



## REPORT FOR ACTION

# Review and Consolidation of the Former City of York Zoning By-law No. 1-83 – Final Report

Date: May 27, 2020

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Ward 4 – Parkdale-High Park; Ward 5 - York South-Weston; Ward 8 – Eglinton-Lawrence; Ward 9 – Davenport; and Ward 12 – Toronto-St. Paul's

## SUMMARY

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This report recommends approval of technical amendments to the former City of York Zoning By-law No. 1-83 to implement the findings of a comprehensive review and consolidation of this former general zoning by-law. The two Draft Zoning By-law Amendments attached to this report correct and reconcile discrepancies, errors and omissions to the text and schedules, and repeal prevailing by-laws that are no longer necessary. This comprehensive review of zoning, dating back over 20 years for areas subject to the former City of York Zoning By-law, will fully update and consolidate the former general by-law, all its amendments and contribute to administrative efficiencies and better service to the public.

## RECOMMENDATIONS

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The City Planning Division recommends that:

1. City Council amend former City of York Zoning By-law No. 1-83 substantially in accordance with the Draft Zoning By-law Amendment with respect to various sections and lands, attached as Attachment No. 2 to this report.
2. City Council amend former City of York Zoning By-law No. 1-83 substantially in accordance with the Draft Zoning By-law Amendment to repeal certain prevailing by-laws, attached as Attachment No. 3 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendments as may be required.

## **FINANCIAL IMPACT**

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City Planning confirms there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

## **DECISION HISTORY**

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At its meeting of July 23-30, 2018, City Council endorsed the advancement of the City Planning Division Study Work Program and considered a report from the Chief Planner and Executive Director, City Planning that provided an update on the Work Program. The Study Work Program is a living document which is responsive to Divisional, Corporate and City-wide priorities. It encompasses a forecast of studies and initiatives currently underway and targeted for completion, including the update of the former City of York Zoning By-law No. 1-83. A copy of the report and the decision of City Council can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG31.8>

## **ISSUE BACKGROUND**

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### **Former City of York Zoning By-law No. 1-83**

In June 1983, by order of the Lieutenant Governor in Council for the Province of Ontario, the Corporation of the Borough of York was incorporated into a municipality under the name of the Corporation of the City of York, effective July 1, 1983. Before 1983, the Corporation of the Borough of York was a corporate body that was constituted in 1967 by amalgamating two separate municipal entities – the Township of York and the Town of Weston. Each former municipality had its own comprehensive zoning by-law: Zoning By-law No. 15955 for the former Township of York; and Zoning By-law No. 1000-71 for the former Town of Weston. On August 8, 1983, the Council for the City of York consolidated and included the provisions of these two former Zoning By-laws, including amendments, as the City of York Zoning By-law No. 1-83.

Following amalgamation of the six former municipalities into the City of Toronto in 1998, the Wards and Community Council structures for the City of Toronto have changed several times and currently necessitate dividing the jurisdictional oversight of all municipal matters in the geographic area of the former City of York among the Etobicoke York District, the North York District and the Toronto and East York District. The resulting division, coupled with staffing turnover over the last 20 plus years and new staff unfamiliar with the structure of Zoning By-law No. 1-83, led to inconsistencies in the drafting of Zoning By-law amendments for the area of the former City of York and a lack of active upkeep of this former general zoning by-law for staff and public use.

## **City-Wide Zoning By-law No. 569-2013**

The City of Toronto's comprehensive Zoning By-law, City-wide Zoning By-law No. 569-2013, was enacted on May 9, 2013 and applies to all lands in the City of Toronto with the exception of lands referenced in Section 990.10 of City-Wide Zoning By-law No. 569-2013 with the name and number of one or more of the former general zoning by-laws, including the former City of York Zoning By-law No. 1-83, as amended. City-wide Zoning By-law No. 569-2013 supersedes the former general zoning by-laws where it applies, however, it does not repeal the provisions of the former general zoning by-laws and predecessor zoning by-laws as applicable.

Although limited, former general zoning by-laws still apply to lands that are subject to City-wide Zoning By-law No. 569-2013 through any language or sections in the prevailing by-laws that reference the provisions of a former general zoning by-law. Chapter 900 of City-wide Zoning By-law No. 569-2013, entitled Site Specific Exceptions, consists of site specific provisions, prevailing by-laws and prevailing sections. Prevailing by-laws are site and area specific by-laws of the former general zoning by-laws. Prevailing sections are the sections, as amended, of the former general zoning by-laws identified in Chapter 900. The provisions and definitions of the former general zoning by-laws continue to apply to the extent necessary to interpret and support the prevailing by-laws and prevailing sections.

The former general zoning by-laws, including the definitions, also apply to assist in the interpretation of any finally approved Minor Variances applied for prior to the enactment of the City-wide Zoning By-law or after the expiration of the transition clause if the regulatory standard of that Minor Variance is the same or more permissive in the City-wide Zoning By-law than in the former general zoning by-laws.

### **Purpose**

A review and consolidation of the former City of York Zoning By-law No. 1-83 is necessary to ensure that the Zoning By-law is updated with the amendments that have passed since amalgamation and are in force, to provide correct zoning information to City staff and the public for property and land use matters, and to avoid potential legal implications arising from incorrect or missing zoning information. The intent is not to alter the content of the Zoning By-law, but rather to correct its content to reflect the zoning policy intent.

### **Project Objectives**

The City Planning Division retained a Planning Consultant, Lou Moretto, to undertake the review and consolidation of the former City of York Zoning By-law No. 1-83. Mr. Moretto is a former Manager of Community Planning in the Etobicoke York District of City Planning and prior to amalgamation, was the

Director of Development Review for the former City of York Development Services Department. Given his long history with land use planning in the former City of York both pre and post amalgamation, Mr. Moretto has specialized knowledge of the former City of York Zoning By-law No. 1-83.

The project entailed a review and analysis of the former City of York Zoning By-law No. 1-83 for the purposes of the following:

- To identify discrepancies, errors and omissions to the text, schedules and maps, whether technical or substantive, for correction and reconciliation;
- To consolidate amendments to the former City of York Zoning By-law No. 1-83 using original by-laws;
- To address sites and areas that are not subject to City-wide Zoning By-law No. 569-2013 and remain subject to the former City of York Zoning By-law No. 1-83; and
- To report on the findings of the review and present appropriate draft zoning by-law amendments addressing these matters to City Council for approval.

This review was conducted in consultation with Toronto Building, Clerks and Legal Services staff. As the proposed amendments are technical in nature and do not alter the zoning permissions and rights of properties, a community consultation meeting was not held. This approach is consistent with a number of technical amendments that have been undertaken to City-wide Zoning By-law No. 569-2013.

The project also entailed a review of the status of the appeal of By-law No. 3623-97, an amendment to the former City of York Zoning By-law No. 1-83. By-law No. 3623-97 affects all lands that are zoned for residential purposes. This By-law introduced new residential zones and simplified residential zoning regulations to implement the policies and land use designations of the City of York Official Plan and Secondary Plans for the Weston, Mount Dennis and Oakwood Vaughan areas. It introduced multi-unit forms of housing as permitted uses such as townhouses, street townhouses and stacked forms of townhouses, as well as increased maximum density provisions for all dwelling types. Among other changes to residential zoning regulations, the objective of By-law No. 3623-97 was to encourage new residential development and intensification, and to provide attractive residential streetscapes. This By-law also amended Section 3 - General Provisions of Zoning By-law No. 1-83 by consolidating and simplifying the various general zoning provisions carried forward from the original comprehensive Township of York Zoning By-law No. 15955.

Several appeals to By-law No. 3623-97 were filed. In July 1998, the then Ontario Municipal Board (OMB), now the Local Planning Appeal Tribunal (LPAT), ordered that By-law No. 3623-97 be approved with the exception of all lands zoned R1 in the former City of York, lands zoned R2 south of Dundas Street

West and west of Jane Street, and the lands at 2426 to 2438 Weston Road. The latter appeal relating to the specific site on Weston Road was resolved in 2003 by Order of the Board approving By-law No. 609-2003 (OMB).

In the years that followed, two appeals remained outstanding. As no known action had been taken with respect to these appeals by the appellants or the Tribunal, Legal Services staff contacted the LPAT to determine their status. On April 15, 2019, Legal Services staff were advised that the Tribunal's files relating to these appeals were closed as a result of the inquiry. Accordingly, Legal Services staff have advised that the regulations of By-law No. 3623-97 with respect to all lands zoned R1 in the former City of York and lands zoned R2 south of Dundas Street West and west of Jane Street are in full force and effect as of the day of the By-law's passing. This decision was communicated to Toronto Building staff. The former City of York Zoning By-law No. 1-83 will be updated accordingly through the proposed amendments contained in this report.

## **POLICY CONSIDERATIONS**

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

### **The Provincial Policy Statement (2020)**

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy and a clean and healthy environment. The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also be consistent with the PPS.

Part 1 of the PPS recognizes that zoning and development permit by-laws are important for implementation of the PPS. Planning authorities are to keep their zoning and development permit by-laws up-to-date with their Official Plans and the PPS.

## **A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (the "Growth Plan (2019)") came into effect on May 16, 2019. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2019) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe (GGH) region, of which the City forms an integral part.

The Growth Plan (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the *Planning Act*, all decisions of City Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by City Council shall also conform with the Growth Plan.

Section 5 of the Growth Plan, entitled Implementation and Interpretation, directs municipalities to complete their work to conform to this Plan, including all Official Plans and zoning by-laws, as expeditiously as possible.

### **Toronto Official Plan**

Policy 5.3.1.1 of the Official Plan requires municipal by-laws, including zoning by-laws, to conform to the Plan. Zoning by-laws are a key regulatory instrument that implement the Official Plan policies and provide regulations and standards that shape the City's built form and land use. Zoning by-laws are to create a framework of regulatory certainty, consistency and clarity. Some of the Official Plan's objectives will be achieved through changes to the Zoning By-laws that will help implement the land use and growth strategies.

## **COMMENTS**

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Since amalgamation, a variety of factors including irregular upkeep of the former City of York Zoning By-law No.1-83 have resulted in a number of deficiencies and errors in the current form and content of this Zoning By-law. Issues were identified through the review of the Zoning By-law and amendments after amalgamation, in consultation with Toronto Building staff. The required corrective actions are incorporated in the proposed amendments that are presented in Attachments 2 and 3 of this report. The Draft Zoning By-law Amendment attached as Attachment 2 relates to various sections and lands, and the proposed Amendment attached as Attachment 3 pertains to repealing certain prevailing by-laws that are no longer required. In addition, further corrective

actions to the former City of York Zoning By-law's District Maps are required and will be undertaken. As these mapping adjustments are editorial and not substantive, a Zoning By-law Amendment is not required to implement them.

Sections 1, 2, 4, 7, 8, 12, 14 and 15 of the former City of York Zoning By-law No. 1-83 are not addressed in this report as the review undertaken determined that no amendments are required to these Sections. The following is an explanation of the corrective actions requiring a Zoning By-law Amendment.

### *Section 3 - General Provisions*

Section 3 of Zoning By-law No. 1-83 sets out general provisions and regulations that apply to all Zoning Districts. The proposed Zoning By-law Amendment in Attachment 2 adds a new Subsection 3.7.7 - Senior Community House to the Table of Contents prefacing Section 3. It also adds City of Toronto By-law No. 333-2002, Seniors Community House By-law, as Subsection 3.7.7 to Section 3.

Subsection 3.6.2(2) contains provisions relating to the determination of parking standards for changes to legal non-conforming uses. The proposed Zoning By-law Amendment adds wording that was inadvertently omitted from Section 3 at the time City of York By-law No. 3623-97 was reorganized and simplified. The wording in the Amendment clarifies how parking standards are to be applied to yield the required number of parking spaces when there is a change involving a legal non-conforming use. Duplicate numbering and lettering in Subsections 3.2.2 and 3.4.4 would also be corrected through the Amendment.

### *Section 5 - Establishment of Use Districts*

Section 5 lists all the Zoning District designations in the former City of York. The proposed Zoning By-law Amendment replaces the old reference to the R4 - Residential Use District with the current and correct RM1 and RM2 Residential Multiple Zone District names.

### *Section 6 – Amendments of Use Districts and District Maps*

Section 6 identifies all changes made to Zoning District labels on the District Maps through Zoning By-law Amendments. Several site and area-specific Zoning By-law Amendments that have been enacted since amalgamation have not amended Zoning By-law No. 1-83 to make the required changes to the respective District Map or have incorrectly listed the District Map change. The proposed Amendment corrects these omissions and errors by accurately numbering and updating the District Map changes. In particular, corrections are required to be made to the District Maps for the following properties where site-specific zoning applies: south portion of 601-605 Rogers Road; 3775-4005 Dundas Street West and 2-6 Humber Hill Avenue; 2175 Keele Street; 150 Symes Road; 859, 861 and 875 Eglinton Avenue West and 2020 Bathurst Street; 2

Bicknell Avenue and the former Bicknell Bus Loop; 955, 965 and 969 Weston Road; 1100 Briar Hill Avenue; 33 King Street, 22 John Street and 2 Ellesmere Avenue; and 1996, 1998 and 2000 Bathurst Street.

The property at 1496 Keele Street forms part of the southern boundary of the former City of York. The property is occupied by a detached dwelling, and is designated *Apartment Neighbourhoods* on Map 17 of the City of Toronto Official Plan and zoned M - Manufacturing Zone District on District Map 17 of Zoning By-law No. 1-83. The M - Manufacturing Zone District is an original Zoning District introduced by the former Township of York Zoning By-law No. 15955. This zoning category was revised and deleted by subsequent by-law amendments; however, this property was inadvertently omitted and not amended to a new Zoning District. Accordingly, the proposed Zoning By-law Amendment, attached as Attachment 2, corrects this omission by changing the zoning for this site from an M – Manufacturing Zone District to an RM1- Residential Multiple Zone District to conform to the Official Plan. The proposed amendment also corrects duplicate numbering in the subsections of Section 6.

#### *Section 9 - R3 Residential Zone*

The proposed Zoning By-law Amendment in Attachment 2 modifies the regulations for street townhouse uses. Zoning By-law No. 1-83 defines a street townhouse as one of a series of more than two attached buildings where each building contains one dwelling unit and each building fronts onto a public street and each building is separated from each adjoining building by a division wall without openings. Subsection 1(b) of Section 9 requires that one building be permitted on a lot, except for accessory buildings, one pair of semi-detached houses, a double duplex house or a double triplex house. In accordance with the above noted definition and regulation, street townhouses contain two or more buildings separated by a common wall and are not permitted to be constructed on a single lot. Therefore, at present, an approved application for Consent would be required to permit street townhouses to create separate lots prior to their construction and use. The proposed Zoning By-law Amendment would modify Subsection 1(b) of Section 9 to allow street townhouses to be considered one building and permitted to be constructed on one lot.

#### *Section 10 - RM1 Residential Multiple Zone and Section 10.1 - RM2 Residential Multiple Zone*

Subsection 3(a) of Sections 10 and 10.1 of Zoning By-law No. 1-83 require townhouses and stacked townhouses to have a minimum lot frontage of 30 metres, whereas street townhouses and stacked street townhouses require a minimum lot frontage of 5 metres. Although City of York By-law No. 3623-97 amended Zoning By-law No.1-83 and introduced this regulation, the intent was to require the minimum lot frontage regulation to apply to a block of townhouses and stacked townhouses as one building. However, since there is minimal



difference in the built form of townhouses and stacked townhouses compared to street townhouses and stacked street townhouses, the minimum lot frontage requirement should be the same for all these townhouse forms. Accordingly, the proposed Zoning By-law Amendment would change the minimum lot frontage requirement from 30 metres to 5 metres for townhouses and stacked townhouses in both Sections 10 and 10.1.

### *Section 11 - LCR – Local Commercial/Residential Zone*

Subsection 11.2.1(6) of Zoning By-law No. 1-83 lists commercial building, office and funeral parlour as permitted uses in bold type, among other permitted uses also listed in bold type. Although many of the uses listed in bold type are defined uses listed in Section 2 – Definitions of this Zoning By-law, commercial building, office and funeral parlour are not defined uses. The proposed Zoning By-law Amendment would remove the bold type from each of these words to avoid ambiguity in their interpretation as defined uses.

### *Section 13 – Employment Zones*

Subsection 13.5.1(f) of Zoning By-law No. 1-83 lists a snack bar as a permitted use. However, it is not a defined use in Section 2 - Definitions. What would commonly be understood to be a snack bar is adequately encompassed by the definition of a take-out eating establishment use which is also a permitted use in Subsection 13.5.1(f). For this reason, there is no need to distinguish a snack bar use as a separate permitted use listed in Subsection 13.5.1(f). The proposed Zoning By-law Amendment deletes the words 'snack bar' from this subsection.

### *Section 16 - General Exceptions*

Section 16 - General Exceptions contains all the site-specific and most of the area-specific amendments to the first comprehensive Zoning By-laws, the former Township of York Zoning By-law No. 15955 and Town of Weston Zoning By-law No. 1000-71, and to their subsequent consolidation in the former City of York Zoning By-law No. 1-83. The proposed Zoning By-law Amendment, contained in Attachment 2, would correct duplicate numbering or incorrect references to subsection numbers within Section 16 and other Sections of Zoning By-law No. 1-83. The proposed amendment also assigns subsection numbers to site-specific by-laws that have been enacted without reference to Section 16. In addition, Subsection (174), pertaining to site-specific zoning by-laws for the former Northwestern General Hospital site at 2175 Keele Street, is proposed to be deleted through the Zoning By-law Amendment because the uses permitted by these by-laws no longer exist. The hospital has been demolished and rezoned to permit a residential development. As such, the site-specific zoning by-laws applying to the former hospital use of the lands are no longer required.

### *Section 17- Certain Existing By-laws to Prevail*

Section 17 contains a list of existing by-laws and any respective amending by-laws that are to prevail notwithstanding existing zoning regulations and site specific zoning by-laws of Zoning By-law No. 1-83. The proposed Zoning By-law Amendment in Attachment 3 would repeal certain old prevailing by-laws of the former Township of York, Town of Weston and Borough of York, and any by-laws amending these prevailing by-laws that are no longer necessary.

By-law No. 3507-97 amended Zoning By-law No.1-83 to introduce new mixed-use commercial and residential zoning districts, permitted uses within those districts and applicable zoning regulations. By-law No. 3507-97 also deleted certain prevailing by-laws from Section 17 that were no longer deemed necessary. However, these prevailing by-laws were not repealed. In determining the legal status of these prevailing by-laws, Legal Services staff have advised that before these by-laws are repealed, they should be reviewed to ensure that any existing development affected by the prevailing by-law would not be compromised by current zoning provisions that would apply if the prevailing by-law was repealed.

Through this review exercise, the prevailing by-laws deleted by By-law No. 3507-97 were evaluated and it was determined that many of these by-laws established minimum building setbacks or maximum height requirements for certain lands. Current zoning provisions applying to these lands would not be more restrictive in their application to existing development that was approved through the application of the prevailing by-law provisions. Accordingly, these prevailing by-laws (former Township of York By-laws Nos. 7663, 10869, 11897, 11217, 11456, 11648, 12467 and 13249, and former Town of Weston By-laws Nos. 2428 and 2494) should be repealed. Prevailing By-law No. 2764 enacted by the former Town of Weston permitted an automobile dealership use that once existed but has since been replaced with a different use. Prevailing By-law No. 321 allowed for the storage of automobiles on lands south of Coulter Avenue in conjunction with the automobile uses permitted by By-law No. 2764. The use of the lands has been replaced with a different use. Accordingly, these prevailing by-laws, as well as those listed above, are proposed to be repealed by the Zoning By-law Amendment in Attachment 3 of this report as they are no longer necessary.

Some of the prevailing by-laws deleted by By-law No. 3507-97 were enacted by the former Town of Weston before comprehensive Zoning By-law No. 1000-71 was enacted by the Town in 1971. These prevailing by-laws are site-specific zoning by-laws that permit apartment buildings, commercial or mixed use commercial and residential developments. The prevailing by-laws that apply to existing development are not proposed to be repealed, but reintroduced through the proposed Zoning By-law Amendment in Attachment 2 of this report. The prevailing by-laws to be reintroduced and added in the proposed Zoning By-law Amendment, provided in Attachment 2, with a brief description of the lands to

which they apply are former Town of Weston By-laws Nos. 2774, 2866, 90, 197 and 758.

By-law No. 12873, as amended by By-laws Nos. 12904, 15656 and 2895-94, established minimum lot frontage requirements for buildings in the Westacres District. By-law No. 2895-94 amended Section 17 by deleting reference to amending By-law No. 15656. However, this amending by-law establishes a specific minimum frontage requirement for one property, 2A King Georges Drive, in the Westacres District, and therefore should not be deleted but reintroduced in the list of prevailing by-laws contained in the proposed Zoning By-law Amendment attached as Attachment 2 of this report.

By-law No. 1360-2015 amended former Borough of York Prevailing By-law No. 197 to change the zoning regulations applying to the 31-storey building at 33 King Street. The proposed Zoning By-law Amendment, attached as Attachment 2, adds a notation in Section 17 to indicate that By-law No. 197 has been amended by By-law No. 1360-2015.

## **Conclusion**

Staff recommend that City Council approve the proposed amendments to the former City of York Zoning By-law No. 1-83 to implement the findings of this review. As outlined in this report, the Draft Zoning By-law Amendments contained in Attachments 2 and 3 of this report correct and reconcile discrepancies, errors and omissions to the text and schedules, and repeal prevailing by-laws that are no longer necessary. Some of these technical amendments will result in a need for technical corrections to City-wide Zoning By-law No. 569-2013. Planning staff are targeting the third quarter of 2020 to report on proposed technical amendments to Zoning By-law No. 569-2013.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

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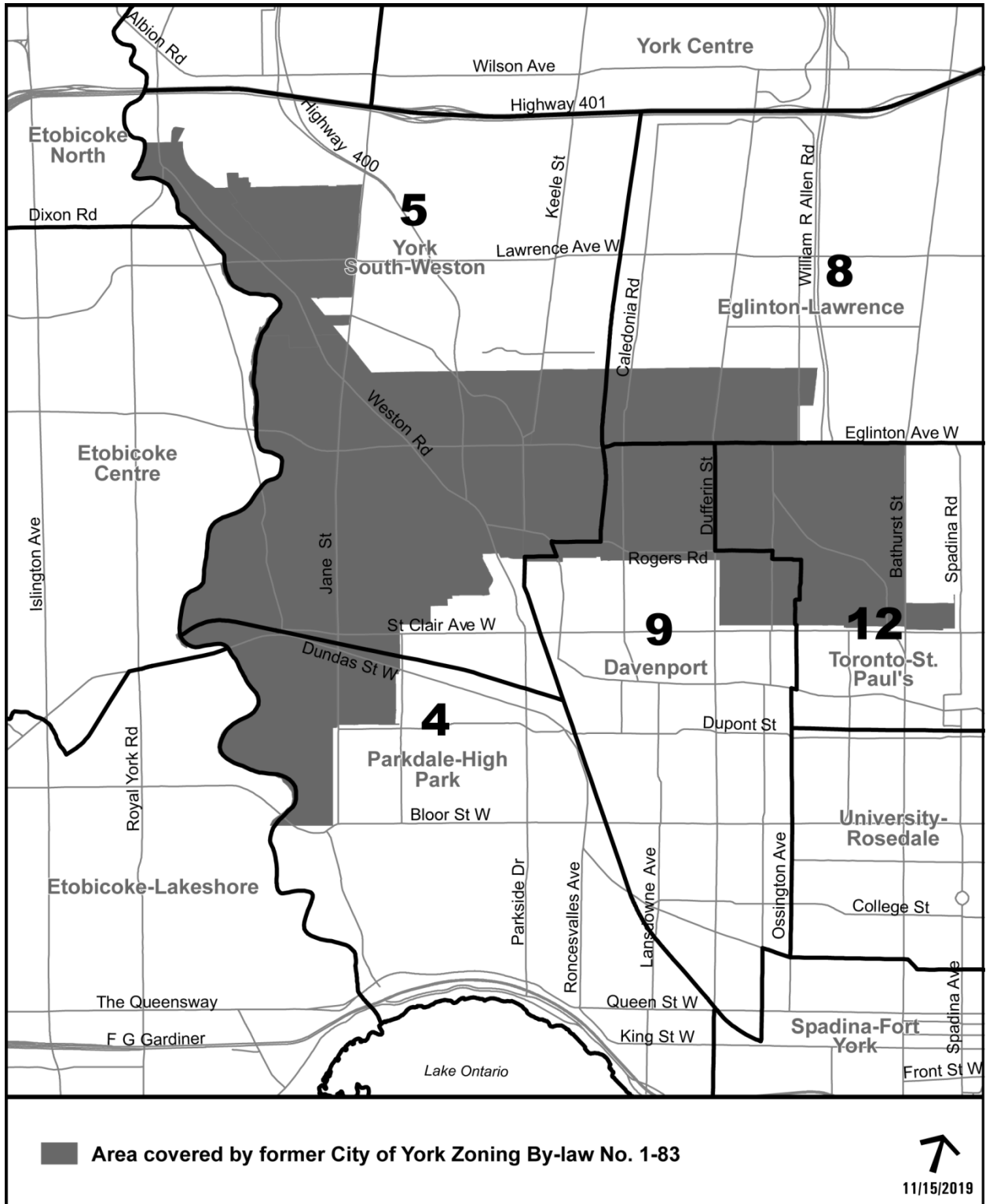
### **City of Toronto Data/Drawings**

Attachment 1: Location Map

Attachment 2: Draft Zoning By-law Amendment to Former City of York Zoning By-law No. 1-83 with Respect to Various Sections and Lands

Attachment 3: Draft Zoning By-law Amendment to Former City of York Zoning By-law No. 1-83 to Repeal Certain Prevailing By-laws

Attachment 1: Location Map



Attachment 2: Draft Zoning By-law Amendment to Former City of York Zoning By-law No. 1-83 with Respect to Various Sections and Lands

Authority: Planning and Housing Committee Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend Zoning By-law No. 1-83, as amended,  
with respect to various Sections and lands noted herein**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*,

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Section 3 - General Provisions of former City of York Zoning By-law 1-83, as amended be further amended by:
  - a) adding "Subsection 3.7.7 Seniors Community House" to The Table of Contents – Section 3;
  - b) adding By-law No. 333-2002, Seniors Community House By-law, as the new Subsection 3.7.7;
  - c) adding to Subsection 3.6.2 (2) the words “additional parking spaces equal to the numeric difference, if positive, between the number of parking” after the words “deemed to be fully complied with if “ so that it reads as follows:
    - "(2) For the purpose of this Subsection, when the purpose or purposes for which the building structure is used is changed or has been changed from one purpose or a combination of purposes permitted in the District in which the building or structure is situate to another purpose or combination of purposes permitted in that District which are the subject of more stringent parking requirements, the minimum requirements for motor vehicle parking facilities shall be deemed to be fully complied with if additional parking spaces

equal to the numeric difference, if positive, between the number of parking spaces required by the by-law after the change in use and the number of parking spaces which the provisions of the by-law, if applicable, would have required prior to the change in use, are provided and maintained in accordance with the provisions of this by-law."

- d) relettering Subsection 3.2.2 paragraphs from (a), (a), (b), (c) and (d) to (a), (b), (c), (d) and (e); and
  - e) relettering Subsection 3.4.4 paragraphs from (a), (a) and (b) to (a), (b) and (c).
- 2.** Section 5 – Establishment of Use Districts of former City of York Zoning By-law No. 1-83, as amended, be further amended by deleting the words, "R4-Residential – Maximum Floor Space Index 2.0 Districts" and replacing with the words "RM1 Residential Multiple Zone" and "RM2 Residential Multiple Zone".
- 3.** Section 6 – Amendments of Use Districts and District Maps of former City of York Zoning By-law No. 1-83, as amended, be further amended by:
- a) renumbering Subsection (7) for Map 17 to Subsection (8);  
[By-law No. 448-85]
  - b) renumbering Subsection (13) to Subsection (13a) for Map 16 Lands - Rosethorn Avenue; Lot 110, Registered Plan 1813;  
[By-law No. 1437-88]
  - c) renumbering Subsection (18) to (18a) for Map 24 Lands - 2322-2400 Eglinton Avenue West, West Side Mall;  
[By-law No. 1643-89]
  - d) renumbering Subsection (26) to Subsection (26a) for Map 24 Lands - 2322-2400 Eglinton Avenue West;  
[By-law No. 2145-91]
  - e) renumbering Subsection (27) to Subsection (27a) for Map 15 Lands - 87-99 Vaughan Road;  
[By-law No. 2171-91]
  - f) renumbering Subsection (30) to Subsection (31) for Map 17 Lands - 2480-2490 Eglinton Avenue West and Black Creek Drive Intersection;  
[By-law No. 2343-91]

- g) replacing the words "R4 District" with the words "RM2 District" where they appear in Subsection (44) for Map 17 Lands - South Portion of 601-605 Rogers Road;  
[By-law No. 3037-95]
  
- h) adding the following new Subsection (75)
  - "Lands – 2442 Bloor Street West  
(75) MAP 20
  
  - By changing the lands described in Schedule "A" of By-law No. 357-2008 from an R1 District to an MCR District, and by changing District Map 20 accordingly."  
[By-law No. 357-2008]
  
- i) renumbering Subsection (83) to Subsection (455) for Map 17 Lands - 2 Bicknell Avenue and the former Bicknell Bus Loop;  
[By-law No. 217-2016]
  
- j) renumbering Subsection (194) to Subsection (94) for Map 20 Lands - 3775-4005 Dundas Street West and 2-6 Humber Hill Avenue, and renumbering Section 16(194) to Section 16(456) where it appears in the renumbered Section 6 Subsection (94) and removing the letter and number (H1) where they appear in the renumbered Section 6 Subsection (94);  
[By-law No. 827-2017]
  
- k) renumbering Subsection (462) to Section (96) for Map 15 Lands - 859, 861 and 875 Eglinton Avenue West and 2020 Bathurst Street;  
[By-law No. 554-2019(LPAT)]
  
- l) adding the following new Subsection (97)
  - "Lands - 150 Symes Road  
(97) MAP 17
  
  - By removing the Holding symbol (H) from the identified lands shown on Map 1 of By-law No. 1146-2018."  
[By-law No. 1146-2018]
  
- m) renumbering Subsection (457) to Subsection (98) for Map 24 Lands - 2175 Keele Street West;  
[By-law No. 260-2017]
  
- n) adding the following new Subsection (99)
  - "Lands – 955, 965, and 969 Weston Road



(99) MAP 17

By changing the area shown on District Map 17, more particularly shown on Schedule "A" of By-law No. 1079-2018, from R3(H2) – Residential Zone and Section 16(446) to R3 – Residential Zone and Section 16(446)."  
[By-law 1079-2018]

o) adding the following new Subsection (100)

"Lands – 1100 Briar Hill Avenue  
(100) MAP 25

By changing the lands shown on District Map 25 more particularly shown on Schedule "1" of By-law No. 1272-2015(OMB) from R2 to C5 and from R2 to G."  
[By-law 1272-2015(OMB)]

p) amending Schedule "1" of By-law No. 1272-2015(OMB) referenced in Section 6 Subsection (100) by renaming the C5 zoning symbol to MCR where it appears below the dashed line;  
[By-law 1272-2015(OMB)]

q) adding the following new Subsection (101)

"Lands – 33 King Street, 22 John Street and 2 Elsmere Avenue  
(101) MAP 2

By changing the lands on District Map 2, more particularly shown on Schedule "A" of By-law No. 1360-2015, from P.B. 197 to P.B. 197 (xxx) and MCR (261) to MCR (xxx)."  
[By-law No. 1360-2015]

r) amending Schedule "A" of By-law No. 1360-2015 referenced in Section 6 Subsection (101) by changing the zoning label P.B. 197(xxx) to P.B. 197 16(454a) and MCR (xxx) to MCR 16(454a);

s) adding the following new Subsection (102)

"Lands – 1496 Keele Street  
(102) MAP 17

By changing the lands on District Map 17, municipally known as 1496 Keele Street from an M – Manufacturing Zone District to an RM1- Multiple Zone District."; and

t) renumbering Subsection (461) to Subsection (103) for Map 15 –

Lands - 1996, 1998 and 2000 Bathurst Street.  
[By-law No. 1244-2018]

4. Section 9 – R3 Residential Zone (R3), Subsection 1(b) of former City of York Zoning By-law 1-83, as amended, be further amended by adding the words, "a street townhouse" after the words "one pair of semi-detached houses" so that it reads "There shall not be more than one building, other than permitted accessory buildings, on any lot, but for the purpose of this paragraph, one pair of semi-detached houses, a street townhouse, a double duplex house, or a double triplex house shall be considered as one building."
5. The chart in Section 10 - RM1 Residential Multiple Zone, Subsection 3(a) of former City of York Zoning By-law 1-83, as amended, be further amended by replacing "30.0 metres" where it appears in the column titled "Minimum Lot Frontage" in the rows for "Townhouse" and "Stacked Townhouse" with the "5.0 metres".
6. The chart in Section 10.1 - RM2 Residential Multiple Zone, Subsection 3(a) of former City of York Zoning By-law 1-83, as amended, be further amended by replacing "30.0 metres" where it appears in the column titled "Minimum Lot Frontage" in the rows for "Townhouse" and "Stacked Townhouse" with "5.0 metres".
7. Section 11 - Local Commercial/Residential Zone (LCR), Subsection 11.2.1(6), (9) and (13) of former City of York Zoning By-law 1-83 , as amended, be further amended by removing the bold type from the words "commercial building", "Office" and "Funeral Parlour".
8. Section 13 - Employment Zones, Subsection 13.5.1(f) of former City of York Zoning By-law 1-83, as amended, be further amended by deleting the words "snack bar".
9. Section 16 - General Exceptions of former City of York Zoning By-law 1-83, as amended, be further amended by:
  - a) deleting Subsection (174) for Lands - East Side of Keele Street (Northwestern General Hospital);
  - b) renumbering Subsection (194) to Subsection (456) for Lands - 3775-4005 Dundas Street West and 2-6 Humber Hill Avenue and renumbering any reference to (194) as (456) where it appears in this Subsection;  
[By-law No. 827-2017]

- c) adding By-law No. 16184 as new Subsection 16 (262) for Lands - between Woodenhill Court and Blackthorn Avenue;  
[By-law No. 16184]
- d) renumbering Section 16 (306) to Subsection 16 (306a) for Lands - 14 John Street;  
[By-law No. 1428-88]
- e) replacing the words "Section 10" with the words "Section 10.1" where they appear in Section 16(345) Lands - West side of Keele Street, south of Rogers Road (south part) so that it reads, "Notwithstanding the provisions of Subsection (59) of Section 2; Subsection (3) of Section 3; Clause 1 and 2 of paragraph D of the Parking Schedule contained in Subsection 3.2.1 of Section 3; and Section 10.1";
- f) deleting the words "Subsection (374)" where it appears in Subsection 375 and inserting in its place the words "Subsection (375)";  
[By-law No. 3623-97]
- g) adding By-law No. 829-2006 as new Subsection 16 (401) for Lands - in the vicinity of the intersections of Vaughan Road and Oakwood Avenue and Rogers Road and Oakwood Avenue;  
[By-law No. 829-2006]
- h) adding By-law No. 1163-2010 as new Subsection 16 (408) for Lands - Part of 2464, 2474 and 2490 Bloor Street West;  
[By-law No. 1163-2010]
- i) renumbering Subsection (432) to Subsection (432a) for Lands – 601, 603 and 605 Oakwood Avenue;  
[By-law No. 593-2008]
- j) adding By-law No. 856-2010 as new Subsection 16 (438) for Lands - 1950 Bathurst Street, 89 Dewbourne Avenue and 84 Ava Road;  
[By-law No. 856-2010]
- k) adding By-law No. 998-2011(OMB) as new Subsection 16 (442a) for Lands 1603 Eglinton Avenue West;  
[By-law No. 998-2011(OMB)]
- l) amending Subsection (449) by adding the words "and Section 16 (375)" after the words "Section 12" so that it reads, "Notwithstanding the provisions of Sections 2(73), being the definition of parking space, 3.2, 3.47, 10.2 and Section 12 and

Section 16 (375) of the By-law, the lands municipally known as 1486 Bathurst Street as shown on Schedule A to By-law No. 734-2014(OMB) and to this Subsection may be used for the following purposes:";  
[By-law No. 734-2014(OMB)]

- m) adding By-law No. 1360-2015 as new Subsection 16 (454) for Lands - 33 King Street, 22 John Street and 2 Elsmere Avenue; and  
[By-law No. 1360-2015]
  - n) adding By-law No. 1272-2015(OMB) as new Subsection 16 (459) for Lands 1100 Briar Hill Avenue.  
[By-law No. 1272-2015(OMB)]
- 10.** Section 17 - Certain Existing By-laws to Prevail of former City of York Zoning By-law 1-83, as amended, be further amended by:
- a) Adding "By-law 15656," after the words "By-laws 12904," where they appear in the column under the words "The following is the schedule of by-laws to continue in full force and effect as referred to above:";
  - b) Deleting the words "2774 deleted (3507-97)" and adding the words "By-law 2774" and description, "Being a By-law to restrict the use of lands on a portion of Weston Road at Lawrence Avenue West (The Westlaw Building)," where they appear in the column under the words "The following is the schedule of by-laws to continue in full force and effect as referred to above:";
  - c) Deleting the words "2866 deleted (3507-97)" and adding the words "By-law 2866" and description, "Being a By-law to restrict the use of lands at the northeast corner of Weston Road and Lawrence Avenue West (The Old Eagle House)," where they appear in the column under the words "The following is the schedule of by-laws to continue in full force and effect as referred to above:";
  - d) Deleting the words "90 deleted (3507-97)" and adding the words "By-law 90" and description, "Being a By-law to restrict the use of lands on a portion of Lawrence Avenue West (2089-2099 Lawrence Avenue West)," where they appear in the column under the words "The following is the schedule of by-laws to continue in full force and effect as referred to above:";
  - e) Adding the words "as amended by City of Toronto By-law 1360-2015" following the words "By-law 197" where they appear in the column under the words "The following is the schedule of by-laws

to continue in full force and effect as referred to above:"; and

- f) Deleting the words "758 deleted (3507-97)" and adding the words "By-law 758" and description "Being a By-law to provide for the use of lands for an apartment development (39 South Station Street)" where they appear in the column under the words "The following is the schedule of by-laws to continue in full force and effect as referred to above:".

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

Attachment 3: Draft Zoning By-law Amendment to Former City of York Zoning By-law No. 1-83 to Repeal Certain Prevailing By-laws

Authority: Planning and Housing Committee Item ~ as adopted by City of Toronto Council on ~, 20~  
Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20**

**To repeal Certain Existing By-laws To Prevail applying to the former City of York area**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*,

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The following Prevailing By-laws and their respective amending by-laws be repealed:

Former Township of York By-laws

- a) By-law 7663;
- b) By-law 10869;
- c) By-law 11187;
- d) By-law 11217;
- e) By-law 11456;
- f) By-law 11648;
- g) By-law 12467;
- h) By-law 13249;

Former Town of Weston By-laws

- i) By-law 2428;
- j) By-law 2494;
- k) By-law 2764; and

Former Borough of York By-laws

- l) By-law 321.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)