



**STAFF REPORT
ACTION REQUIRED**

**Final Report and Statutory Public Meeting on the Draft
Zoning By-law – Supplementary Report**

Date:	August 16, 2010
To:	Planning and Growth Management Committee
From:	City Planning Division
Wards:	All
Reference Number:	Pg10065

SUMMARY

This supplementary report requests that modifications be made to the draft Zoning By-law. The modifications are appended to this report as Attachment 1 and are grouped into categories for ease of reference. The types of requested modifications include: corrections to the text of the general regulations, corrections that address consistency between the zoning map labels and the text references, corrections and changes to the Exceptions part of the Bylaw, proposed additions to Chapters 950, Prevailing Bylaws, and Chapter 955, Prevailing Bylaw Sections, recommended zoning changes and corrections to specific properties, properties that should be added to the Bylaw and, properties that should be removed from the Bylaw. The report recommends that Council determine that the proposed draft Zoning Bylaw, together with these modifications, be enacted without further notice.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that the Recommendations in the August 5, 2010 Final Report be replaced with the following revised Recommendations:

1. City Council enact the proposed City-wide Zoning By-law substantially in the form attached as Attachment 1 to the report dated August 5, 2010, as amended by the modifications set out in Attachment 1, entitled "Requested By-law Modifications" attached to the report dated August 16, 2010, from the Chief Planner and Executive Director, City Planning Division.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft City-wide Zoning By-law as may be required.
3. City Council determine that no further notice is to be given in respect of the proposed by-law.

Financial Impact

There is no financial impact beyond what has already been approved in the current year's budget.

DECISION HISTORY

The new Zoning By-law Project is about creating a single zoning by-law for the City. The first draft of the new Zoning By-law was released to the public in May 2009. An accompanying staff report explained the approach to creating a single zoning by-law and the significant changes to the regulations found in the existing zoning by-laws.

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19921.pdf>

Open Houses were held and several Ward specific meetings were attended by staff to hear and address concerns with the proposed draft Zoning By-law. A report on the results of the consultation was before the Committee at its meeting held on November 4, 2009.

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24425.pdf>

A further report addressing public comments was received by the Committee at its February 11, 2010 meeting.

<http://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-27033.pdf>

During consideration of the staff report, the Committee adopted a set of recommendations that outlined a timeline for the adoption of the new Zoning By-law based on a series of reports to the Committee culminating in the Statutory Public Meeting on June 16, 2010.

<http://www.toronto.ca/legdocs/mmis/2010/pg/minutes/2010-02-11-pg35-mn.htm>

At its meeting held on March 8, 2010, the Committee had before it a report describing the progress on the resolution of outstanding issues related to the new Zoning By-law.

<http://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-27988.pdf>

At its meeting held on April 21, 2010, the Committee had before it a revised draft of the new Zoning By-law dated April 21, 2010 and corresponding maps together with an accompanying covering report outlining the major changes made to the draft new Zoning By-law since its initial release in May 2009.

<http://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-28966.pdf>

<http://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-29456.pdf>

<http://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-29457.htm>

At its meeting held on May 19, 2010, the Committee had before it a report that outlined further changes and refinements to the draft new Zoning By-law that resulted from the direction of the Committee at the meeting of April 21, 2010, and further input from stakeholders and other interested parties.

<http://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-30388.pdf>

At its meeting held on June 16, 2010, the Committee, under the topic of new business, requested a change to the draft new Zoning By-law as it pertains to school sites. The Committee requested that the Chief Planner and Executive Director remove the sections of the draft Zoning By-law pertaining to the school sites owned by the Toronto District School Board and the Toronto Catholic District School Board.

<http://www.toronto.ca/legdocs/mmis/2010/pg/minutes/2010-06-16-pg39-mn.htm>

ISSUE BACKGROUND

The City currently has 43 separate comprehensive zoning by-laws inherited from the six pre-amalgamation municipalities. All these zoning by-laws are similar in what they do, that is, regulate use of land and the location and size of buildings, but different in the standards that are applied to any given zone. The initial aim of the Zoning By-law Project was to consolidate the existing zoning by-law regulations into one by-law with a focus on establishing a common ‘zoning language’ while retaining existing standards.

The Project faced three key issues. Despite the similarities in structure and content among the existing zoning by-laws, there are different approaches taken to achieving the same end result. An example of this is how the height of low-rise residential buildings are measured. The new Zoning By-law must be in conformity with the Official Plan. The current zoning of some properties, such as retail in industrial areas, cannot be brought forward because of conformity issues with the Official Plan. Finally, there are over 10,000 amendments to the current zoning by-laws. Some were re-written into the language of the new Zoning By-law. The more complicated site specific amendments are retained as “prevailing” by-laws (explained below). Another small group, such as the zoning applying to the Etobicoke, Scarborough and North York Centres, have been left out of the new Zoning By-law, at least for now.

COMMENTS

This report describes a series of proposed modifications to the draft Zoning Bylaw, attached to the Final Report as Attachment 1, resulting from letters and emails received from the public, continued review by staff of the efficacy of the Zoning By-law and the further application of the Transition Protocol to properties undergoing development approvals. The proposed changes are correcting inadvertent errors or clarifying the original intent of the Zoning By-law and are considered minor and/or technical in nature. Many of the changes that have been made to clarify the wording of the Zoning By-law are a direct response to comments from the public.

Attachment 1 to this report, entitled “Requested By-law Modifications”, contains a listing of all the proposed modifications. The Attachment is configured in sections based on the category of change to the By-law for ease of reference. The report discusses the proposed changes by these same categories. There is an extended discussion of a few key changes to the main text.

Corrections to Main Bylaw Text

Many of the changes in the main text, Chapters 1 through to 800, are a result of feedback from the public. As an example, it was noted that there is a difference between the text that is downloaded as a PDF document from the web site versus the text accessed on-line. This was a result of two sections of the draft Zoning By-law containing regulations with exactly the same number sequence. For some unexplained reason, the computer program chose only one of the similarly numbered regulations but not both. More puzzling is that the on-line version of the text chose one regulation and the PDF document chose the other regulation. As a result, the versions were different in these two circumstances. It is proposed to correct this by re-numbering the regulations and including both of the provisions in the Zoning By-law in each case, as was the intent.

Clarification of the Secondary Suites provisions in the Zoning By-law is also proposed as a result of some comments that were received suggesting that the regulations pertaining to secondary suites could be misinterpreted. This input suggested need for some refinement of the regulations and the definition of secondary suite, all of which are included among the list of proposed changes accompanying this report.

The definition in the July 29, 2010 proposed Zoning By-law says a "secondary suite means an ancillary dwelling unit." There was some concern with what might be intended by grouping the term “ancillary” with the term “dwelling unit”. It was intended to allow a “secondary suite” only where there exists a single dwelling unit. It is now proposed to change the definition to "secondary suite means a dwelling unit that is ancillary to a principal dwelling unit." This would clarify that a “secondary suite” is a “dwelling unit” but the term “ancillary” would ensure that it is subordinate in purpose or floor area and exclusively devoted to the principal use.

The special use regulations found in 150.10.20 of the July 29 draft Zoning Bylaw restricts the number of secondary suites permitted in certain types of residential buildings. The current wording may be ambiguous in this regard. It is proposed that Section 150.10.20 begin with a new clause (1) stating:

- "A secondary suite may be located only in:
- (A) a detached house;
 - (B) a semi-detached house; and
 - (C) a townhouse if it is in an R zone."

There was also some concern expressed that a secondary suite might be allowed in “ancillary buildings” such as garages. Although the proposed Zoning By-law states in 10.5.60.1 and 15.5.60.1 that ancillary buildings are not be used for living

accommodation, the new statement above would help to reinforce that a secondary suite can only be in those particular types of buildings. It is important to understand that an ancillary use is not the same thing as an ancillary building. The way in which the draft Zoning By-law is structured is clear in this respect.

Concern was expressed with respect to 150.10.40.1 which states that, when there is an addition to the rear of a house in residential zones with no Floor Space Index (FSI) limit, the addition is not to be fully occupied by a secondary suite. The second suite is not to be vertically separated, unless it is occupying part of one storey or the basement. The word "existing" is proposed to be added in front of each of the words "storey" and "basement." However, it is intended that a second suite be allowed in part of the addition. For example, a secondary suite could be located partly in the existing basement as well as the new basement.

A new Section 15.5.60.50 (1) is proposed to be added to clarify that in the Residential Apartment Zone category, ancillary buildings are included in the FSI calculation. This was the intent of the existing definition. However, this clarification is considered to be useful in emphasizing the difference when compared to the Residential Zone category, which has regulation 10.5.60.50(1) that excludes ancillary buildings from the calculation of FSI, although this zone has separate regulations limiting the size of such buildings.

It is proposed to clarify the intent of Section 40.10.20.100(18) respecting the dwelling unit condition in CR zones where there is no residential density value.

In a CR zone, a dwelling unit is only permitted if:

- (A) it is in a permitted building type that contains 5 or more dwelling units; and
- (B) the building is located in a CR zone that has an 'r' value greater than 0.0.

Concerns have been raised by the public school boards and some private schools that the proposed parking standards for elementary and secondary schools are too onerous. Minimum parking standards for schools are proposed to be reduced in the four Policy Areas rather than having a single standard apply across the City. Maximum parking standards would also be applied to schools within the four Policy Areas.

This approach would better replicate the existing parking standards for schools, which were significantly lower in the former City of Toronto than in the other former municipalities and would recognize the lower parking demands of schools with better access to public transit.

In addition, to be consistent with other non-residential parking standards in the Zoning By-law, the parking standards for schools, previously expressed on the basis of the number of classrooms and offices or gross floor area, are now to be expressed on a common floor area basis. The conversion assumes that typical classrooms are approximately 100 m² in size and offices in schools are accessory uses to classrooms.

In the August 5, 2010 report before the Committee, Attachment 8 incorrectly referenced some bylaw amendments. Below is the corrected list.

These Bylaws:	Should have been:
413-1005	413-2005
414-1005	414-2005
088-2009	088-2005
222-2005	222-2006
754-2009	754-2006
174-2009	174-2007
558-2008	558-2007

Corrections Addressing Map-Text Consistency

Many of the proposed changes listed in this part of the Attachment involve corrections due to typographical errors whereby the Exception number was incorrectly copied either on the map or in the text. In some instances an Exception was assigned to a particular area but it was later determined not to be necessary.

Changes to Existing Exceptions

These proposed changes involve corrections to existing Exceptions in Chapter 900 clarifying intent or verifying the accuracy of the information. Many of the changes are a result of input from the property owners or their agents.

Additions to Chapter 950 - Prevailing By-laws

These additions are a result of due diligence in ensuring the accuracy of the information with respect to the application of prevailing bylaws to these sites.

Additions to Chapter 955 – Prevailing By-law Sections

These proposed changes would work towards ensuring accurate cross referencing between Chapters 900 and 955. Other changes involve the resolution of the accurate referencing of existing zoning by-law regulations.

Changes to Zoning of Particular Properties

The properties listed in this section of the Attachment have had their zoning information inaccurately displayed. The table explains the proposed changes and the reasons for them.

Properties to be Added to the By-law

This is a list of properties that were previously shown as “Not part of This By-Law” that can be added to the draft Bylaw because the zoning information has been confirmed as accurate.

Properties to be Removed from the By-law

This category of proposed changes involves properties that fit into one of the categories of the Transition Protocol set out in the Final Report. For example, if a site application continues to apply, if the existing zoning is too complicated to accurately capture the

current permissions or, if there is a conflict between the existing zoning and the Official Plan policies applying to the site

Recent Site Plan Applications

As per the Transition Protocol, properties with active Site Plan Approval applications are to be left out of the new Zoning By-law at this time. The list of properties in the Attachment is an update of recent submitted applications as well as a few applications that were missed previously.

CONTACT

Joe D'Abramo, Director (Acting)
Zoning By-law and Environmental Planning
City Planning Division
Telephone: (416) 397-0251, Fax (416) 392-3821
Email: jdabramo@toronto.ca

SIGNATURE

Gary Wright
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 - Requested By-law Modifications

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Attachment 1 - Requested By-law Modifications

Corrections to Main Bylaw Text		
Address / Location	Description of Change	Reason For Change
By-law text	Add Birchmount Park Community By-law to the Article headings listed in section 950.40	List of By-laws was incomplete
By-law Text	Remove exceptions included in text that are associated with lands identified as "Not Part of This By-law".	Exceptions linked to lands that are "Not Part of This By-law" are removed.
General By-law Text	The reference to index maps found in Sections 955.5.1(2), 955.15.1(2), 955.20.1(2), 955.25.1(2), should be deleted and replaced in each section by the following. The applicable map sheets are shown on the index map located at the front of each map book.	The inclusion of map sheets in detail cause unnecessary onus to amend the by-law and should simply be left to the Overlay Map cover sheets.
General By-law Text	Create in Chapter 995, Section (995.30) Rooming House Overlay Maps and add the map references to 995.30.1(2) The applicable map sheets are shown on the index map located at the front of each map book.	required to accommodate Rooming House Overlay Maps included in the by-law.
By-law Text regulation 90.70.40.40 (1)	Introduction should clarify the intent of related provisions to apply the gross floor area to a lot and to exempt any columbarium or mausoleum smaller than the same threshold for reduced setbacks, so that it now reads as follows: "In an OC zone, the total maximum gross floor area for all principal buildings or structures on a lot , other than a columbarium or mausoleum with a height of 2.0 metres or less and volume of 15.0 cubic metres or less, and other than monuments, is the lesser of: (A) 3,500 square metres; or (B) 5% of the lot area ."	Clarifies intent of the standards for the OC zone, that has been in the draft bylaw from the start of consultation [see 90.70.40.80 (1) (A)], which is that the standards would be more permissive for a small columbarium or mausoleum.
By-law text	Change the phrase "and the required parking spaces for the uses in that building" in regulation 5.10.1.10. (7) to " and the parking spaces required by the former zoning by-law for the uses in that building "	Concern was expressed that the existing phrase might be open to incorrect interpretation.
By-law Text	Add to 10.5.80.10 (2) a second sentence so that it reads; Unless otherwise stated in this By-law, in the Residential Zone category a required parking space must not be located in a front yard or a side yard abutting a street . This regulation does not apply if a parking space in the front yard is allowed by a	Clarification to ensure that everyone is aware that variances are not required where permits are granted

Corrections to Main Bylaw Text		
Address / Location	Description of Change	Reason For Change
	permit issued by the City of Toronto under the authority of the City of Toronto Act 2006 or its predecessor.	
By-law Text	<p>Article 1.20.2 contains two regulations that are both numbered as 22. A computer error resulted in one being printed in the text PDF and the other was recorded in the on-line version. Both should be included in the by-law text and should read and be numbered as follows:</p> <p>1.20.2 (22) Interpretation of Office Unless otherwise stated, for the purpose of this by-law an office includes a business office, administrative office, government office and medical office.</p> <p>1.20.2 (23) Lands identified as ‘Not Part of This By-law’ Nothing in this By-law applies to premises identified on the zoning map as ‘Not Part of This By-law’.</p>	Both clauses are important to the interpretation of the by-law.
By-law Text	<p>The following regulation should be added to assist in clarifying the calculation of required parking spaces.</p> <p>200.5.1.10 (13) Parking Space Calculation -Gross Floor Area Exclusion The interior floor area of a portion of a building that is used exclusively for heating, cooling, ventilation, electrical, fire emergency stairwells, elevator shafts, atriums, utility areas, storage areas in the basement, parking space, loading space, or a drive aisle used to access a parking space or loading space, is not included as gross floor area for the purpose of calculating parking space requirements.</p>	Not all floor space in a building is intended to be used for the calculation of parking spaces. This clause details the elements of a building that are not included in the calculation.
By-law Text	<p>Clause 200.5.1.10 contains two regulations that are both numbered as 11. A computer error resulted in one being printed in the text PDF and the other was recorded in the on-line version. Both should be included in the by-law text and should read and be numbered as follows:</p> <p>200.5.1.10 (11) Multiple Dwelling Unit Buildings Parking Rates For the purpose of calculating parking space requirements, Multiple Dwelling Unit Buildings means two or more residential buildings, other than an apartment building, on lands where driveway access to parking is a common element for a “Parcel of Tied Land”.</p> <p>200.5.1.10 (14) Parking Space Access Other than parking stackers and tandem parking spaces, all areas used for required parking spaces</p>	Both clauses are important to the interpretation of parking space in the by-law.

Corrections to Main Bylaw Text		
Address / Location	Description of Change	Reason For Change
	must have driveway access to a street or lane that is direct and unobstructed, except for a gate, moveable barrier or similar obstruction.	
General Zoning By-law Text	10.10.40.50 (2) Interpretation of Platform Walls In an R zone, in addition to 10.5.40.50 (1), the exterior sides of a platform that was lawfully enclosed in accordance with the former by-law of the City of Toronto, and existing on the date of the enactment of this By-law, are not main walls .	Clarify the interpretation of main wall in this case.
General Zoning By-law Text	10.20.40.50 (2) Interpretation of Platform Walls In an RD zone that is not subject to a maximum lot coverage, in addition to 10.5.40.50 (1), the exterior sides of a platform that was lawfully enclosed in accordance with the former by-law of the City of Toronto, and existing on the date of the enactment of this By-law, are not main walls .	Clarify the interpretation of main wall in this case.
General Zoning By-law Text	40.10.20.100 (18) Dwelling Unit Condition In a CR zone, a dwelling unit is only permitted if: (A) it is in a permitted building type that contains 5 or more dwelling units ; and (B) the building is located in a CR zone that has an 'r' value greater than 0.0.	Clarify the interpretation of dwelling unit permission in this case.
General Zoning By-law Text	10.10.40.40(3) Exclusion of Required Amenity Space from Gross Floor Area in an Apartment Building Despite the definition of gross floor area in this By-law, the interior floor area of amenity space for an apartment building in an R zone required by regulation 10.10.40.50(1) is not included for the purpose of calculating the floor space index .	Clarify the interpretation of the exclusion of amenity space from Gross floor area for the purpose of calculating floor space.
General Zoning By-law Text	15.10.40.40(2) Exclusion of Required Amenity Space from Gross Floor Area in an Apartment Building Despite the definition of gross floor area in this By-law, the interior floor area of amenity space for an apartment building in an RA zone required by regulation 15.10.40.50 (1) is not included for the purpose of calculating the floor space index .	Clarify the interpretation of the exclusion of amenity space from Gross floor area for the purpose of calculating floor space.
General Zoning By-law Text	Revise 800.50 (705), the definition for Secondary Suite so that it reads:	Rewording for better clarity.

Corrections to Main Bylaw Text		
Address / Location	Description of Change	Reason For Change
	Secondary Suite means a dwelling unit that is ancillary to a principal dwelling unit .	
General Zoning By-law Text	Revise grammar in 150.10.20(3) by changing “a detached house, semi-detached house” to “a detached house or a semi-detached house”. So that it reads: Despite 150.10.20(1), in an R zone, other than a R zone with a numerical value of 2 following the letter 'u' in the zone label, a residential building originally constructed as a detached house or a semi-detached house may be converted to contain more than one secondary suite .	Grammatical change to be consistent with defined terms.
General Zoning By-law Text	In Article 150.10.20 re-number existing clauses (1) through (4) to clauses (2) through (5), respectively and then insert a new regulation (1) to read as follows: 150.10.20 (1) Secondary Suite - Permitted in Certain Types of Residential Buildings A secondary suite may be located only in: (A) a detached house ; (B) a semi-detached house ; and (C) a townhouse , if it is in an R zone.	Add new regulation to clarify secondary suite building type permissions.
General Zoning By-law Text	In Regulation 150.10.40.1 (3) insert the words “or lot” after the word “building”, and the word “existing” in front of each of the words “storey” and “basement”, so that it reads: 150.10.40.1 (3) Secondary Suite - In a Residential Zone Category With No FSI Regulation If a building or a lot in a Residential Zone category is not subject to a maximum gross floor area or floor space index , a secondary suite must not be divided vertically from the principal dwelling unit , unless the secondary suite occupies only part of one existing storey or only part of the existing basement .	Slight rewording for better clarity.
General Zoning By-law Text	In the Residential Apartment Zone category, in Article 15.5.60.50 re-number regulation (1) to become regulation (2).	Restructure to accommodate additional regulation noted below.
General Zoning By-law Text	In Article 15.5.60.50 insert a new Regulation (1) that reads as follows: 15.5.60.50 (1) Inclusion in Floor Space Index The gross floor area of all ancillary buildings on a	Clarify the interpretation of Gross floor area to include Gross floor area of ancillary

Corrections to Main Bylaw Text		
Address / Location	Description of Change	Reason For Change
	lot in the Residential Apartment Zone category is included for the purpose of calculating the total gross floor area and floor space index for the lot .	buildings.
General Zoning By-law Text	In regulation 10.5.60.1(2) change the words ' is not to be ' to ' must not be ' so that it reads: 10.5.60.1(2) Living Accommodation in Ancillary Buildings An ancillary building in the Residential Zone category must not to be used for living accommodation.	Clarify that you may not live in an ancillary building.
General Zoning By-law Text	In regulation 15.5.60.1(2) change the word ' is not to be ' to ' must not be ' so that it reads: 15.5.60.1(2) Living Accommodation in Ancillary Buildings An ancillary building in the Residential Apartment Zone category must not be used for living accommodation.	Clarify that you may not live in an ancillary building.
General Zoning By-law Text	In regulation 10.5.60.1 (3) change ' may not to ' to ' is not to '.	Grammatical correction.
General By-law wording	Revise wording in regulation 40.10.20.30(1) Ancillary Use – CR Zone so that it reads In a CR Zone, the following ancillary uses permitted by Clause 5.10.20.30 must comply with the applicable regulations set out in Clause 40.10.20.100 and in Chapter 150 Specific Use Regulations: Make similar wording changes in all other zones.	Improves clarity of intent.

Corrections Addressing Map-Text Consistency		
Address / Location	Description of Change	Reason For Change
CRx1447-1450	Delete from database.	These exceptions were blank. Are not linked to any zones on the map.
CRE zones with Exception x49	All CRE zones with x49 should be changed to x54	Both CREx49 and CREx54 now contain the same wording as per changes to Section 12 wording for public parking restrictions in

Corrections Addressing Map-Text Consistency		
Address / Location	Description of Change	Reason For Change
		the Central Core and in the CRE.
375 King St W (CREx80)	Add address 373 King St W to sites that are subject to prevailing bylaw 317-2008 as listed under CREx80	The list of addresses subject to the site specific by-law was incomplete.
CRx810 zone at Leyton Ave and Danforth Ave or Danforth Ave and Danforth Road (Oakridge)	Add (H) to CR zone as per current zoning in By-law 104-2008 which applies to this site.	Holding provision was correctly referred to in exception CRx810, but not reflected on the map.
Lands at the north east corner of Ellesmere Road and Calverley Trail	Correct the label and exception on the lands from RD (f13.7, a412) (x738) to RD (x1388)	Lands had the incorrect label and exception to reflect previous by-law permission.
5373 Finch Ave E	Add x173 to this E zone.	Data entry error. Exception should always have applied.
2380 Keele St	Add x7 to this CL zone.	Data entry error. Exception should always have applied.
2100, 2154 Jane St, 1569-1591 and 1617-1627 Wilson Ave	Change exception number on CR zones to x83 from x38. This was a typographical error.	Correct typographical error
175 Willowdale Ave	Change exception number on CR zone to x173 from x171. This was a typographical error.	Correct typographical error
7 Steeles Ave E	Add x256 to this CR zone.	Data entry error. Exception should always have applied.
1737 Lawrence Ave E	This site was erroneously zoned CRx716, which applies to the areas immediately to the west and east of it. The exception for this site should be corrected to CRx674.	Correct typographical error
8 and 10 Agincourt Drive	Change the exception number from 268 to 65	Correct typographical error
Exception RS 49 lands on Dogwood Drive and Canadine Road	Change the exception number from 49 to 59	Correct typographical error
Carondale Crescent under exception RT(x305)	Change the zone label from RT to RS	Correct typographical error
5A and 5B Falmouth Avenue	Change the exception number from 105 to 109	Correct typographical error
1000 to 1036 Bridletowne Circle	Change the exception number from 295 to 296	Correct typographical error
Various City Parkland sites (Warden Avenue Park, Chester Le Park, Park next to Brookmill	Add to 4 park sites zoned OR exceptions 6, 7, 8, 9.	4 existing park sites did not have their exceptions shown on the zoning map, although the exception existed in the

Corrections Addressing Map-Text Consistency		
Address / Location	Description of Change	Reason For Change
School, Park next to St. Sylvester School.		text.
Various sites	The following exception numbers should be removed from the maps and/or text: R (x355), RD (x1292), RD (x1298), RD (x1303), RD (x1304), RD (x1306), RD (x1310), RD (x1312), RD (x1315), RD (x1318), RD (x1320), RD (x1360), RD (x1364).	The exception number did not apply.
256 Sheldon Ave.	Change exception number from x35 to x32.	Correct typographical error
Frimette Court Scarborough (South West Quadrant of Eglinton Avenue and Kennedy Road)	Change the RM exception number from 438 to 436	Correct typographical error
151 LaRose Ave.	Add exception (x48) to the property.	Correct mapping omission
2740 Jane street	Change exception number from x138 to x183.	Correct typographical error
3253 - 3257 Bathurst street	Change RM (x287) to RA (x287).	Correct typographical error
1665 Kipling Ave.	Change exception (x521) to (x52).	Correct typographical error
16 and 18 Butterfield Drive	Change exception RD (x5) to RD (x915)	Correct typographical error
zone west of Livingston road and south of Guildwood Parkway	Change exception RD (x119) to RD (x120).	Correct typographical error
82 The Queensway	Confirm that x99 is not needed and was deleted from the map; had previously been deleted from text but still appeared on the map	Exception not needed.
1006 Bloor St W	Change exception number from x1343 to x1579	Correct typographical error
CR zone at Lansdowne Ave and Wallace Ave	Confirm that x1592 is not needed and was deleted from the map; had previously been deleted from text but still appeared on the map	Exception not needed.
34 Southport St	Confirm that x1594 is not needed and was deleted from the map; had previously been deleted from text but still appeared on the map	Exception not needed.
Area east of Galloway Rd and south of Woosterwood	Change exception RD (x118) to RD (x126).	Correct typographical error

Corrections Addressing Map-Text Consistency		
Address / Location	Description of Change	Reason For Change
33 to 53 Brumwell Street and 53 to 56 Linderwood Drive	Change the RD exception number from 1177 to 1188	Correct typographical error
Area east of Brimley rd and south of MacDuff Crescent	Change exception RD (x108) to RD (x195).	Correct typographical error
Area on south side of Nancy Av. Where it intersects with Presley Ave.	Change exception RD (x169) to RD (x177).	Correct typographical error
Area south of Port Royal Trail along Campania Crescent	Change exception RD (x226) to RD (x826).	Correct typographical error
6172 and 6178 Kingston Road	Change Exception number from (x130) to (x730)	Correct typographical error
6180 to 6186 Kingston Road	Change Exception number from (x129) to (x729)	Correct typographical error
Lands around the intersection of Kingston Road and Meadowvale Road in the RD zone with Exception (x718)	Change Exception number from (x718) to (x717)	Correct typographical error
6 to 31 Challenger Court	Change Exception number from (x699) to (x694)	Correct typographical error
60 to 72 Maberley Court	Change Exception number from (x638) to (x639)	Correct typographical error
1 to 37 Whiterock Drive and 134 to 140 Wintergardens Trail	Addition of Exception (x629)	Adds an exception that was mistakenly not shown on the map but was in the text. Change restores existing zoning status.
73 to 80 Fred Brand Road and 34 and 46 Torrance Road	Change Exception number from (x384) to (x383)	Correct typographical error
53 to 57 Lord Roberts Drive	Add exception and lot frontage and area requirements so that it reads RD (f15.0;a510) (x386)	The site specific lot and area requirements were inadvertently not included. Adds an exception that was mistakenly not shown on the map but was in the text. Change restores existing zoning status.
3 to 11 Dearham Wood and 34 to 42 Galloway	Change Exception Number from RD (x121) to RD (x136)	Correct typographical error

Corrections Addressing Map-Text Consistency		
Address / Location	Description of Change	Reason For Change
Road		
97 and 99 Haslam Street	Change Exception Number from RD (x132) to RD (x162)	Correct typographical error
2 to 18A Rockwood Drive	Change Exception Number from RD (x196) to RD (x189)	Correct typographical error
2269 Warden Ave., 118 and 120 Nortonville drive.	Add exception RD (x956) to properties	Correct typographical error
Area south of Steeles avenue west and east of strawberry hill drive.	Change exception RD (x808) to RD (x807).	Correct typographical error
2 - 24 Hutchcroft Ave.	Change exception RD (x112) to RD (x818).	Correct typographical error
79-93 Bellamy rd south	Put RD (x400) lands into the bylaw	Correct typographical error
Area surrounding Redbud Crescent, Terryhill Crescent and Cleethorpes Boulevard	Remove a portion of the land from RD (x265) and replace it with RD (f15;a510) (x266)	The revised zoning label more accurately reflects the existing site specific zoning it replaces
17-21 Esquire rd., 3-27 Nobert Rd., and 16 Farmcrest Dr.	Put RD (x318) lands into the bylaw.	Correct typographical error
2230 to 2260 Lawrence Avenue East	Add to the lands exception (x754)	Adds an exception that was mistakenly not shown on the map but was in the text.
North of Lawrence Ave. East and east of Pharmacy Ave.	Change exception RD (x295) to RD (x293).	Correct typographical error
Area north of Sudbury Hall Drive and east of Dean Park Rd.	Changed exception RD (x598) to RS (x178) and RS(x177) on some of the properties.	Correct mapping error to retain existing permissions
684 Warden	Add to the lands exception RA (x684)	Adds an exception that was mistakenly not shown on the map but was in the text.
Area east of Danforth Ave East and south of Mack Ave.	Change exception RD (x342) to RD (x350).	Correct typographical error
3,5 and 7 Briarbluff Avenue	Change Exception Number from RD (x1244) to RD (x1390)	Correct typographical error
553a, 553b, 555, 559, 561, 563, 565, and 567 Military Trail	Change exception RD (x108) to RD (x361) at 553a, 553b, 555, 561, 563, and 565 Military Trail. Changed exception RD (x107) to RD (x362) at 559 Military Trail and changed exception RD (x106) to RD (x360) at 567 Military Trail.	Correct typographical error

Corrections Addressing Map-Text Consistency		
Address / Location	Description of Change	Reason For Change
174a, 174b, and 176 Morningside Ave.	Change exception RD (x182) to RD (x482).	Correct typographical error
3 to 21 Calverley Trail, Fishery Road and Ellesmere Road	Revise Zone label from RD(f13.7;a412) (x738) to RD(x1388)	Revised label accurately reflects site specific regulations on these lands
764 Ellesmere Road	Change Exception Number from IPW (x9) to IPW (x29)	Correct typographical error
238 and 240 Manse Rd.	Change exception RD (x464) to RD (x473).	Correct typographical error
7601 Sheppard Avenue East	Add exception to lands so they read IPW (x50)	Correct typographical error.
Lots in area of Darlingside Drive and Homestead Road	Change exception RD (x645) to RD (x465).	Correct typographical error
3199 Lakeshore	Add exception so the zone label reads I(x8)	Correct typographical error.
3575 - 3587 Service Rd., and 39-43 Duncombe blvd.	Change exception RD (x119) to RD (x410) at 3575-3583 Service road. Changed exception RD (x118) to RD (x1392) at 39-43 Duncombe blvd, 3585 and 3587 Service Road.	Correct typographical error
182, 184 to 188 Frank Rivers Drive	Change exception RS (x112) to RS (x172).	Correct typographical error
Area east of Morningside Ave and adjacent to Danzig street.	Change exception RM (x313) to RM (x373).	Correct typographical error
32,34, and 36 Payzac Ave.	Change exception RD (x150) to RD (x487).	Correct typographical error
Area east of Nelson rd. and north of Sheppard ave. East.	Change exception RD (x519) to RD (x518).	Correct typographical error
Area east of Tapscott Rd and north of McLevin Ave.	Change exception RT (x110) to RT (x108).	Correct typographical error
Area along Lenthall Avenue, East of Malvern street	Change exception RD (x157) to RS (x157).	Correct typographical error
4 sites north and east of Bellamy Rd North and Ellesmere Road zoned E with exception numbers x166 and x167	Change reference to correct exception which should be x165	This had been changed in the text but not on the map
15 Sinclair St	Remove x35 from this E zone	Exception no longer needed and was already deleted from

Corrections Addressing Map-Text Consistency		
Address / Location	Description of Change	Reason For Change
		the text but not the map.
20 Murray Road	Confirmed that x26 is needed and should be added to the text; had previously been deleted from text but still appeared on the map	Verified that exception is needed.
179, 181 Willowdale Ave	Change exception number on CR zones to x172 from x171. This was a typographical error.	Correct typographical error
Conservation Overlay Map -- Lands north-east of Tapscott Road and Passmore Avenue	Conservation Overlay (Area 1) should be removed from subject lands.	Official Plan specific policy 241 allows tributary / drainage alterations and the lands were removed from OP Map 9 (Natural Heritage).
Rooming House Overlay -- TRCA lands along Mimico Creek south of Bloor Street	Rooming House Overlay (Area A) should be removed from subject lands.	Mapping error needed correction
134 Day Avenue	Boundary of "R(d0.6)(x742)" should be shifted to include all of this parcel that straddles former boundary between former York and former Toronto.	Mapping error needed correction to implement a previously reported approach regard properties split by former municipal boundaries.
1984 Dufferin Avenue	Boundary of "R(d0.6)(x742)" should be adjusted to include all of this parcel that straddles former boundary between former York and former Toronto.	Mapping correction to implement a previously reported approach regarding properties split by former municipal boundaries.
North edge of Fort York lands.	A sliver of the site along the railway was incorrectly included in the UT zone [UT(x19)] whereas all of Fort York is to be identified as "Not Part of this Bylaw" at this time, so the boundary should be shifted and UT(x19) removed.	Mapping error needed correction
Park site abutting school south of corner of Hartfield Road and The Kingsway.	A portion of the park was left showing as O*. It should be merged in with the abutting OR zone already appearing on the rest of park.	Mapping error needed correction
Park site at north-east corner of River Street and Cornwall Street.	The park had been left showing as O* and showing as (x198) -- and exception that does not exist. The zoning should be changed to OR.	Mapping error needed correction
Park site at west corner of Edgewood Avenue and Dundas Street East.	The park had been left showing as O* and should be changed to ON.	Mapping error needed correction
Park Lawn Cemetery --	This cemetery is the subject of OC	Mapping error needed

Corrections Addressing Map-Text Consistency		
Address / Location	Description of Change	Reason For Change
2845 Bloor Street West	Exception 7, which is in the text, but the exception number was left off the map. It should be showing as OC(x7).	correction
Park site at north-east corner of Main Street and Gerrard Street.	This park is the subject of OR Exception 75, which is in the text, but the exception number was left off the map. It should be showing as OR(x75).	Mapping error needed correction
Parkette at 601 Merton Street.	This park site was merged in with the abutting OC zone. It should be changed to O.	Mapping error needed correction
Park site on east side of Glen Manor Drive, between Queen Street East and Crown Park Road.	The park had been left showing as O* and should be changed to ON.	Mapping error needed correction
Part of ravine at end of Mathersfield Drive.	This part of the ravine open space is the subject of ON Exception 34, which is in the text, but the exception number was left off the map. It should show as ON(x34).	Mapping error needed correction
Parcel abutting West Highland Creek, on east side of Birchmount Road, south of Ellesmere Road.	This site is the subject of ON Exception 38, which is in the text, but the exception number was left off the map. It should show as ON(x38).	Mapping error needed correction
Scarborough Golf and Country Club	This golf course is the subject of OG Exception 2, which is in the text, but the exception number was left off the map. It should show as OG(x2).	Mapping error needed correction
Parking lot on east side of Yonge Street north of Mill Street.	This parking lot is the subject of ON Exception 3, which is in the text, but the exception number was left off the map. It should show as ON(x3).	Mapping error needed correction
Hydro corridor in area south and west of Davenport Road, north of Dupont Street, east of Salem Avenue, west of Brunswick Avenue.	This corridor, currently zoned "Gh" in Bylaw 438-86, is the subject of UT Exception 20, which is in the text, was assigned exception #46. It should show as UT(x20).	Mapping error needed correction
Hydro corridor west of Beth Neilson Drive.	Part of the hydro corridor on the west side of Beth Neilson Drive is zoned UT but was coloured green. It should be changed to grey to denote UT zoning.	Mapping error needed correction
Part of school site at west corner of Bay Street and Davenport Road.	Part of the parcel is owned by the school board was showing as "O". As per the direction from Planning and Growth	Mapping error needed correction

Corrections Addressing Map-Text Consistency		
Address / Location	Description of Change	Reason For Change
	Management Committee, this parcel should be identified as being Not Part of this Bylaw.	
Rooming House Overlay -- part of ravine lands east of Glen Road	Rooming House Overlay (Area B4) should be removed from subject lands.	Mapping error needed correction
2930-2948 Finch Ave E	The total and commercial FSI for this site was entered as 0.7 instead of 0.4. Change to 0.4 as per current permissions.	Correct typographical error
20 to 36 Budworth Drive and 29 to 35 Budworth Drive	Change exception number from RD(x181) to RE 9x481)	Correct typographical error
South east corner Brimorton Drive and Neopolitan Drive	Exception number from RD (x1383) should be RD (x1393)	Correct Topographical error.
General Mapping	Remove from Overlay map books all sheets which include only lands identified as "Not Part of This By-law" and nothing else.	To maintain a consistent approach to mapping and reduce size of map books.
3-7 Briarbluff Avenue	Correct exception reference from 1244 to 1390	Correct typographical error
north east quadrant of Canongate Trail and Sanwood Boulevard (westerly portion of sanwood)	Add exception number to these lands located on the north east quadrant of Canongate Trail and Sanwood Boulevard, to apply City of Toronto by-law 797-2005 as a prevailing by-law.	Add prevailing by-law to site to maintain permissions
159, 167 Richmond St E	Remove x30 from this CRE zone	Exception no longer needed and was already deleted from the text but not the map.
CR zone exceptions x2, x19, x25, x30, x53, x59, x72, x161, x208, x262, x264, x265, x266, x341, x346, x406, x577, x633, x635, x696, x897, x981, x1118, x1145, x1173, x1176, x1179, x1180, x1545, x2187	Delete exceptions that are no longer needed. Do not appear on the map.	Text clean-up
E Zone exceptions	Delete exceptions E x13, x25, x227.	Exceptions were place holders but were not required and did not appear on the zoning map.
By-law Text	The following exceptions should be removed from the text: RA(x146), RA(x209), RA(x345), RA(x364),	Exceptions were place holders but were not required.

Corrections Addressing Map-Text Consistency		
Address / Location	Description of Change	Reason For Change
	RA(x376), RD(x592), RD(x593), RD(x658), RD(x1211), RM(x8), RM(x34), RM(x413), RS(x154), RT(x116), RT(x117).	
R zone Exception 606	Delete exceptions that are no longer needed. This one does not appear on the map.	Text clean-up
RM zone Exception 433	Remove "(B) The requirements of RM (x22)."	That reference is not necessary given the prevailing Bylaw 75-2006.
By-law text	Delete duplicate exception numbers RM x343 and RM 439 and delete corresponding reference in prevailing by-law section.	Technical error created duplicate regulation.
CR, CRE, CL Zone Exceptions	Delete CR, CRE, CL exceptions in the text that apply exclusively to properties that are 'Not Part of This Bylaw'	Exceptions apply to properties that are "Not Part of This By-law" and therefore are not required.
O Zone exceptions	Delete exceptions 18, 26, 27, 34, 35, 36, 37, 38, 39, 45, 50, 122, 123, 130, 182, 183, 188, 192.	Exceptions were place holders but were not required and did not appear on the zoning map.
UT Zone Exceptions	Delete exceptions 1, 2, 3, 5, 19, 22, 23, 64.	Exceptions were place holders but were not required and did not appear on the zoning map.
Text of Exceptions RD 890 and RD 891 (in the vicinity of the northeast corner of Jane Street and Driftwood Avenue) and RD 969 (portion of the Sunnybrook Hospital site).	Delete Exceptions RD 890, RD 891 and RD 969 from the text of Chapter 900 of the Zoning Bylaw.	The lands subject to Exceptions RD 890 and RD 891 are school sites and RD 969 is part of the Sunnybrook Hospital site. The 3 sites are identified as Not Part of this Bylaw in the new Zoning Bylaw and the Exceptions are not required at this time.
CRx1198, CRx1428, CRx1595, and ELx98, and Ex280, Ex281	These exceptions appear on maps, but not in the text. Removed exception from map.	Conflict between map and text.

Changes to Existing Exceptions		
Address / Location	Description of Change	Reason For Change
Humber College North Campus	Add to existing Exception IE(x4) clause E: the permission for a maximum of 20 coin operated amusement devices and 1 billiard	Restore former permission under by-law 1981-204 of the former City of Etobicoke

Changes to Existing Exceptions		
Address / Location	Description of Change	Reason For Change
	table if located in the games room of the Humber College North Campus.	
Glendon College	Correct parking space requirement to reflect current requirement under the North York s. 64. 21 (1)	Corrected parking space requirement to existing level.
Humber College Lake Shore Campus	Correct zoning from I to IE and added exception IE(x8) the permission for a maximum of 20 coin operated amusement devices and 1 billiard table if located in the games room of the Humber College Lake Shore Campus, and to include on these lands prevailing by-law 1988-11, of the former City of Etobicoke.	Correct zoning label and restore zoning permissions from former City of Etobicoke by-laws 1988-11 and 1981-205.
3338 Dufferin Street	The provisions of CRx66 should be deleted and replaced by a reference to prevailing bylaw 31290 in 950.30.1.	Zoning resolved for site to accurately reflect the existing permissions.
Text Change to Exception RD 671 in Chapter 900 of the Bylaw.	Regulation (B) (i) of Exception RD 671 should change to reference the former City of North York Bylaw 32998 enactment date: May 28, 1997.	To correct the enactment date of Bylaw 32998.
Text Change to Exceptions RD 223, RD 436, RD 688, RD 790 and RD 1197.	Change the reference in the text of the Exceptions from the former City of North York Bylaw 30460, which exempts the lands subject to the Exceptions from the City of North York Zoning Bylaw 7625 Length of Dwelling regulations, to the new Zoning Bylaw Regulations 10.20.40.20 Building Length and 10.20.40.30 Building Depth.	To exempt the lands subject to the Exceptions from the Building Length/Building Depth regulations in the RD zone Section of the new Zoning Bylaw.
Text Change to Exception RD 678.	Add reference to the City of North York Bylaw 33049 to the text of the Exception. Bylaw 33049 lifted the holding symbol (H) placed on the lands subject to the Exception by City of North York Bylaw 32863.	To reference City of North York Bylaw 33049, which lifted the holding symbol on the lands subject to the Exception.
1075, 1077, 1083, 1087, 1091 and 1095 Leslie Street (formerly 1100 Eglinton Ave E)	Delete reference to Bylaw 34-1999 from CRx24 because it was repealed by 931-2009. Add North York Bylaws to prevailing bylaw list in 950.30.1	Correction / Addition to exception wording
189-195 Galloway	Add the following regulations to these lands (F) the maximum lot coverage is 40%; and (G) the minimum building setback from a lot line is 1.5 metres.	Added to be certain of the interpretation of these requirements.
Text of RD 223, 436, 688, 790, 1197.	Reference in the RD Exceptions to North York By-law 30460 (length of dwelling exemption) changed to reference the new	To exempt the lands subject to certain RD Exceptions in the former City of North York

Changes to Existing Exceptions		
Address / Location	Description of Change	Reason For Change
	zoning bylaw clauses 10.20.40.20 and 10.20.40.30.	from the length of dwelling regulations in the new zoning by-law.
2 St.Clair Ave W, 1470 Yonge St	Add the following provisions to CRx2540, which should have been included as per the Yonge-St. Clair Secondary Plan and areas where nightclubs are not currently permitted. These clauses were applied to other sites in the area: (A) Despite 40.10.20.100 (2), a Nightclub is not a permitted use; and (B) The minimum set back from a lot line abutting Yonge Street is 3.0 metres.	Correction / Addition to exception wording
All former CPP (Planned Commercial Preferred) zones in Etobicoke that are currently in the New Zoning Bylaw	Apply CRx1190 to new CR zones that were CPP in Etobicoke. In some cases, sites already had existing exceptions on them, in which case this provision was added to the existing exceptions. Exceptions affected were: CRx 832, x842, x844, x898, x901, x905. CLx271 was also created for a CL site that was formerly CPP.	Correction / Addition to exception wording in order to carry forward existing density permissions. Zoning resolved for site to accurately reflect the existing permissions.
20 Courton Dr	Add provision to RDx288 to recognize By-law 86-2010 for this property.	Zoning resolved for site to accurately reflect the existing permissions regarding relief for dimension of existing garage.
64 Queen St E	Confirmed that x1592 is needed and should be added to the text; had previously been deleted from text but still appeared on the map	Verified that exception is needed.
Area south of Denton Ave. and east of Pharmacy Ave.	Change exception RS (x98) to RS (x99) on the map and amend text in exception (x99) to reflect current standards.	Correct typographical error. Zoning resolved for site to accurately reflect the existing permissions.
1320 Kennedy Road	Add permission in exception RM(x451) for townhouse building.	Reflect existing approved zoning and building.
100 McCaul Street and 317 Dundas street West	Add to the exception permission for a post-secondary school.	Recognizes existing permission under which OCAD building was developed.
Text of Exception RD 671	Change (B) (i) of the text of Exception RD 671 to reference the date of enactment of By-law 32998 (May 28, 1997).	To reference the date of the enactment of By-law 32998 in the text of the Exception.
Sites subject to Section 12(2)259 in	This Section 12 was re-written and applied as an exception to sites where it currently	Clarification of where this provision applies.

Changes to Existing Exceptions		
Address / Location	Description of Change	Reason For Change
Former City of Toronto Bylaw 438-86	applies. Only properties fronting certain streets are subject to this as per maps in 438-86. However, the computer-generated exceptions applied this to all street frontages. Add "on a lot adjoining a street identified as a priority retail street on the applicable maps referenced in Regulation 955.10. (1080)." The Regulation in 955.10 (1080) should point to the maps in 12(2) 259 of 438-86 to clarify which streets are subject to this rule.	
UT Exception 34	Insert "(A) On a lot, parking is permitted for a lot located in another zone."	This hydro corridor is a "Gh" zone in the current bylaw (438-86). This permission is identified in all other "Gh" zones being converted to UT because it is a current permission in Bylaw 438-86, most of which are now identified with UT Exception 20. The permission was overlooked for this particular part of the corridor since it already had another exception to reflect an existing site specific permission, which will now be item (B).
Prospect Cemetery -- 1450 St. Clair Avenue West	An exception should be established to reflect the larger buildings that are in the southerly part of this cemetery. It is now showing as OC(x8).	Existing buildings exceed GFA limit for the OC zone in the draft bylaw.
By-law text	Exception RM 289 is referenced as RM x298. Reference should be changed to be correct as RM x289	To correct typographical error.
79 Westbourne Avenue	Add exception (I 50) to exception list.	Exception shown on mapping but not reflected in text

Additions to Chapter 950 - Prevailing By-laws		
Address / Location	Description of Change	Reason For Change
544 Birchmount Road	Add By-law 227-2009 as a prevailing by-law and amended Exception RA (x527) to include a reference to this prevailing by-law 227-2009	The prevailing by-law was identified as containing a section 37 requirement that was best maintained by making the site subject to the prevailing by-law that implemented the section 37 requirement.
66 Temperance St	Adjust boundaries of exception	Zoning for the site resolved;

Additions to Chapter 950 - Prevailing By-laws		
Address / Location	Description of Change	Reason For Change
	CRx2333 to accurately reflect property affected by site specific by-law 149-2002 and Exception 12 exception.	accurately reflects the existing permissions.
700 Huron St and 380 Macpherson Ave	Add prevailing bylaw 758-2006 to list in 950.70.1	Link missing from Rx436 to 950.70.1
Text Change. Added Prevailing Bylaw records to Article 950.30.1.	Add records to Article 950.30.1 to correspond bylaws listed as prevailing by-laws in the City of North York Chapter 900 Site Specific Amendments. RD 894, RD 900. RA 104, RA 105, RA 109, RA 110, RA 127, RA 130, RA 131, RA 132, RA 135, RA 136, RA 138, RA 139, RA 141, RA 142, RA 147, RA 154, RA 156, RA 157. O 3. ON 1, ON 2, ON 5. UT 41, UT 42, UT 43, UT 44.	To ensure accurate cross –referencing of corresponding prevailing by-laws references found in Chapter 900 and Chapter 950.
424-460 Adelaide St E and 381-411 Richmond St E	Add prevailing bylaw 927-2002 to CREx41 and to Chapter 950.70.1	Zoning resolved for site to accurately reflect the existing permissions.
North of the CNR Railline, West of Park Lawn Road and East of Grand Avenue (known as 2 Algoma St)	Add reference to an unnumbered Etobicoke Bylaw in RAX21 and also added to list in 950.20.	Zoning resolved for site to accurately reflect the existing permissions.
Text Change. Added Prevailing Bylaw records to Article 950.70.1.	Add records to Article 950.70.1 to correspond with prevailing bylaws in the following City of Toronto Chapter 900 Site Specific Amendments. RA 113.	To ensure accurate cross–referencing of corresponding prevailing by-laws references found in Chapter 900 and Chapter 950.
52 Neilson Drive	Add prevailing by-law being former City of Etobicoke by-law 1984-131, as amended. And tied reference to Exception I(1).	Zoning resolved for site to accurately reflect the existing permissions.

Additions to Chapter 955 – Prevailing By-law Sections		
Address / Location	Description of Change	Reason For Change
Text Change. Added Prevailing Bylaw Section	Add records to Article 955.10 to correspond with prevailing bylaw sections in the following City of North York Chapter 900	To ensure accurate cross–referencing of corresponding prevailing by-laws references

Additions to Chapter 955 – Prevailing By-law Sections		
Address / Location	Description of Change	Reason For Change
records to Article 955.10	Site Specific Amendments. RD 969. RA 3, RA 103, RA 134, RA 143, RA 144, RA 145, RA 151, RA 154, RA 156, RA 157. ON 3, ON 7.	found in Chapter 900 and Chapter 955.
Rosedale area	Add section 955.10 (1078) to properties in order to retain permission under Section 12 (1) (231)(a) of Toronto zoning bylaw 438-86 permitting the conditional conversion of a detached dwelling into a pair of semi-detached dwellings.	Zoning resolved for site to accurately reflect the existing permissions.
Bloor-Parkside Area	Add Section 955.10 (1084) to reference prevailing Section 12 (1) 231 (b) to exception areas: R (x575); R (x674) and R (x675) pertaining to the same geography as shown in Section 12(1) 231 (b) of By-law 438-86.	Zoning resolved for site to accurately reflect the existing permissions.
Chapter 955.10	Some references are to North York Bylaw 7652, but the reference should read 7625.	Text clean-up

Changes to Zoning of Particular Properties		
Address / Location	Description of Change	Reason For Change
South Marine Drive	Revise to zone label for the lots on the north side of South Marine Drive to read RD (f18.0;a613) (x119) Revised to zone label for the lots on the south side of South Marine Drive to read RD (f19.5;a743) (x119)	Land originally zoned RD(f13.5;a510)(x119). Zoning resolved for site, to accurately reflect the existing permissions.
Hydro corridor between Norfinch Drive and Yorkgate Boulevard.	Change from UT to OR to conform to Park designation in Official Plan.	Official Plan conformity
Hydro corridor between Don Mills Road and Gateway Boulevard.	Change from UT to OR to conform to Park designation in Official Plan.	Official Plan conformity
68 and 70 Kelvin Way	Zone lots from RD(1104) to include a site specific amendment so the lot are zoned RD (f15.0;a510) (x1080)	Maintain existing lot size and exceptions on these two lots
5595, 5621 Finch Ave E	This site was erroneously zoned EH 0.8x33, which applies to the site immediately to the south of it. The zoning for this site should be corrected to E0.8x177	Data entry error.
367 to 371 Lawson	Change zone from IPW(o.4)(x9) to RD	Zoning reflects existing zoning

Changes to Zoning of Particular Properties		
Address / Location	Description of Change	Reason For Change
Road	(F15.0;a696) (x1186)	on the lands Residential zoning with permission for a Place of Worship
3550 Ellesmere	City of Toronto Library site zoning label changed from I(x84) to RD(x1388)	The site was incorrectly zoned for the use rather than the existing zoning. The change restores the existing zoning on the land.
1972 Kipling Ave	This site was erroneously zoned UTx45, which applies to the areas immediately to the east of it. The zoning for this site should be corrected to E1.0x29	Correct typographical error
695-711 Finch Ave W	Delete exception as it has been verified that no exception applies to these sites; had previously been deleted from text but still appeared on the map	Verified that no exception is needed.
705 Don Mills Rd	Confirmed that x27 is needed and should be added to the text.	Verified that exception is needed.
1571 Lawrence Ave W	Confirmed that exception x50 is needed and should be added to the text; had previously been deleted from text but still appeared on the map	Verified that exception is needed.
Lands northeast of Gibbs Rd and Highway 427	Confirmed that x903 is needed and should be added to the text; had previously been deleted from text but still appeared on the map	Verified that exception is needed.
235 Dixon Road (rear)	Confirmed that x1106 is needed and should be added to the text; had previously been deleted from text but still appeared on the map	Verified that exception is needed.
54 Rexdale Blvd	Confirmed that x1140 is needed and should be added to the text; had previously been deleted from text but still appeared on the map	Verified that exception is needed.
2801 Midland Ave	Confirmed that x270 is needed and should be added to the text; had previously been deleted from text but still appeared on the map	Verified that exception is needed.
Lands on west side of Royal York Rd at Brittany Crt	Confirmed that x1107 is needed and should be added to the text; had previously been deleted from text but still appeared on the map	Verified that exception is needed.
1030, 1040, 1050 Castlefield Ave, 1090 Roselawn Ave,	This site should be brought into the Bylaw as RM(d1.5)x253 which was the original intention as per the R3 zoning in York.	Zoning resolved for site to accurately reflect the existing permissions.

Changes to Zoning of Particular Properties		
Address / Location	Description of Change	Reason For Change
and 567 Ridelle Ave	Entry error showed this site as CREx253.	
2311 to 2349 McNicoll Avenue	Add lands with zone label I (x63)	Zoning resolved for site to accurately reflect the existing permissions.

Properties Added to the By-law		
Address / Location	Description of Change	Reason For Change
3240 St. Clair Avenue East	Lands shown as "Not Part of This By-law" should be shown as I (x47)	Zoning resolved for site to accurately reflect the existing permissions.
159 Maybourne Avenue and link to 3111 St.Clair Avenue	Lands shown as "Not Part of This By-law" should be shown as I (x49)	Zoning resolved for site to accurately reflect the existing permissions.
89 South Woodrow Blvd	Parcel can be changed from "Not Part of This By-law" to CL 0.5 x78.	This site was shown as 'Not Part of This Bylaw' due to an OP conflict. This was due to a typographical error labelling the site as CR instead of CL. Should always have been CL 0.5 x78
151 Nashdene Rd, 35 Dynamic Dr	Parcel can be changed from "Not Part of This By-law" to E 0.7 x126.	This site was shown as 'Not Part of This Bylaw' due to an OP conflict. This was due to a typographical error labelling the site as EO instead of E. Should always have been E 0.7 x126.
41-75 Four Winds Dr	This site was left out of the bylaw because the exception did not match between the map and text. The correct zoning of CRx238 has been confirmed and the parcel should be added to the Bylaw.	Zoning resolved for site to accurately reflect the existing permissions.
1164 Kennedy Road	This site is subject to CRx601, but on the map is shown as 'Not Part of This Bylaw'. This is due to this site having been labelled as CRx61. Should always have been CRx601.	Zoning resolved for site to accurately reflect the existing permissions.
Area bounded by on the north by Finch Avenue, on the east by McCowan Road and to the south and west by the open space zoning.	Portions of the lands should be zoned RS (272) and RT(278) and remove lands from "Not Part of This By-law".	Zoning resolved for site to accurately reflect the existing permissions.
54 Kingsdown	Change from "Not Part of	Zoning resolved for site to accurately

Properties Added to the By-law		
Address / Location	Description of Change	Reason For Change
	This By-law" to RD(f12.0;a464) (x314)	reflects the existing permissions.
16 to 20 McDairmid Road	Change from "Not Part of This By-law" to RD(f12.0;a696) (x281)	Zoning resolved for site to accurately reflects the existing permissions.
1 McCowan Road	Change from "Not Part of This By-law" and zone IPW(x68)	Zoning resolved for site to accurately reflect the existing permissions.
2300 Bridletowne Circle	Change from "Not Part of This By-law" and zoned IPW(x50)	Zoning resolved for site to accurately reflect the existing permissions.
21-31 Widmer Street and 299 Adelaide Street West	Make "Not Part of This By-law"	Under site plan application
430 King Street West	Make "Not Part of This By-law"	Under site plan application
Park site (Riverdale Farm) affected by split designation in Official Plan.	Site was showing as O, but should be identified as "Not Part of this Bylaw".	This is one of the parks that was to have been removed from the zoning map at this time due to complexity in differentiating the Natural Area and the Park designation in the Official Plan, particularly in relation to existing uses. The had been identified in the August 5, 2010 report, but this park was flagged for removal at the time.
Hydro corridor along side of Jonesville Crescent, between Eglinton Avenue and Victoria Park Avenue.	Site was showing as UT, but should be identified as "Not Part of this Bylaw".	Potential conformity issues with respect to mixture of land use designations in the Official Plan.
8 Foxley St	Make 'Not Part of this Bylaw' because zoning does not conform with the OP (this site is outside the boundary of OP site and area-specific Policy #156)	Zoning conflicts with the OP
property to the rear of 178-186 Ossington Ave	Make 'Not Part of this Bylaw' because zoning does not conform with the OP (this site is outside the boundary of OP site and area-specific Policy #156)	Zoning conflicts with the OP
994, 996 Queen St W	Make 'Not Part of this Bylaw' because zoning does not conform with the OP (this site is outside the boundary of OP site and	Zoning conflicts with the OP

Properties Added to the By-law		
Address / Location	Description of Change	Reason For Change
	area-specific Policy #156)	

Properties Removed from the By-law		
Address / Location	Description of Change	Reason For Change
260 Eighth St	Make 'Not Part of This Bylaw'	Site Plan Application - SPA filed April 20/10
The Eaton Centre (roughly the lands bounded by Dundas St W, Yonge St, Queen St W, James St, Albert St, and Bay St)	Make 'Not Part of This Bylaw'	Complicated site-specific zoning
12 Mercer Street, 60 John Street	Make lands "Not Part of This By-law".	Site Plan Application.
825 Coxwell Ave	Make 'Not Part of This Bylaw'	Complex application involving an OPA as well as a rezoning application which will bring the site in to the new by-law after completion.
606-618 Yonge St, 5-9 St. Joseph St, and 11-19 St. Nicholas St	Make 'Not Part of this Bylaw'	Site Plan Application - only part of site was taken out previously
399 Adelaide Street W (formerly 395, 399, 401, 403 and part of 405 Adelaide Street West)	Make 'Not Part of This Bylaw'	Site Plan Application - only part of site was taken out previously

Recent Site Plan Applications		
Address / Location	Description of Change	Reason For Change
60 John Street	Make 'Not Part of This Bylaw'	Site Plan Application
32 Camden Street	Make 'Not Part of This Bylaw'	Site Plan Application
1815 Yonge St and 25 Merton St	Make 'Not Part of This Bylaw'	Site Plan Application
2687 Kipling Ave	Make 'Not Part of This Bylaw'	Site Plan Application
900 Albion Road	Make 'Not Part of This Bylaw'	Site Plan Application
54 RidegeValley Crescent	Make 'Not Part of This Bylaw'	Site Plan Application
1214 Royal York Road	Make 'Not Part of This Bylaw'	Site Plan Application
46 Oakfield Dr	Make 'Not Part of This Bylaw'	Site Plan Application
16 McAdam Ave	Make 'Not Part of This Bylaw'	Site Plan Application
39 Green Belt Dr	Make 'Not Part of This Bylaw'	Site Plan Application

Recent Site Plan Applications		
Address / Location	Description of Change	Reason For Change
4420-4460 Chesswood Dr	Make 'Not Part of This Bylaw'	Site Plan Application
194 Burnett Ave	Make 'Not Part of This Bylaw'	Site Plan Application
90 Gwendolen Cres	Make 'Not Part of This Bylaw'	Site Plan Application
15 Huntley St	Make 'Not Part of This Bylaw'	Site Plan Application
149 Strathearn Rd	Make 'Not Part of This Bylaw'	Site Plan Application
53 Indian Grove	Make 'Not Part of This Bylaw'	Site Plan Application
2510-2592 Finch Ave W	Make 'Not Part of This Bylaw'	Site Plan Application
3128x Eglinton Ave E	Make 'Not Part of This Bylaw' and deleted CRx649 from database	Site Plan Application
3166 Lake shore Blvd W	Make 'Not Part of This Bylaw'	Site Plan Application
2200 Lake shore Blvd W	Make 'Not Part of This Bylaw'	Site Plan Application
30 Thistle Down Blvd	Make 'Not Part of This Bylaw'	Site Plan Application
188 Edenbridge Dr	Make 'Not Part of This Bylaw'	Site Plan Application
909 Kipling Ave	Make 'Not Part of This Bylaw'	Site Plan Application
2 Dacre Cres	Make 'Not Part of This Bylaw'	Site Plan Application
100 Turnberry Ave	Make 'Not Part of This Bylaw'	Site Plan Application
25 Mill Cove	Make 'Not Part of This Bylaw'	Site Plan Application
5 Scrivener Sq, and portion of 1107 Yonge St	Make 'Not Part of This Bylaw'	Site Plan Application
2 Buchan Crt (northern portion only - RTx252)	Make 'Not Part of This Bylaw'	Site Plan Application
1120 Weston Rd	Make 'Not Part of This Bylaw'	Site Plan Application
147 Elder St	Make 'Not Part of This Bylaw'	Site Plan Application
148 Shelborne Ave	Make 'Not Part of This Bylaw'	Site Plan Application
3083-3085 Dufferin St	Make 'Not Part of This Bylaw'	Site Plan Application
1189 Lawrence Ave W	Make 'Not Part of This Bylaw'	Site Plan Application
3401 Dufferin St	Make 'Not Part of This Bylaw'	Site Plan Application
403 Spring Garden Ave	Make 'Not Part of This Bylaw'	Site Plan Application
393 Spring Garden Ave	Make 'Not Part of This Bylaw'	Site Plan Application
45 Wedgewood Dr (rear)	Make 'Not Part of This Bylaw'	Site Plan Application
57 Wedgewood Dr (rear)	Make 'Not Part of This Bylaw'	Site Plan Application
55 Wedgewood Dr (rear)	Make 'Not Part of This Bylaw'	Site Plan Application
208 Northwood Dr	Make 'Not Part of This Bylaw'	Site Plan Application
11 St. Margarets Dr	Make 'Not Part of This Bylaw'	Site Plan Application
81 Highland Cres	Make 'Not Part of This Bylaw'	Site Plan Application
75 The Donway West	Make 'Not Part of This Bylaw'	Site Plan Application
102 Post Rd	Make 'Not Part of This Bylaw'	Site Plan Application
56 Killdeer Cres	Make 'Not Part of This Bylaw'	Site Plan Application
1277 York Mills Rd	Make 'Not Part of This Bylaw'	Site Plan Application

Recent Site Plan Applications		
Address / Location	Description of Change	Reason For Change
363 Old Kingston Rd	Make 'Not Part of This Bylaw'	Site Plan Application
1421 Victoria Park Ave	Make 'Not Part of This Bylaw'	Site Plan Application
1500 Birchmount Ave	Make 'Not Part of This Bylaw'	Site Plan Application
78 Cedar Brae Blvd	Make 'Not Part of This Bylaw'	Site Plan Application
2002 Pharmacy Ave	Make 'Not Part of This Bylaw'	Site Plan Application
30 Sewells Rd	Make 'Not Part of This Bylaw'	Site Plan Application
715 Milner Ave	Make 'Not Part of This Bylaw'	Site Plan Application
29 Meadowvale Rd	Make 'Not Part of This Bylaw'	Site Plan Application
777 Victoria Park Ave	Make 'Not Part of This Bylaw'	Site Plan Application
38 Lyme Regis Cres	Make 'Not Part of This Bylaw'	Site Plan Application
250 Manning Ave	Make 'Not Part of This Bylaw'	Site Plan Application
15 Beverley St	Make 'Not Part of This Bylaw'	Site Plan Application
9 Grenville St	Make 'Not Part of This Bylaw'	Site Plan Application
570 Kings Wt W, 457 Adelaide St W	Make 'Not Part of This Bylaw'	Site Plan Application
2230 Lake shore Blvd W	Make 'Not Part of This Bylaw'	Site Plan Application
46-66 Carlton St, 438-466 Church St (Maple Leaf Gardens)	Make 'Not Part of This Bylaw'	Site Plan Application
621 King St W	Make 'Not Part of This Bylaw'	Site Plan Application
95 Bathurst St	Make 'Not Part of This Bylaw'	Site Plan Application
68-76 Kippendavie Ave	Make 'Not Part of This Bylaw'	Site Plan Application
40 Adelaide St W	Make 'Not Part of This Bylaw'	Site Plan Application
167, 169, 177, 181 Maplehurst Ave	Make 'Not Part of This Bylaw'	Site Plan Application
37 King St E	Make 'Not Part of This Bylaw'	Site Plan Application
274 Donlands Ave	Make 'Not Part of This Bylaw'	Site Plan Application
629 Eastern Ave	Make 'Not Part of This Bylaw'	Site Plan Application
2000 Queen St E	Make 'Not Part of This Bylaw'	Site Plan Application
11 St. Annes Rd	Make 'Not Part of This Bylaw'	Site Plan Application
50R Ryerson Ave	Make 'Not Part of This Bylaw'	Site Plan Application
382 Lumsden Ave	Make 'Not Part of This Bylaw'	Site Plan Application
152 Parkview Hill Cres	Make 'Not Part of This Bylaw'	Site Plan Application
14 Vansco Rd	Make 'Not Part of This Bylaw'	Site Plan Application
48 Sandringham Dr	Make 'Not Part of This Bylaw'	Site Plan Application
41 Hi Mount Dr	Make 'Not Part of This Bylaw'	Site Plan Application
2600 Bayview Ave	Make 'Not Part of This Bylaw'	Site Plan Application
59 Highland Cres	Make 'Not Part of This Bylaw'	Site Plan Application
197 Valley Rd	Make 'Not Part of This Bylaw'	Site Plan Application

Recent Site Plan Applications		
Address / Location	Description of Change	Reason For Change
1 Bridle Heath Gt	Make 'Not Part of This Bylaw'	Site Plan Application
10 Davies Cres	Make 'Not Part of This Bylaw'	Site Plan Application
2 True Davidson Dr	Make 'Not Part of This Bylaw'	Site Plan Application
10 Donalda Cres	Make 'Not Part of This Bylaw'	Site Plan Application
2699 Keele St	Make 'Not Part of This Bylaw'	Site Plan Application
2195 Lake shore Blvd W	Make 'Not Part of This Bylaw'	Site Plan Application
11 Wellesley St W	Make 'Not Part of This Bylaw'	Site Plan Application
46 Wellesley St E	Make 'Not Part of This Bylaw'	Site Plan Application
568 Jarvis St	Make 'Not Part of This Bylaw'	Site Plan Application
600 Jarvis St	Make 'Not Part of This Bylaw'	Site Plan Application
79-91 Florence St	Make 'Not Part of This Bylaw'	Site Plan Application
58, 60, 62 Hillary Ave	Make 'Not Part of This Bylaw'	Site Plan Application
89 Finch Ave E	Make 'Not Part of This Bylaw'	Site Plan Application
0 Doverwood Crt (rear of 51 and 53 Wedgewood Dr)	Make 'Not Part of This Bylaw'	Site Plan Application
471-475 Queen St W	Make 'Not Part of This Bylaw'	Site Plan Application
Lands northwest of Sheppard Ave E and Conlins Rd	Make 'Not Part of This Bylaw'	Site Plan Application