

CITY OF TORONTO

BY-LAW 939-2021

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2021 as 151 Billy Bishop Way.

Whereas Council of the City of Toronto has the authority to pursuant to 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 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:
 - (A) adding the lands shown on Diagram 4 attached to this By-law to the Zoning By-law Map in Section 990.10; and
 - (B) applying a zone label to the lands shown on Diagram 4 and amending the existing zone label that applies to part of the lands subject to this By-law, such that the following zone label applies to all lands subject to this by-law: EL 1.0 (x19) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown on Diagram 4 of this By-law to the Policy Areas Overlay Map in Section 995.10.1, and applying no value to all lands subject to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands shown on Diagram 4 of this By-law to the Height Overlay Map in Section 995.20.1, and applying no value to all lands subject to this By-law.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands shown on Diagram 4 of this By-law to the Lot Coverage Overlay Map in Section 995.30.1, and applying no value to all lands subject to this By-law.

7. Zoning By-law 569 -2013, as amended, is further amended by adding the lands shown on Diagram 4 By-law to the Rooming House Overlay Map in Section 995.40.1, and applying no value to all lands subject to this By-law.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.21.10 Exception Number 19 so that it reads:

(19) Exception EL 19

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 151 Billy Bishop Way, as shown on Diagram 1 of By-law 939-2021, a **building or structure** may be constructed, used, or enlarged in compliance with sections (B) to (M) below;
- (B) Regulation 60.5.80.10(1) with regards to parking in a street yard and regulation 60.5.80.10(2) with regards to the location of **parking spaces** do not apply;
- (C) Regulation 60.5.100.1(1) with regards to **driveway** widths does not apply;
- (D) Despite the uses listed in Clause 60.10.20.10, the following additional uses are permitted:
 - (i) **Vehicle Dealership;**
 - (ii) **Vehicle Depot;**
 - (iii) **Vehicle Repair Shop;**
 - (iv) **Vehicle Service Shop;**
 - (v) **Vehicle Washing Establishment;** and
 - (vi) Any of the uses permitted in Regulation 40.10.20.10(1)(A).
- (E) Despite regulation 60.10.40.10(1)(B), the permitted maximum **building or structure** height is the number following the HT symbol as shown on Diagram 3 of By-law 939-2021;
- (F) Despite clause 60.10.40.70, the required **building setbacks** are as shown on Diagram 3 of By-law 939-2021;
- (G) Article 60.10.50, with regards to yards, does not apply;
- (H) Article 60.10.90, with regards to loading, does not apply;

- (I) Despite regulation 200.15.1.5(1), an accessible **parking space** is not required to be closest to a principle pedestrian access to a **building**;
- (J) Despite regulation 200.15.10(1), the required minimum number of accessible **parking spaces** is five;
- (K) Regulation 200.15.1(4), regarding the location of an accessible **parking space** does not apply;
- (L) Despite clause 220.5.10.1, no **loading spaces** are required; and
- (M) No **buildings** or **structures** are permitted south and east of the required "14.0 M MTO Setback" as shown on Diagram 3 of By-law 939-2021.

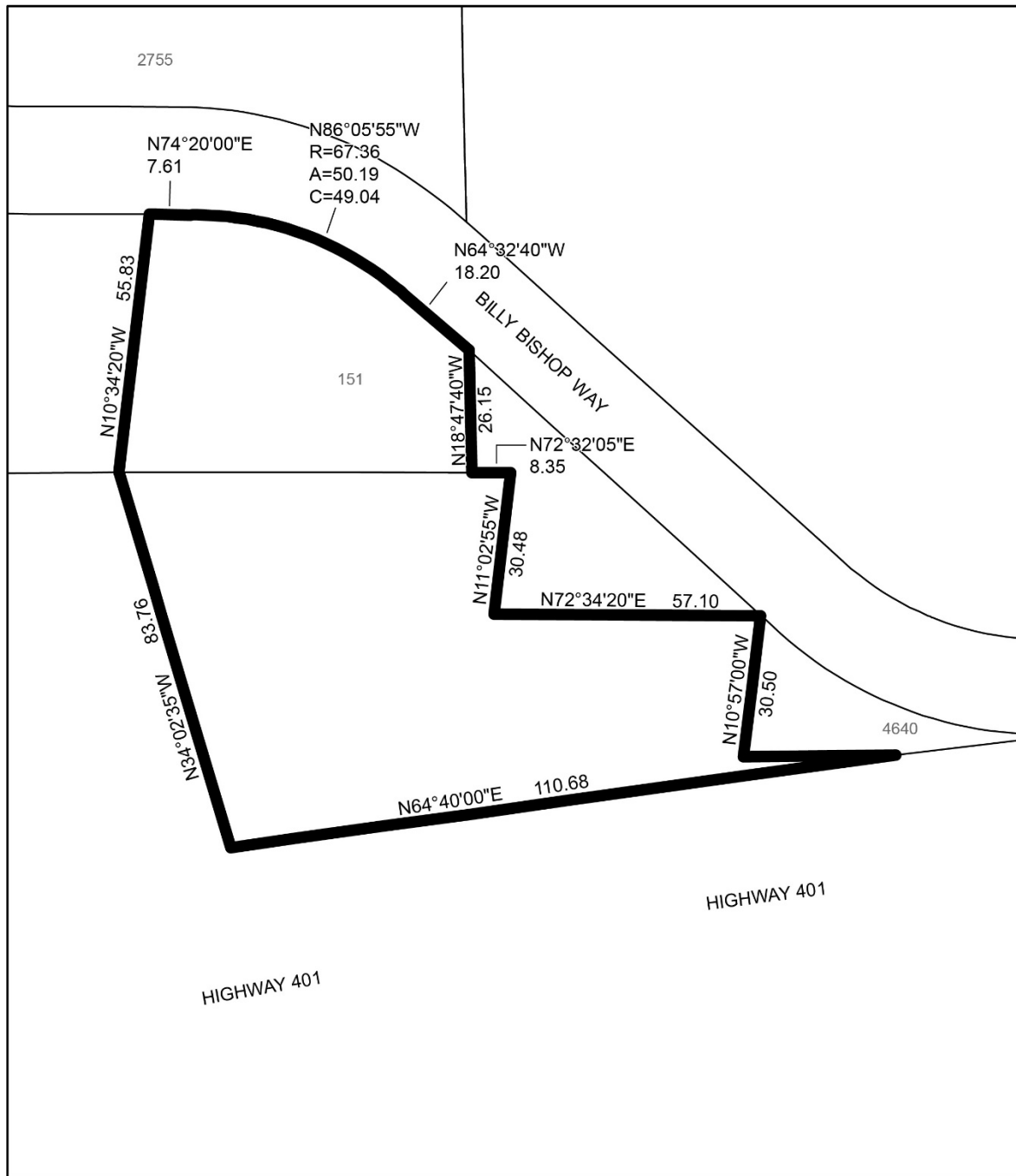
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on November 12, 2021.

Frances Nunziata,
Speaker

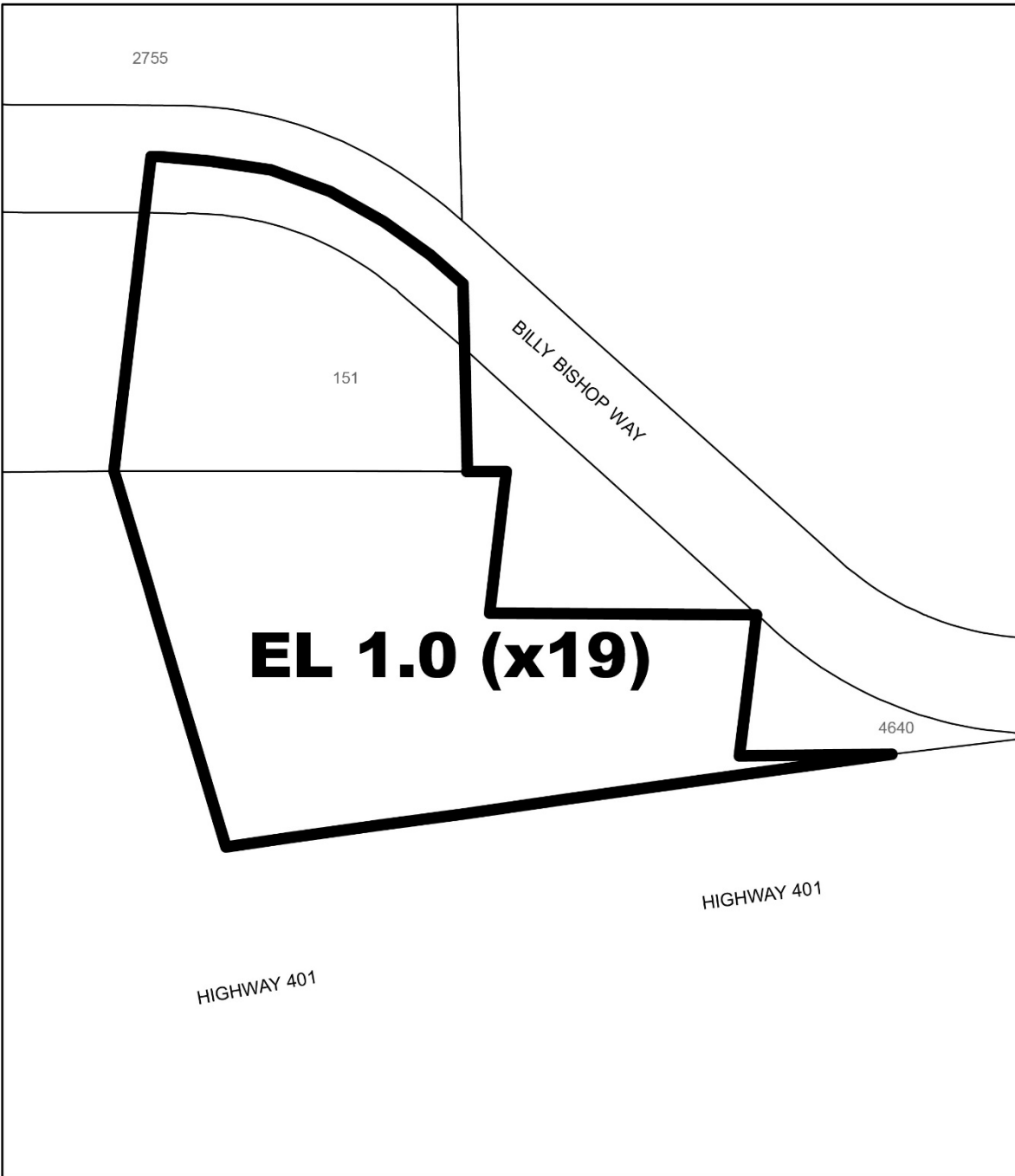
John D. Elvidge,
City Clerk

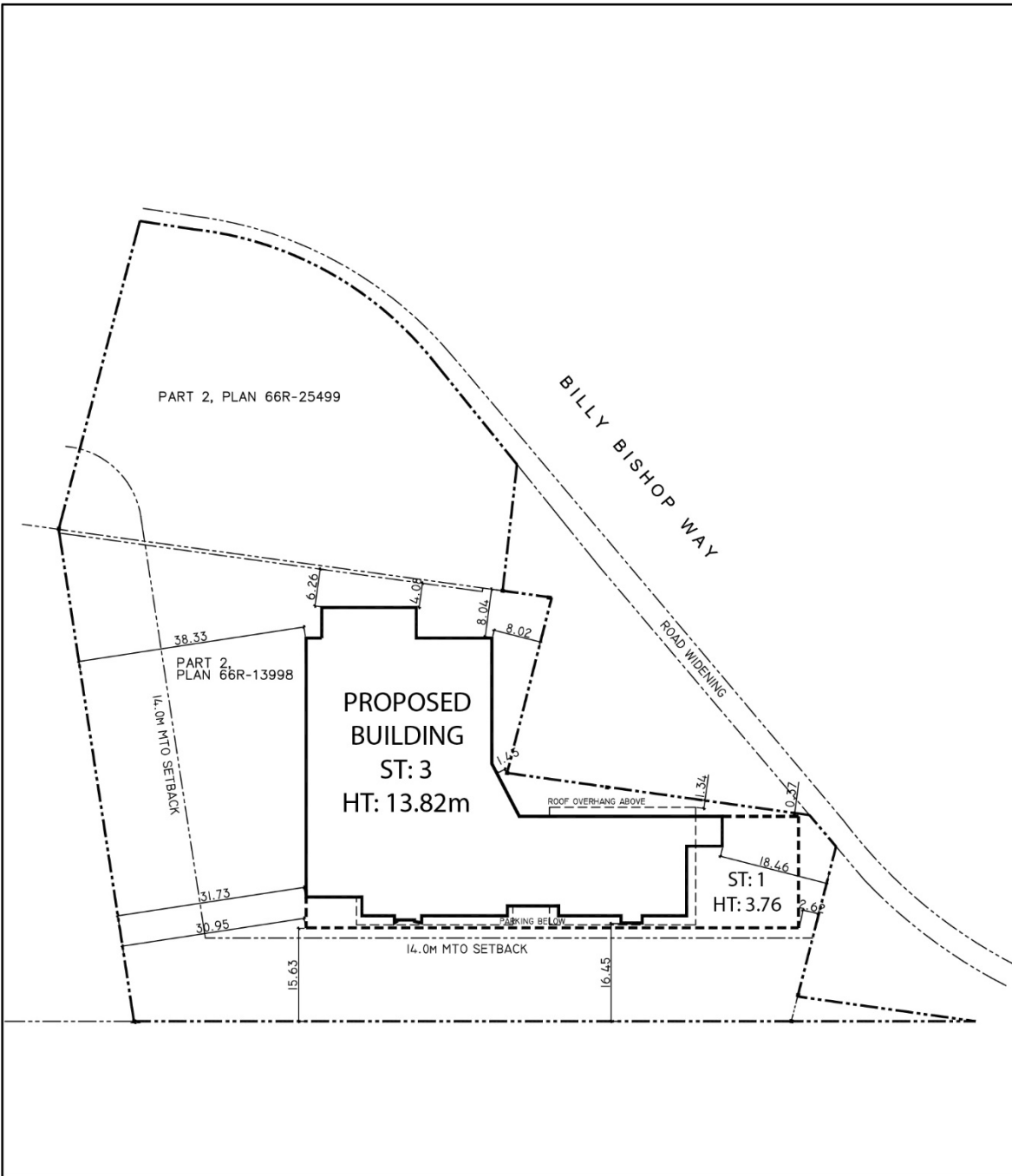
(Seal of the City)



151 Billy Bishop Way

File # 17 214786 NNY 09 0Z






 **TORONTO**
Diagram 3

151 Billy Bishop Way

File # 17 214786 NNY 09 0Z


City of Toronto By-law 569-2013
Not to Scale
08/30/2021

