

Authority: Planning and Growth Management Committee Item PG8.4, as adopted by City of Toronto Council on December 9 and 10, 2015

CITY OF TORONTO

BY-LAW No. 1353-2015

To technically amend Zoning By-law No. 569-2013, as amended, with respect to the correction of typographical errors and omissions and to correct the zoning and overlay mapping for specific properties.

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:

By-law 569-2013, as amended, is further amended as follows:

1. In regulation 10.10.40.50(1)(A) insert the word "square" after the number "2.0", so that it reads:

"(A) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;"
2. In regulation 15.10.40.50(1)(A) insert the word "square" after the number "2.0", so that it reads:

"(A) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;"
3. In regulation 15.20.40.50(1)(A), as amended by By-law 572-2014, insert the word "square" after the number "2.0", so that it reads:

"(A) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space** located at or above **established grade**;"
4. In regulation 40.10.40.50(1)(A) insert the word "square" after the number "2.0", so that it reads:

"(A) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;"
5. In regulation 50.10.40.50(1)(A) insert the word "square" after the number "2.0", so that it reads:

"(A) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;"
6. In clause 30.20.40.10 add a new regulation (2), so that it reads:

(2) Maximum Number of Storeys

The permitted maximum number of **storeys** in a **building** on a **lot** in the CL zone is:

- (A) the numerical value following the letters "ST" on the Height Overlay Map; and
- (B) if the **lot** is in an area with no numerical value following the letters "ST" on the Height Overlay Map, the number of **storeys** is not limited by this regulation.

7. In clause 40.10.40.10 add a new regulation (7), so that it reads:

(7) Maximum Number of Storeys

The permitted maximum number of **storeys** in a **building** on a **lot** in the CR zone is:

- (A) the numerical value following the letters "ST" on the Height Overlay Map; and
- (B) if the **lot** is in an area with no numerical value following the letters "ST" on the Height Overlay Map, the number of **storeys** is not limited by this regulation.

8. In clause 50.10.40.10 add a new regulation (4), so that it reads:

(4) Maximum Number of Storeys

The permitted maximum number of **storeys** in a **building** on a **lot** in the CRE zone is:

- (A) the numerical value following the letters "ST" on the Height Overlay Map; and
- (B) if the **lot** is in an area with no numerical value following the letters "ST" on the Height Overlay Map, the number of **storeys** is not limited by this regulation.

9. In Site Specific Exception 900.2.10 (218), under the heading 'Prevailing By-laws and Prevailing Sections', replace the period at the end of regulation (A) with "; and", and add new regulation (B), so that it reads:

- (A) Section 12 (2) 227 of former City of Toronto By-law 438-86; and
- (B) On 226 Soudan Avenue, City of Toronto By-law 718-1999.

10. In Site Specific Exception 900.2.10(4), under the heading 'Prevailing By-laws and Prevailing Sections', replace the period at the end of regulation (A) with "; and", and add new regulation (B), so that it reads:

- (A) Section 12(1) 232 of former City of Toronto By-law 438-86; and

- (B) on 310 to 320 Gerrard Street East, former City of Toronto By-law 664-1991.
11. In regulation 60.40.10.100 (11) replace the number '2.0' with '1.5', so that it reads:
- (11) Place of Assembly
- In the EO zone, a **place of assembly** must be on a **lot** that has a zone symbol with an "o" value of 1.5 or greater.
12. Exception 900.5.10(351) (A) and (C) are amended to add the words 'per hectare' after the number 100 in 900.5.10(351) (A) and to add '30 metres' after the word 'setback', so that they now reads:
- (A) The maximum number of **dwelling units** is 100 per hectare;
- (C) A **residential building** must be set back 30 metres from a railway property line;
13. In regulation 60.30.20.100 (3), as amended by By-law No. 403-2014, amend the reference to 'E zone' to 'EH zone', so that it reads:
- (3) In the EH zone, a **medical marihuana production facility** must comply with the specific use regulations in Section 150.60.
14. In Site Specific Exceptions 900.11.10(710), 900.11.10(711), 900.11.10(713), 900.11.10(717), 900.11.10(718), 900.11.10(719), 900.11.10(720), 900.11.10(721), 900.11.10(722), 900.11.10(723), 900.11.10(724), 900.11.10(725), 900.11.10(726), and 900.11.10(727) under the heading 'Site Specific Exceptions', revise regulation (K) to replace the word "and" with "or", so that it reads:
- (K) A **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher;
15. In Site Specific Exception 900.11.10 (728), under the heading 'Site Specific Provisions', amend regulation (K), so that it reads:
- (K) On 2154 Lawrence Avenue East, a **dwelling unit** must be a minimum of 18.0 metres from a **lot line** that abuts a **street** or it must be located on the second **storey** above grade or higher;
16. In Site Specific Exceptions 900.11.10(707), 900.11.10(708), 900.11.10(709), 900.11.10(808), 900.11.10(810), 900.11.10(811), 900.11.10(812), 900.11.10(815), and 900.11.10(818) under the heading 'Site Specific Provisions', revise regulation (E) by deleting the phrase "commercial residential category", so that it reads:
- (E) The minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category, or Institutional Zone category is 7.5 metres;

17. In Site Specific Exception 900.11.10(2158) under the heading 'Prevailing By-laws and Prevailing Sections', delete regulation (B) and replace"; and" in (A) with ".", so that it reads:
- (A) Section 12(2) 256 of former City of Toronto By-law 438-86.
18. In Table 200.5.10.1 Parking Space Rates and Parking Space Occupancy, amend the heading "**Dwelling Unit in an Apartment Building** (Tenant requirement)" so that it reads "**Dwelling Unit in an Apartment Building** (Resident requirement)".
19. In regulation 900.11.10(1590) under the heading 'Prevailing By-laws and Prevailing Sections', delete regulation (C), replace "; and" in regulation (B) with "." and add "and" at the end of regulation (A), so that it reads:
- (A) Section 12(1) 366 of former City of Toronto By-law 438-86; and
- (B) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
20. In regulation 40.10.20.20(1) amend the permitted use list so that the use:
- (a) "**Secondary Suite** (58)" appears in the use list in (B) after the use 'Rooming House (48)' and before the use '**Seniors Community House** (42)', and remove it from the use list in (A);
- (b) **Amusement Arcade** (23, 46, 47) has the number "46" removed so that it reads: **Amusement Arcade** (23, 47).
21. In regulation 900.2.10(7), amend (C) to replace the period at the end with "; and", and add a new (D), so that it reads:
- (C) A **religious residence**, unless it is in the same **building** as a **place of worship**, must occupy the whole of the **building** and not be combined with any other permitted use, and must:
- (i) be located in a **building** that was originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or
- (ii) be on a **lot** that has a **front lot line** or **side lot line** abutting:
- (a) a major **street** on the Policy Areas Overlay Map; or
- (b) a **street** that intersects a major **street** on the Policy Areas Overlay Map, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection; and [TO: 438-86; 6(1)(f)(a)(ii)] and [TO:438-86; 6(2) 7.]
- (D) Despite regulation 10.10.20.100(3), a community centre or a library is not required to be operated by or on the behalf of the City of Toronto.

22. In 80.20.20.20(1) remove the use "**Education Use (12)**" and insert the use "**Education Use**" in 80.20.20.10 (1) before the use "**Hospice Care Centre**".
23. On 1 York Gate Boulevard, as identified on Diagram 1 by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map in Section 900.10, so that it reads: CR 1.0 (c1.0; r0.0) SS3 (x205).
24. On 490-534 Lawrence Avenue West, and 3090-3130 Bathurst Street, as identified on Diagram 2 by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map in Section 900.10, so that it reads: CR 1.0 (c1.0; r1.0) SS3 (x76).
25. On 1-51 Tapscott Road, as identified on Diagram 3 by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map in Section 900.10, so that it reads:

CR 2.0 (c2.0; r0.0) SS3 (x483) for the northwest portion and CR 0.4 (c0.4; r0.0) SS3 (x484) for the rest of the lands.
26. On 12 Riverdale Drive, as identified on Diagram 4 by a heavy black outline:
- (a) amend the zone label on the Zoning By-law Map in Section 990.10, so that it reads: RD (f16.5; a 650; d0.45) (x9);
 - (b) amend the Height Overlay Map in Section 995.20, so that it reads: HT 9.5; and
 - (c) amend the Lot Coverage Overlay Map in Section 995.30, so that it reads: 33.
27. On 23 Hedgewood Road and 17 Beechwood Avenue, as identified on Diagram 5 by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map in Section 990.10 so that it reads: RD (f21.0; a 690).
28. On 165 Tapscott Road, as identified on Diagram 6 by a heavy black outline, amend the Height Overlay Map to show no height or storey requirement on the property.
29. By-law No. 559-2014 is amended in Section 48 by replacing "(x190)" in clause (a) with "(x910)" and by replacing the phrase "amend to the Height Overlay Map" in clause (b) with "amend the Height Overlay Map", so that it reads:
48. On 16 Westwood Avenue, as identified on Schedule '34' by a heavy black outline:
- (a) amend the zone label on the Zoning By-law Map in Section 990.10, so that it reads: RD (f6.0; a190; d0.75) (x910);
 - (b) amend the Height Overlay Map in Section 995.20, so that it reads: HT 8.5; and
 - (c) amend the Lot Coverage Overlay Map in Section 995.30, so that it reads: 35.

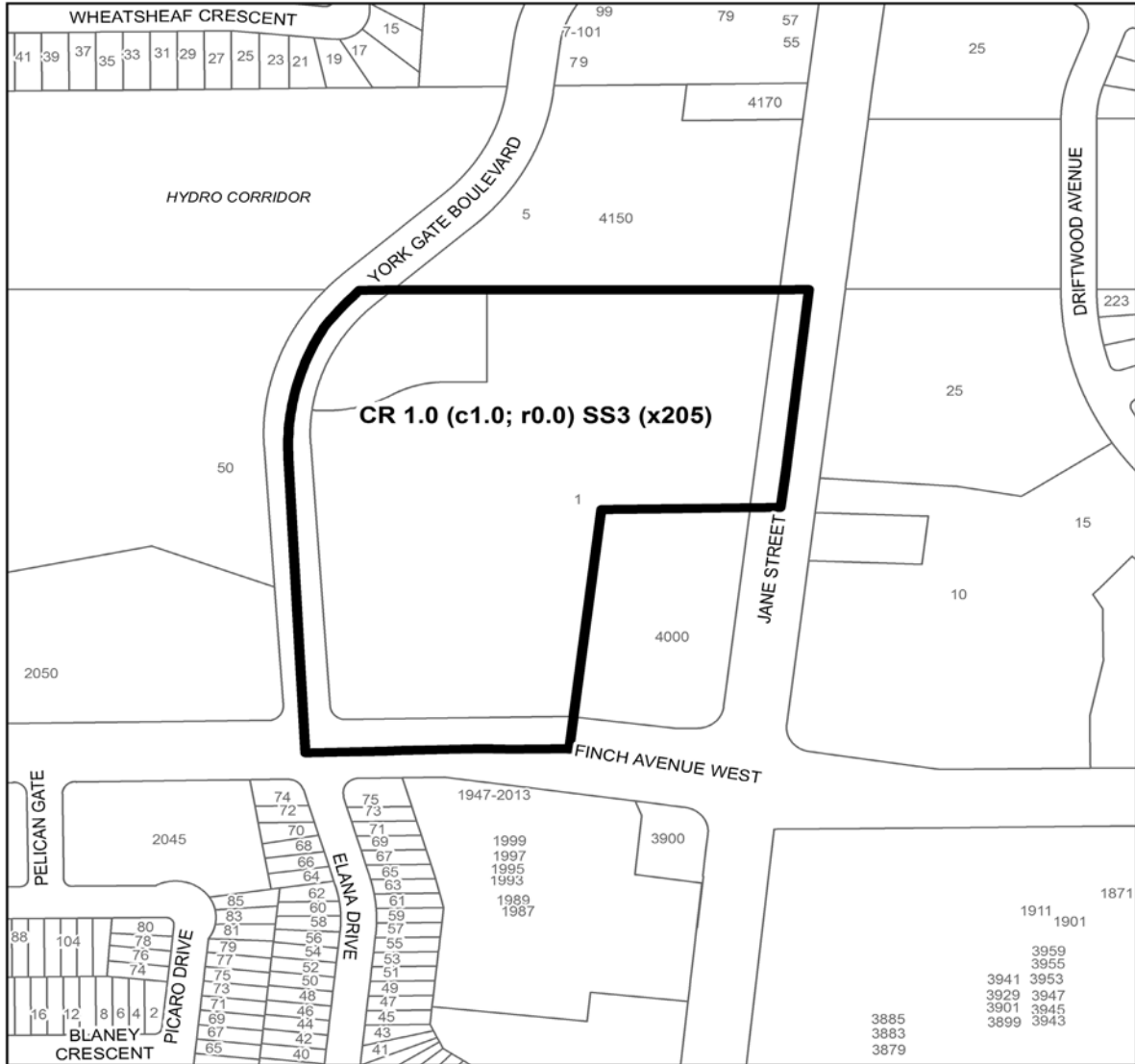
- 30.** By-law No. 559-2014 is amended in Section 51 by replacing "160 Varsity Road" with "169 Varsity Road" and by replacing "RS (f18.0: a550; d0.6)" with "RM (f12.0; a370; u2; d0.6) (x123)", so that it reads:
51. On 169 Varsity Road, as identified on Schedule '37' by a heavy black outline, amend the zone label on the Zoning By-law Map so that it reads: RM (f12.0; a370; u2; d0.6) (x123).
- 31.** By-law No. 559-2014 is amended in Section 52 by replacing "71 Priscilla Avenue and 662 Willard Avenue" with "67 and 69 Priscilla Avenue and on 660A and 660B Willard Avenue", so that it reads:
52. On 67 and 69 Priscilla Avenue and 660A and 660B Willard Avenue, as identified on Schedule '38' by a heavy black outline, amend the zone label on the Zoning By-law Map so that it reads: RT (x281).
- 32.** By-law No. 559-2014 is amended by replacing Schedule '34' with Schedule '34' attached hereto.
- 33.** By-law No. 559-2014 is amended by replacing Schedule '40' with Schedule '40' attached hereto.

Enacted and passed on December 10, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

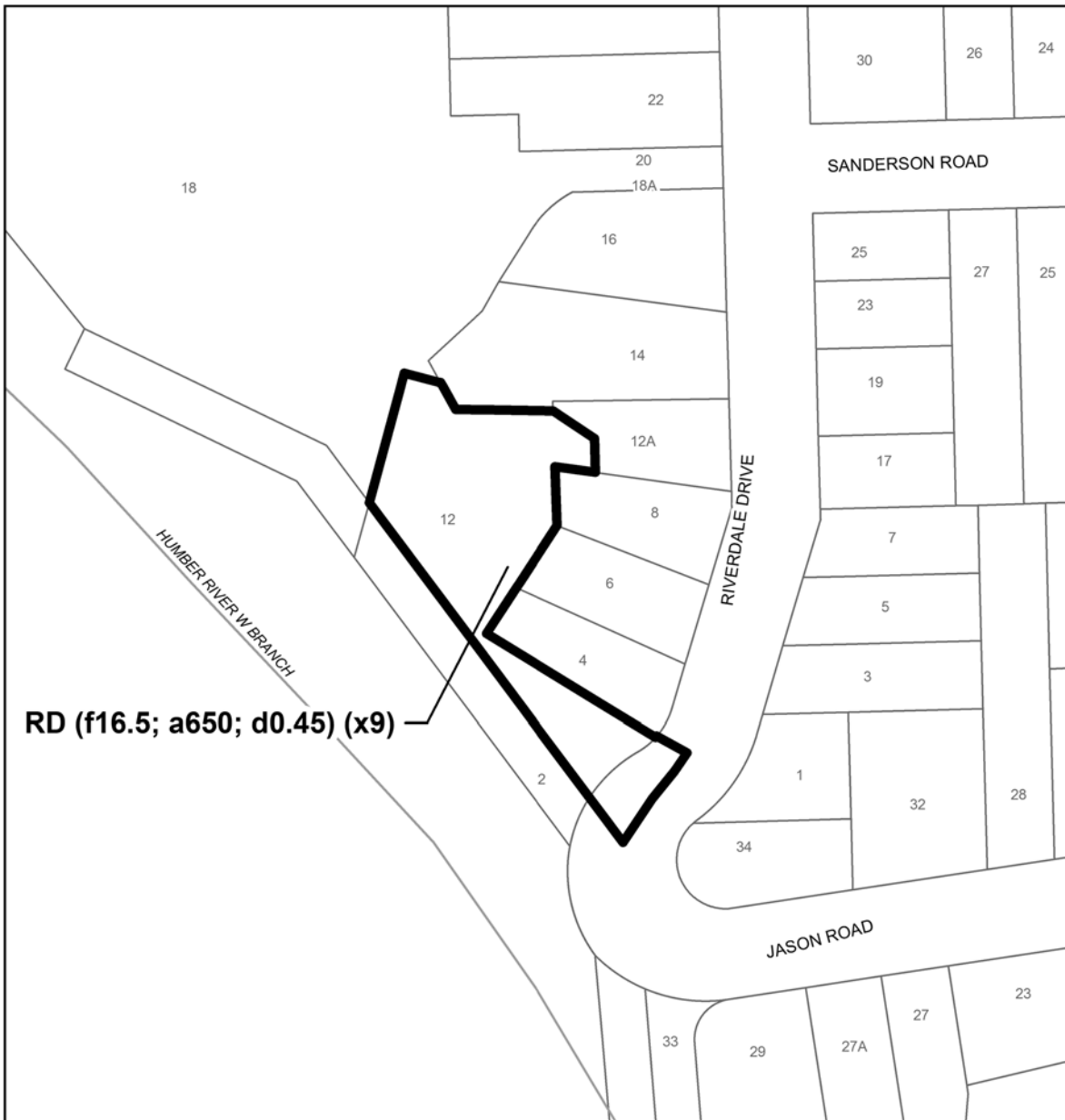


TORONTO City Planning
Diagram 1

1 York Gate Boulevard

Approved by: C. Perez-Book

City of Toronto By-Law 569-2013
 Not to Scale
 9/25/2015



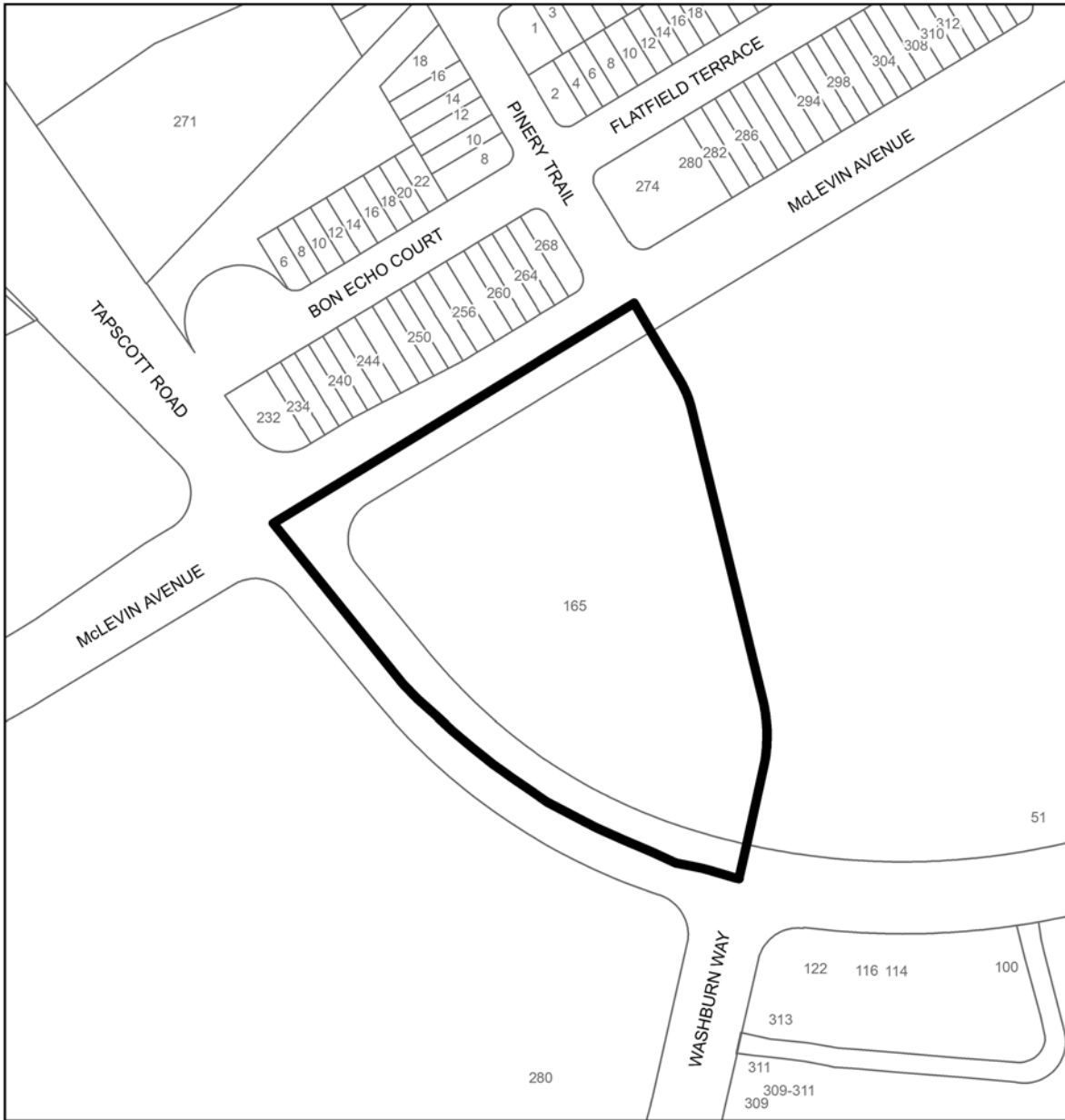
 **TORONTO** City Planning
Diagram 4

12 Riverdale Drive

Approved by: A. Theobald


City of Toronto By-Law 569-2013
Not to Scale
10/6/2015






 **TORONTO** City Planning
Diagram 6

165 Tapscott Road

Approved by: K. Lehmann


City of Toronto By-Law 569-2013
Not to Scale
10/6/2015



 **TORONTO** City Planning
Schedule '34'

16 Westwood Avenue

Approved by: A. Theobald


City of Toronto By-Law 569-2013
Not to Scale
5/2/2014



 **TORONTO** City Planning
Schedule '40'

**91-95 Post Road and
29-31 Alderbrook Drive**

Approved by: A. Theobald


City of Toronto By-Law 569-2013
Not to Scale
5/2/2014