

Authority: Toronto and East York Community Council  
Item TE34.17, adopted as amended by City of Toronto  
Council on July 19, 20, 21 and 22, 2022 and Section 169-  
5.2B of the City of Toronto Municipal Code Chapter 169,  
Officials, City

## CITY OF TORONTO

### Bill 573

### BY-LAW -2025

**To make a technical amendment to By-law 1074-2022, being a by-law to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 316, 318, 320, 322, 324, 326, 330, 332, 334 and 336 Campbell Avenue.**

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

Whereas City Council has delegated to the City Solicitor, in consultation with the City Clerk, by Section 169-5.2B of City of Toronto Municipal Code Chapter 169, Officials, City, the authority to submit bills directly to Council to correct technical errors; and

Whereas further clarification is required to By-law 1074-2022 enacted by Council as Regulation (F) of By-law 1074-2022 did not accurately reference the correct overall gross floor area and residential gross floor area of the building. In order clarify the correct gross floor areas as referred to in Regulation (F) of By-law 1074-2022, Regulation (F) has been modified to accurately reflect the correct overall permitted gross floor area of 21,050 square metres and the permitted residential gross floor area of 20,550 square metres;

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended by replacing Regulation 900.11.10(696)(F) so that it reads:

- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 21,050 square metres, of which:
  - (i) the permitted maximum **gross floor area** for residential uses is 20,550 square metres;
  - (ii) the permitted maximum **gross floor area** for non-residential uses is 500 square metres;

Enacted and passed on June , 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)