Authority: Planning and Growth Management Committee Item 25.1,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2013

CITY OF TORONTO

BY-LAW No. 1054-2013

To technically amend Zoning By-law No. 569-2013 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 No. 569-2013, be amended as follows to remove from By-law No. 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 and 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';
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 19, 2013.

Frances Nunziata, 
Speaker

Ulli S. Watkiss, 
City Clerk

(Seal of the City)
City of Toronto By-law No. 1054-2013

Schedule '1'

731 Eastern Avenue

Area Affected By This By-Law

Not to Scale
05/29/13
Schedule '3'

WOODBINE DOWNS BOULEVARD

CARRER DRIVE

107 Woodbine Downs Boulevard

Area Affected By This By-Law
55 Denison Road East

□ Area Affected By This By-Law

Not to Scale
9528/13
City of Toronto By-law No. 1054-2013

Schedule '7'

ST. CLAIR AVENUE WEST

RYDING AVENUE

270 Ryding Avenue

Area Affected By This By-Law

Not to Scale
05/29/13
City of Toronto By-law No. 1054-2013

Schedule '8'

1450 St. Clair Avenue West

Area Affected By This By-Law

Not to Scale
052913
1830 Ellesmere Road

Area Affected by This By-Law

Not to Scale
05/29/13
13
City of Toronto By-law No. 1054-2013

Schedule '10'

1840 Birchmount Road

Area Affected By This By-Law
City of Toronto By-law No. 1054-2013

Schedule '13'

5830 Bathurst Street

Zoning By-Law Amendment

Area Affected By This By-Law

Not to Scale
06/24/13
387-403 Bloor Street East and 28 Selby Street

Area Affected By This By-Law

Not to Scale
05/29/13
Schedule '15'

19-21 Ossington Avenue

Area Affected By This By-Law

Not to Scale
05/29/13
20
City of Toronto By-law No. 1054-2013

Schedule ‘17’

EDWARD STREET

595 Bay Street
City of Toronto By-law No. 1054-2013

Schedule '20'

2933 Sheppard Avenue East

Area Affected By This By-Law

Not to Scale 0928/13
Schedule '21'

121 Railside Road

Area Affected By This By-Law

Not to Scale
05/28/13
City of Toronto By-law No. 1054-2013

Schedule '22'

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

Not to Scale
052813

Area Affected By This By-Law
26
City of Toronto By-law No. 1054-2013

Schedule '23'

Belsize Drive

Area Affected By This By-Law

Not to Scale
09/29/13