CITY OF TORONTO

Bill No. 1111

BY-LAW No. 2013

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

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

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

The Council of the City of Toronto enacts:

1. In accordance with the City of Toronto Transition Protocol, By-law 569-2013, be amended as follows to remove from By-law 569-2013 the following lands known as:
   (A) 731 Eastern Avenue, and outlined by a thick black line on Schedule 1;
   (B) 1185 Martin Grove Road, and outlined by a thick black line on Schedule 2;
   (C) 107 Woodbine Downs Boulevard, and outlined by a thick black line on Schedule 3;
   (D) 250-256 Royal York Road & 8-10 Drummond Street, and outlined by a thick black line on Schedule 4;
   (E) 87 Petman Avenue, and outlined by a thick black line on Schedule 5;
   (F) 55 Denison Road East, and outlined by a thick black line on Schedule 6;
   (G) 270 Ryding Avenue, and outlined by a thick black line on Schedule 7;
   (H) 1450 St. Clair Avenue West, and outlined by a thick black line on Schedule 8;
   (I) 1830 Ellesmere Road, and outlined by a thick black line on Schedule 9;
   (J) 1840 Birchmount Road, and outlined by a thick black line on Schedule 10;
   (k) 1296 Kennedy Road, and outlined by a thick black line on Schedule 11;
   (L) 117-129 Roselawn Avenue, and outlined by a thick black line on Schedule 12;
   (M) 5830 Bathurst Street, and outlined by a thick black line on Schedule 13;
   (N) 387-403 Bloor Street East and 28 Selby Street, and outlined by a thick black line on Schedule 14;
(O) 19-21 Ossington Avenue, and outlined by a thick black line on Schedule 15;
(P) 3292 Bayview Avenue, and outlined by a thick black line on Schedule 16;
(Q) 595 Bay Street, and outlined by a thick black line on Schedule 17;
(R) 137 Queens Plate Drive, and outlined by a thick black line on Schedule 18;
(S) 2849-2857 Islington Avenue, and outlined by a thick black line on Schedule 19;
(T) 2933 Sheppard Ave. E., and outlined by a thick black line on Schedule 20;
(U) 121 Railside Rd., and outlined by a thick black line on Schedule 21;
(V) 1-29 & 111-133 Bagot Court, 1-87 Bredonhill Court, 41-119 Varna Drive, 1-78 Cather Court, 1 Leila Lane, 1-11 & 15-45 Zachary Court and 215-251 Ranee Avenue, and outlined by a thick black line on Schedule 22;
(W) 124 Belsize Rd., and outlined by a thick black line on Schedule 23; and
(X) 1 Scarsdale Rd., and outlined by a thick black line on Schedule 24.

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

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

Site Specific Provisions:

(A) The maximum floor space index for a lot with a dwelling unit in a permitted building type is:

(i) the lesser of 0.6 times the lot area or 204 square metres, if the lot area is less than 408 square metres;
(ii) the lesser of 0.5 times the lot area or 279 square metres, if the lot area is 408 square metres to 697 square metres; and
(iii) 0.4 times the lot area if the lot area is more than 697 square metres.

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

3. In exception 900.10.10 (271), change the reference from regulation 30.5.1.10(2) to 30.5.1.10(3).

4. In exceptions 900.11.10 (832), (842), (844), (898), (900), (901), (903) and (905), change the reference from regulation 40.5.1.10(2) to 40.5.1.10(3).
5. In exception 900.11.10 (549), add the following wording:

(E) The maximum gross floor area of all buildings, minus the gross floor area of enclosed pedestrian walkways may not exceed 40% of the area of the lot.

6. In exceptions 900.20.10 (9) and (183), change the reference from regulation 60.20.20.100(15) to 60.20.20.100(10).

7. In exception 900.20.10 (55), change the reference in Article 60.10.20 to 60.20.20.

8. In exception 900.20.10 (205), remove the following words:

"if they comply with Section 150.200 of this By-law".

9. In exception 900.21.10 (1), under Site Specific Provisions, delete regulation "(A)" and re-letter regulation "(B)" to "(A)".

Enacted and passed on July , 2013.

Frances Nunziata, Ulli S. Watkiss,
Speaker City Clerk

(Seal of the City)
Schedule '2'

1185 Martin Grove Road

Area Affected By This By-Law

Not to Scale

05/29/13
Schedule '3'

109
107
100

WOODBINE DOWNS BOULEVARD
CARRER DRIVE

107 Woodbine Downs Boulevard

Area Affected By This By-Law

Not to Scale
05/29/13
City of Toronto By-law No. -2013

Schedule '4'

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

Area Affected By This By-Law

Not to Scale 6/28/13
Schedule '7'

ST. CLAIR AVENUE WEST

RYDING AVENUE

270 Ryding Avenue

Area Affected By This By-Law

Not to Scale
05/29/13
11

City of Toronto By-law No. -2013

Schedule '8'

1450 St. Clair Avenue West

Zoning By-Law Amendment

Area Affected By This By-Law

Not to Scale
35/28/13
City of Toronto By-law No. -2013

1296 Kennedy Road

Zoning By-Law Amendment

Area Affected By This By-Law

11/9/2013
City of Toronto By-law No. 2013

Schedule '12'

117-129 Roselawn Avenue

Area Affected By This By-Law

Not to Scale
3/29/13
Schedule '13'

5830 Bathurst Street

Area Affected By This By-Law
Schedule '14'

387-403 Bloor Street East and 28 Selby Street

Zoning By-Law Amendment

Area Affected By This By-Law

Note Scale 45/20/13
City of Toronto By-law No. -2013

Zoning By-Law Amendment

19-21 Ossington Avenue

Area Affected By This By-Law

Not to Scale
3/9/2013
City of Toronto By-law No. -2013

Schedule '16'

3292 Bayview Avenue

Area Affected By This By-Law

Not to Scale
3529/13
City of Toronto By-law No. 2013

Schedule '18'

137 Queen's Plate Drive

Area Affected By This By-Law

Note Scale 05/29/13
City of Toronto By-law No. 2013
Schedule '21'

121 Railside Road

Zoning By-Law Amendment

Area Affected By This By-Law

Not to Scale
95/29/13
City of Toronto By-law No. -2013

Schedule '24'

1 Scarsdale Road

Area Affected By This By-Law

Not to Scale
05/29/13