

Authority: Planning and Growth Management Committee Item 2.5,
adopted as amended, by City of Toronto Council on April 12 and 13, 2011
Enacted by Council: April 13, 2011

CITY OF TORONTO

BY-LAW No. 541-2011

To amend City of Toronto Zoning By-law No. 1156-2010, as amended, to correct labels on some parts of the Zoning By-law Map and Overlay Maps.

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 the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed zoning by-law amendment;

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

1. The Zoning By-law Map of By-law No. 1156-2010, as amended, is amended as follows:
 - (A) delete Exception No. x307 from the Zoning Label for 2691, 2711 and 2721 Markham Road and 850, 860 and 864 Tapscott Road, as shown on Diagram 1.
 - (B) add FSI value 1.0 to Zoning Label E(x229) for the lands north of O'Connor Drive and Curiry Avenue as shown on Diagrams 2a and 2b.
 - (C) add FSI value 1.0 to Zoning Label E(x231) for 30 Northline Road, as shown on Diagram 3.
 - (D) add FSI value 1.0 to Zoning Label E(x270) for 3 Dohme Avenue, as shown on Diagram 4.
 - (E) add FSI value 1.0 to Zoning Label E(x271) for 18 Cranfield Road, as shown on Diagram 5.
 - (F) add FSI value 1.0 to Zoning Label E(x272) for 15 Bermondsey Road, as shown on Diagram 6.
 - (G) add FSI value 1.0 to Zoning Label E(x273) for 46 Northline Road, as shown on Diagram 7.
 - (H) add FSI value 1.0 to Zoning Label E(x274) for 50 Northline Road, as shown on Diagram 8.
 - (I) add FSI value 1.0 to Zoning Label E(x17) for 1600 Birchmount Road, as shown on Diagram 10.
 - (J) add FSI value 1.0 to Zoning Label E for 120-122 Industry Street, as shown on Diagram 12.

- (K) add FSI value 1.0 to Zoning Label E(x56) for 1629 The Queensway, as shown on Diagram 13.
- (L) add FSI value 1.0 to Zoning Label E(x57) for 1611, 1611A and 1619 The Queensway, as shown on Diagram 14.
- (M) add FSI value 1.0 to Zoning Label E(x58) for 1589 The Queensway, as shown on Diagram 15.
- (N) add FSI value 1.0 to Zoning Label E(x59) for 1575 The Queensway, as shown on Diagram 16.
- (O) replace the zone label "RT(x34)" with "RT(x346)" for the lands along Hidden Trail, Stillwater Crescent, Millersgrove Drive and Fawnhaven Court south of Fisherville Road, as shown on Diagram 17.
- (P) replace the zone labels "RD(f12.0; a370; d0.4)(x1008)" for 3 to 20 King Street Crescent and "RD(f12.0; a370; d0.4)" for 3A to 37 Little Avenue and 2108, 2110, 2112 and 2114 Lawrence Avenue West with "RD(a300)(x1007)" as shown on Diagram 18.
- (Q) add to the zone label "RA(f24.0; au139)" the exception "(x761)" for the lands at the north-east corner of Neilson Drive and Dundas Street West as shown on Diagram 19.
- (R) replace exception "(x716)" with exception "(x674)" for 1737 Lawrence Avenue East so that the zone label reads "CR 2.5 (c2.5; r2.5) SS2 (x674)", as shown on Diagram 20.
- (S) replace exception "(x482)" with exception "(x2571)" for 1150-1176 Morningside Avenue so that the zone label reads "CR 0.3 (c0.3; r0.0) SS3 (x2571)", as shown on Diagram 21.
- (T) replace the zone label "CR 0.4 (c0.0; r0.4) SS3 (x501)" with "CR 0.4 (c0.4; r0.0) SS3 (x501)" for 2850 Kingston Road and 783 St. Clair Avenue East, as shown on Diagram 22.
- (U) replace exception "(x1698)" with exception "(x2556)" for 169-177 Church Street, and to replace exception "(x1697)" with exception "(x2556)" for 159-163 Church Street so that the zone label reads "CR 3.0 (c2.0; r3.0) SS1 (x2556)", as shown on Diagram 25.
- (V) replace the zone label "CL 0.8(x48)" with the zone label "CR 0.8 (c0.8; r0) SS3 (x2570)" for 9940 Sheppard Avenue East, as shown on Diagram 26.
- (W) delete exception "(x54)" from the "CRE" zone labels, for Portland Street north of Front Street, Niagara Street West or Portland Street and Front Street west of Portland Street as shown on Diagram 27.

- (X) replace the zone label "RD(f15.0; a550)(x5)" for 20 Senlac Road with "RD(x1455)", as shown on Diagram 32.
- (Y) replace RA (f21.0; a925; d0.85) for 2382 Keele Street with RM (d0.85), as shown on Diagram 33.
- (Z) delete Exception No. 1313 (x1313) from all RD labels for the lands south of Lawrence Avenue West and Avenue Road, northwest of Bathurst Street and Davenport Road, west of Avenue Road north and south of St. Clair Avenue west, and Glen Oak Drive, Benlamond Drive and Norwood Road south of Gerrard Street East and Glenmount Park Road.
- (AA) delete Exception No. 297 (x297) from all R labels for land south of Bloor Street West and Lansdowne Avenue and south of Gerrard Street East and Pickering Street.
- (AB) delete Exception No. 1307 from the Zoning Label for 60-98, 61-93 Forest Hill Road, 219 and 221 Lonsdale Road and 170 and 172 Heath Street, as shown on Diagram 34.
- (AC) delete Exception No. 329 from the Zoning Label for 1307-1409 Avenue Road, 256-264, 245-247 Glenview Avenue, 227-241, 240 Glengrove Avenue and 221, 230 Glencairn Avenue, as shown on Diagram 35.
- (AD) delete Exception No. 292 (x292) from all R labels for the lands north of St. Clair Avenue West and Runnymede Road, southeast of Danforth Avenue and Ladysmith Avenue and near Woodbine Avenue and Queen Street East.
- (AE) replace exception "(x674)" with exception "(x716)" for 1765 and 1775 Lawrence Avenue East so that the zone label reads "CR 2.5 (c2.5; r2.5) SS2 (x716)", as shown on Diagram 36.
- (AF) replace "d0.15" with "d1.5" so the zone label reads "RA(f30.0; a1370; d1.5)" for 1797 Jane Street, as shown on Diagram 38.
- (AG) replace the zone label "RS(f10.5; a315)" with "RS(18.0; a665)" for 731 Burnhamthorpe Road and 95 Old Burnhamthorpe Road as shown on Diagram 39.
- (AH) replace "(u220)" with "(au220)" so the zone label reads "RT(au220)" for 12 Castlegrove Boulevard as shown on Diagram 40.
- (AI) replace "RD(f120.0; a464)(x195)" with "RD(f12.0;a464)(x195)" for the lands on Anson Avenue, Nicolan Road, Randall Crescent, Wadena Court and Brimley Road, as shown on Diagram 41.
- (AJ) add FSI value 0.6 to Zoning Label RD(f12.0), for the lands on Old Park Road north of Eglinton Avenue West, as shown on Diagram 42.

- (AK) add FSI value 1.0 to Zoning Labels R(x71), R(x183) and R(x7), for the lands on Draper Street north of Front Street, as shown on Diagram 43.
- (AL) add FSI value 0.6 to Zoning Labels RD(f12.0) and RD(f12.0)(x1335), for the lands on Monclair Avenue and Lonsmount Drive as shown on Diagram 44.
- (AM) add FSI value 0.6 to Zoning Label RD(f15.0)(x1332) and add FSI value 0.35 to Zoning Label RD(f15.0)(x1332), for the lands west of Spadina Road north of Burton Road, as shown on Diagram 45.
- (AN) add FSI value 0.6 to Zoning Label RD(f15.0)(x1332) and add FSI value 0.35 to Zoning Labels RD(f15.0)(x1332), for the lands on Brownside Avenue, Archer Road, Dunloe Road, Spadina Road and Killbarry Road, as shown on Diagram 46.
- (AO) add FSI value 0.6 to Zoning Label RD(x1335), for the lands on Chaplin Crescent north of Eglinton Avenue West, as shown on Diagram 47.
- (AP) add FSI value 0.6 to Zoning Label RD(f15.0)(x1398), for the lands on Crescent Road, as shown on Diagram 48.
- (AQ) replace the zone label "RM(f12.0; u2; d0.8)(x252)" with "RS(f18.0; a550; d0.6)" for the Clairton Crescent area as shown on Diagram 50.
- (AR) replace "a1875" with "a1375" so the zone label reads RA (f30.0; a1375; d1.5) for 2961 Dufferin Street as shown on Diagram 51.
- (AS) replace "f10.5" with "f7.5" and "a325" with "a185" in the zone label RD(f10.5; a325; d0.4) so the zone label reads "RD(f7.5; a185; d0.4)" for the area east of Royal York Road and generally south of Symons Street and Miles Road, as shown on Diagram 52.
- (AT) replace "d0.6" with "d0.4" so the zone label reads "RD(f7.5; a230; d0.4)" for the area south of Birmingham Street, north of Lake Shore Boulevard West and generally east of Twenty Second Street and west of Kipling Avenue as shown on Diagram 53.
- (AU) delete Exception No. 1247 from all RD labels for 48 Weatherell Street, 7 Folkes Street, 11 Rivercrest Road, 509, 511, 513, 515, 517, 519, 549 and 551 Christie Street, 407 Walmer Road and Edmond Gate south of Edmund Avenue.
- (AV) delete Exception No. 1412 for lands west of Bayview Avenue and Broadway Avenue.
- (AW) replace "f18.5" with "f18.0" in the zone label so the zone label reads "RS(f18.0; a665)" for the area along Graystone Gardens generally west of Willrod Road, as shown on Diagram 54.

2. The Height Overlay Map of By-law No. 1156-2010, as amended, is amended as follows:
- (A) replace "HT10 ST2" label with "HT11.5 ST3" label on the zoning by-law height overlay maps for the lands known as 65, 67, 69, 71, 83, 87, 260, 262, 264, 266, 268 and 270 Fisherville Road as shown on Diagrams 9a and 9b.
 - (B) replace "HT10 ST2" label with "HT11.5 ST3" label on the zoning by-law height overlay maps for the lands as shown on Diagrams 11a, 11b, 11c, 11d and 11e.
 - (C) replace the height shown as "HT 8, ST 8" with a height of "HT 8, ST 3" for 1620 Albion Road, as shown on Diagram 23.
 - (D) replace the height shown in metres as "HT 16.5" and storeys as "ST 5" with a height in metres of "HT 10.5" and storeys of "ST 3" for 378 Deloraine Avenue, 397-399 Old Orchard Grove, 394-398 Old Orchard Grove, 191-195 Roe Avenue, 188-194 Roe Avenue, 345, 347 and 367 Melrose Avenue, 368-370 Melrose Avenue, 359-365 Fairlawn Avenue, 378 Fairlawn Avenue, 443 St. Germain Avenue, 444 St. Germain Avenue, as shown on Diagrams 28a, 28b, 28c and 28d.
 - (E) replace the height shown in metres as "HT 10.5" and storeys as "ST 3" with a height in metres of "HT 16.5" and storeys of "ST 5" for 1500-1574 Avenue Road, 1590-1600 Avenue Road, 1507-1549 Avenue Road, 286-296 Lawrence Avenue West, as shown on Diagrams 29a and 29b.
 - (F) replace the height shown as "HT 10.0, ST 3" with a height of "HT 10.5, ST 3" for 375, and 377 Fairlawn Avenue, as shown on Diagram 30.
 - (G) replace "HT10" label with "HT14.0" label on the zoning by-law height overlay maps for Kingston Road east of Woodbine Avenue, as shown on Diagram 31.
 - (H) replace "HT23.0" label with "HT10.0" label on the zoning by-law height overlay maps for the lands south of St. Clair Avenue West, West of Christie Street, North of Davenport Road and on Lansdowne Avenue, shown on Diagrams 55a, 55b and 55c.
3. The Lot Coverage Overlay Map of By-law No. 1156-2010, as amended, is amended as follows:
- (A) delete 1297 and 1299 Woodbine Avenue from the Lot Coverage Overlay Map, as shown on Diagram 24.

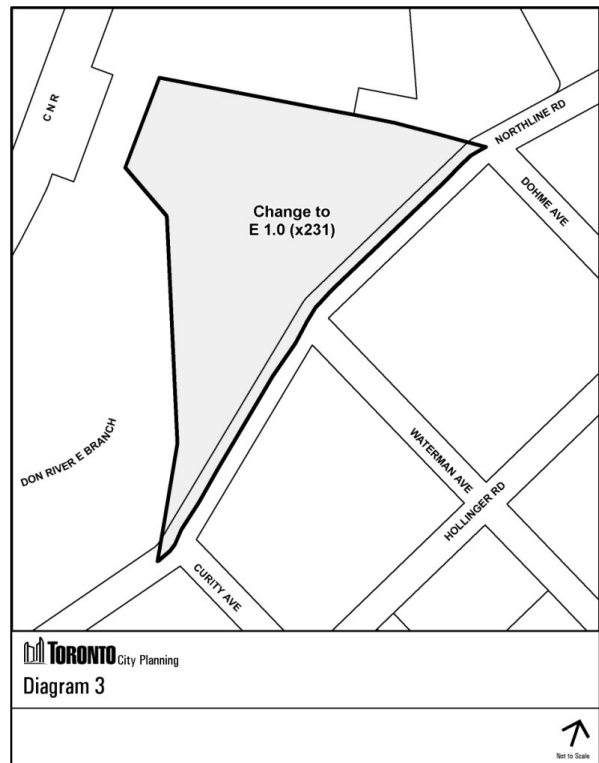
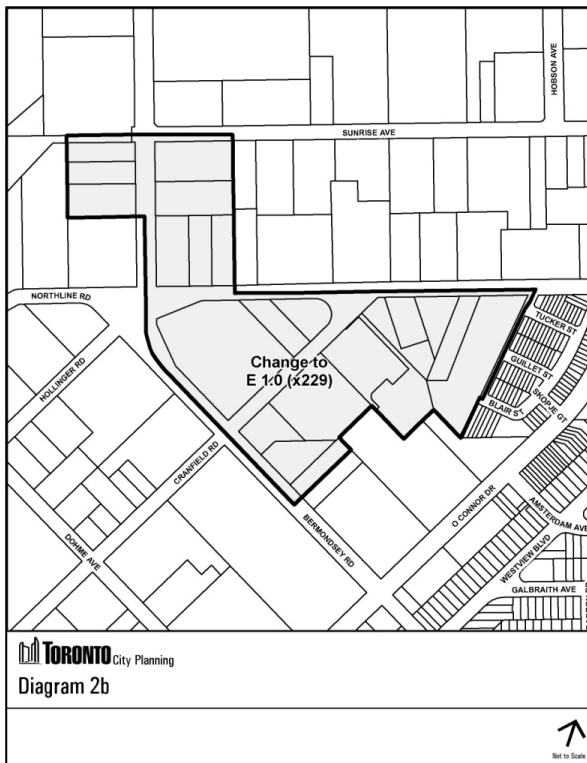
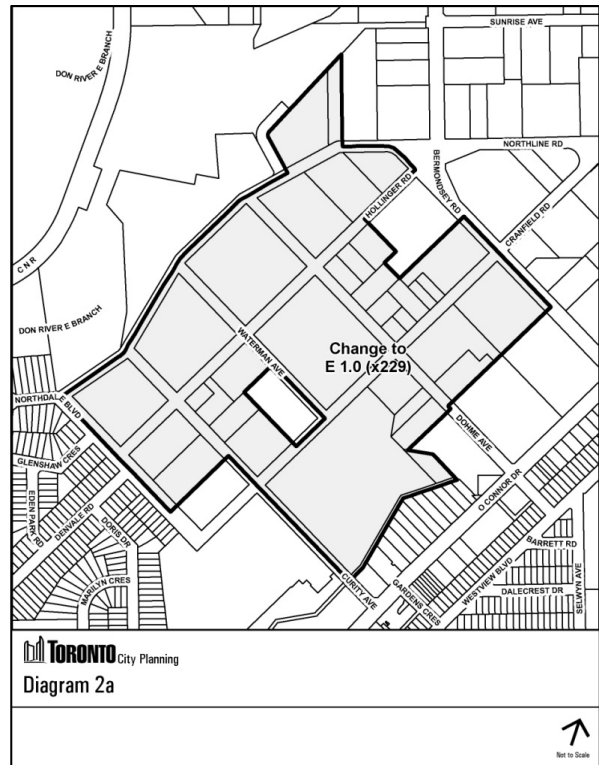
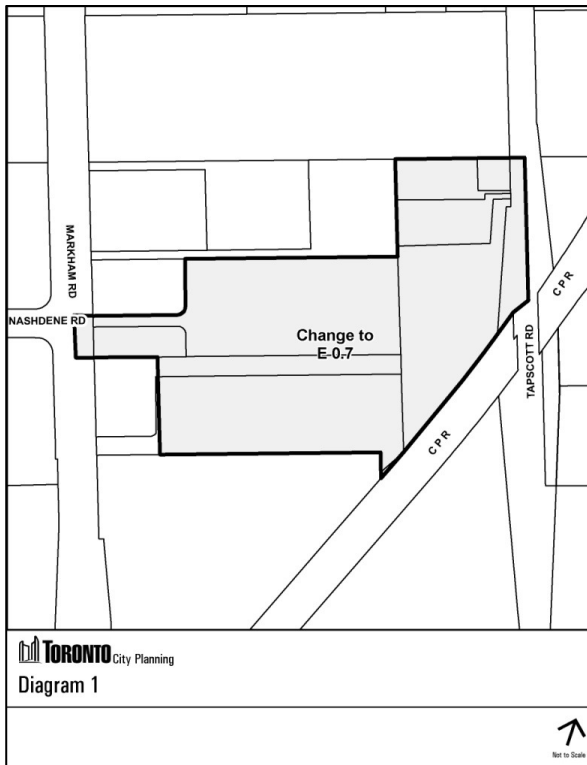
- (B) replace the lot coverage value of "33" with "35" on the Lot Coverage Overlay Map for the lands generally south of Dentonia Park Avenue, west of Victoria Park Avenue and east to along Sibley Avenue as shown on Diagrams 37a and 37b.

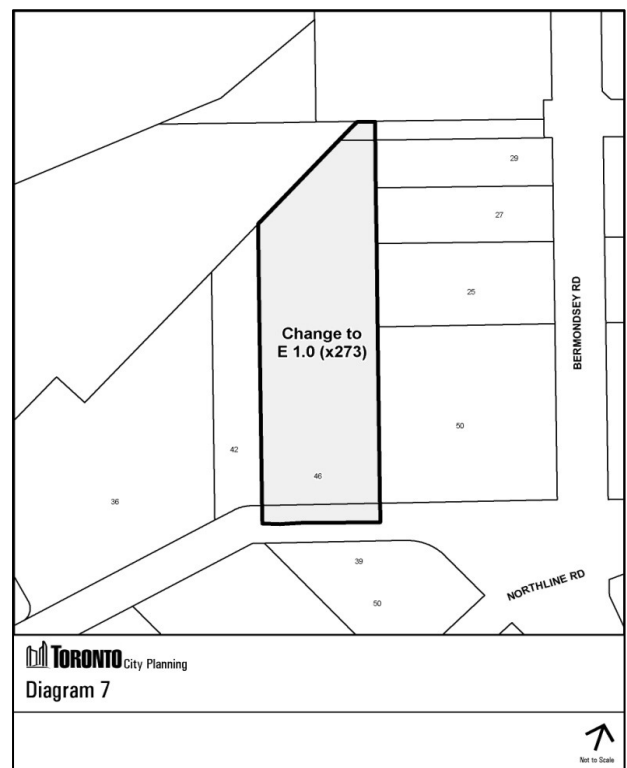
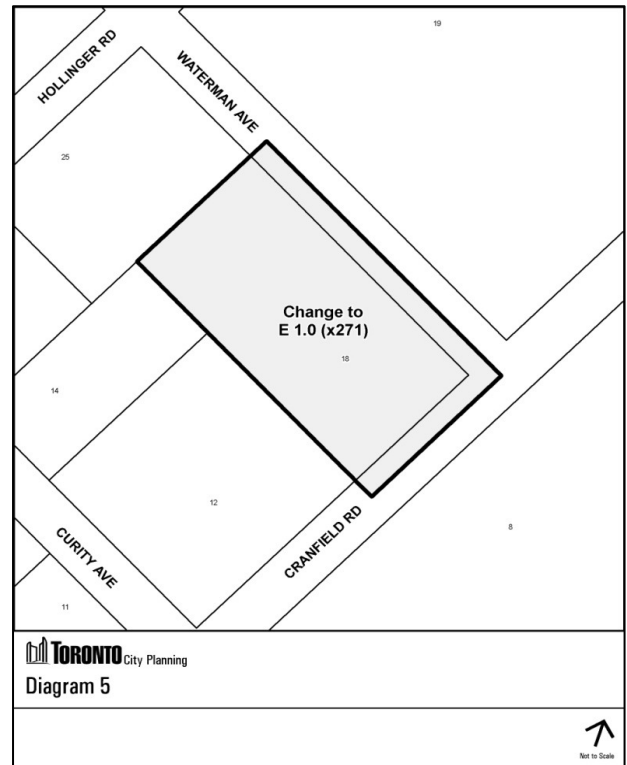
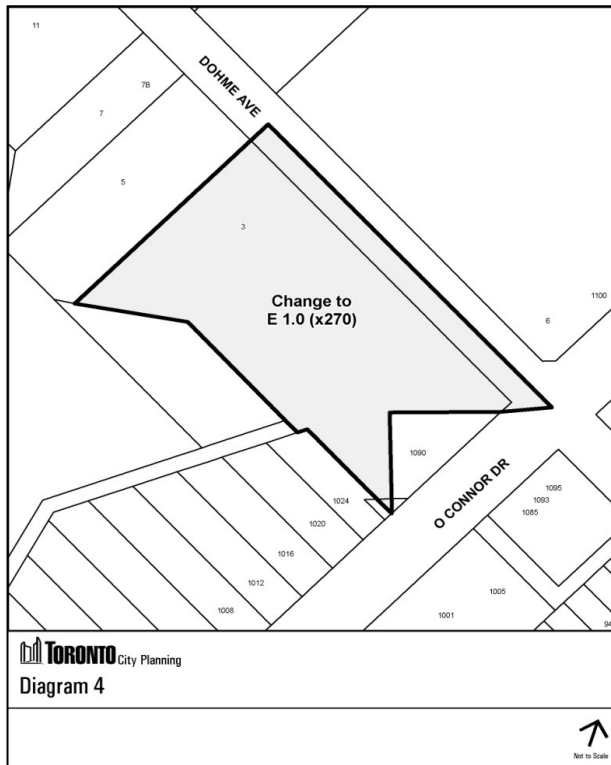
ENACTED AND PASSED this 13th day of April, A.D. 2011.

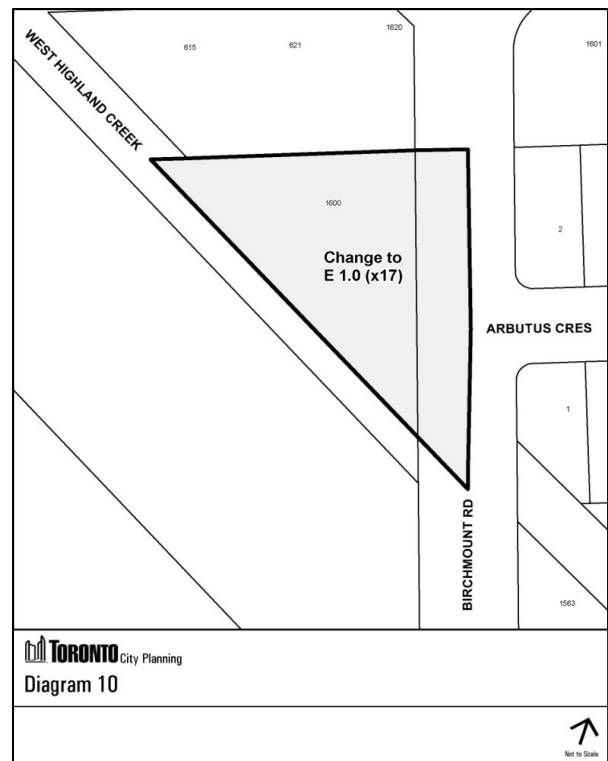
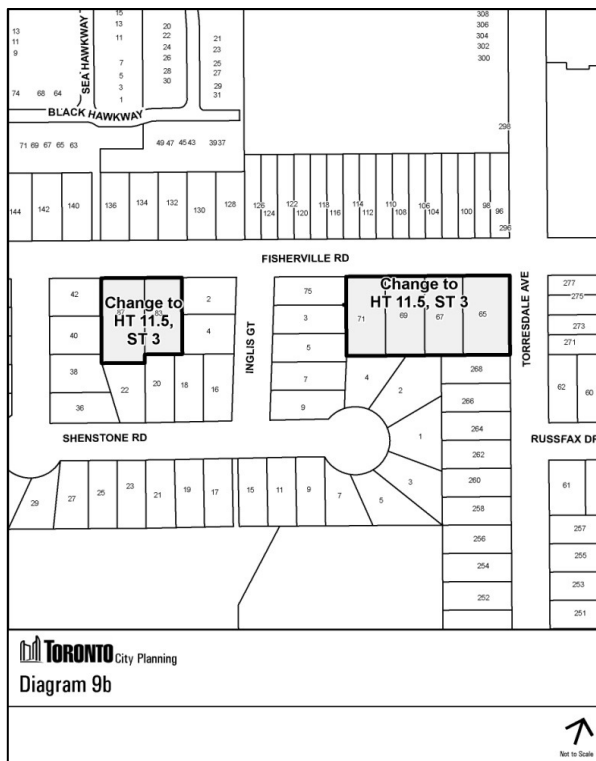
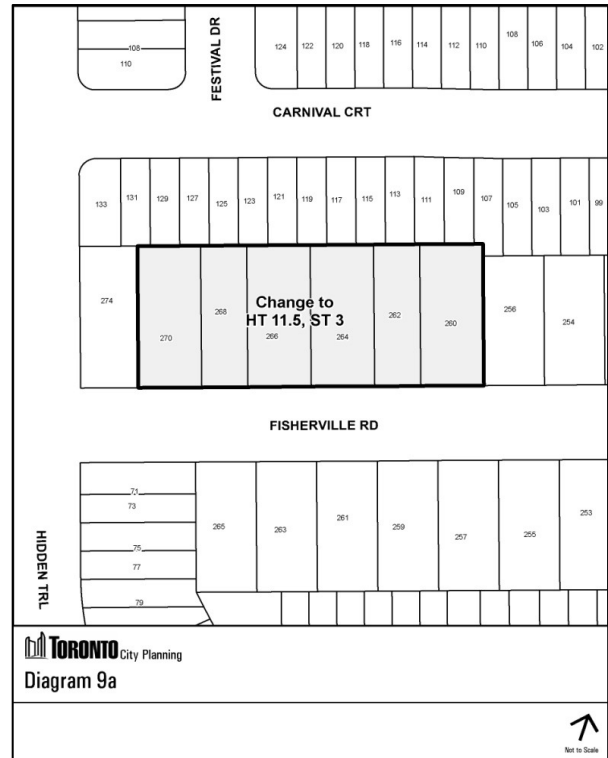
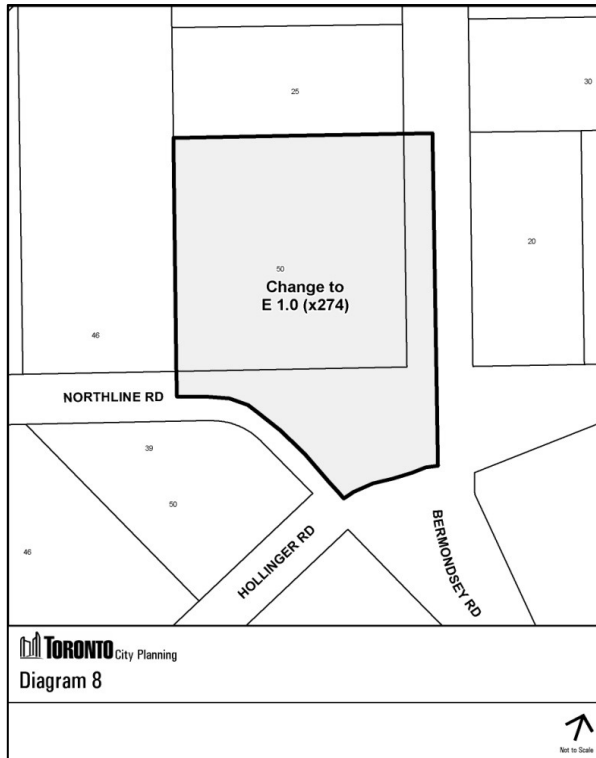
FRANCES NUNZIATA,
Speaker

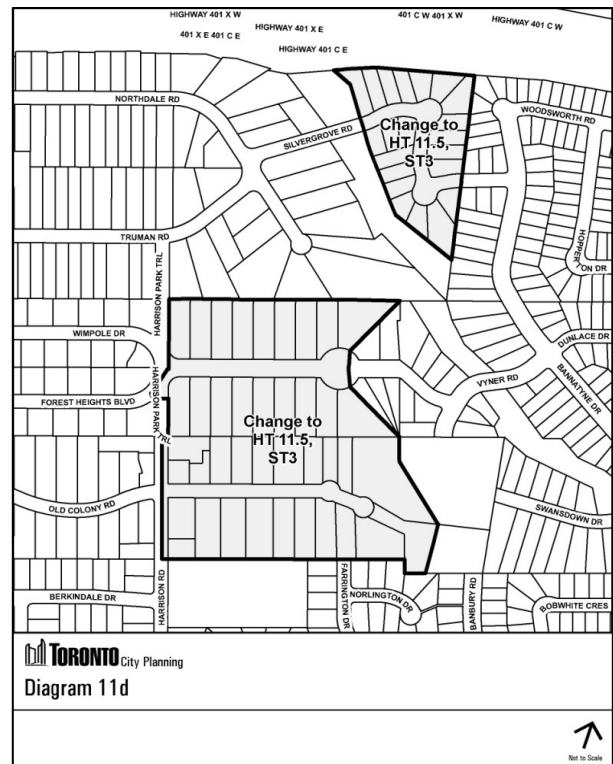
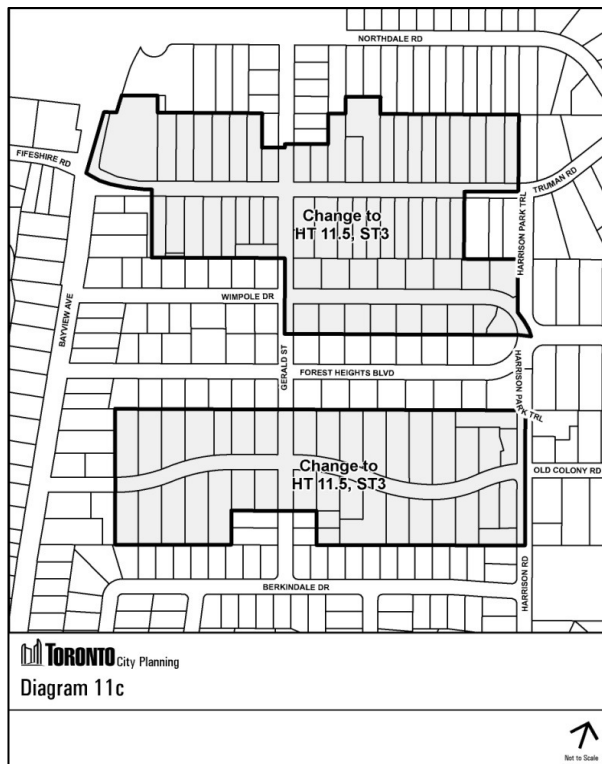
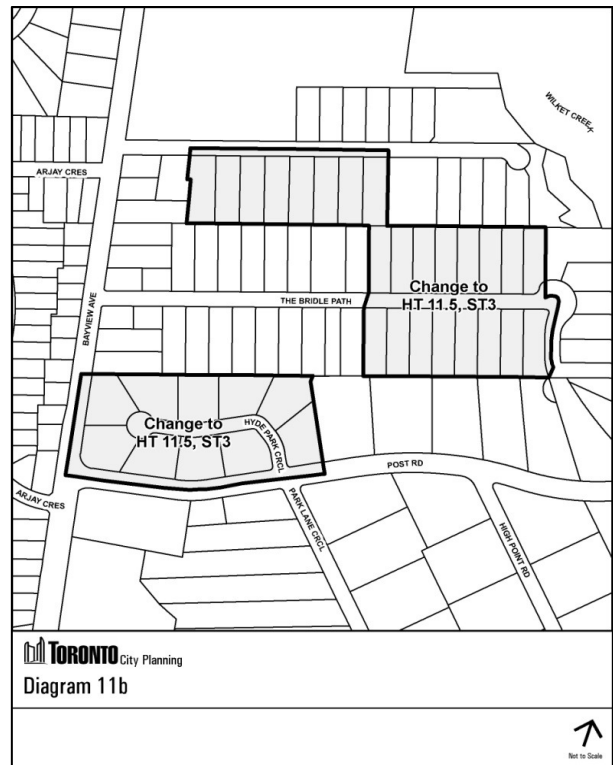
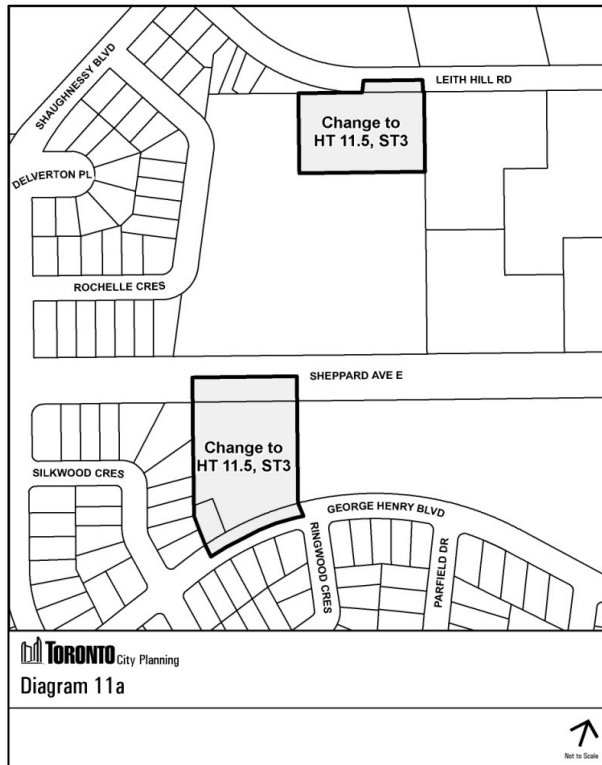
ULLI S. WATKISS,
City Clerk

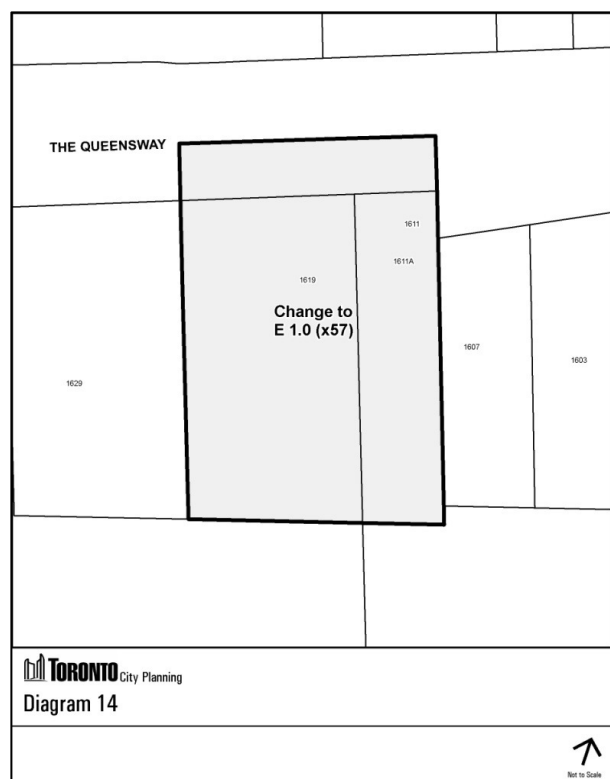
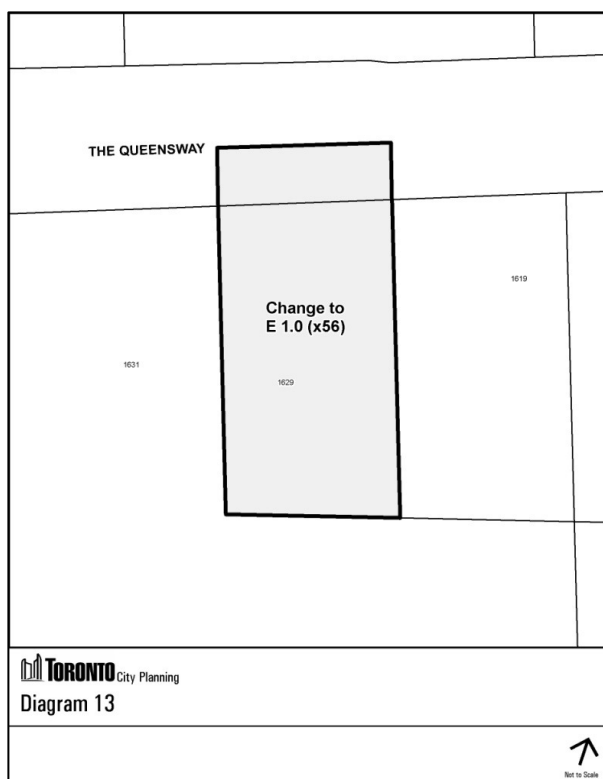
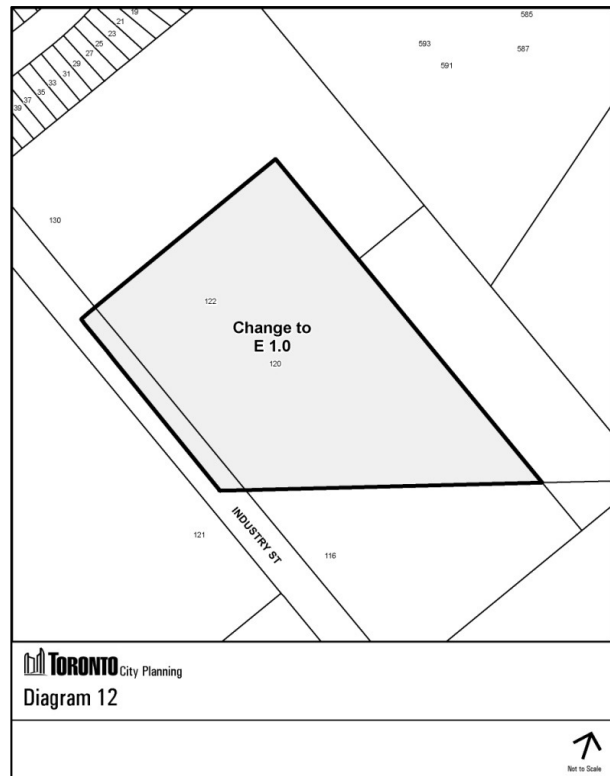
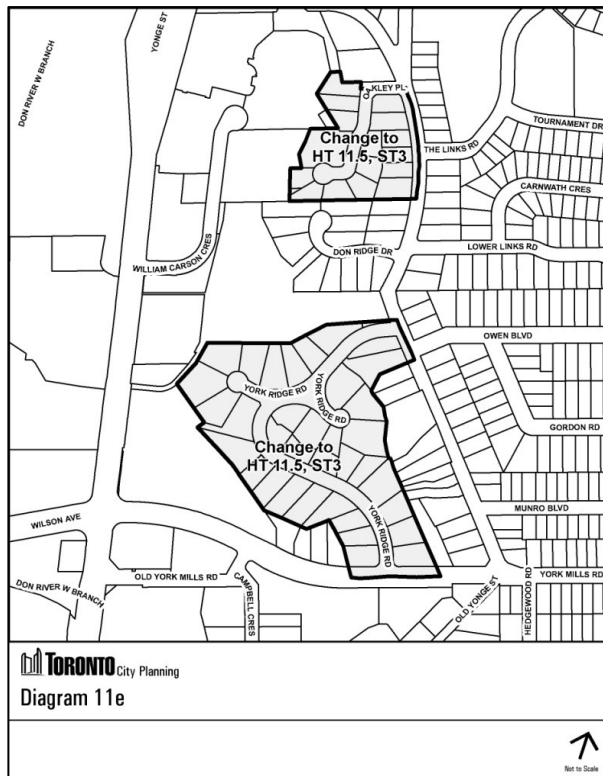
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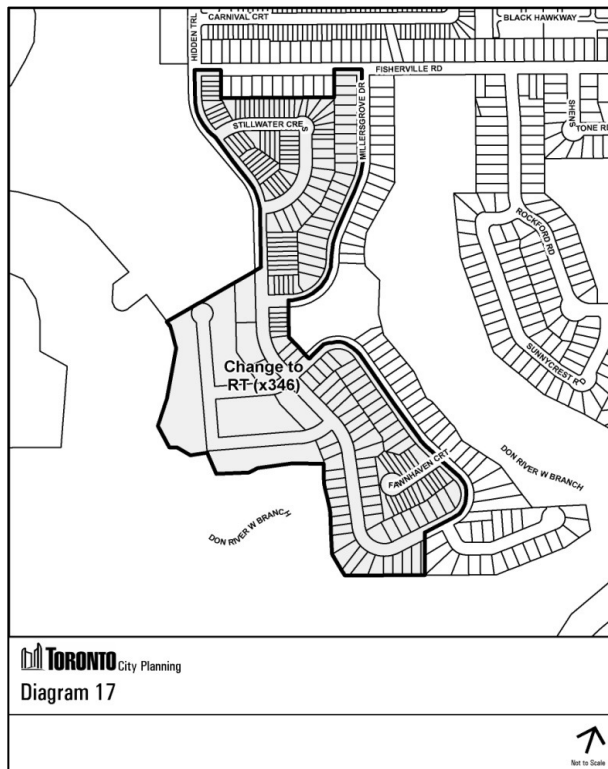
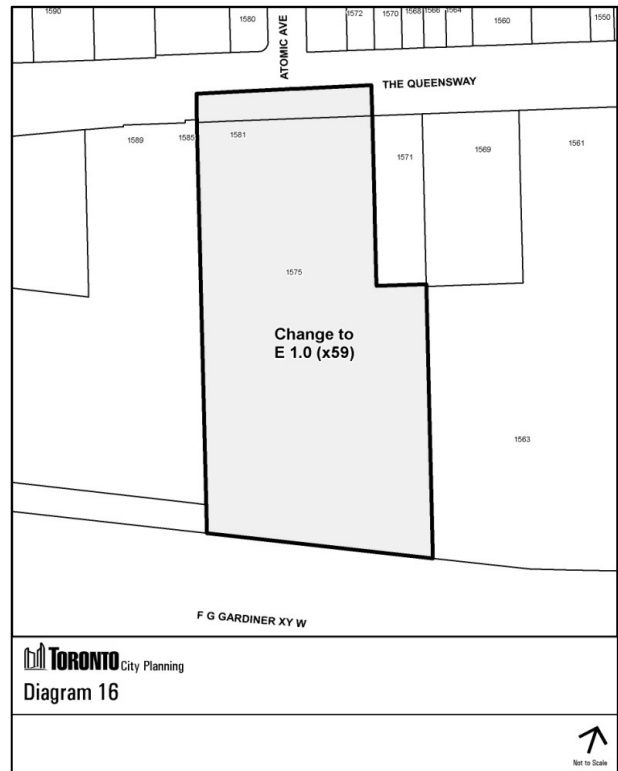
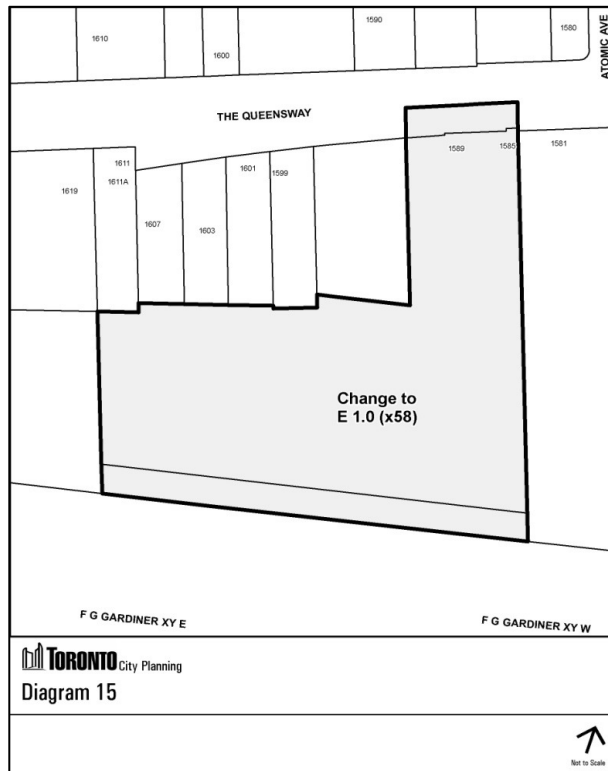


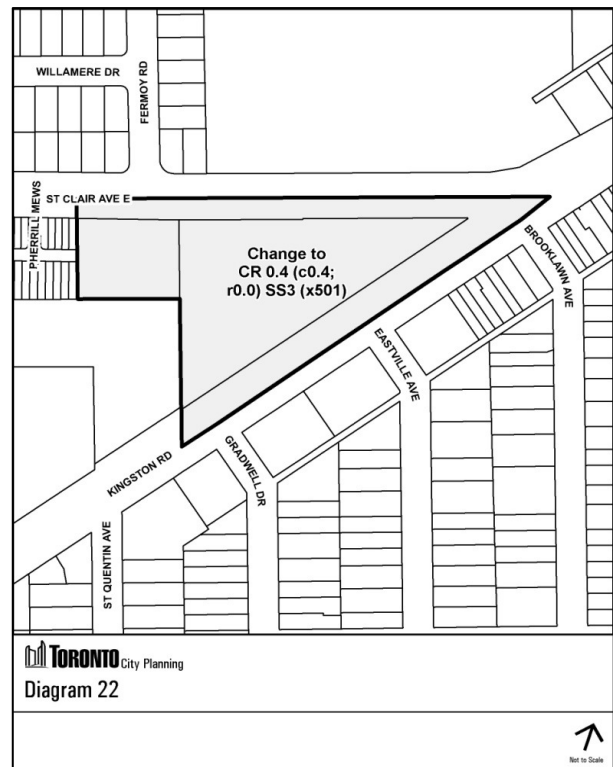
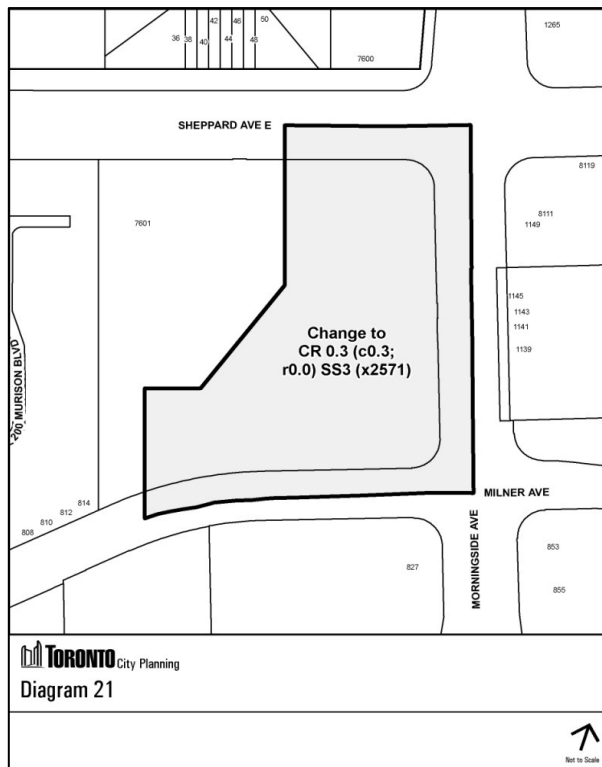
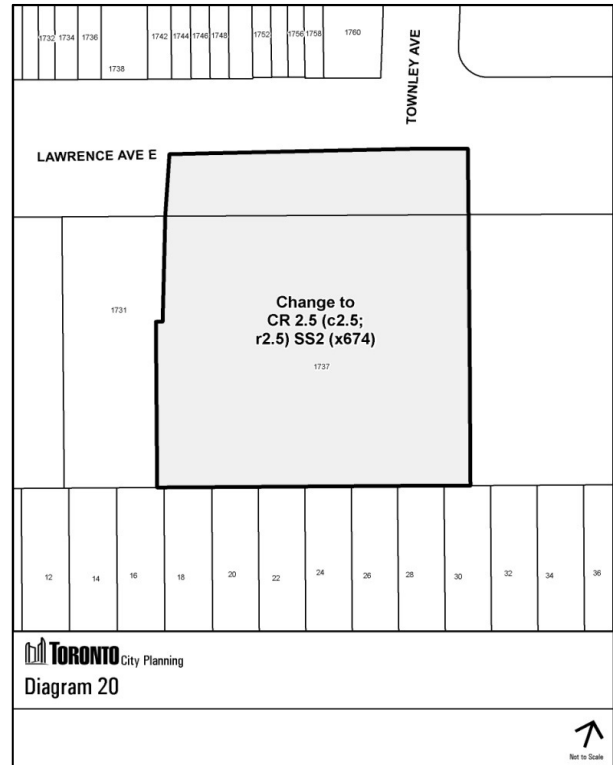
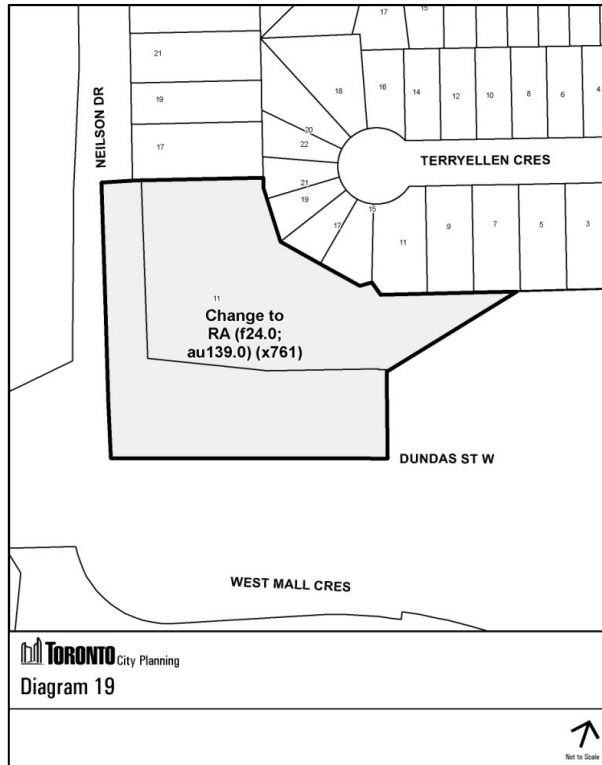


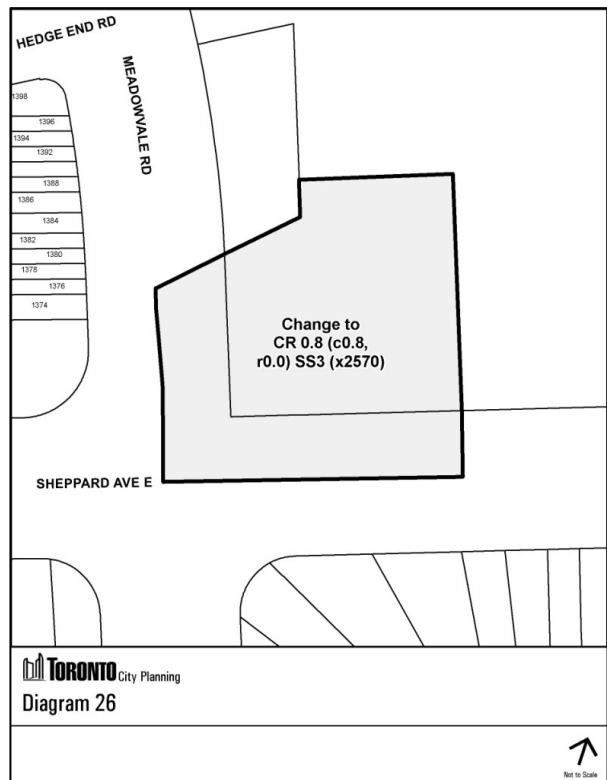
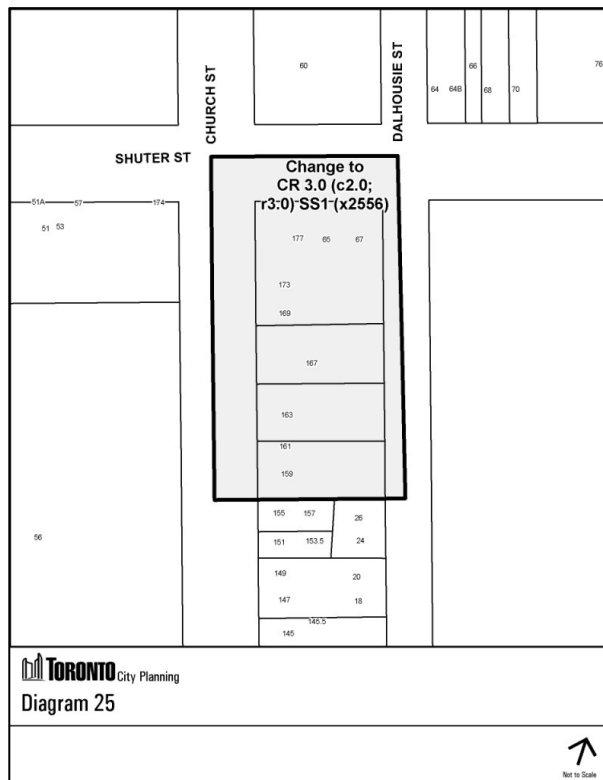
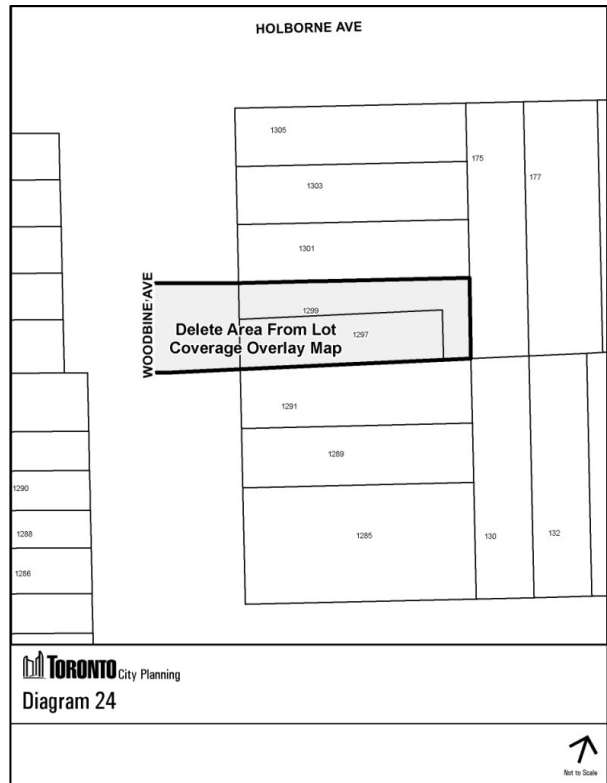
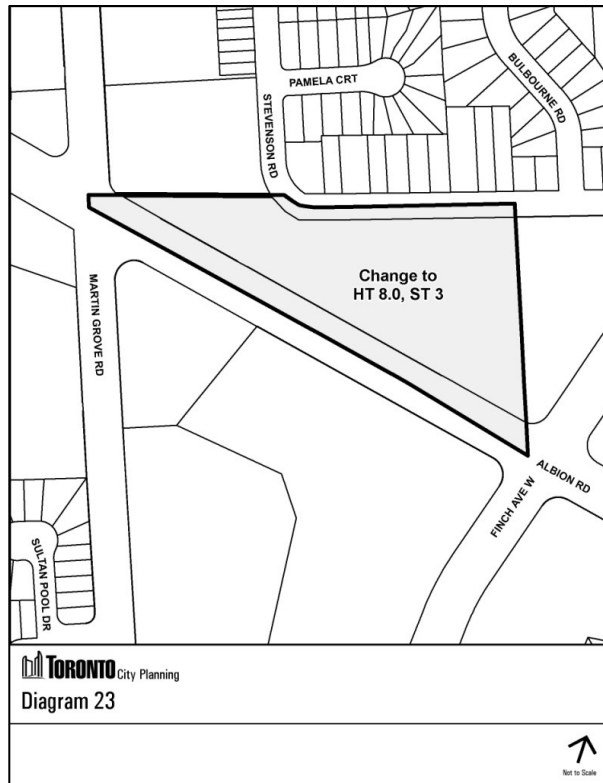


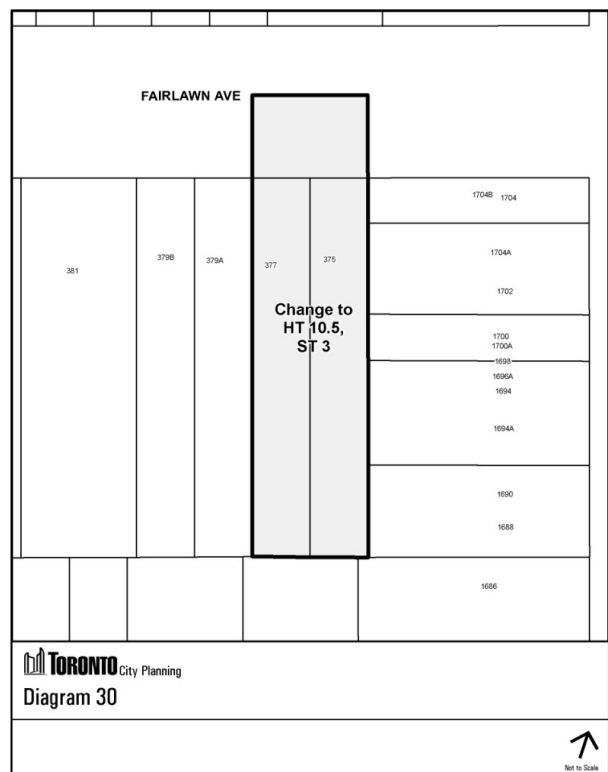
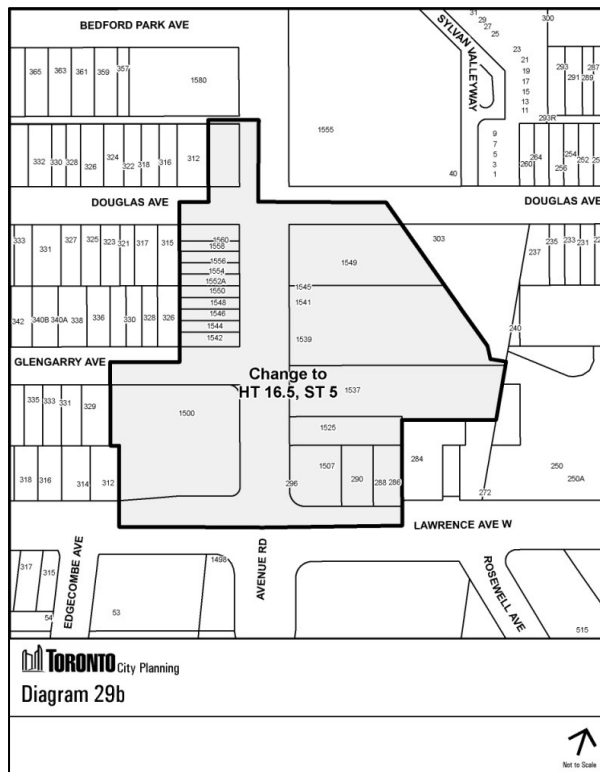
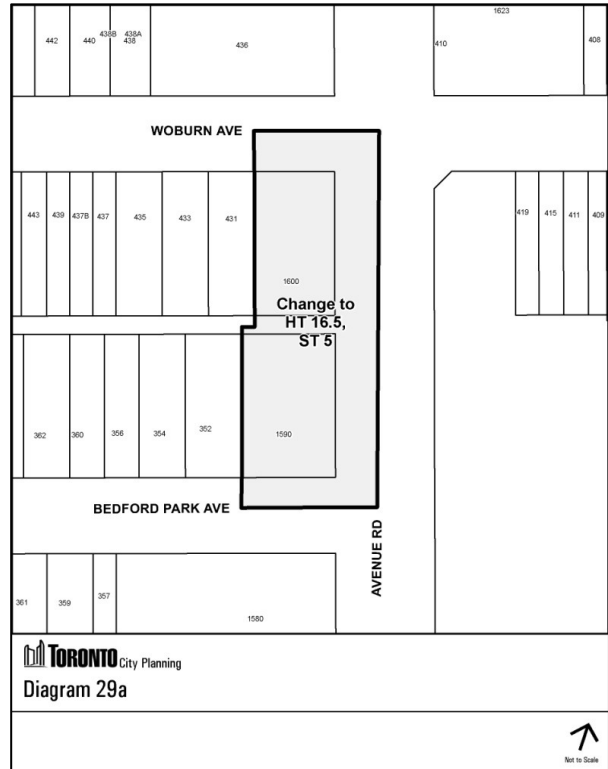
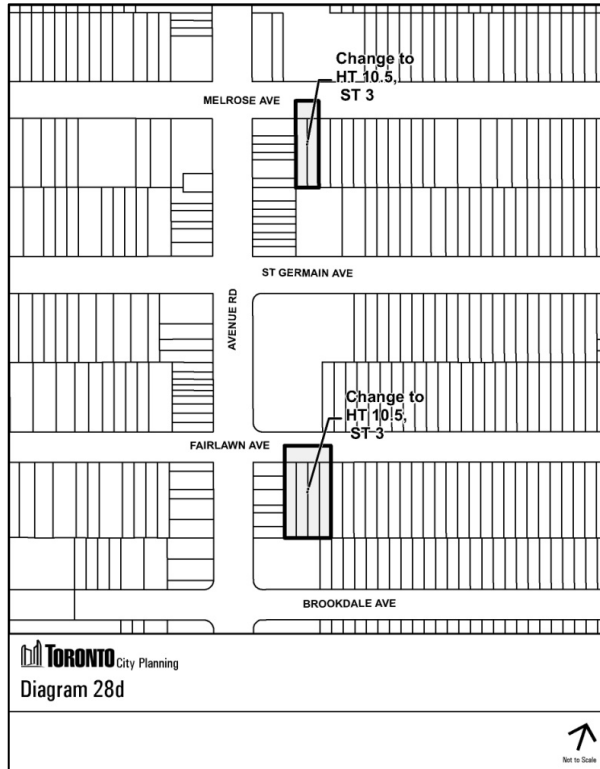


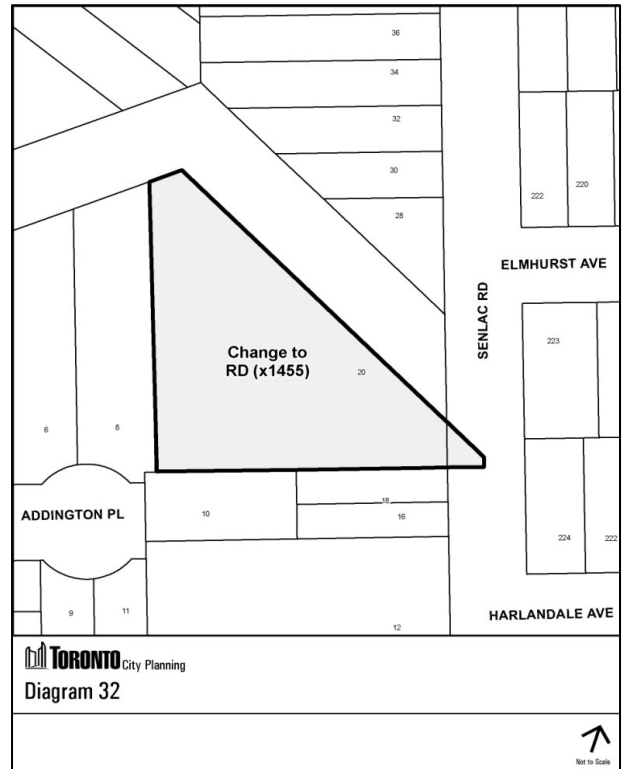
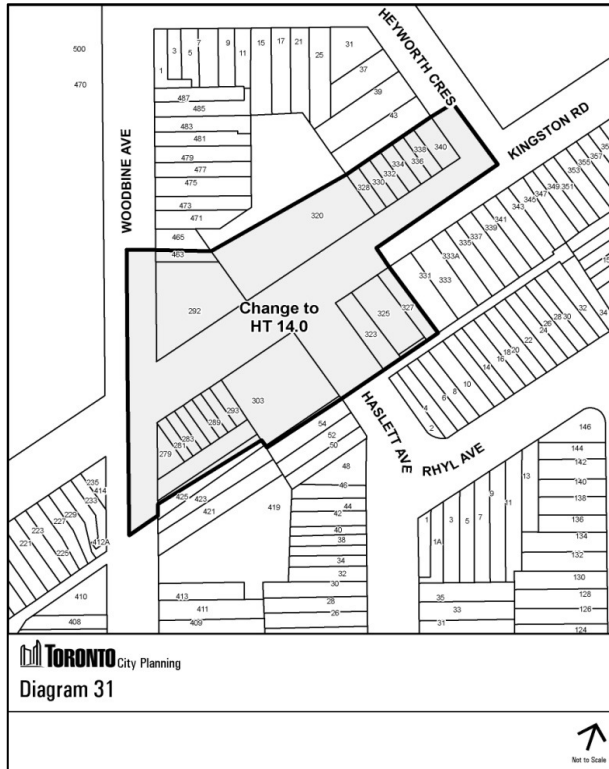


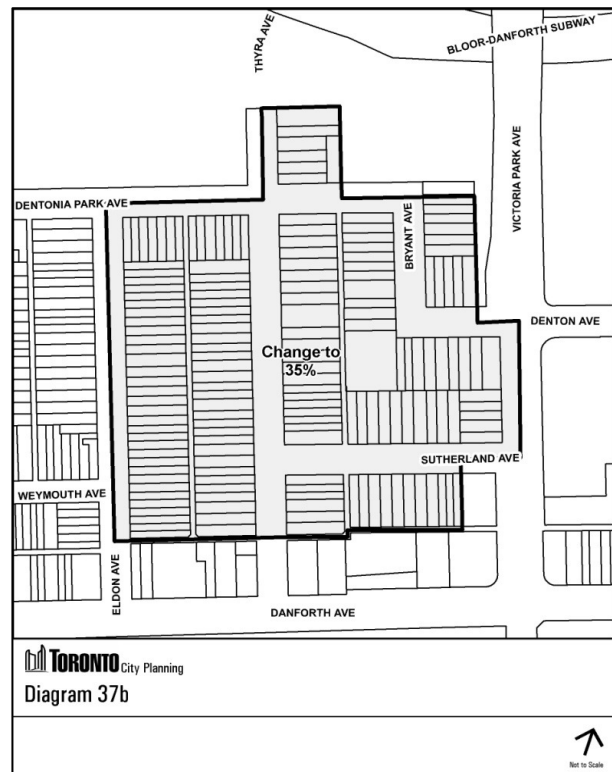
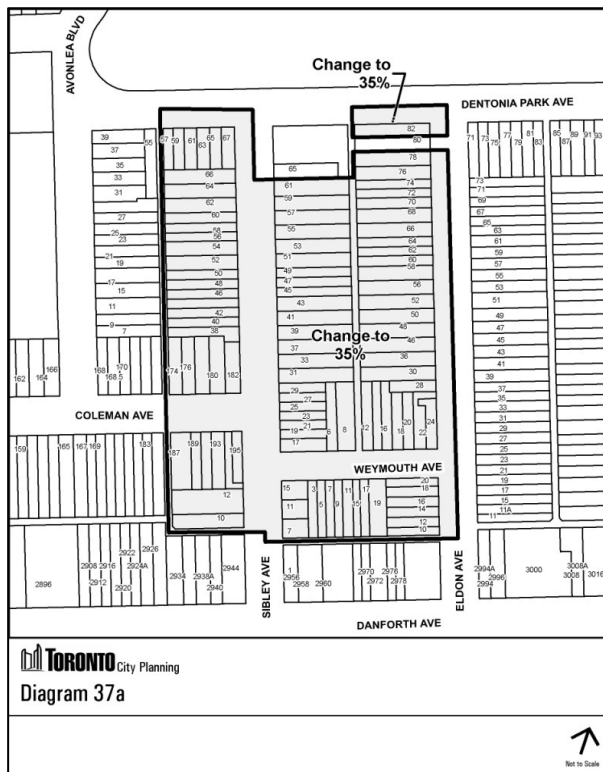
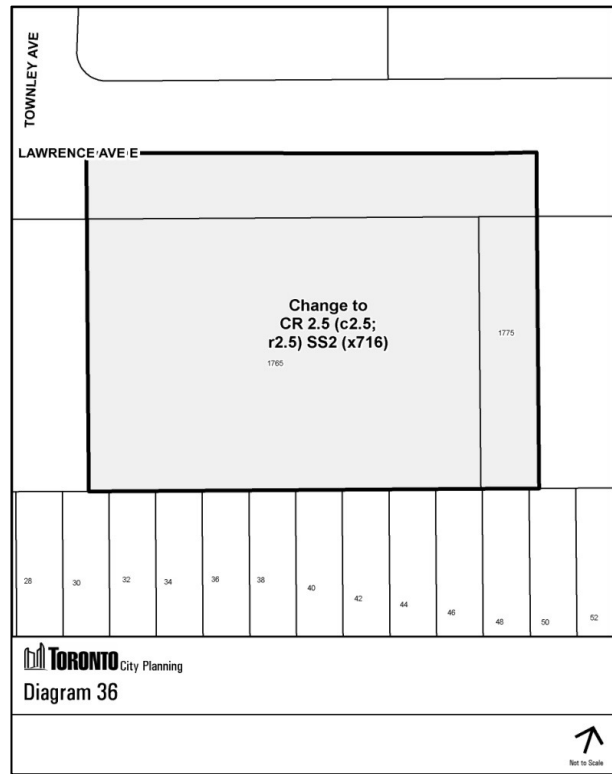


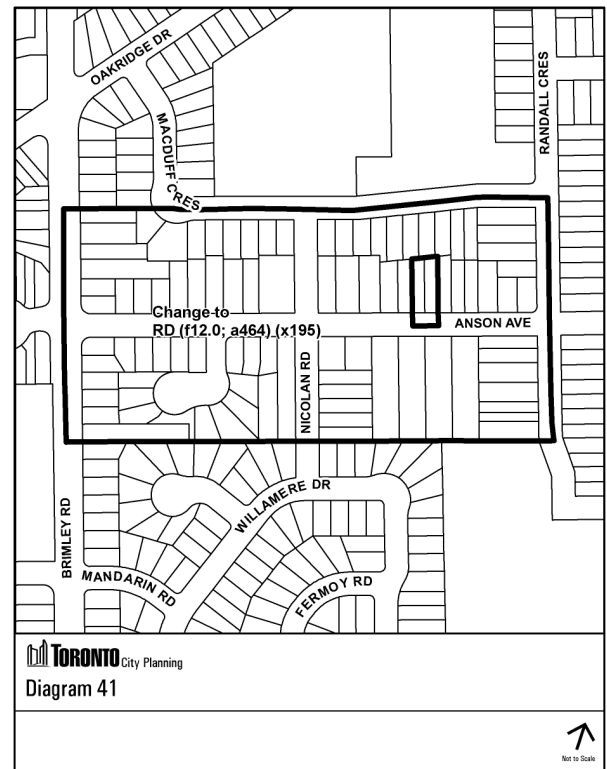
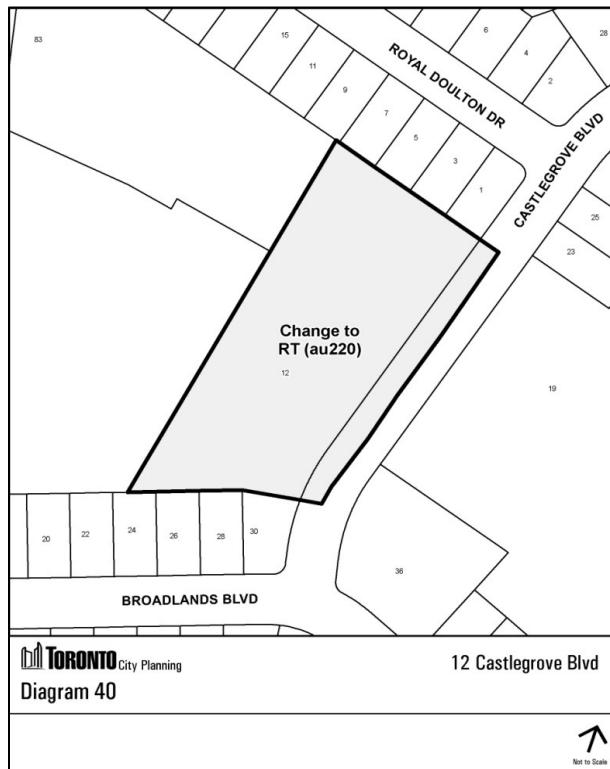
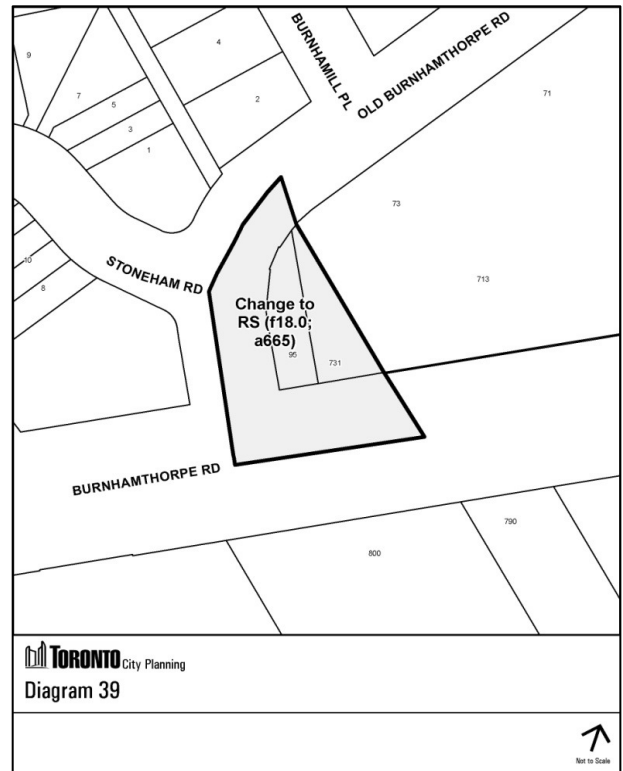
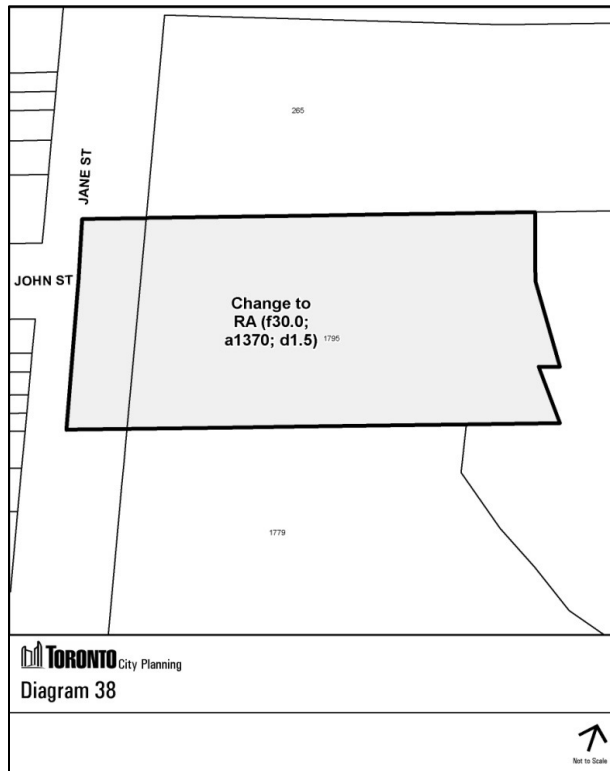


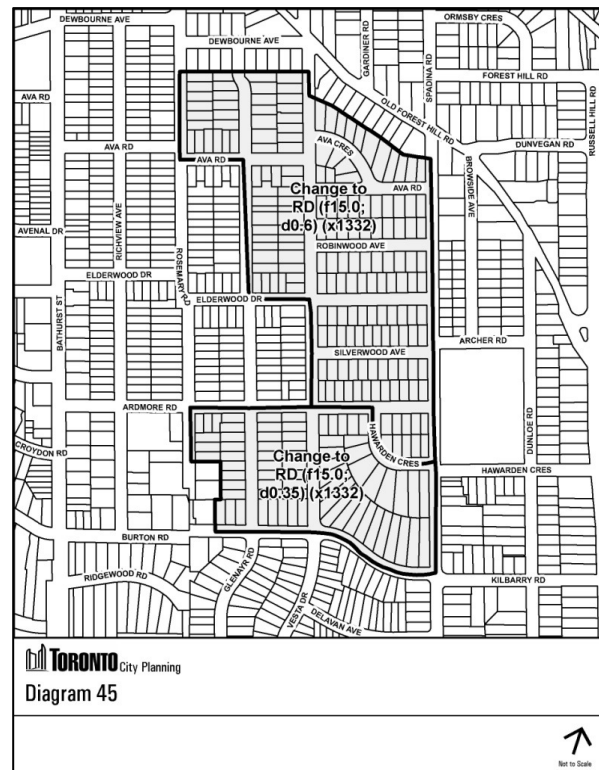
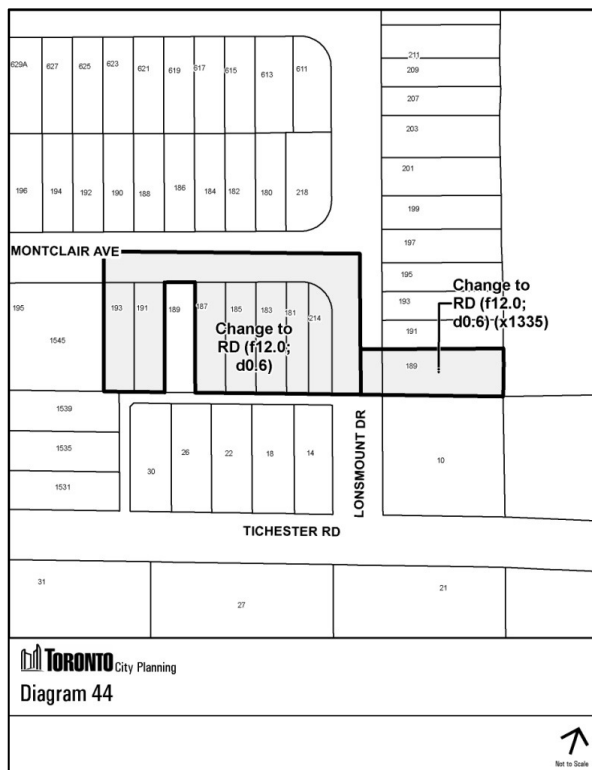
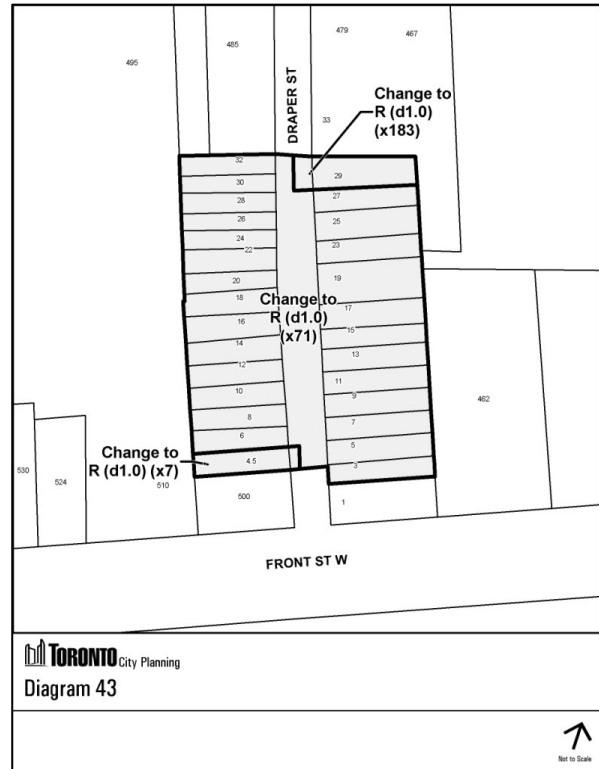
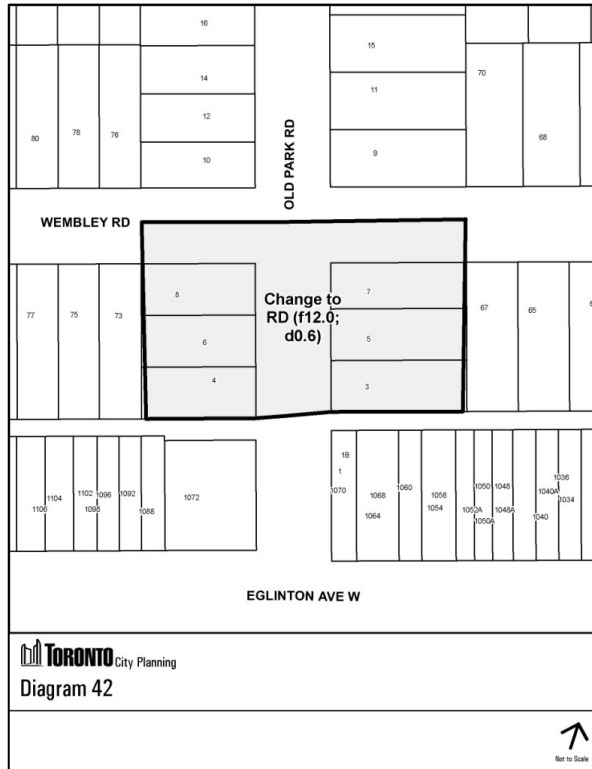


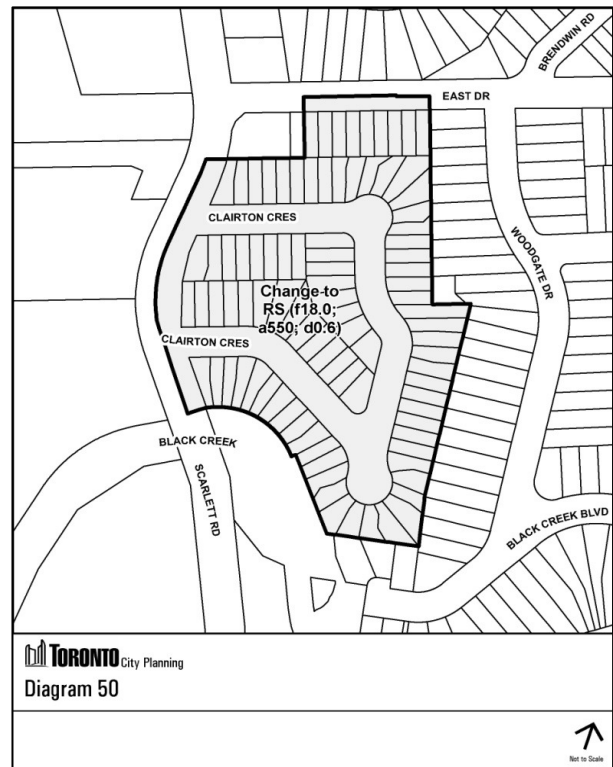
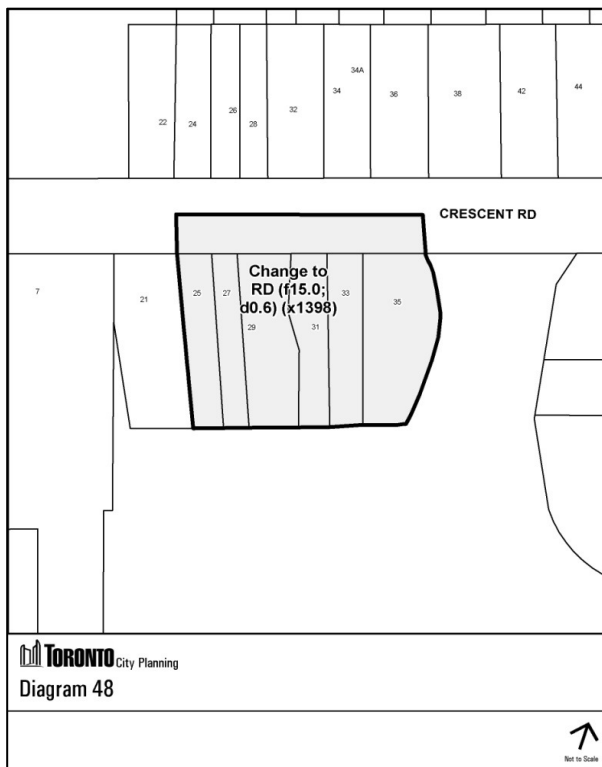
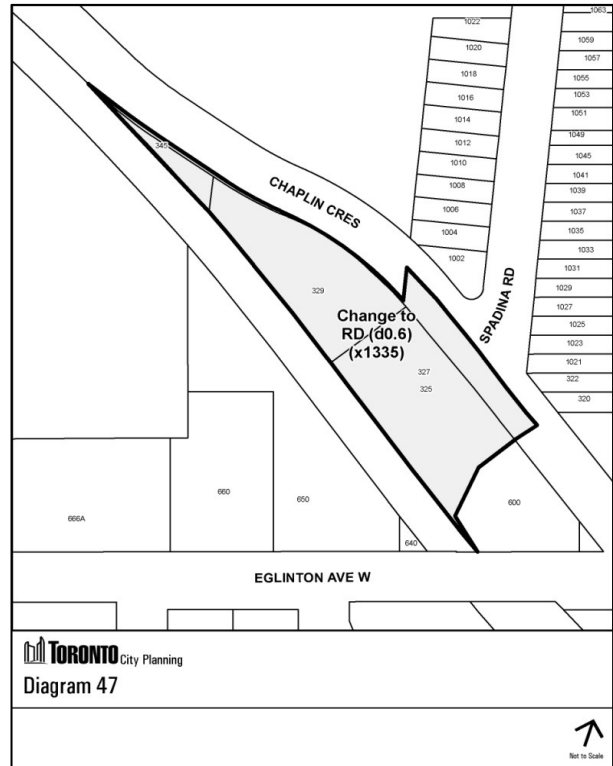
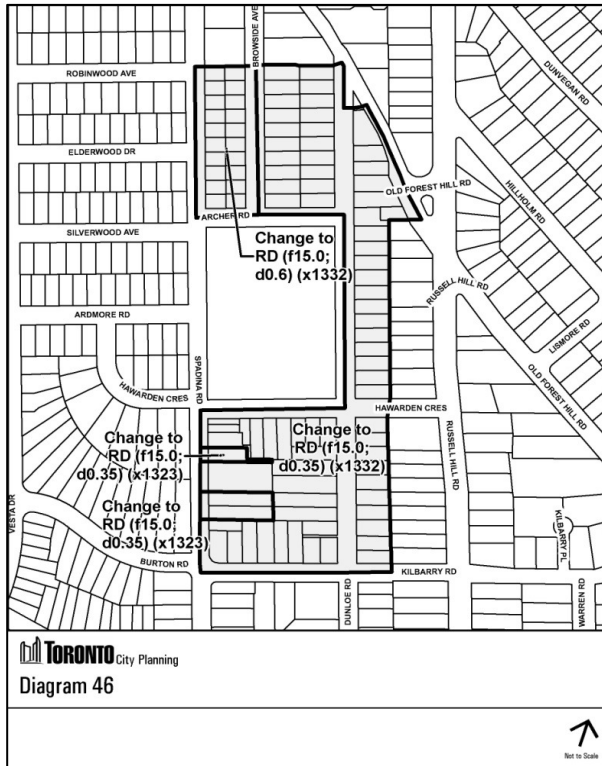


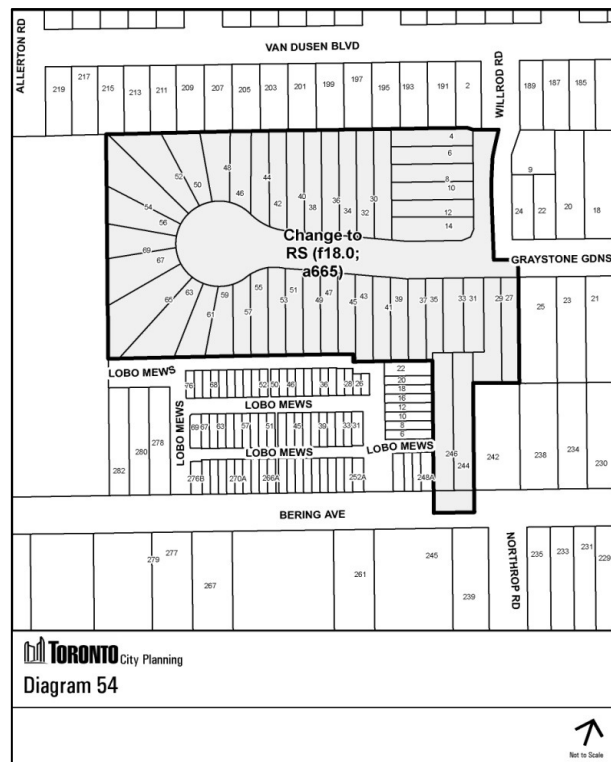
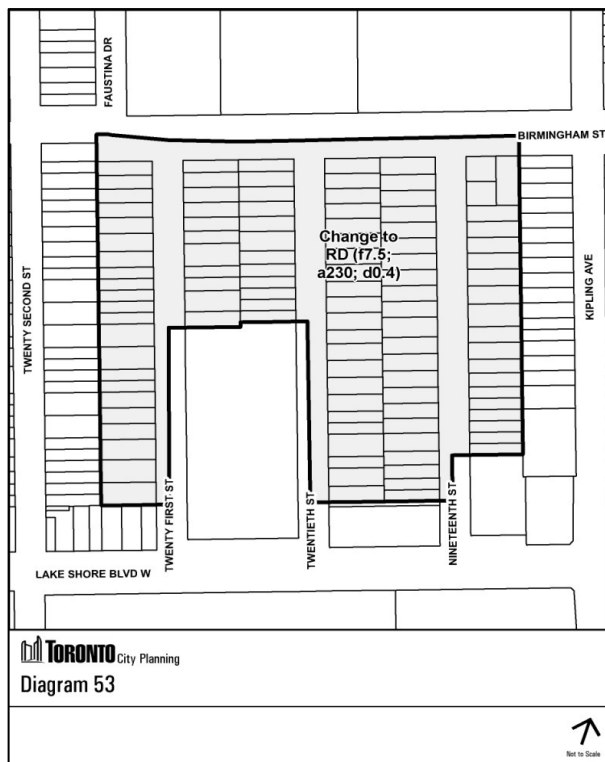
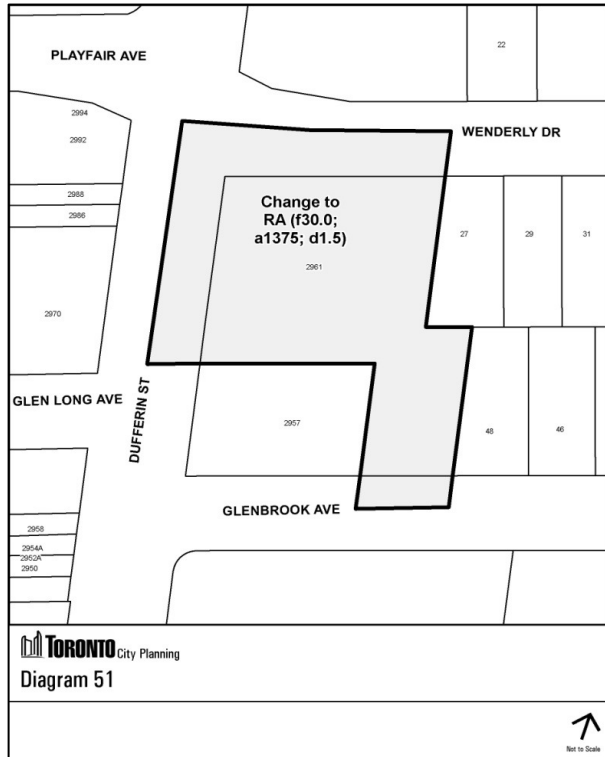


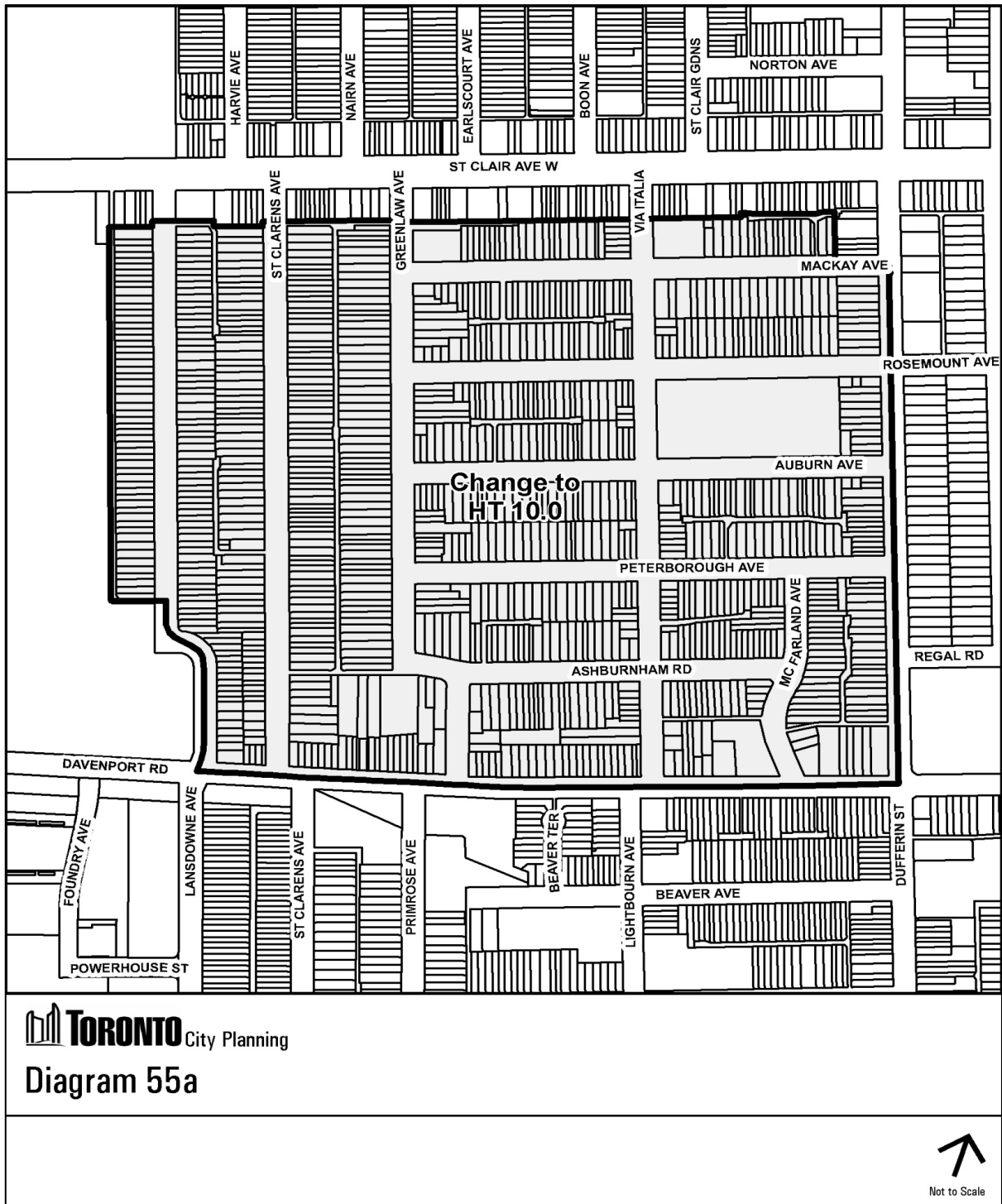


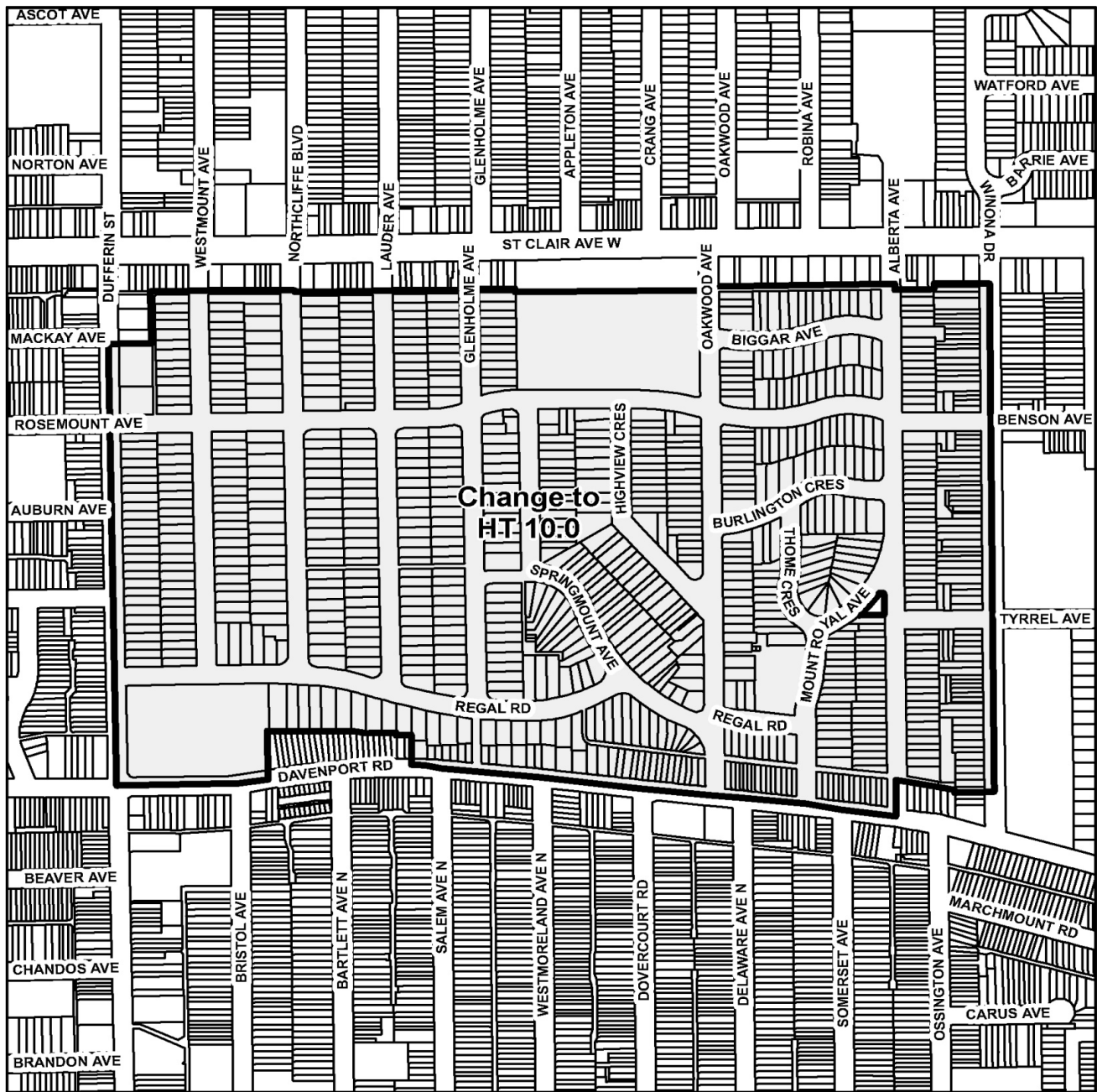












TORONTO City Planning

Diagram 55b



Not to Scale



Toronto City Planning

Diagram 55c



Not to Scale