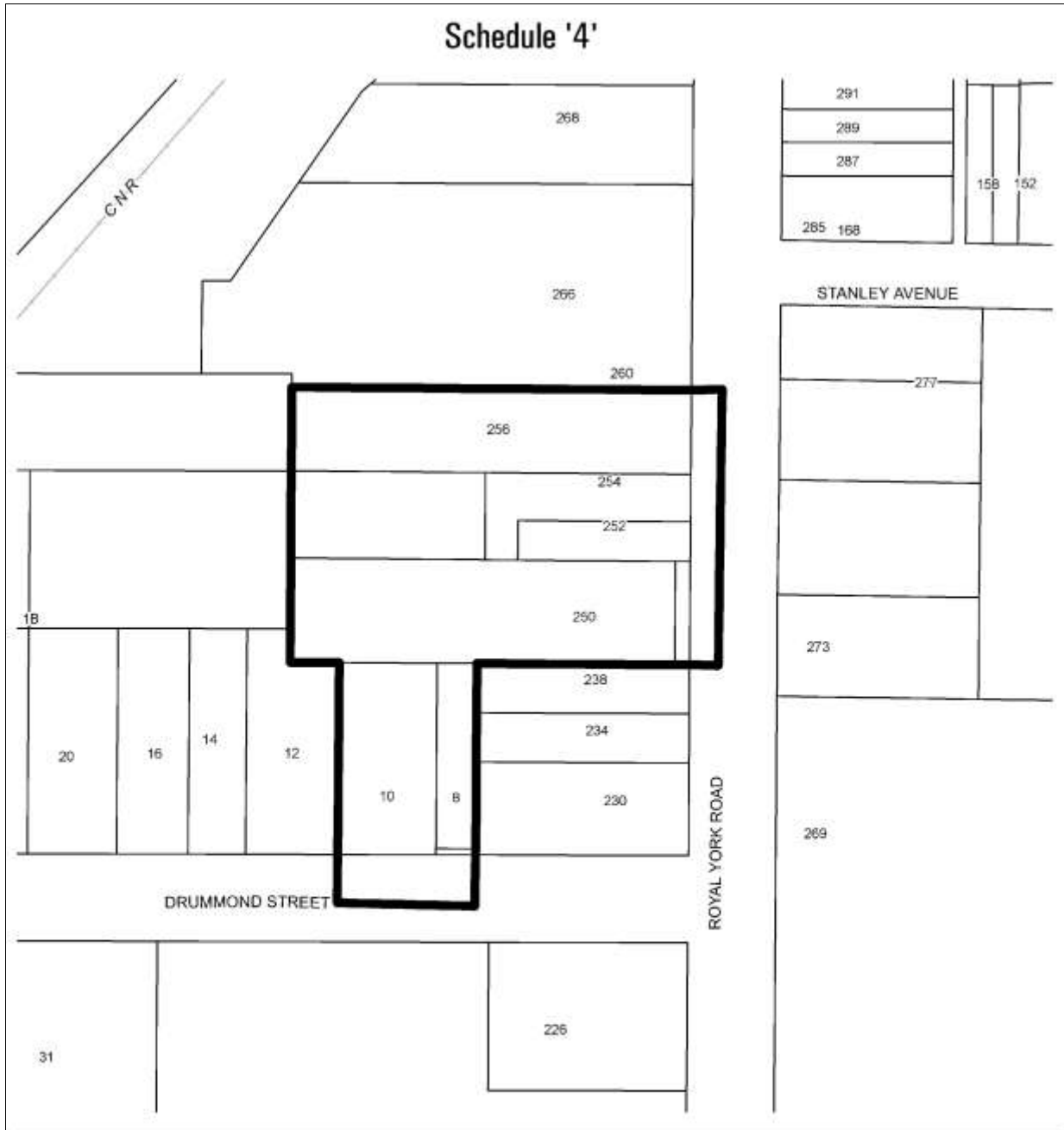


Zoning By-Law Amendment

107 Woodbine Downs Boulevard

 Area Affected By This By-Law

 Not to Scale
05/29/13



Zoning By-Law Amendment

250-256 Royal York Road and
8-10 Drummond Street



Area Affected By This By-Law




Not to Scale
05/29/13

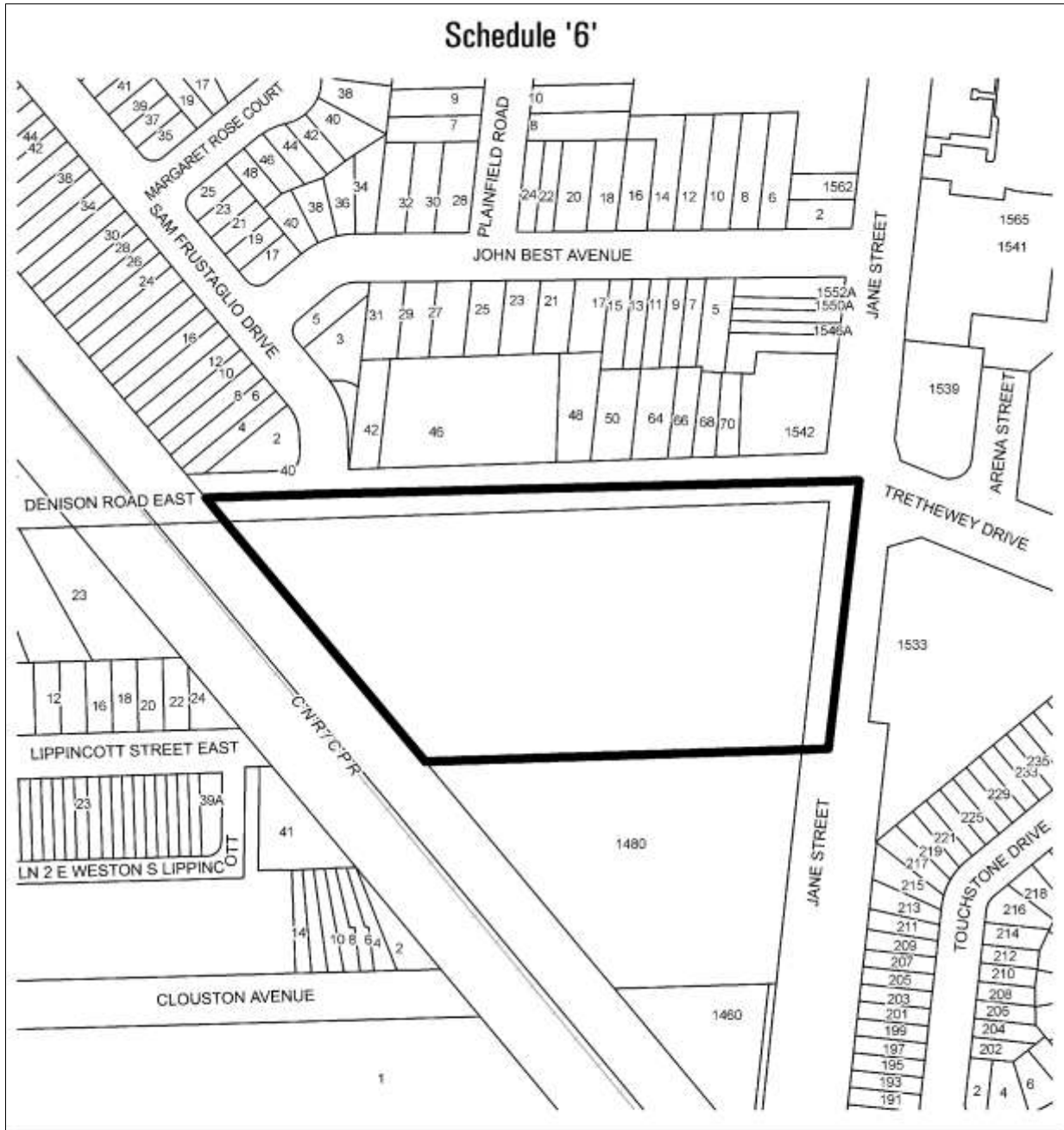


 **TORONTO** City Planning
Zoning By-Law Amendment

87 Petman Avenue

 Area Affected By This By-Law

 Not to Scale
05/29/13

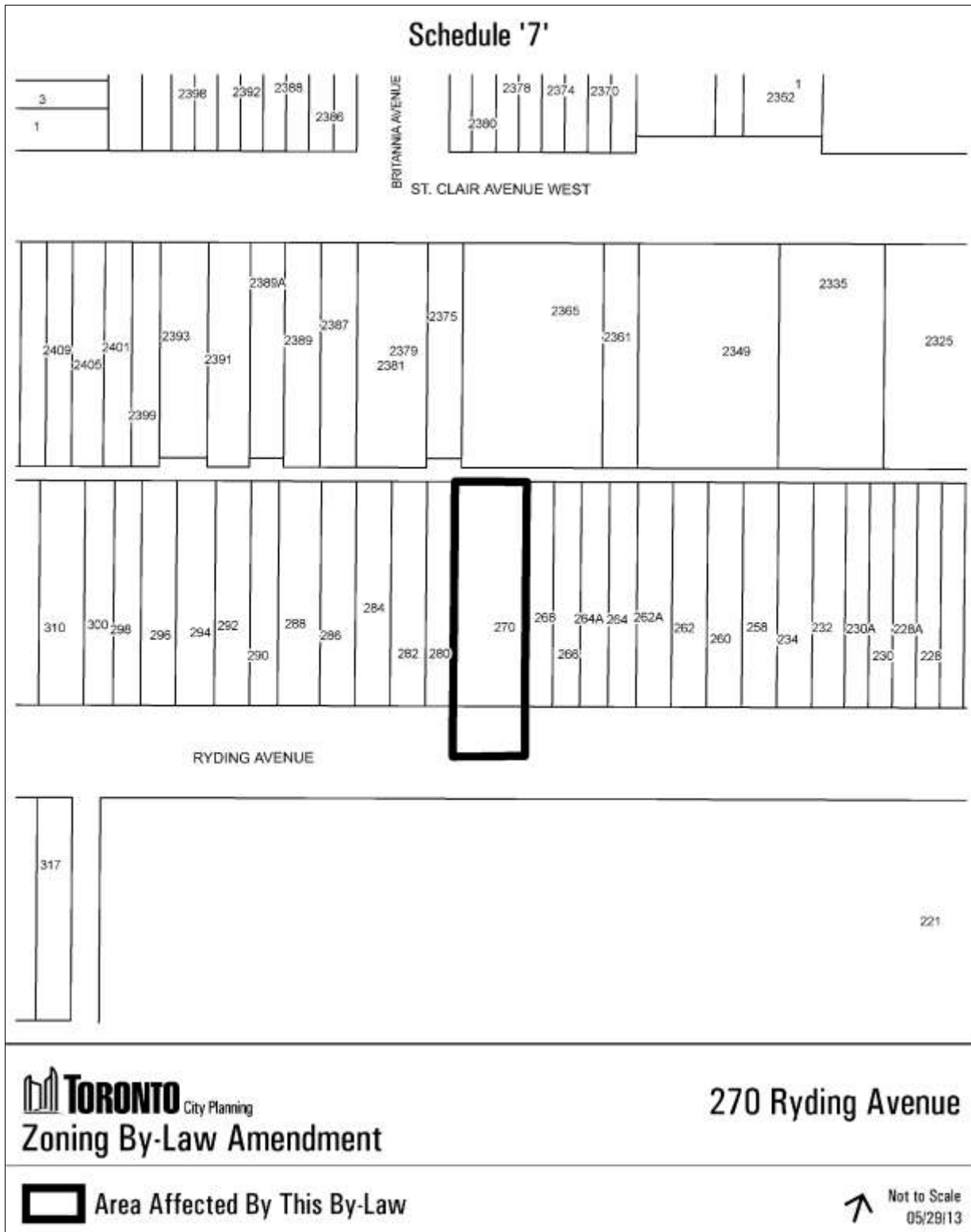


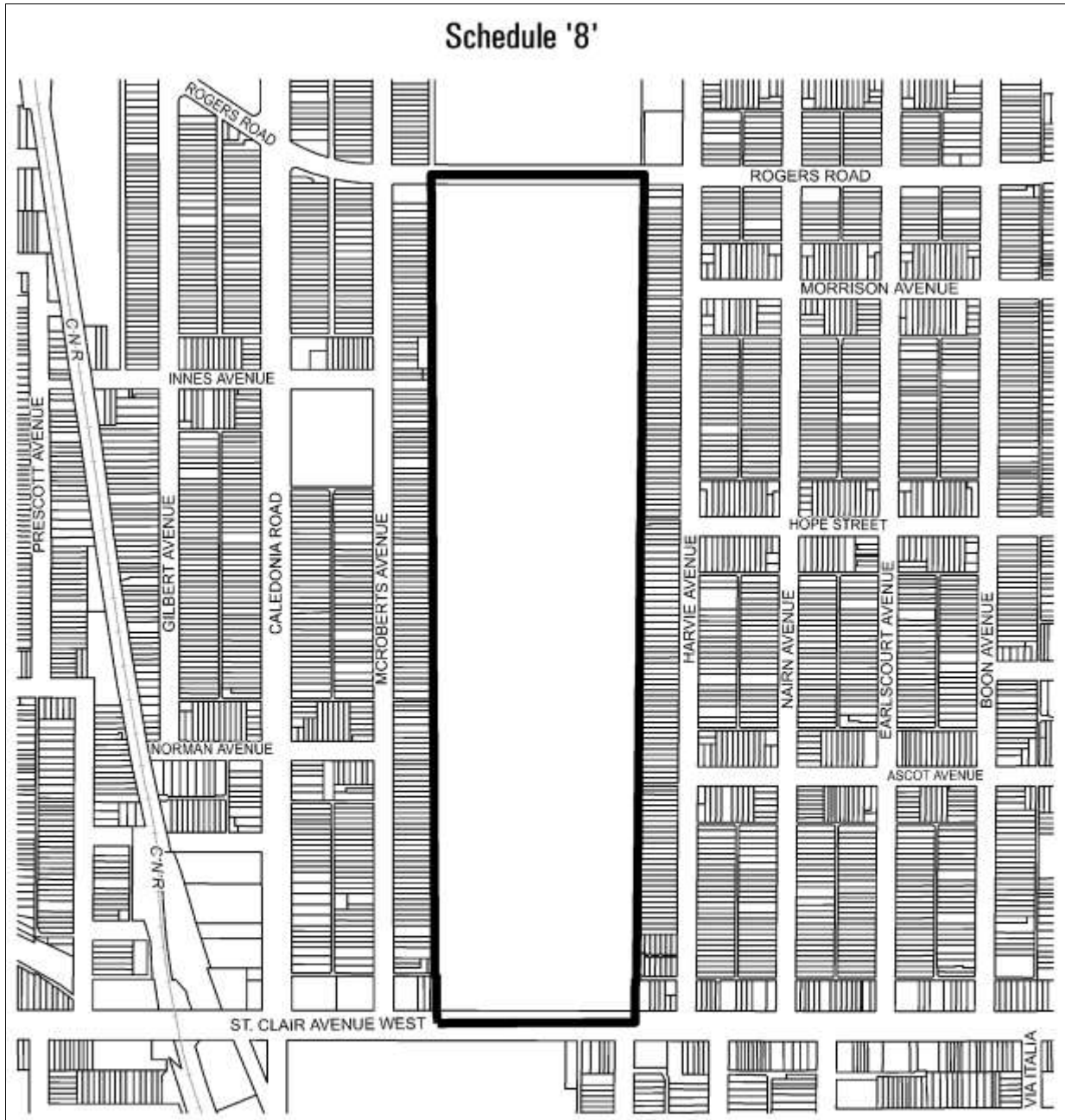
TORONTO City Planning
Zoning By-Law Amendment

55 Denison Road East

 Area Affected By This By-Law

↑ Not to Scale
 05/29/13




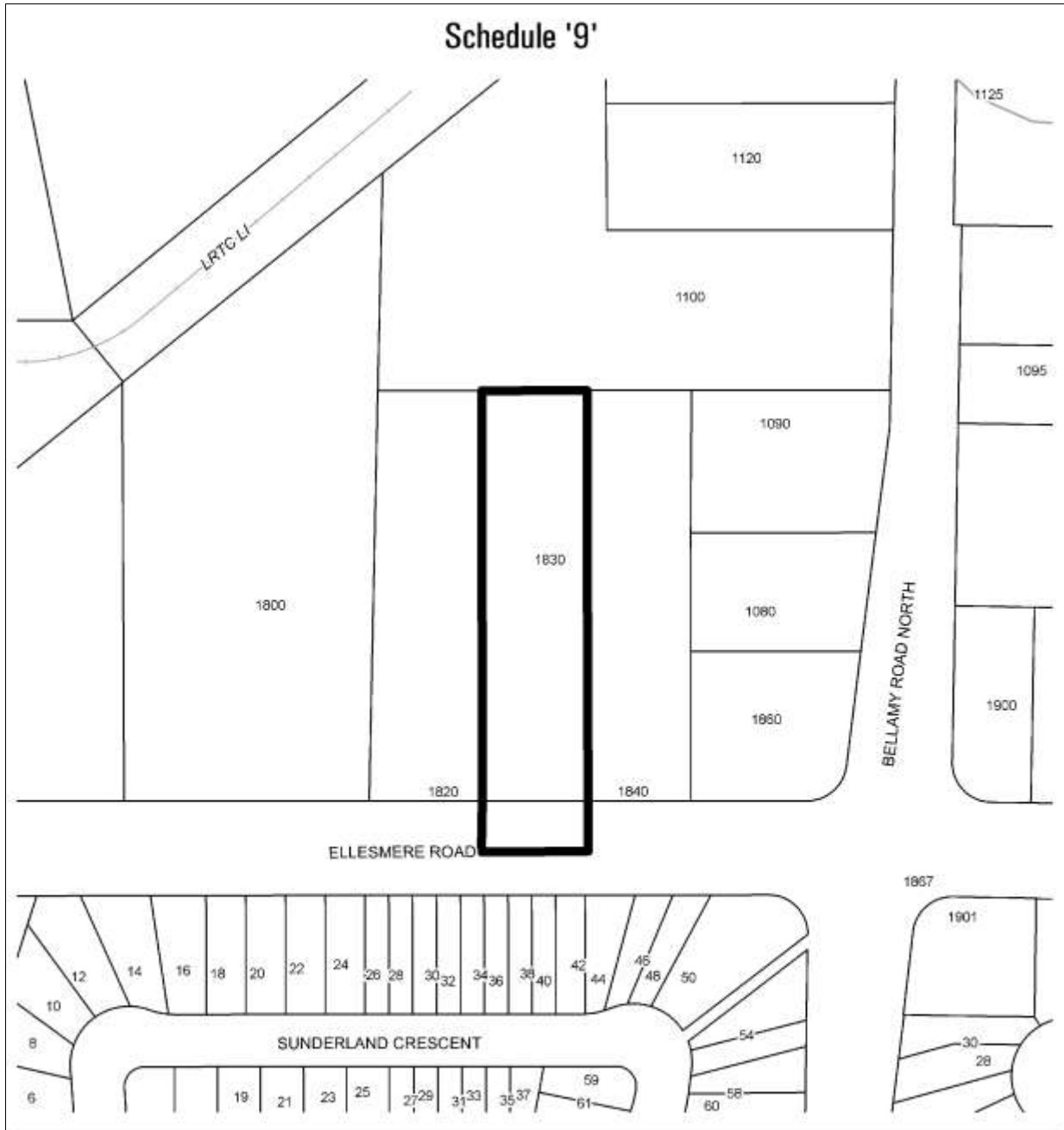


Zoning By-Law Amendment

1450 St. Clair Avenue West

 **Area Affected By This By-Law**


 **Not to Scale**
05/29/13

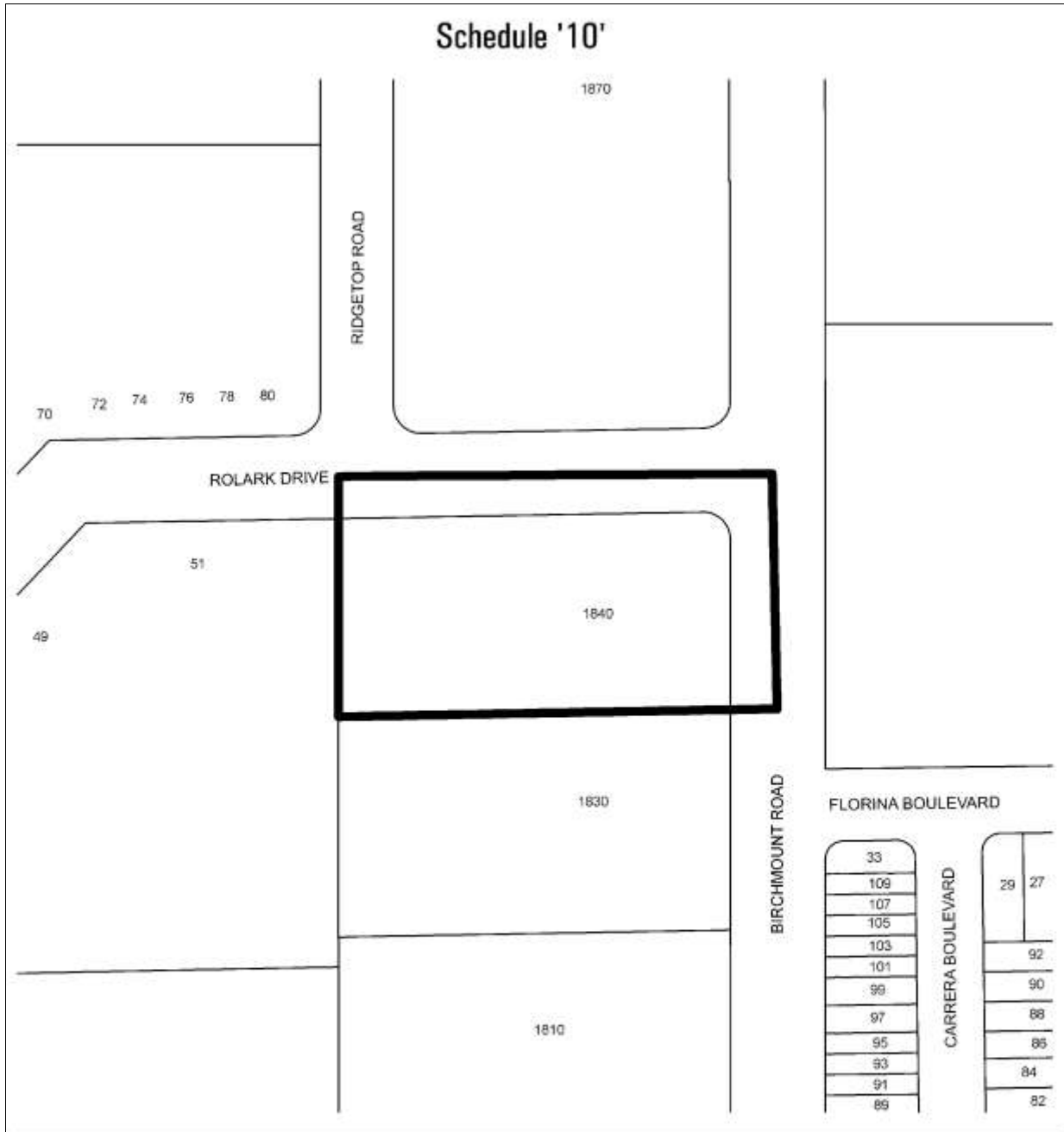


Zoning By-Law Amendment

1830 Ellesmere Road

 **Area Affected By This By-Law**


 **Not to Scale**
05/29/13



Zoning By-Law Amendment

1840 Birchmount Road

 **Area Affected By This By-Law**


 **Not to Scale**
05/29/13

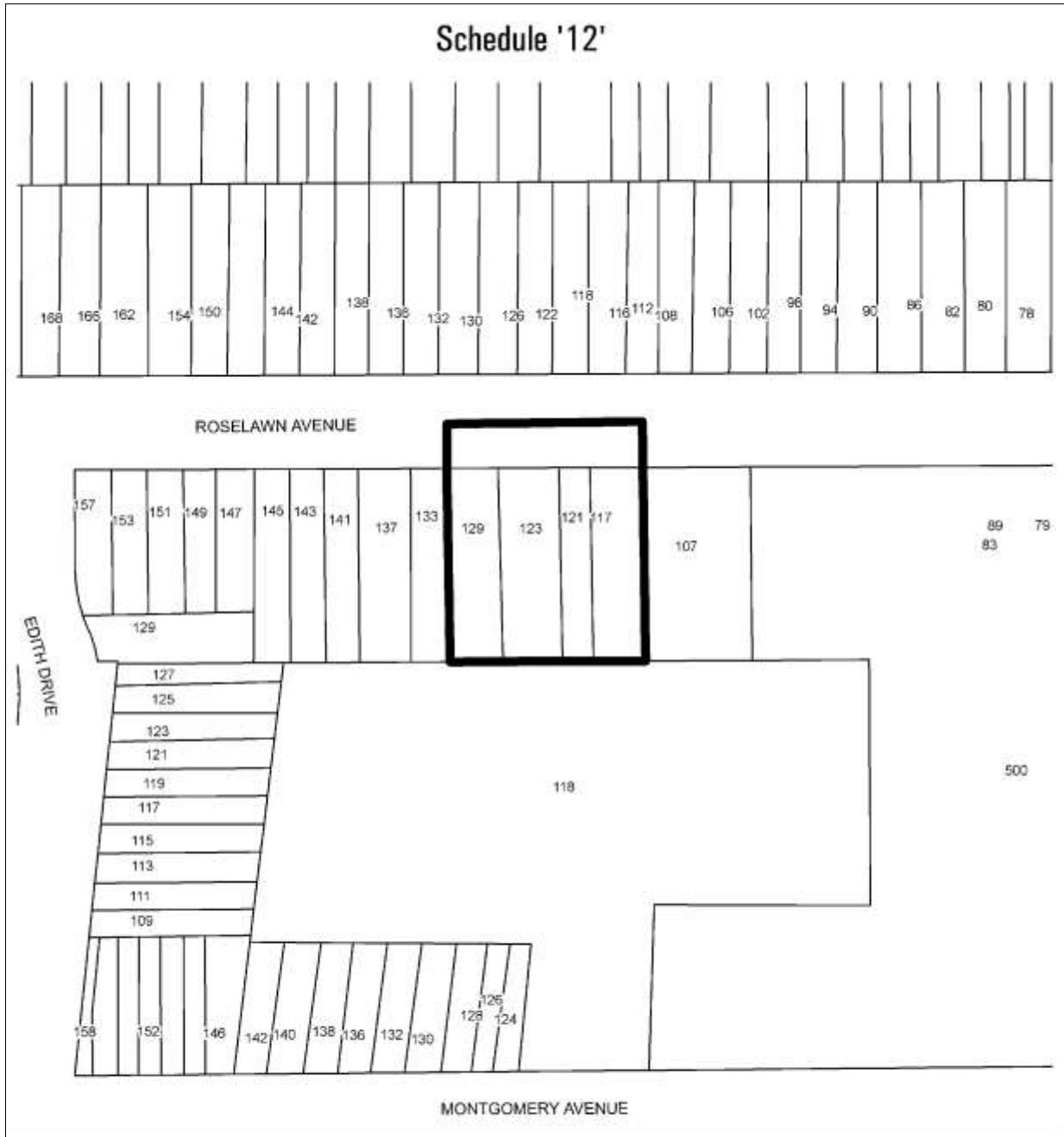


 **TORONTO** City Planning
Zoning By-Law Amendment

1296 Kennedy Road

 **Area Affected By This By-Law**


 Not to Scale
05/29/13

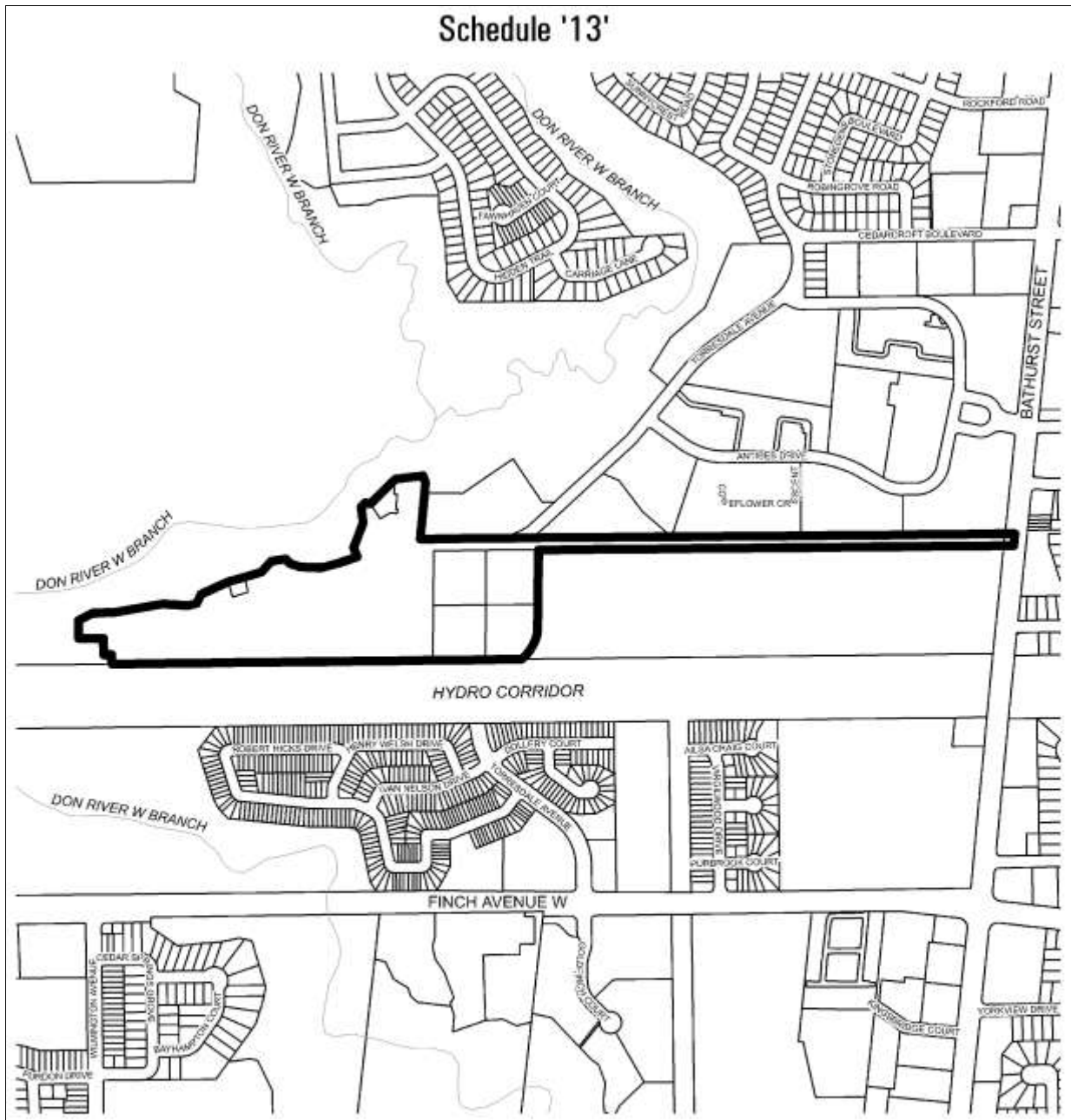


 **TORONTO** City Planning
Zoning By-Law Amendment

117-129 Roselawn Avenue

 **Area Affected By This By-Law**


 **Not to Scale**
05/29/13

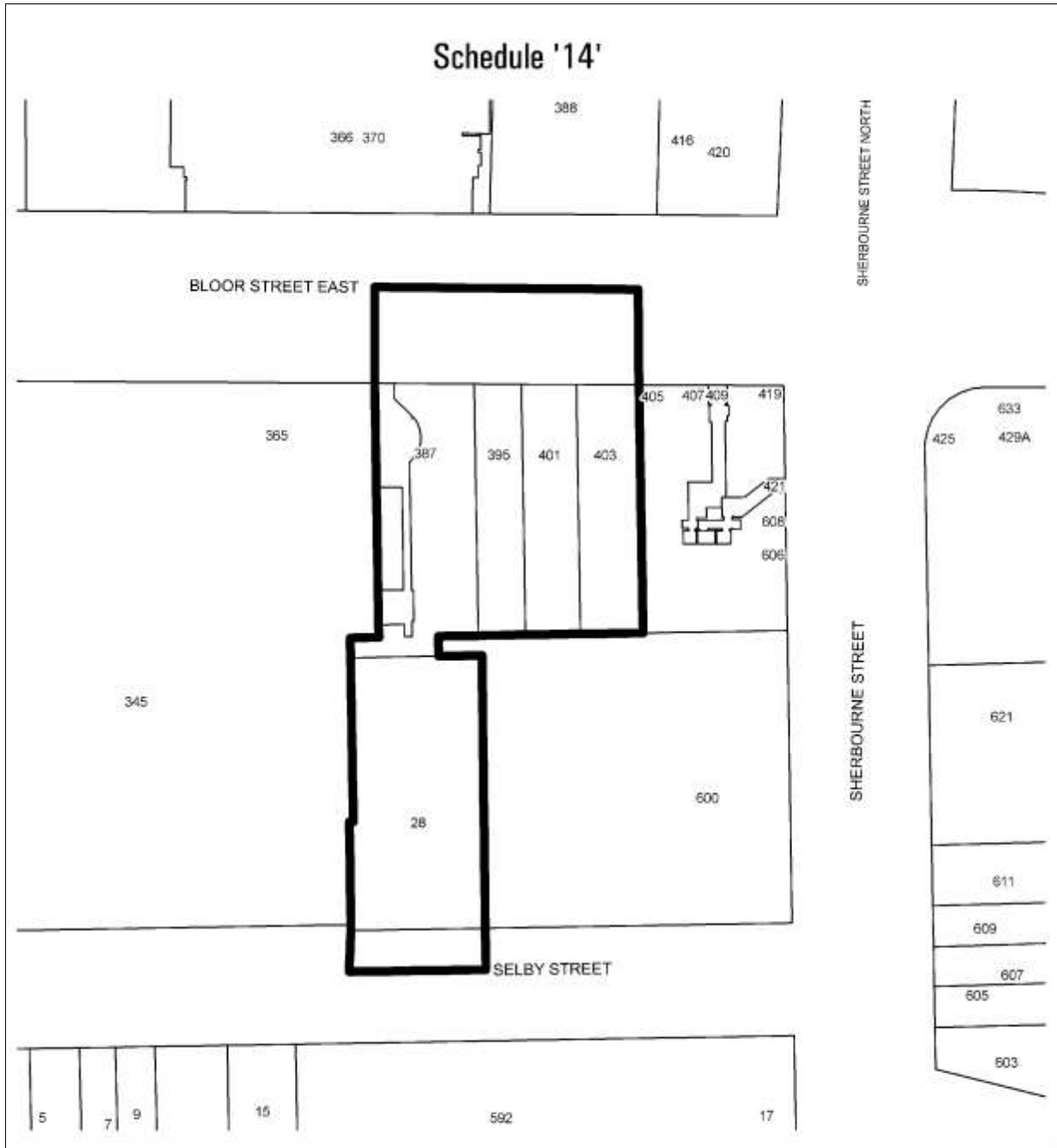


Zoning By-Law Amendment

5830 Bathurst Street


 **Area Affected By This By-Law**

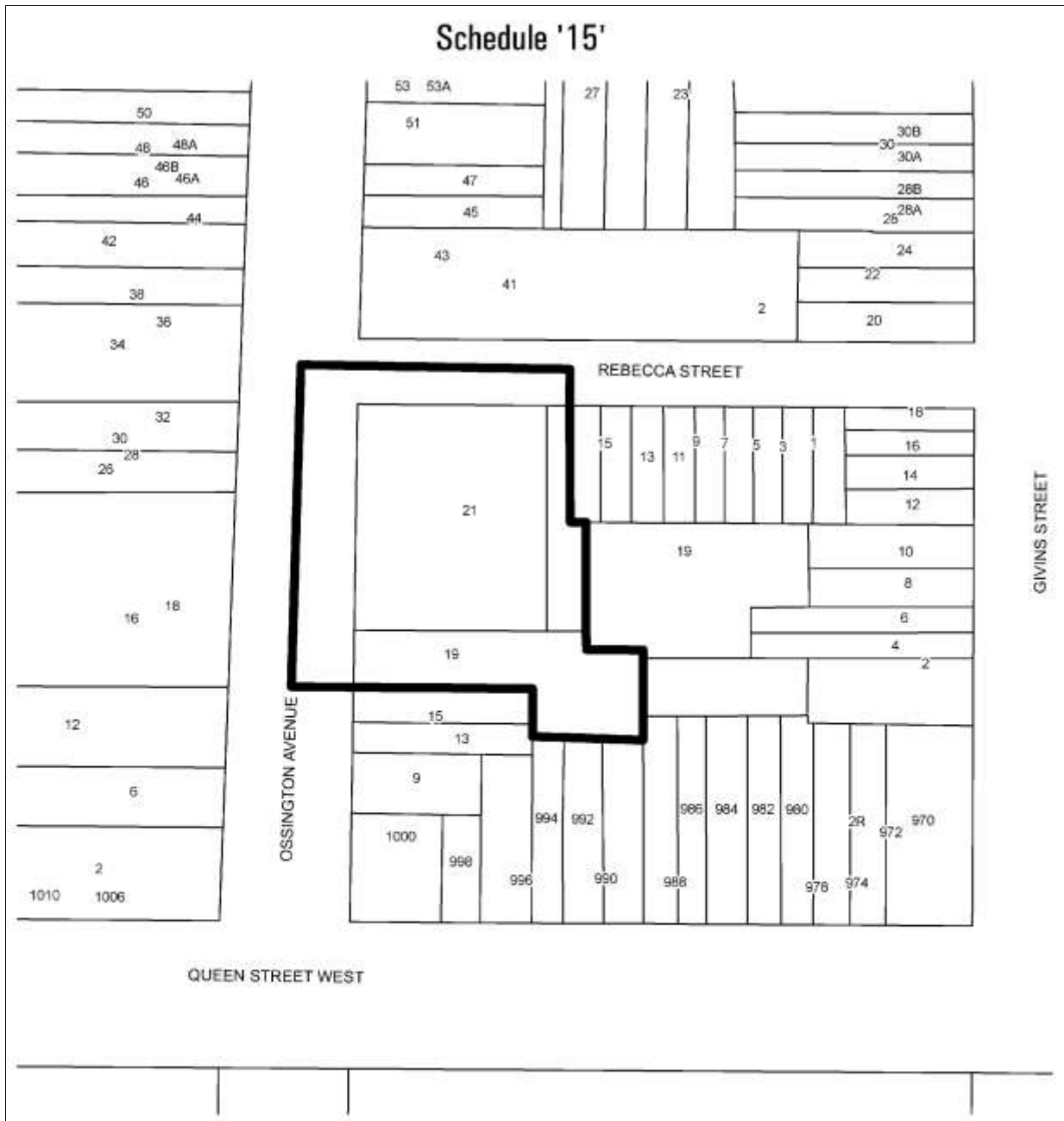
 **Not to Scale**
06/24/13



387-403 Bloor Street East and 28 Selby Street Zoning By-Law Amendment

 Area Affected By This By-Law


 Not to Scale
05/29/13



Zoning By-Law Amendment

19-21 Ossington Avenue

 **Area Affected By This By-Law**


 **Not to Scale**
 05/29/13

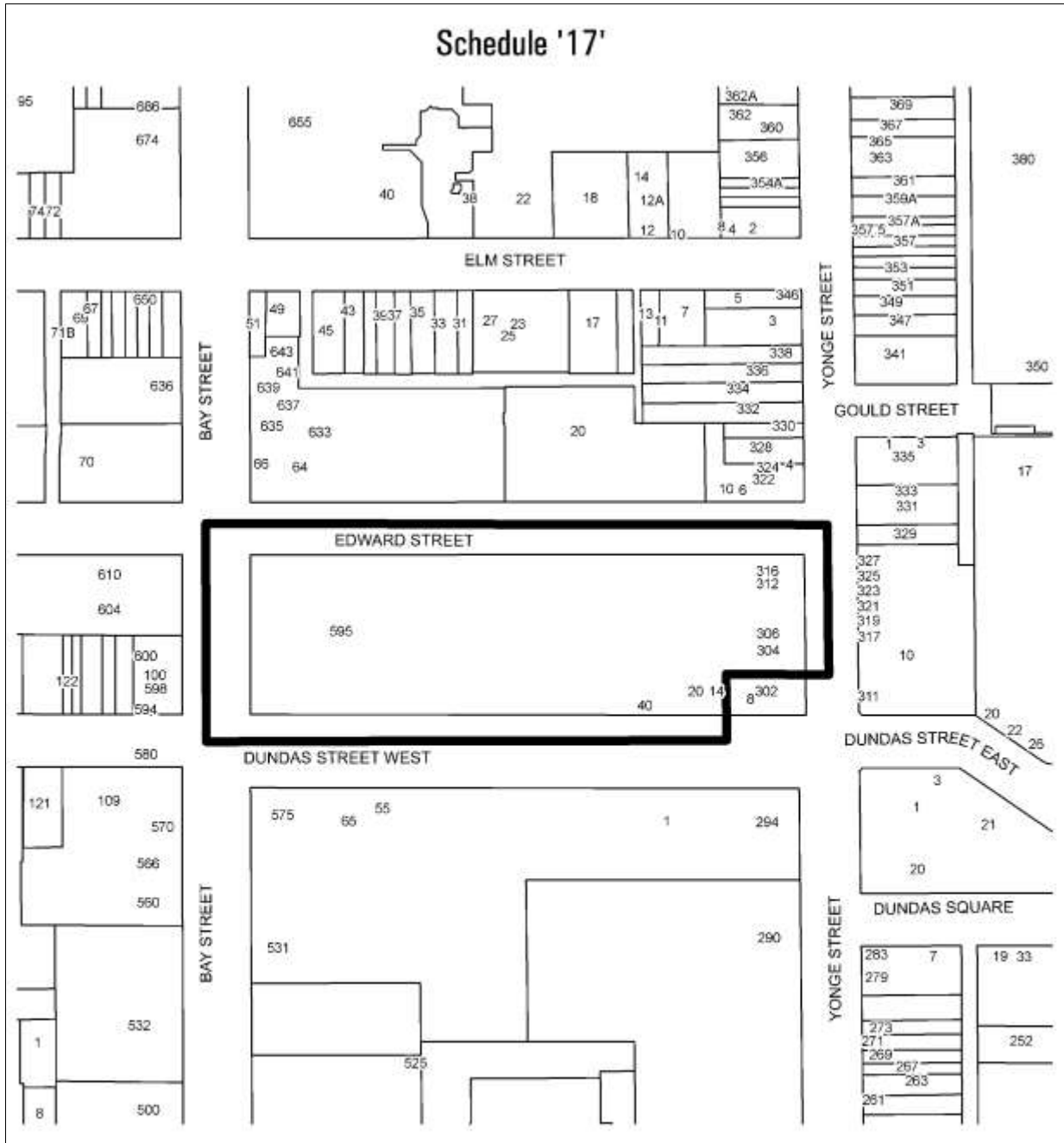


Zoning By-Law Amendment

3292 Bayview Avenue

 **Area Affected By This By-Law**


 **Not to Scale**
05/29/13

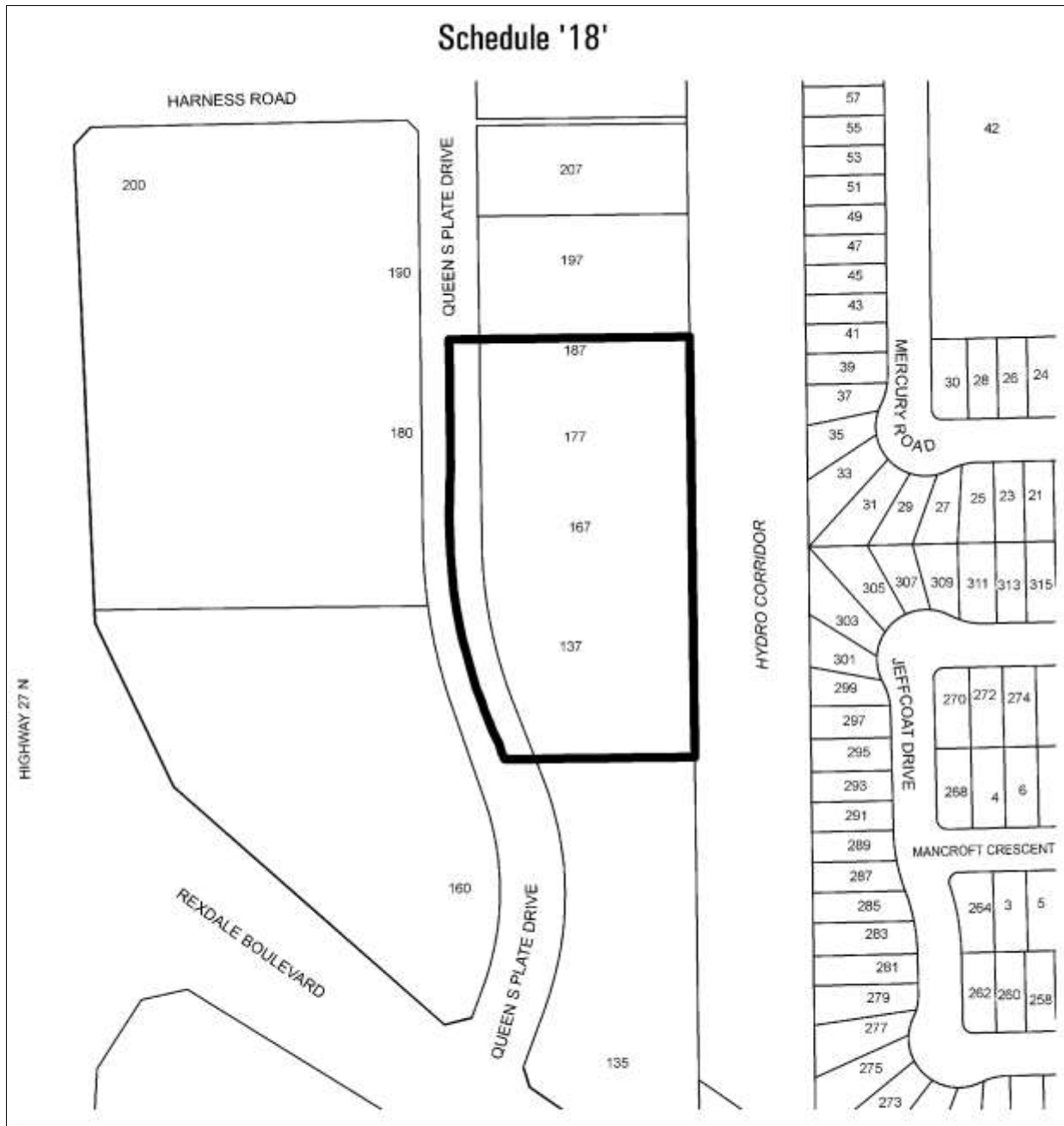


TORONTO City Planning
Zoning By-Law Amendment

595 Bay Street

 Area Affected By This By-Law


 Not to Scale
 05/29/13

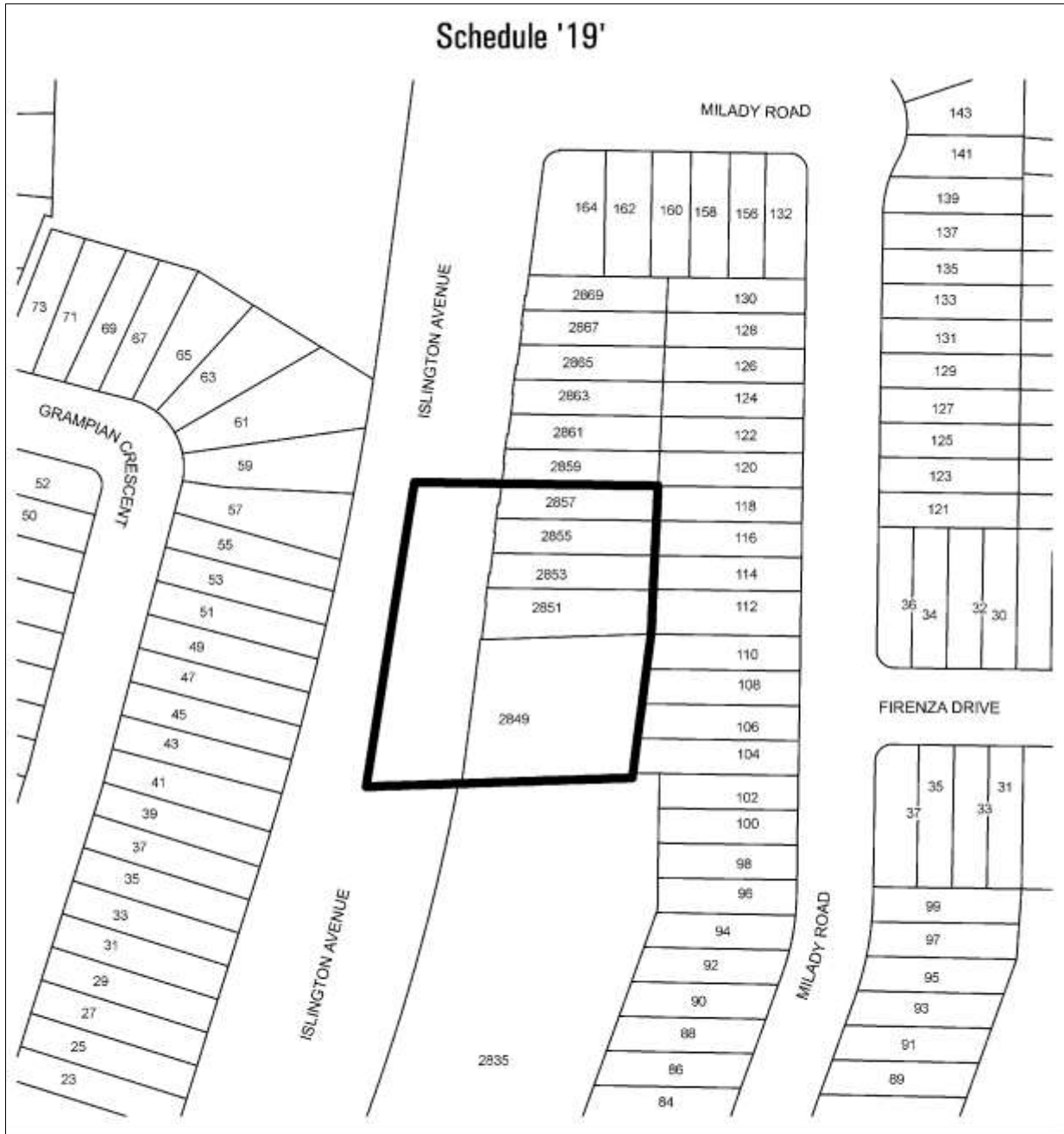


Zoning By-Law Amendment

137 Queen's Plate Drive

 **Area Affected By This By-Law**


 **Not to Scale**
05/29/13

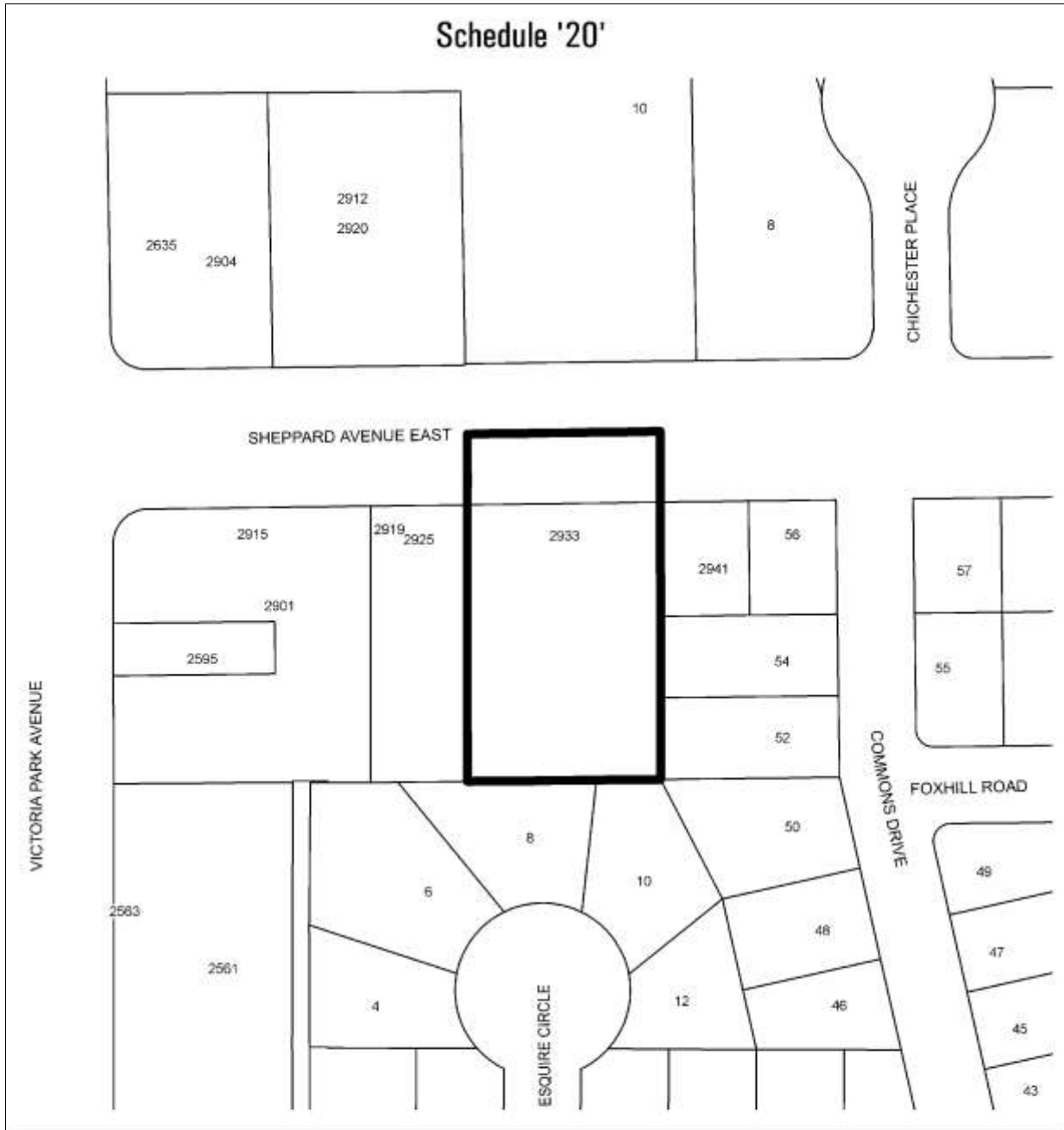


Zoning By-Law Amendment

2849-2857 Islington Avenue

 **Area Affected By This By-Law**


 **Not to Scale**
05/29/13

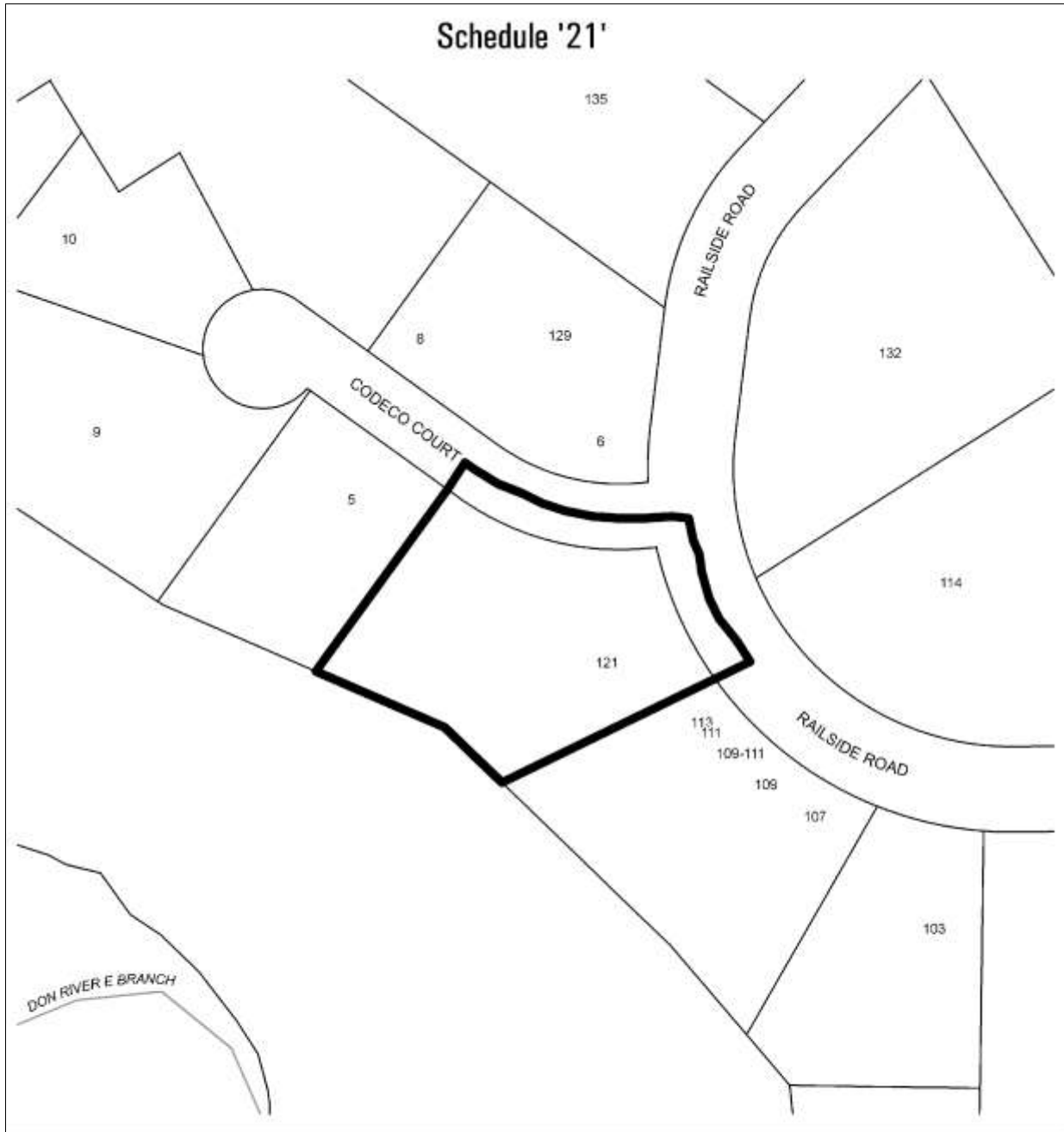


Zoning By-Law Amendment

2933 Sheppard Avenue East

 **Area Affected By This By-Law**


 **Not to Scale**
05/29/13



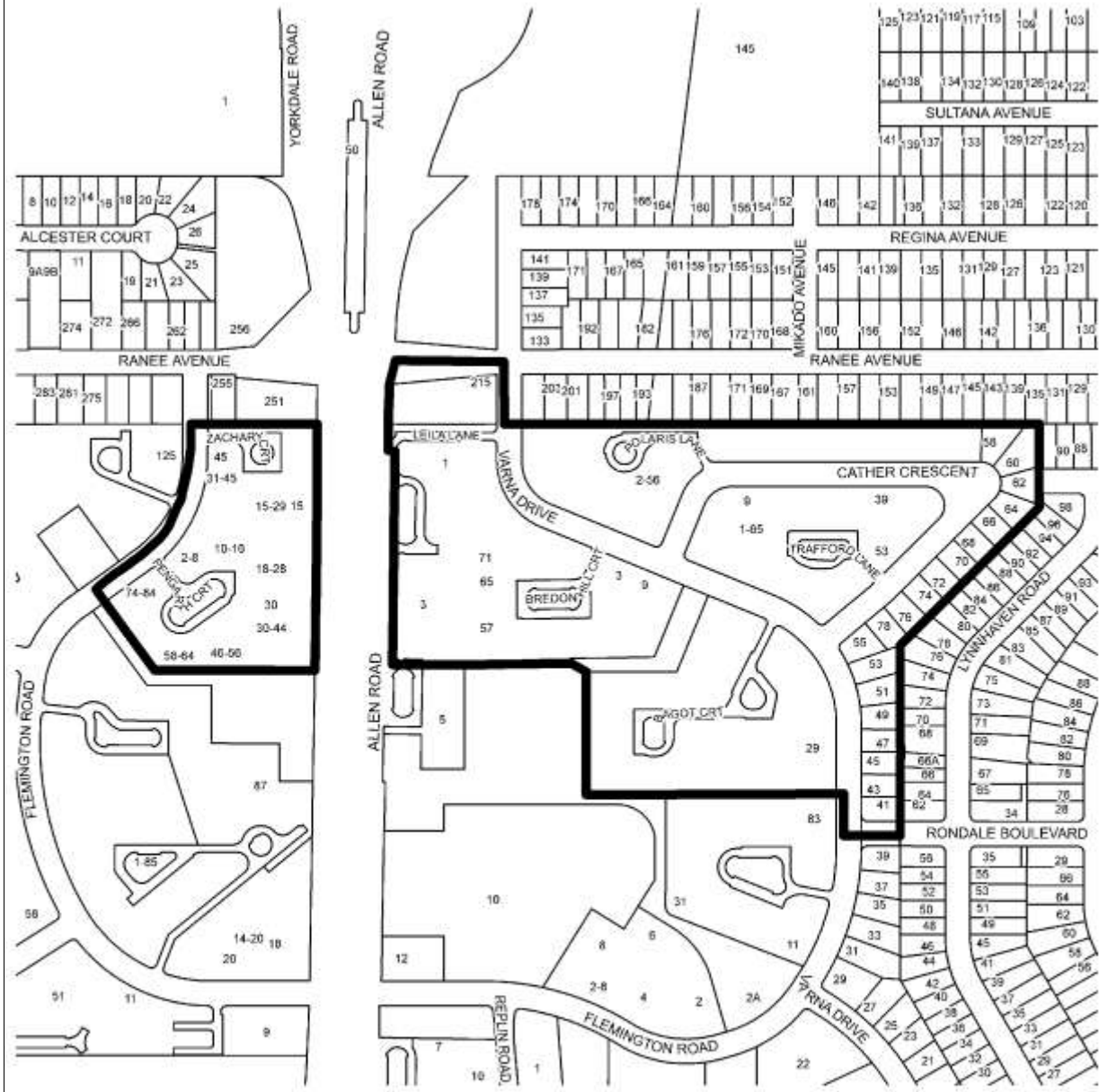
Zoning By-Law Amendment

121 RAILSIDE ROAD

 Area Affected By This By-Law

 Not to Scale
05/29/13


Schedule '22'



Zoning By-Law Amendment

1-29 & 111-133 Bagot Court, 1-87 Bredonhill Court, 41-119 Varna Drive,
1-78 Cather Court, 1 Leila Lane, 1-11 & 15-45 Zachary Court
and 215-251 Rane Avenue

 Area Affected By This By-Law


 Not to Scale
05/29/13



Zoning By-Law Amendment

124 Belsize Drive

 Area Affected By This By-Law

 Not to Scale
 05/29/13

