CITY OF TORONTO

BY-LAW No. 559-2014

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 and to correct errors and omissions.

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 is amended to remove the following lands:

   (a) the area of 3400 Danforth Avenue, as outlined by a thick black line on Schedule '1';

   (b) the area at the south east intersection of Ellesmere and Military Trail as outlined by a thick black line on Schedule '2'; and

   (c) the area of 1029-1075 Queen Street East, as outlined by a thick black line on Schedule '3'.

2. In regulation 2.1.1(4)(B) amend the wording so that it reads:

   (B) reduces the permitted maximum number of dwelling units or the permitted maximum gross floor area on a lot, the number of dwelling units or the gross floor area on the lot is the permitted maximum number of dwelling units or the gross floor area that was permitted on the lot on the day before the conveyance, dedication or expropriation;

3. In Article 2.1.1(4) add regulation (D) so that it reads:

   (D) reduces the area of a lot so as to cause:

   (i) a lawfully existing building on a lot to exceed the permitted maximum lot coverage, the permitted maximum lot coverage on that lot is the lot coverage on the lot on the day of the conveyance, dedication or expropriation; or

   (ii) a vacant lot to have a smaller lot area, the permitted maximum lot coverage for that vacant lot is based upon the lawful lot area of that vacant lot on the day before the conveyance, dedication or expropriation.
4. On the lands identified on Schedules '4' through '13' by a heavy black outline and hatching, add a maximum height of 9.0 metres and a maximum number of storeys of 2, so those lands are identified by a label of HT 9.0, ST 2 on the Height Overlay Map.

5. On the lands identified by a heavy black outline and hatching on Schedules '14' through '22' inclusive, add a maximum height of 9.0 metres, so those lands are identified by a label of HT 9.0 on the Height Overlay Map.

6. In Site Specific Exception 900.31.10(6), replace regulations (A) through (D) under the heading "Site Specific Provisions" so that it reads:

   Site Specific Provisions:

   (A) The maximum floor space index is 0.75;

   (B) The permitted maximum height must not exceed the height of the tallest lawfully existing building or structure on the lot; and

   (C) The minimum required building setback from each lot line is the distance between that lot line and the nearest main wall of a lawfully existing building on the lot.

7. In Site Specific Exception 900.11.10(2262), revise (B) under the heading "Prevailing By-laws and Prevailing Sections" so that it reads:

   (B) former City of Toronto By-law No. 97-0599.

8. In Site Specific Exception 900.11.10(2374), amend (G) under the heading "Prevailing By-laws and Prevailing Sections" so that it reads:

   (G) On 180, 190 and 206 Simcoe St., former City of Toronto By-law No. 97-0599;

9. In Site Specific Exception 900.11.10(2388), delete (E) under the heading "Prevailing By-laws and Prevailing Sections".

10. Amend Site Specific Exception 900.11.10(2369) in its entirety so that it reads:

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

    Site Specific Provisions: (None Apply)

    Prevailing By-laws and Prevailing Sections:

    (A) Section 12(2) 132, of former City of Toronto By-law No. 438-86; and

    (B) On 140 Carlton St., former City of Toronto By-law No. 146-70.
11. In Site Specific Exception 900.32.10(10), add (B) under the heading "Site Specific Provisions" so that it reads:

(B) Despite 200.5.10.1(1) no parking spaces are required for a post-secondary school.

12. In Site Specific Exception 900.2.10(30), add (B) under the amended heading "Site Specific Provisions" so that it reads:

Site Specific Provisions:

(A) On the lands municipally known as 45 Walmer Rd. in 1954, a post secondary school known as the University of Toronto Institute of Child Study is permitted; and [TO:438-86; Sec. 12(1) 12]

(B) Despite 200.5.10.1(1) and 230.5.10.1(1) no parking space or bicycle parking space is required for a post-secondary school.

13. In Site Specific Exception 900.2.10(901), add (A) and (B) under the amended heading "Site Specific Provisions" so that they read:

Site Specific Provisions:

(A) On 56 and 58 Spadina Rd. a post-secondary school is permitted; and

(B) Despite 200.5.10.1(1) and 230.5.10.1(1) no parking space or bicycle parking space is required for a post-secondary school.

and amend (B) under the heading "Prevailing By-laws and Prevailing Sections" so that it reads:

(B) former City of Toronto By-law No. 622-91 and City of Toronto By-law No. 1091-2005.

14. Delete regulation 80.5.1.10(3).

15. Replace regulation 80.10.40.40(1) so that it reads:

80.10.40.40 Floor Area

(1) Floor Space Index

In the I zone, the permitted maximum floor space index is:

(A) the numerical value following the zone label on the Zoning By-law Map; or
(B) 1.0, if the zone label is not followed by a numerical value on the Zoning By-law Map.

16. Replace regulation 80.20.40.40(1) so that it reads:

80.20.40.40 Floor Area

(1) Floor Space Index

In the IH zone, the permitted maximum floor space index is:

(A) the numerical value following the zone label on the Zoning By-law Map; or

(B) 1.0, if the zone label is not followed by a numerical value on the Zoning By-law Map.

17. Replace regulation 80.30.40.40(1) so that it reads:

80.30.40.40 Floor Area

(1) Floor Space Index

In the IE zone, the permitted maximum floor space index is:

(A) the numerical value following the zone label on the Zoning By-law Map; or

(B) 0.4, if the zone label is not followed by a numerical value on the Zoning By-law Map.

18. Replace regulation 80.40.40.40(1) so that it reads:

80.40.40.40 Floor Area

(1) Floor Space Index

In the IS zone, the permitted maximum floor space index is:

(A) the numerical value following the zone label on the Zoning By-law Map; or

(B) 0.7, if the zone label is not followed by a numerical value on the Zoning By-law Map.

19. Replace regulation 80.50.40.40(1) so that it reads:

80.50.40.40 Floor Area
(1) Floor Space Index

In the IPW zone, the permitted maximum floor space index is:

(A) the numerical value following the zone label on the Zoning By-law Map; or

(B) 0.8, if the zone label is not followed by a numerical value on the Zoning By-law Map.

20. On the lands identified on Schedule '28' by a heavy black outline, on the Zoning By-law Map, revise the zone label from R (d2.0) (x779) to R (d2.0) (x912).

21. On the lands identified on Schedule '29' by a heavy black outline, on the Zoning By-law Map, revise the zone label from R (d0.6) (x779) to R (d0.6) (x930).

22. Delete Exception 900.2.10(779).

23. On the lands identified on Schedules '23' through '27' by a heavy black, add a maximum height of 9.0 metres and a maximum number of storeys of 2, so those lands are identified by a HT 9.0, ST 2 on the Height Overlay Map.

24. In Table 230.5.10.1(1) - Bicycle Parking Space Rates, for a Post-Secondary School use replace the short-term and long-term bicycle parking rates with the following so that they read:

<table>
<thead>
<tr>
<th>Use</th>
<th>Short-term Bicycle Parking Spaces</th>
<th>Long-Term Bicycle Parking Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Post-Secondary School</td>
<td>the minimum number of short-term bicycle parking spaces:</td>
<td>the minimum number of long-term bicycle parking spaces to be provided:</td>
</tr>
<tr>
<td></td>
<td>(A) in Bicycle Zone 1 is 3 plus 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for post-secondary school offices and classrooms; and (B) in Bicycle Zone 2 is 3 plus 0.18 bicycle parking spaces for each 100 square metres of interior floor area used for post-secondary school offices and classrooms.</td>
<td>(A) in Bicycle Zone 1 is 1.0 for each 100 square metres of interior floor area used for post-secondary school offices and classrooms; and (B) in Bicycle Zone 2 is 0.6 for each 100 square metres of interior floor area used for post-secondary school offices and classrooms.</td>
</tr>
</tbody>
</table>

25. On the lands identified on Schedule '30' by a heavy black outline, on the Zoning By-law Map revise the zone label from RD (f13.0; a464) (x1239) to RM(au199)(x5).
26. Create a new Exception 900.6.10(5) so that it reads:

Exception RM 5

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

Site Specific Provisions:

(A) The minimum **building setback** from a **front lot line** is the greater of:
   (i) 22.0 metres from the centre line of the original road allowance of Midland Avenue; and
   (ii) 6 metres from the **front lot line**; and

(B) along the entire length of the southern **side lot line** a 1.5 metre wide buffer strip is to be used for **landscaping** purposes only; and

(C) the minimum **building setback** from a **side lot line** and **rear lot line** is a distance equal to one-half the height of the **building**.

Prevailing By-laws and Prevailing Sections: (None).

27. In Exception 900.6.10(420)(F), 900.6.10(421)(B), 900.6.10(422)(C), 900.6.10(423)(C), 900.6.10(427)(D), 900.6.10(463)(D), 900.6.10(464)(C), 900.6.10(465)(D), 900.6.10(467)(D), 900.6.10(471)(D) and 900.6.10(472)(E), replace the word 'eves' with the word 'eaves'.

28. In Exception 900.6.10(443)(H) replace the contents with the following so that it reads:

(H) The maximum permitted height of a **building** is the lawful height of the tallest lawfully existing **building** on the **lot**.

29. In Exception 900.6.10(335)(G) replace the phrase 'A **building** uses' with the phrase 'A **building** used'.

30. In Exception 900.6.10(398)(A) replace the phrase 'If land is located' with the phrase 'If a **building** is located'.

31. In regulation 900.1.10(4)(A) replace the reference to '900.1(2)' with a reference to '900.1.10(2)'.

32. In regulation 900.1.10(4)(B)(i) replace the contents with the following so that it reads:

(B) (i) any new **buildings** or **structures** and additions or enlargements; and
33. In regulation 800(937) bold the word 'premises'.

34. In Exception 900.6.10(394)(J)(iii) replace the contents so that it reads:

(J)
   (iii) the minimum separation between the above ground main wall of two buildings is the distance equal to half the combined total height of the two buildings; and

35. In Exception 900.6.10(427)(C) delete the contents and replace it with '[deleted]' so that it reads:

(C) [deleted].

36. In Exception 900.6.10(420)(J) replace the phrase 'A below grade parking structures' with the phrase 'A below grade parking structure'.

37. In Exception 900.6.10(401)(D) add the letter 's' to the end of the word 'building'.

38. In Exception 900.3.10(1247) under the heading 'Prevailing By-laws and Prevailing Sections' change the period at the end of subclause (A) to a semi-colon," and add a new (B) and (C) so that it reads:

(B) Section 12(2)66, of former City of Toronto By-law No. 438-86; and

(C) On 50 Poplar Plains Rd., of former City of Toronto By-law No. 220-92 as amended, [OMB R 920247].

39. In Exception 900.3.10(1011) under the heading 'Site Specific Provisions:' replace (A) with the following so that it reads:

(A) The minimum front yard setback for lots fronting on Spring Garden Avenue is 22.0 metres.

40. In Exception 900.3.10(502) under the heading 'Site Specific Provisions:' delete (F) and (G) and under the heading 'Prevailing By-laws and Prevailing Sections:' delete "(None Apply)" add a new regulations (A) so that it reads:

Prevailing By-laws and Prevailing Sections:

(A) Section 64.11(3), of the City of North York Zoning By-law No. 7625.

41. In Exception 900.3.10(506) under the heading 'Site Specific Provisions: replace in (J) the reference to "900.3.10(69)" with "900.3.10(975)" so that it reads:

(J) The lands must comply with exception 900.3.10(975).
42. In Exception 900.3.10(893) under the heading 'Site Specific Provisions: remove the word "and" from the end of subclause (D), replace the period at the end of subclause (E) with "; and", and add the following regulation (F) so that it reads:

(F) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 11.0 metres despite regulation 10.20.40.10(4)(A), and 10.20.40.10(4)(C) does not apply.

43. In Exception 900.3.10(895) under the heading 'Site Specific Provisions: remove the word "and" from the end of subclause (D), replace the period at the end of subclause (E) with "; and", and add the following regulation (F) so that it reads:

(F) If a detached house has a roof with a slope of less than 1.0 vertical units for every 4.0 horizontal units, for more than 50% of the total horizontal roof area, the maximum building height is 11.0 metres despite regulation 10.20.40.10(4)(A), and 10.20.40.10(4)(C) does not apply.

44. In regulation 200.5.1(3)(B) and (C) replace the bolded word 'lane' with the word 'aisle' so that it reads:

(B) If the centreline of a parking space is at an interior angle from 50 to less than 70 degrees to the centreline of the drive aisle providing vehicle access, the minimum width for that drive aisle is 5.5 metres for each aisle;

(C) If the centreline of a parking space is at an interior angle of less than 50 degrees from the centreline of the drive aisle providing vehicle access, the minimum width for that drive aisle is 4.0 metres for each aisle.

45. On the lands identified on Schedule '31' by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f6.0; d0.35) (x1404).

46. On 45 Torrens Avenue, as identified and outlined by a thick black line on Schedule '32' amend the zone label for these lands on the Zoning By-law Map so that it reads; RS (f10.5; a325; d0.75) (x216).

   On 49 Torrens Avenue, as identified and outlined by a thick black line on Schedule '32' amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f6.0; a185; d0.75).

47. On 127 and 129 Torrens Avenue, as identified and outlined by a thick black line on Schedule '33' amend the zone label for these lands on the Zoning By-law Map so that it reads; RS (f10.5; a325; d0.75) (x218).

   On 131 and 133 Torrens Avenue, as identified and outlined by a thick black line on Schedule '33' amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f6.0; a185; d0.75).
48. On 16 Westwood Avenue as identified on Schedule '34' by a heavy black outline:

(a) amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f6.0; a190; d0.75) (x190);

(b) amend to Height Overlay Map label to read 'HT 8.5'; and

(c) amend the Lot Coverage Overlay Map to read '35'.

49. On the lands identified on Schedule '35' by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f7.5; a195; d0.65).

50. On 67 Foxwell Street, as identified on Schedule '36' by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f12.0; a360; d0.4).

51. On 160 Varsity Road, as identified on Schedule '37' by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map so that it reads; RS (f18.0; a550; d0.6).

52. On 71 Priscilla Avenue and 662 Willard Avenue, as identified on Schedule '38' by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map so that it reads; RT (x281).

53. On 162 Vaughan Road, as identified on Schedule '39' by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map so that it reads; RA (x777).

54. On the lands identified on Schedule '40' by a heavy black outline, amend the label for these lands on the Height Overlay Map so that it reads; 'HT 11.5, ST 3'.

55. On the portion of 5 and 7 Gerald Street and 47 Colony Road as identified on Schedule '41' by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f30.0; a1100) (x69).

56. On 77 Old Colony Road and identified on Schedule '42' by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f30.0; a1100) (x75).

On 86 and 87 Harrison Road and identified on Schedule '42' by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f30.0 a1100) (x69).

57. On the lands identified on Schedule '43' and '44' by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f15; a550) (x5).

58. On the lands identified on Schedule '45' by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f21.0; a835; d0.45).
59. On the lands identified on Schedule '46' by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map so that it reads; RD(f13.5; a510; d0.45) (x37).

60. On the lands identified on Schedule '47' by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (13.5; a510; d0.45) (x24).

61. On 45 Rosemeade Avenue as identified on Schedule '48' by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f10.5; a440; d0.45).

62. On the lands identified on Schedule '49' by a heavy black outline:
   (a) amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f9.0; a290; d0.6) (x1); and
   (b) on the Lot Coverage Overlay Map remove the 33% lot coverage on these lands.

63. On the lands identified on Schedule '50' by a heavy black outline:
   (a) amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f9.0; a290; d0.6) (x1); and
   (b) on the Lot Coverage Overlay Map remove the 33% lot coverage on these lands.

64. On the lands identified on Schedule '51' by a heavy black outline:
   (a) amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f9.0; a290; d0.6) (x1) ; and
   (b) on the Lot Coverage Overlay Map remove the 33% lot coverage on these lands.

65. On the lands identified on Schedule '52' by a heavy black outline:
   (a) amend the zone label for these lands on the Zoning By-law Map so that it reads; RD (f12.0; a370; d0.6); and
   (b) on the Lot Coverage Overlay Map remove the 33% lot coverage on these lands.

66. By-law No. 569-2013 as amended, is further amended to remove lands known as 255 Ranee Avenue from the by-law, as outlined in a thick black line on Schedule '53'.

Enacted and passed on June 13, 2014.

Frances Nunziata, Ulli S. Watkiss,
Speaker City Clerk

(Seal of the City)
City of Toronto By-law No. 559-2014

3400 Danforth Avenue

Schedule '1'

Approved by: K. Lehmann
City of Toronto By-law No. 559-2014

Schedule '2'

3295 Ellesmere Road

Approved by: K. Lehmann

City of Toronto By-Law 568-2013
Not to Scale
4/1/2014
1029-1075 Queen Street East

Schedule '3'

Approved by: K. Lehmann

City of Toronto By-Law 569-2013
Not to Scale
3/31/2014
City of Toronto By-law No. 559-2014

218-226, 242 Galloway Road; 243-249 Galloway Road and Part of 170 Weir Crescent

Approved by: K. Lehmann
ARNPRIOR ROAD

City of Toronto By-law No. 559-2014

762-768 Brimley Road

Schedule '5'

Approved by: K. Lehmann

City of Toronto By-Law 569-2013
Not to Scale
3/31/2014
City of Toronto By-law No. 559-2014

71-77 Bellamy Road South and Part of 78 Mason Road; Part of 88, 90, 92 Adanac Drive

Schedule '6'

Approved by: K. Lehmann

City of Toronto By-Law 569-2013
Not to Scale
4/1/2014
City of Toronto By-law No. 559-2014

Schedule '8'

24-38, 23-35 Marlena Drive; 22-26, 23-27 Gloaming Drive;
222-226 Morningside Avenue

Approved by: K. Lehmann

City of Toronto By-Law 569-2013
Not to Scale
4/1/2014
City of Toronto By-law No. 559-2014

Schedule '9'

238-240 Manse Road; 2-8 Deanscroft Square

Approved by: K. Lehmann

City of Toronto By-Law 569-2013
Not to Scale
4/1/2014
City of Toronto By-law No. 559-2014

1 Collinsgrove Road, 4240-4254 Lawrence Avenue East; 4261 Lawrence Avenue East; 1A, 1B, 1C West Hill Drive

Approved by: K. Lehmann

City of Toronto By-Law 569-2013
Not to Scale
4/1/2014
City of Toronto By-law No. 559-2014

Schedule '11'  
71-83, 133-147, 207-211 Bonspiel Drive;  
3-23, 6-22 Tams Road; 5-29, 6-28 Schmirler Terrace;  
920 Morningside Avenue

Approved by: K. Lehmann
City of Toronto By-law No. 559-2014

TORONTO
City Planning

70-104 Rotary Dr., 65-111 Rotary Dr., 2-16 Roscoe Rd., 1-17 Roscoe Rd.,
2-108 Lionhead Tr., 5-77 Lionhead Tr.,

Approved by: K. Lehmann

City of Toronto By-law 569-2013
Not to Scale
4/1/2014
City of Toronto By-law No. 559-2014

3232-3244 Lawrence Avenue East

Schedule '14'

Approved by: K. Lehmann

City of Toronto By-Law 569-2013
Not to Scale
4/1/2014
City of Toronto By-law No. 559-2014

322-356 Trudelle Street

Schedule '15'

Approved by: K. Lehmann

City of Toronto By-law 569-2013
Not to Scale
4/1/2014
City of Toronto By-law No. 559-2014

973-977, 987-1005 Midland Avenue;
5-7, 4-8 Broadbent Avenue

Approved by: K. Lehmann
Birchmount Road South of Ellesmere Avenue

Schedule '19'

Approved by: K. Lehmann

City of Toronto By-law 569-2013
Not to Scale
4/30/2014
City of Toronto By-law No. 559-2014
City of Toronto By-law No. 559-2014

Schedule '22'

773-783 Ellesmere Road and 6-8 Gladeside Road;
843-857 Ellesmere Road

Approved by: K. Lehmann

City of Toronto By-Law 569-2013
Not to Scale
4/1/2014
City of Toronto By-law No. 559-2014

Centennial Community (West)
Schedule '23'

Approved by: K. Lehmann

City of Toronto By-Law 569:2013
Not to Scale
4/16/2014
City of Toronto By-law No. 559-2014

28 Belcourt Road

Schedule '29'

Approved by: K. Lehmann

City of Toronto By-Law 569:2013
Not to Scale
4/14/2014
City of Toronto By-law No. 559-2014

Schedule '30'

1145 Midland Avenue

Approved by: K. Lehmann

City of Toronto By-law 569-2013
Not to Scale
4/14/2014
City of Toronto By-law No. 559-2014

Spadina Road North of St. Clair Avenue West

Schedule '31'

Approved by: K. Lehmann

City of Toronto By-Law 568-2013
Not to Scale
5/1/2014
City of Toronto By-law No. 559-2014

RD (f7.5; a195; d0.65)

Forest Point Drive

Schedule '35'

Approved by: K. Lehmann
City of Toronto By-law No. 559-2014

162 Vaughan Road

Schedule '39'

Approved by: K. Lehmann

City of Toronto By-law 569-2013
Not to Scale
5/1/2014
City of Toronto By-law No. 559-2014

The Bridle Path North of Lawrence Avenue East Area

Schedule '40'

Approved by: K. Lehmann
Rear of 5 and 7 Gerald Street and Rear of 47 Old Colony Road

Schedule '41'
City of Toronto By-law No. 559-2014

86 and 87 Harrison Road and
77 Old Colony Road

Approved by: K. Lehmans
City of Toronto By-law No. 559-2014

Pineway Boulevard North of Finch Avenue East Area

Schedule '43'

Approved by: K. Lehmann
City of Toronto By-law No. 559-2014

Kipling Avenue and Dundas Street West Area

Schedule '46'

Approved by: K. Lehmann

City of Toronto By-Law 569-2013
Not to Scale
5/2/2014
City of Toronto By-law No. 559-2014

45 Rosemeade Avenue

Schedule '48'

Approved by: K. Lehmann
City of Toronto By-law No. 559-2014

Bankview Circle and Honeyview Place

Schedule '49'

Approved by: K. Lehmann
Upper Humber Drive, Topbank Drive, Hullen Crescent, Pinecone Drive and Arborview Crescent

Approved by: K. Lehmann
City of Toronto By-law No. 559-2014

Schedule '53'

255 Ranee Avenue

Approved by: K. Lehmann

City of Toronto By-Law 569-2013
Not to Scale
6/10/2014