

CITY OF TORONTO

BY-LAW 451-2022

To technically amend Zoning By-law 569-2013, as amended; By-law 941-2021, being a by-law to amend Zoning By-law 569-2013, as amended, with respect to Inclusionary Zoning; and By-law 366-2020(LPAT), being a by-law to amend Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2018 as 489, 495, 499, 511, 519-529 and 539 King Street West, with respect to the correction of typographical errors and omissions and to correct mapping errors and omissions.

Whereas Council of the City of Toronto has the authority 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. By-law 569-2013, as amended, is further amended as follows:
 - (A) In regulation 2.1.1(4)(B) at the end of the regulation delete the word "and".
 - (B) In regulation 2.1.1(4)(C) at the end of the regulation replace "." with "; and".
2. By-law 569-2013, as amended, is further amended as follows:
 - (A) In regulation 30.5.40.10(5)(A) after the word "cover" add "is".
3. By-law 569-2013, as amended, is further amended as follows:
 - (A) In regulation 40.5.40.10(5)(A) after the word "cover" add "is".
4. By-law 569-2013, as amended, is further amended as follows:
 - (A) In regulation 40.10.20.20(1)(A) under the use with conditions "**Amusement Arcade** (23, 46, 47)" delete "46" so it reads "**Amusement Arcade** (23, 47)".
5. By-law 569-2013, as amended, is further amended as follows:
 - (A) In regulation 80.20.20.10(1) after the defined term "**Education Use**" delete "(12)".

6. By-law 569-2013, as amended, is further amended as follows:
 - (A) In regulation 220.5.1.10(4) in the text "of a an" delete the word "a".
7. By-law 569-2013, as amended, is further amended as follows in regulation 220.5.10.1(5):
 - (A) Replace the word "An" with "A".
 - (B) After the text "52,000 square metres or greater" delete "A minimum of".
8. By-law 569-2013, as amended, is further amended as follows:
 - (A) In regulation 220.5.10.1(6) after the text "50,000 square metres or greater" delete "A minimum of".
9. By-law 569-2013, as amended, is further amended as follows:
 - (A) In regulation 220.5.10.1(7) after the text "15,000 square metres or greater" delete "A minimum of".
10. By-law 569-2013, as amended, is further amended as follows:
 - (A) In regulation 230.30.1.20(1) replace the zone symbol "CL zone" with "Commercial Zone category".
11. By-law 569-2013, as amended, is further amended as follows:
 - (A) In regulation 230.40.1.20(1) replace the zone symbol "CR" with "Commercial Residential".
12. By-law 569-2013, as amended, is further amended as follows:
 - (A) In regulation 230.50.1.20(2) replace the zone symbol "CRE" with "Commercial Residential Employment".
 - (B) Renumber regulation "230.50.1.20(1)" to "230.50.1.20(2)" and "230.50.1.20(2)" to "230.50.1.20(1)".
13. By-law 569-2013, as amended, is further amended as follows:
 - (A) In regulation 230.60.1.20(1) replace the word "in" with "In".
14. By-law 569-2013, as amended, is further amended as follows in Section 800.50, under (710) Respite Care Facility:
 - (A) At the end of provision (D) replace ";" with ".".

- (B) Add the provision letter "(E)" before the text "A **day nursery** is not a **respite care facility**".
15. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.3.10(157) under the heading "Site Specific Provisions" move the heading and text "Prevailing By-laws and Prevailing Sections: (None Apply)" to the end of the regulation.
16. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.3.10(274) under the heading "Site Specific Provisions" move the heading and text "Prevailing By-laws and Prevailing Sections: (None Apply)" to the end of the regulation.
17. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.3.10(508) under the heading "Site Specific Provisions" move the heading and text "Prevailing By-laws and Prevailing Sections: (None Apply)" to the end of the regulation.
18. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.3.10(564) under the heading "Site Specific Provisions" move the heading and text "Prevailing By-laws and Prevailing Sections: (None Apply)" to the end of the regulation.
19. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.3.10(994) after the heading "Site Specific Provisions:" add the text "(None Apply)".
20. By-law 569-2013, as amended, is further amended as follows:
- (A) In each of regulations 900.3.10(1462), 900.4.10(336), and 900.5.10(352) under the heading "Site Specific Provisions" in provision (A) remove the bold type from the term "**floor space index**".
21. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.4.10(19) under the heading "Site Specific Provisions" in provision D(ii) after the word "attached" add "garage".
22. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.4.10(72) under the heading "Site Specific Provisions" in provision (F) after the word "measured" add the text "from the original centreline of Kennedy Road."

23. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.4.10(73) under the heading "Site Specific Provisions" in provision (E) delete the text "from the original centreline of Kennedy Rd."
24. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.4.10(108) under the heading "Site Specific Provisions" move the provision (A) that reads "(A) On these lands, exception 28 of Exceptions List - Schedule "C" of former City of Scarborough zoning by-law 10048." to under the heading "Prevailing By-laws and Prevailing Sections:" as new provision (A).
25. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.4.10(177) under the heading "Site Specific Provisions" in provision (D)(i) replace the street name "Dean Rd." with "Dean Park Road".
26. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.4.10(182) under the heading "Site Specific Provisions" move the text "Prevailing By-laws and Prevailing Sections: (A) Schedule "C" Exception 24, of former City of Scarborough by-law 12077." to the end of the regulation.
27. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.4.10(196) under the heading "Site Specific Provisions" in provision D(iii) after the number "0.3" add "metres".
28. By-law 569-2013, as amended, is further amended as follows in regulation 900.5.10(144) under the heading Site Specific Provisions:
- (A) Move the heading and text: "Prevailing By-laws and Prevailing Sections: (A) Schedule "C" Exception 26, of former City of Scarborough by-law 12077." to the end of the regulation.
 - (B) In provision (D) in the text "the a **building**" remove "the".
29. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.6.10(118) under the heading "Site Specific Provisions" move the text "(A) On 24 Pinehill Cres., Section 16(51) of the former City of York zoning by-law 1-83." to under the heading " Prevailing By-laws and Prevailing Sections:".
30. By-law 569-2013, as amended, is further amended as follows:

- (A) In regulation 900.6.10(119) under the heading "Site Specific Provisions" move the text "(A) On 1202 Jane St., Section 16(382) of the former City of York zoning by-law 1-83." to under the heading "Prevailing By-laws and Prevailing Sections:".
- 31.** By-law 569-2013, as amended, is further amended as follows in regulation 900.6.10(331):
- (A) Under the heading "Site Specific Provisions" move the text "(H) On the lands City of Toronto by-law 687-2007." to under the heading "Prevailing By-laws and Prevailing Sections:" and letter as provision (A).
- (B) After the heading "Prevailing By-laws and Prevailing Sections" delete the text "(None Apply)".
- 32.** By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 900.6.10(425) under the heading "Site Specific Provisions" in provision (B) replace the word "squares" with "square metres."
- 33.** By-law 569-2013, as amended, is further amended as follows in regulation 900.6.10(473):
- (A) To the end of the statement "The lands, or a portion thereof are subject to the following" add "Site Specific Provisions, Prevailing By-laws and Prevailing Sections."
- (B) After the end of the regulation add "Prevailing By-laws and Prevailing Sections: (None Apply)".
- 34.** By-law 569-2013, as amended, is further amended as follows in regulation 900.7.10(692) under the heading Site Specific Provisions:
- (A) Delete provision (G) in its entirety and letter the provisions accordingly.
- (B) In provision (H)(ii) after the number "0.2" add the word "for".
- (C) In provision (K) replace the word "uses" with "used" and the word "no" with "not".
- 35.** By-law 569-2013, as amended, is further amended as follows in regulation 900.7.10(693) under the heading Site Specific Provisions:
- (A) In provision (E) from the text "parking **structure** from a **lot line** is the greater of:" delete "from a **lot line**".
- (B) In provision (H)(ii) after the number "0.2" add the word "for".

- (C) In provision (J) replace the word "uses" with "used" and the word "no" with "not".
36. By-law 569-2013, as amended, is further amended as follows in regulation 900.7.10(694) under the heading Site Specific Provisions:
- (A) Move the provision "(I)" that reads "(I) for all commercial uses other than office is 372 square metres; and" as the new subsection "(i)" under provision (J) and move provision "(II)" as the new subsection (ii) under provision (J), so that provision (J) now reads:
- "(J) The total permitted **gross floor area**:
- (i) for all commercial uses other than office is 372 square metres; and
- (ii) for the apartment rental office uses is 372 square metres;"
- (B) In provision (K) after the term "9 surface **parking spaces**" add the word "must".
- (C) Add new provisions to the end of the provisions as follows:
- "(L) The maximum height of the **building** is the actual **building** height that existed on the date of the enactment of this By-law; and
- (M) **Amenity space** must be provided at the minimum rate of 0.9 square metres for each **dwelling unit**."
37. By-law 569-2013, as amended, is further amended as follows in regulation 900.7.10(779):
- (A) Add the heading "Site Specific Provisions:" before provision (A).
- (B) Under the new heading "Site Specific Provisions:" move the heading and text "Prevailing By-laws and Prevailing Sections: (A) Schedule "C" Exception 62, of former City of Scarborough by-law 12360." to the end of the regulation.
- (C) Under the new heading "Site Specific Provisions" in provision (G) replace the word "are" with "**area**" in bold type.
38. By-law 569-2013, as amended, is further amended as follows:
- (A) In each of regulations and provisions, 900.11.10(674)(L), 900.11.10(707)(A), 900.11.10(708)(A), 900.11.10(709)(A), 900.11.10(710)(O), 900.11.10(711)(O), 900.11.10(712)(O), 900.11.10(713)(P), 900.11.10(714)(O), 900.11.10(715)(O), 900.11.10(716)(O) 900.11.10(717)(P), 900.11.10(718)(Q), 900.11.10(719)(P), 900.11.10(720)(Q), 900.11.10(721)(P), 900.11.10(722)(P), 900.11.10(723)(P), 900.11.10(724)(O), 900.11.10(725)(P), 900.11.10(726)(P), 900.11.10(727)(P), 900.11.10(728)(P), 900.11.10(800)(A), 900.11.10(802)(A), 900.11.10(808)(A),

900.11.10(810)(A), 900.11.10(811)(A), 900.11.10(812)(A), 900.11.10(815)(A), and 900.11.10(818)(A), under the heading "Site Specific Provisions" in the instances of the defined terms "**financial institution club**," add a "," after the defined term "**financial institution**" so the separate defined terms read "**financial institution, club**,".

39. By-law 569-2013, as amended, is further amended as follows in regulation 900.6.10(463) under the heading Site Specific Provisions:
- (A) In provision (G) replace the percentage number "67 percent" with "75 percent" and the words "under ground" with "underground or in a building or structure;".
 - (B) In provision (H) replace the percentage number "33 percent" with "20 percent" and the word "**space**" with "**spaces**".
40. By-law 569-2013, as amended, is further amended as follows in regulation 900.6.10(464) under the heading Site Specific Provisions:
- (A) In provision (F) replace the percentage number "67 percent" with "75 percent" and the words "under ground" with "underground or in a building or structure;".
 - (B) In provision (G) replace the percentage number "33 percent" with "20 percent" and the word "**space**" with "**spaces**".
41. By-law 569-2013, as amended, is further amended as follows in regulation 900.6.10(465) under the heading Site Specific Provisions:
- (A) In provision (F) replace the percentage number "67 percent" with "75 percent" and the words "under ground" with "underground or in a building or structure;".
 - (B) In provision (G) replace the percentage number "33 percent" with "20 percent" and the word "**space**" with "**spaces**".
42. By-law 569-2013, as amended, is further amended as follows in regulation 900.6.10(467) under the heading Site Specific Provisions:
- (A) In provision (F) replace the percentage number "67 percent" with "75 percent" and the words "under ground" with "underground or in a building or structure;".
 - (B) In provision (G) replace the percentage number "33 percent" with "20 percent" and the word "**space**" with "**spaces**".
43. By-law 569-2013, as amended, is further amended as follows in regulation 900.7.10(678) under the heading Site Specific Provisions:
- (A) In provision (H) replace the percentage number "67 percent" with "66 percent" and the words "under ground" with "underground".

- (B) In provision (I) replace the text "**parking space**" with "surface **parking spaces**".
44. By-law 569-2013, as amended, is further amended as follows in regulation 900.7.10(683) under the heading Site Specific Provisions:
- (A) In provision (G) replace the percentage number "67 percent" with "66 percent" and the words "under ground" with "underground".
- (B) In provision (H) replace the text "**parking space**" with "surface **parking spaces**".
45. By-law 569-2013, as amended, is further amended as follows in regulation 900.7.10(769) under the heading Site Specific Provisions:
- (A) In provision (I) replace the percentage number "67 percent" with "50 percent" and replace the words "under ground" with "underground or in a building;".
- (B) In provision (J) replace the percentage number "33 percent" with "12 percent" and the word "**space**" with "**spaces**".
- (C) In provision (L) replace the word "stories" with "**storeys**" in bold type.
46. By-law 569-2013, as amended, is further amended as follows in regulation 900.8.10(11) under the heading Site Specific Provisions:
- (A) In provision (I) replace the percentage number "67 percent" with "66 percent".
- (B) In provision (J) replace the percentage number "33 percent" with "11 percent" and the word "**space**" with "**spaces**".
47. By-law 569-2013, as amended, is further amended as follows in regulation 900.8.10(12) under the heading Site Specific Provisions:
- (A) In provision (I) replace the percentage number "67 percent" with "66 percent".
- (B) In provision (J) replace the percentage number "33 percent" with "11 percent" and the word "**space**" with "**spaces**".
48. By-law 569-2013, as amended, is further amended as follows in regulation 900.8.10(30) under the heading Site Specific Provisions:
- (A) In provision (H) replace the percentage number "67 percent" with "66 percent".
- (B) In provision (I) replace the text "**parking space**" with "surface **parking spaces**".
49. By-law 569-2013, as amended, is further amended as follows in regulation 900.8.10(38) under the heading Site Specific Provisions:
- (A) In provision (I) replace the percentage number "67 percent" with "75 percent".

- (B) In provision (J) replace the percentage number "33 percent" with "11 percent".
- 50.** By-law 569-2013, as amended, is further amended as follows in regulation 900.8.10(42) under the heading Site Specific Provisions:
- (A) In provision (G) replace the percentage number "67 percent" with "66 percent".
- (B) In provision (H) replace the text "**parking spaces**" with "surface **parking spaces**".
- 51.** By-law 569-2013, as amended, is further amended as follows in regulation 900.8.10(47) under the heading Site Specific Provisions:
- (A) In provision (H) replace the percentage number "67 percent" with "66 percent".
- (B) In provision (I) replace the text "**parking spaces**" with "surface **parking spaces**".
- 52.** By-law 569-2013, as amended, is further amended as follows in regulation 900.8.10(176) under the heading Site Specific Provisions:
- (A) In provision (I) replace the percentage number "67 percent" with "66 percent".
- (B) In provision (J) replace the percentage number "33 percent" with "11 percent".
- 53.** By-law 569-2013, as amended, is further amended as follows in regulation 900.8.10(177) under the heading Site Specific Provisions:
- (A) In provision (I) replace the percentage number "67 percent" with "66 percent".
- (B) In provision (J) replace the percentage number "33 percent" with "11 percent".
- 54.** By-law 569-2013, as amended, is further amended as follows:
- (A) In Section 990.10, the Zoning By-law Map, for the lands identified with a heavy black line, being 1 to 25 Permfield Path, as shown on Schedule 1 of this By-law, replace the zone label "RA(f24.0; au67.0; d2.3)(x82)" with "RT(x64)".
- 55.** By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 995.30.1, the Lot Coverage Overlay Map, for the lands identified with a heavy black line, being 1 to 25 Permfield Path, as shown on Schedule 2 of this By-law, replace the value "20" with "25".

56. By-law 569-2013, as amended, is further amended as follows:

In each of regulations and provisions 900.11.10(2621)(A), 900.11.10(2622)(B), 900.11.10(2623)(B), 900.11.10(2624)(B), 900.11.10(2625)(B), 900.11.10(2626)(B), 900.11.10(2627)(B), 900.11.10(2628)(B), 900.11.10(2629)(B), 900.11.10(2630)(B), 900.11.10(2631)(B), 900.11.10(2632)(B), 900.11.10(2633)(B), 900.11.10(2634)(B), 900.11.10(2635)(B), 900.11.10(2636)(B), 900.11.10(2637)(B), 900.11.10(2638)(B), 900.11.10(2639)(B), 900.11.10(2640)(B), 900.11.10(2641)(A), 900.11.10(2642)(B), 900.11.10(2643)(A), 900.11.10(2644)(B), 900.11.10(2645)(B), 900.11.10(2646)(B), 900.11.10(2647)(B), and 900.11.10(2648)(B), under the heading "Site Specific Provisions", insert the words "Up to a height of 13.5 metres," before the words "at least 75 percent of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue,".

57. By-law 941-2021, as amended, is further amended as follows:

(A) In Section 2 under the heading "600.30.15.1 Transition: Zoning By-law Amendment and Site Plan Applications" in regulation 600.30.15.1(2) Zoning By-law Amendment Applications replace the cross reference "600.30.15.2(1)" with "600.30.15.1(1)".

58. By-law 941-2021, as amended, is further amended as follows:

(A) In Section 2 under the heading "600.30.15.1 Transition: Zoning By-law Amendment and Site Plan Applications" in regulation 600.30.15.1(3) Site Plan Approval Applications replace the cross reference "600.30.15.2(1)" with "600.30.15.1(1)".

59. Zoning By-law 366-2020(LPAT), respecting 489, 495, 499, 511, 519-529 and 539 King Street West, as amended, is further amended as follows:

(A) Replace Section 3 with the following:

"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 for the lands outlined by heavy black lines from CRE (x1) to CRE (x25) as shown on Diagram 2."

(B) Add a new Diagram 2a, as attached to this By-law and a new Section 3a, as follows:

"3a. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines to the Zoning By-law Map in Section 990.10 and applying the zone label CRE (x25) as shown on Diagram 2a attached to this By-law."

- (C) On Diagram 3 delete the text "NOTE: GREY AREA DENOTES ADDED LANDS SUBJECT TO FORMER CITY OF TORONTO BY-LAW 438-86".
- (D) On Diagrams 3, 4 and 5 remove all of the grey shading, generally applying to 511, 519-521, and 539 King Street West.

Enacted and passed on May 12, 2022.

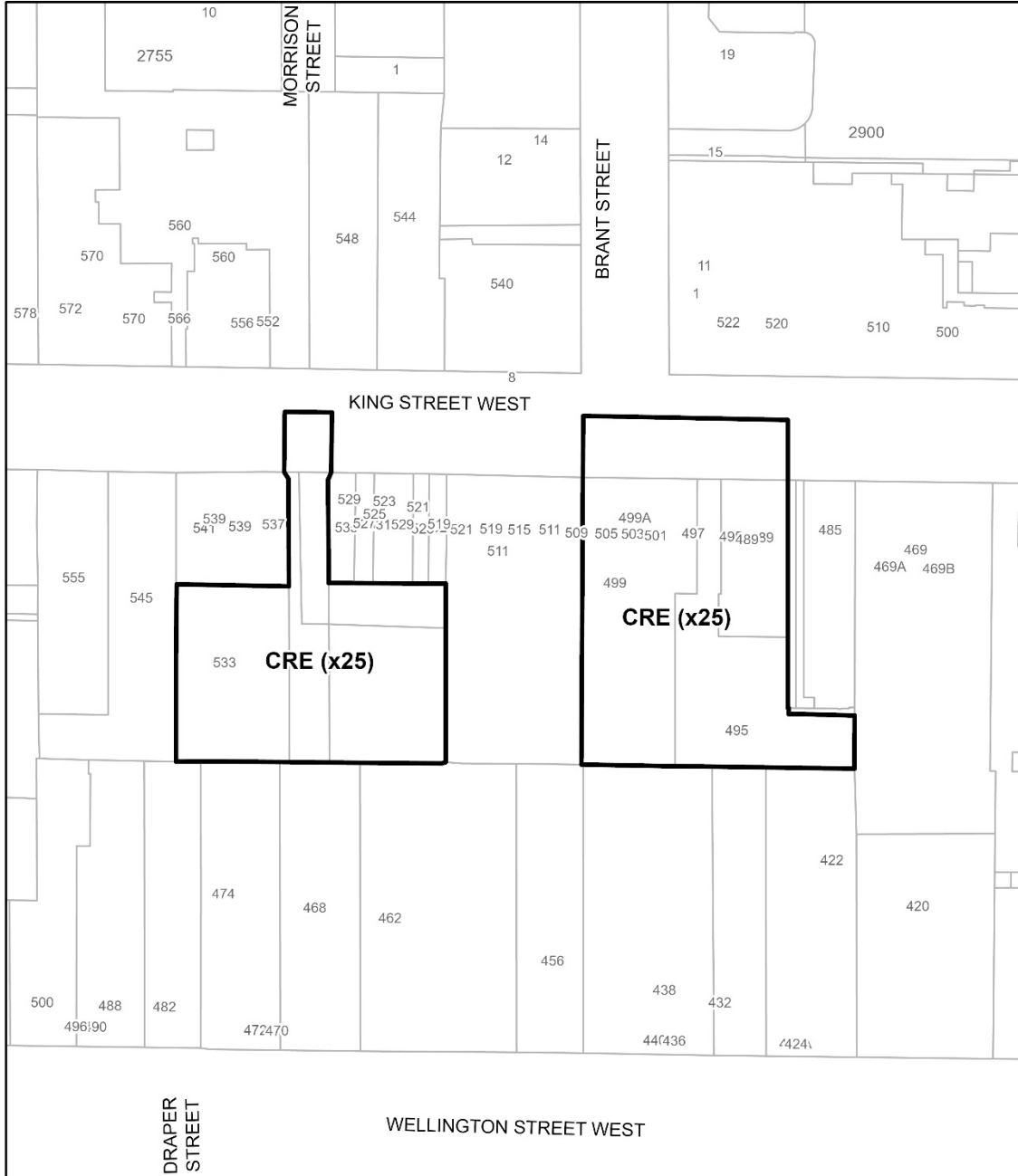
Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)







 **TORONTO**
Diagram 2a

489, 495, 499, 511, 519-529
and 539 King Street West