

CITY OF TORONTO

BY-LAW 348-2021

To technically amend Zoning By-law 569-2013, as amended, with respect to the correction of errors and omissions and to correct mapping errors and omissions.

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 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. By-law 569-2013, as amended, is further amended as follows, in Article 900.3.10(124) Exception RD 124:
 - (A) Under the heading Site Specific Provisions, in provision (B), change the street name "Livingstone Rd." to "Livingston Rd".
 - (B) At the end of the Exception add the heading:
"Prevailing By-laws and Prevailing Sections: (None Apply)".
2. By-law 569-2013, as amended, is further amended as follows:
 - (A) In each of Articles 900.3.10(122) Exception RD 122, 900.3.10(123) Exception RD 123, and 900.3.10(687) Exception RD 687, under the heading Site Specific Provisions, in provision (C) change the street name "Livingstone Rd." to "Livingston Rd".
3. By-law 569-2013, as amended, is further amended as follows, in Article 900.2.10(221) Exception R 221 under the heading Prevailing By-laws and Prevailing Sections:
 - (A) Delete from the heading "(None Apply)".
 - (B) Add a new provision (A) as follows:
"(A) On 741 Broadview Ave., former City of Toronto by-law 355-73".

4. By-law 569-2013, as amended, is further amended as follows, in Article 900.3.10(286) Exception RD 286, under the heading Prevailing By-laws and Prevailing Sections:
 - (A) Delete provision (A) in its entirety.
 - (B) Add to the heading "(None Apply)".

5. By-law 569-2013, as amended, is further amended as follows:
 - (A) In Article 900.3.10(286) Exception RD 286 under the heading Site Specific Provisions, add a new provision (F) as follows:

"(F) The portion of a **building** with a **parking space** may be located in a **side yard**, if it is at least 0.3 metres from the **side lot line**."

6. By-law 569-2013, as amended, is further amended as follows, in Article 900.3.10(287) Exception RD 287 under the heading Site Specific Provisions:
 - (A) Change the letter heading of provision "(F)" to "(E)".
 - (B) In the new provision (E) add the word "a" before the word "**building**".

7. By-law 569-2013, as amended, is further amended as follows:
 - (A) In Article 900.7.10(333) Exception RA 333 under the heading Site Specific Provisions, in provision (F) delete the words "the lesser of" and "59 **storeys**", so the provision will now read:

"(F) The maximum height of a **building** is 19 **storeys**;"

8. By-law 569-2013, as amended, is further amended as follows:
 - (A) In Article 995.30.1, the Lot Coverage Overlay Map, add the value "30" for the lands identified with a heavy black line, being part of 2800 Don Mills Road, as shown on Schedule 1 of this By-law.

9. By-law 569-2013, as amended, is further amended as follows, in Article 900.5.10(281) Exception RT 281 under the heading Site Specific Provisions:
 - (A) In provision (D) before the word "**townhouses**" add "**dwelling units** in".
 - (B) In provision (P) change the word "**buildings**" to "**building**".
 - (C) In provision (Q) change the word "two" to "Two".
 - (D) Re-letter provision "(viii)" to the new provision "(K)" and re-letter in sequence provisions (K), (L), (M), (N), (O), (P), (Q), (R), and (S).

10. By-law 569-2013, as amended, is further amended as follows:
 - (A) In Section 990.10, the Zoning By-law Map, adjust the zone boundary for the area with the zone label RT(x281), being 436-454 St. John's Road, 65, 67, 69 Priscilla Avenue and 658, 660A and 660B Willard Avenue, as shown on Schedule 2 of this By-law.

11. By-law 569-2013, as amended, is further amended as follows, in Article 900.2.10(7) Exception R 7 under the heading Prevailing By-laws and Prevailing Sections:
 - (A) Delete from the heading "(None Apply)".
 - (B) Add a new provision (A) as follows:

"(A) On 146 and 160 Wellesley Street East City of Toronto by-law 468-2004."

12. By-law 569-2013, as amended, is further amended as follows:
 - (A) In Article 995.20.1, the Height Overlay Map, add the value "HT 9.0, ST 2" for the lands identified with a heavy black line, being, 4-8 Galloway Road as shown on Schedule 3 of this By-law and 411-429 Guildwood Parkway as shown on Schedule 4 of this By-law.

13. By-law 569-2013, as amended, is further amended as follows, in Article 900.3.10(375) Exception RD 375 under the heading Site Specific Provisions:
 - (A) In provision (E), change the word "know" to "known".
 - (B) In provision (E)(i), delete the term "**dwelling unit**".
 - (C) In provision (E)(ii), change the word "many" to "may".

14. By-law 569-2013, as amended, is further amended as follows, in Article 900.3.10(1301) Exception RD 1301 under the heading Site Specific Provisions:
 - (A) In provision (A), delete the phrase "in all other cases".
 - (B) In provision (B), change the word "abuts" to "abut".

15. By-law 569-2013, as amended, is further amended as follows, in Article 900.3.10(961) Exception RD 961 under the heading Prevailing By-laws and Prevailing Sections:
 - (A) Delete from the heading "(None Apply)".
 - (B) Add a new provision (A) as follows:

"(A) On the lands municipally known as 380, 382, 384, 386 Rosewell Ave. and part of 1451 Avenue Rd. in 1988, Section 12(1)8 of former City of Toronto By-law 438-86."

16. By-law 569-2013, as amended, is further amended as follows, in Article 900.3.10(1247) Exception RD 1247 under the heading Prevailing By-laws and Prevailing Sections:
- (A) Delete provision (A) in its entirety.
- (B) Re-letter provision (B) to (A) and provision (C) to (B).
17. By-law 569-2013, as amended, is further amended as follows:
- (A) In Section 990.10, the Zoning By-law Map, modify the zone boundary as identified with a heavy black line, being 1152 Woodbine Avenue as shown on Schedule 5 of this By-law, so the zone label for the property is now "RS(f10.5; a325; d0.75)(x312)".
18. By-law 569-2013, as amended, is further amended as follows:
- (A) In Section 990.10, the Zoning By-law Map, modify the zone boundary as identified with a heavy black line, being 100 McRae Drive as shown on Schedule 6 of this By-law, so the zone label for the property is now "RD(f12.0; a370; d0.6)".
19. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 995.20.1, the Height Overlay Map, change the values "HT 16.0" and "HT 11.0" to the value "HT 8.5," for the lands identified with a heavy black line, being 100 McRae Drive as shown on Schedule 7 of this By-law.
20. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 995.30.1, the Lot Coverage Overlay Map, change the value "30" to "35" for the lands identified with a heavy black line, being part of 100 McRae Drive, as shown on Schedule 8 of this By-law.
21. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 900.2.10 add a new exception being (928) Exception R 928 that reads as follows:

"(928) Exception R 928

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) 313 of the former City of Toronto By-law 438-86;
- (B) Former City of Toronto By-law 97-229; and
- (C) City of Toronto By-law 747-98."

22. By-law 569-2013, as amended, is further amended as follows, in Article 900.3.10(1388) Exception RD 1388 under the heading Site Specific Provisions:
- (A) In provision (B) after the word "permitted" add "at the address 3550 Ellesmere Road".
 - (B) In provision (B)(i) before the term "**buildings**" add the word "library".
 - (C) In provision (B)(iii):
 - (i) After the number "3" add the term "**parking spaces**".
 - (ii) Before the number "100" add the word "each".
 - (iii) After the words "square metres" add "of gross floor area of all library **buildings**".
 - (D) In provision B(iv) after the term "**dwelling units**" add "on the same **lot** as the library."
23. By-law 569-2013, as amended, is further amended as follows:
- (A) In Section 990.10, the Zoning By-law Map, change the zone label as identified with a heavy black line, being the rear portion of 4663 Kingston Road as shown on Schedule 9 of this By-law, from "OR" to "RD(f15.0; a696)(x448)".
24. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 995.20.1, the Height Overlay Map, add the lands identified with a heavy black line, being the rear portion of 4663 Kingston Road as shown on Schedule 10 of this By-law, with the value "HT 9.0, ST 2".
25. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 995.30.1, the Lot Coverage Overlay Map, add the lands identified with a heavy black line, being the rear portion of 4663 Kingston Road as shown on Schedule 11 of this By-law, with the value "40".

26. By-law 569-2013, as amended, is further amended as follows, in Article 900.6.10(174) Exception RM 174 under the heading Site Specific Provisions:
- (A) In provision (G) change the word "spaces" to the term in bold type "**parking spaces**" and after the term "**dwelling unit**" add the word "with".
 - (B) In provision (G)(ii) change the word "spaces" to the term in bold type "**parking spaces**".
 - (C) In provision (H) after the number "2.7 metres" add the words "in width" and after the number "5.7 metres" add the words "in length".
 - (D) In provision (I) change the street name "Thrust Court" to "Town Haven Place."
27. By-law 569-2013, as amended, is further amended as follows, in Article 900.6.10(435) Exception RM 435 under the heading Prevailing By-laws and Prevailing Sections:
- (A) In provision (C) change the term "**building**" to "**buildings**".
 - (B) In provision (H) change to letter "f" to "5" and the term "**parking space**" to "**parking spaces**".
28. By-law 569-2013, as amended, is further amended as follows, in Article 900.7.10(360) Exception RA 360 under the heading Site Specific Provisions:
- (A) Delete provision (D) in its entirety.
 - (B) Re-letter provisions "(E)", "(F)" and (G) in sequence.
29. By-law 569-2013, as amended, is further amended as follows, in Article 900.8.10(1) Exception RAC 1 under the heading Site Specific Provisions:
- (A) In provisions (A)(i) and (ii), respectively, after the term "**dwelling units**" add the words "for each hectare of **lot area**".
 - (B) In provision (E)(i) change the word "with" to "within".
 - (C) Add a new provision (H) that reads as follows:
 - "(H) The maximum **lot coverage** may exceed 40 percent."
30. By-law 569-2013, as amended, is further amended as follows:
- (A) In Section 990.10, the Zoning By-law Map, change the zone label as identified with a heavy black line, being 300, 330 and 350 Alton Tower Circle, as shown on Schedule 12 of this By-law, from "RAC(au66)(x2)" to "RAC(x2)".

31. By-law 569-2013, as amended, is further amended as follows, in Article 900.8.10(2) Exception RAC 2 under the heading Site Specific Provisions:
- (A) Add a new provision (A) that reads as follows:
 - "(A) The number of **dwelling units** permitted is a maximum of 150 **dwelling units** for each hectare of **lot area**;"
 - (B) Re-letter the provisions in sequence.
32. By-law 569-2013, as amended, is further amended as follows:
- (A) Remove the lands, being the rear portion of 4626 Kingston Road, from the By-law as identified with a heavy black line on Schedule 13 of this By-law.
33. By-law 569-2013, as amended, is further amended as follows, in Article 900.10.10(174) Exception CL 174 under the heading Site Specific Provisions:
- (A) In provision (B) change "side **lot**" to the term "**side lot line**" in bold type.
 - (B) Also in provision (B) after the term "**street**" add "is 1.5 metres".
34. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 900.10.10(179) Exception CL 179 under the heading Prevailing By-laws and Prevailing Sections, change the street name "Rathburn Rd." to "Renforth Dr."
35. By-law 569-2013, as amended, is further amended as follows, in Article 900.3.10(168) Exception RD 168 under the heading Site Specific Provisions:
- (A) In provision (D), after the street name "Pharmacy Ave.", add the word and street name "and St Clair Ave E."
 - (B) In both provisions (E) and (F), before the word "minimum" add the word "The".
36. By-law 569-2013, as amended, is further amended as follows, in Article 900.3.10(169) Exception RD 169 under the heading Site Specific Provisions:
- (A) In provision (B), after the street name "Pharmacy Ave.", add the word and street name "and St Clair Ave E."
 - (B) In both provisions (C) and (D), before the word "minimum" add the word "The".
37. By-law 569-2013, as amended, is further amended as follows:
- (A) In regulation 200.5.200.40(3)(B) after the date "March 1, 1994" add "or the number of **parking spaces** pursuant to the building permit".

38. By-law 569-2013, as amended, is further amended as follows, in Article 900.11.10(801) Exception CR 801 under the heading Site Specific Provisions:
- (A) In provision (B)(v), delete the word "and".
 - (B) In provision (C)(i), change the word "and" before the term "**apartment building**" to "an".
 - (C) In provision (C)(ii), change the term "**buildings**" to "**building**" and delete the word "and".
 - (D) In provision (D), capitalise the word "despite".
 - (E) In provision (F), delete the words "for the".
 - (F) In provision (G), after the number "196" add the term "**dwelling units**" and delete the word "and" from the end of the provision.
 - (G) In provision (I) change the statement "The only uses permitted are:" to read:
"(I) The only permitted non-residential uses are:".
 - (H) In provision (I)(iii) before the term "**premises**" add the word "the".
 - (I) In provision (I) add a new sub-provision (x) to read as follows:
"(x) medical office.".
39. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 900.11.10(19) Exception CR 19, under the heading Site Specific Provisions, in each of provisions (A), (C), (D), (L) and (M) change the reference "By-law 653-2015" to "By-law 646-2015".
40. By-law 569-2013, as amended, is further amended as follows, in Article 900.5.10(324) Exception RT 324, under the heading Site Specific Provisions:
- (A) Change provision (I) to read as follows:
"(I) A **residential building** is not permitted to exceed 2 **storeys**."
41. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 900.11.10(469) Exception CR 469, under the heading Site Specific Provisions, modify provision (A) to read "(A) A **vehicle fuel station** and **vehicle service shop** must comply with Sections 150.92 and 150.94."

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

- (A) In Section 990.10, the Zoning By-law Map, modify the zone boundary as identified with a heavy black line, being part of 65 Halsey Avenue as shown on Schedule 14 of this By-law, so the zone label for the entire property is now "RAC(u250)(x159)".

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

- (A) In Article 995.20.1, the Height Overlay Map, change the value "HT 8.5" to no value, for the lands identified with a heavy black line, being part of 65 Halsey Avenue as shown on Schedule 15 of this By-law.

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

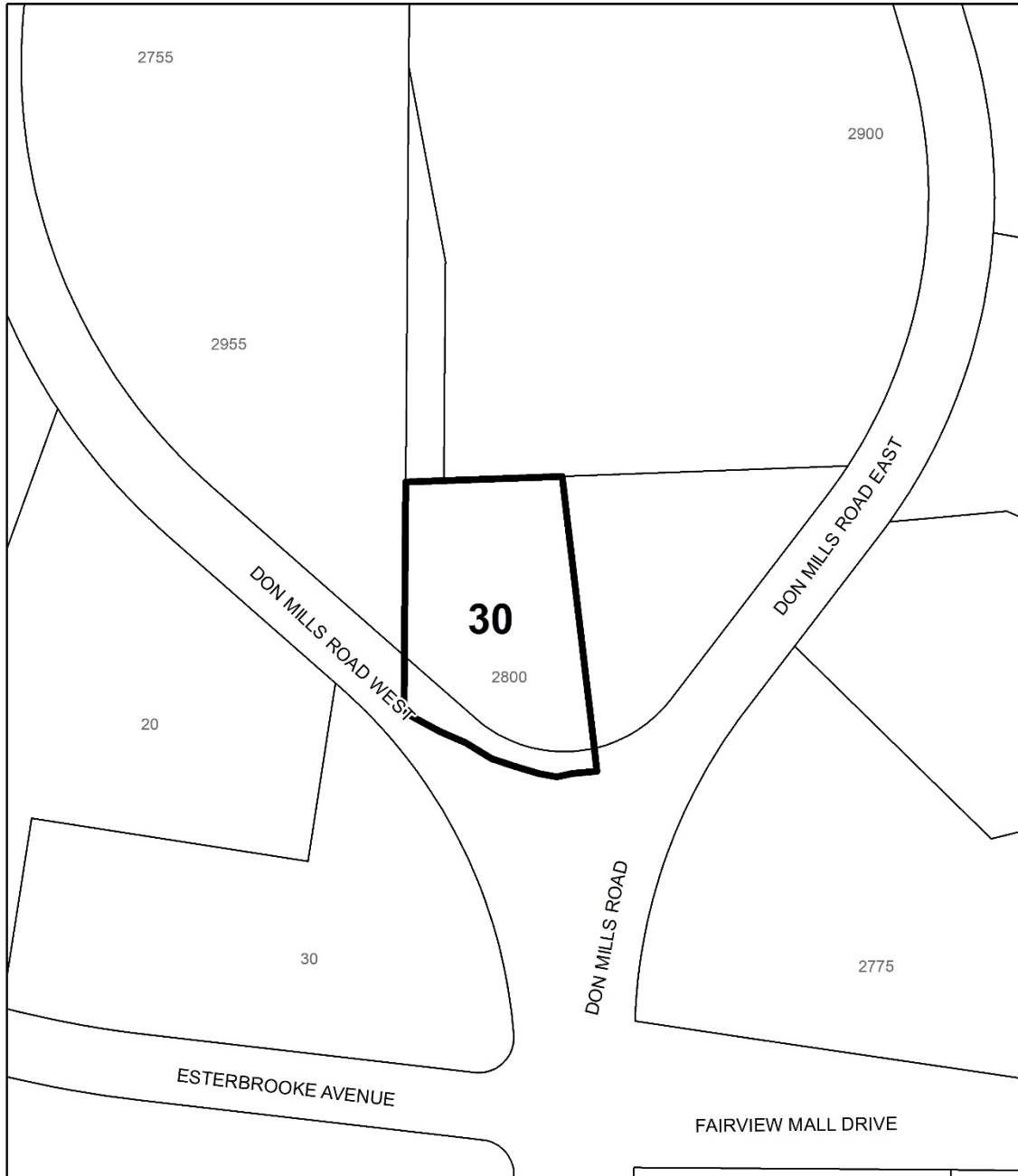
- (A) In Article 995.30.1, the Lot Coverage Overlay Map, change the value "35" to "75" for the lands identified with a heavy black line, being part of 65 Halsey Avenue, as shown on Schedule 16 of this By-law.

Enacted and passed on May 6, 2021.

Frances Nunziata,
Speaker

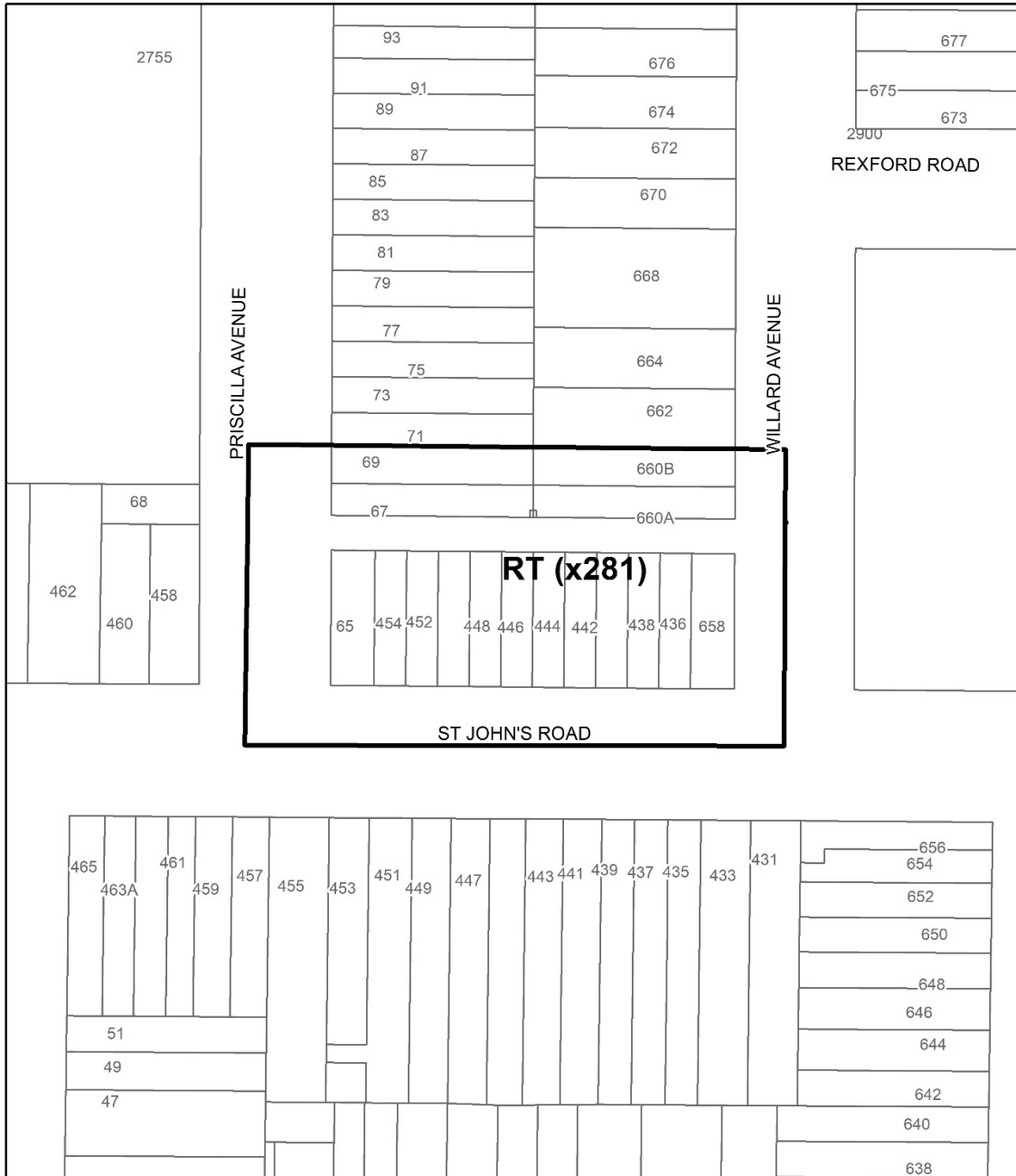
John D. Elvidge,
City Clerk

(Seal of the City)



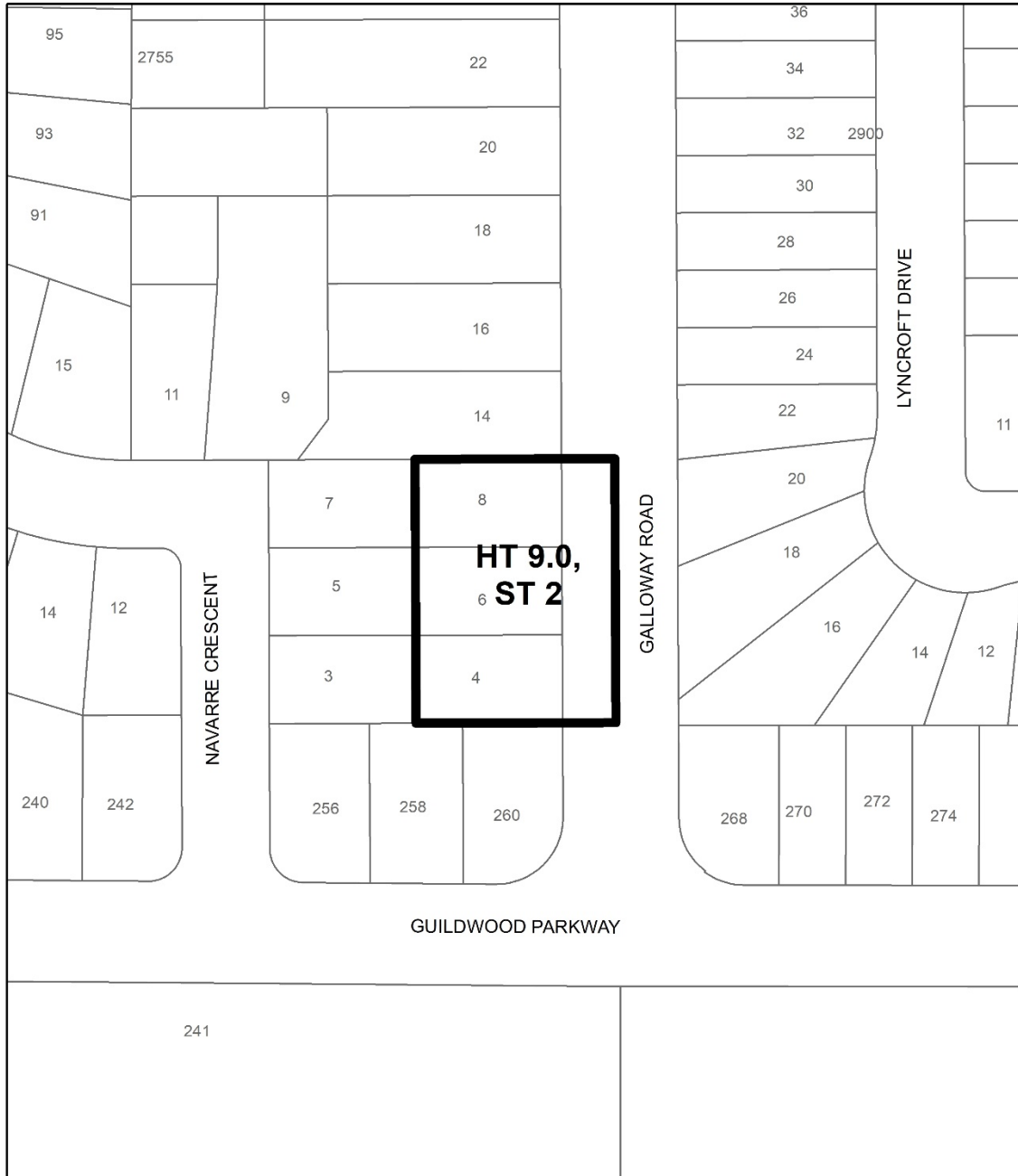
 **TORONTO**
Schedule 1

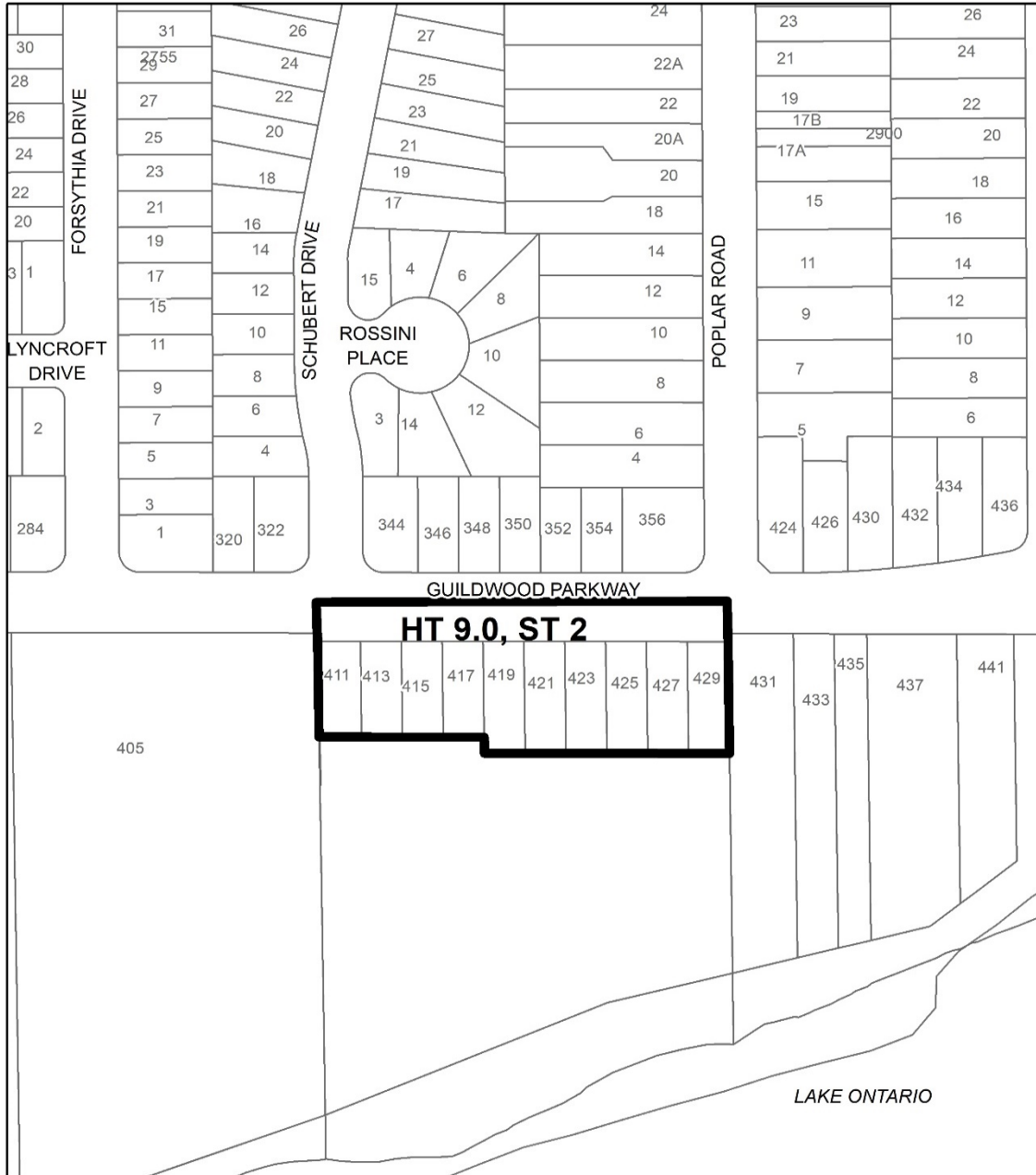
2800 Don Mills Road



TORONTO
 Schedule 2

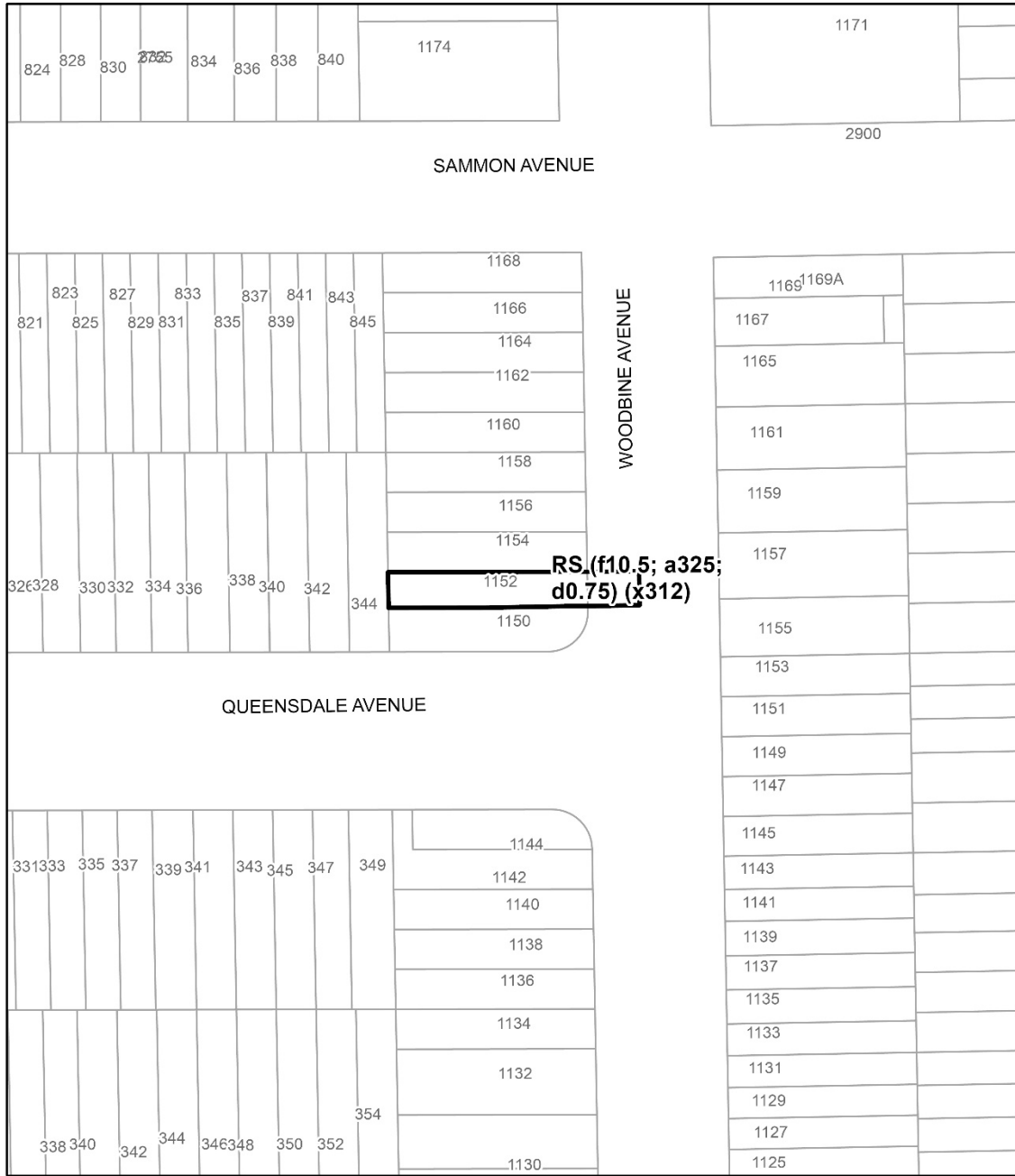
436-454 St John's Road, 65, 67, 69 Priscilla Avenue
 and 658, 660A and 660B Willard Avenue

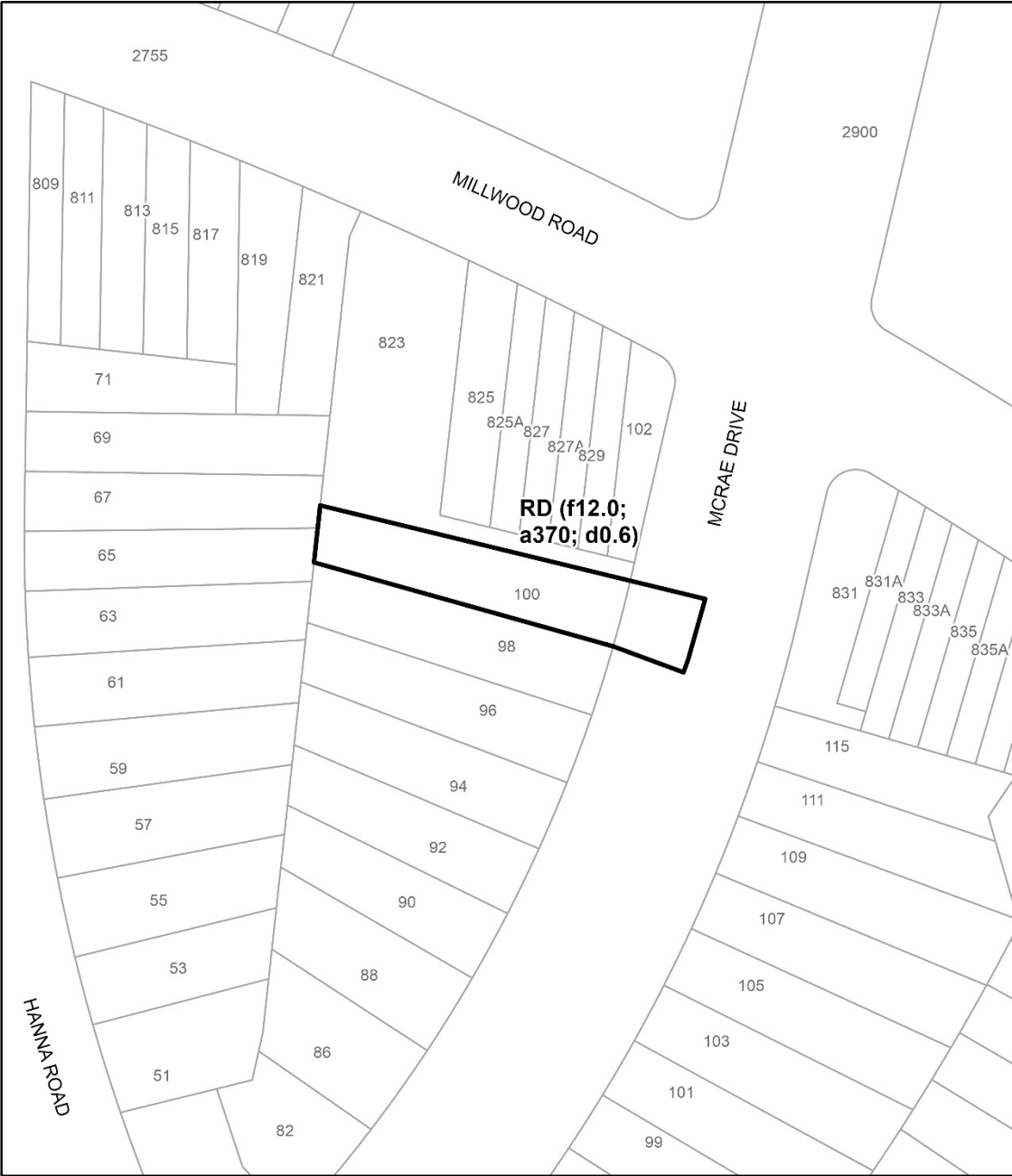




TORONTO
Schedule 4

411 - 429 Guildwood Parkway



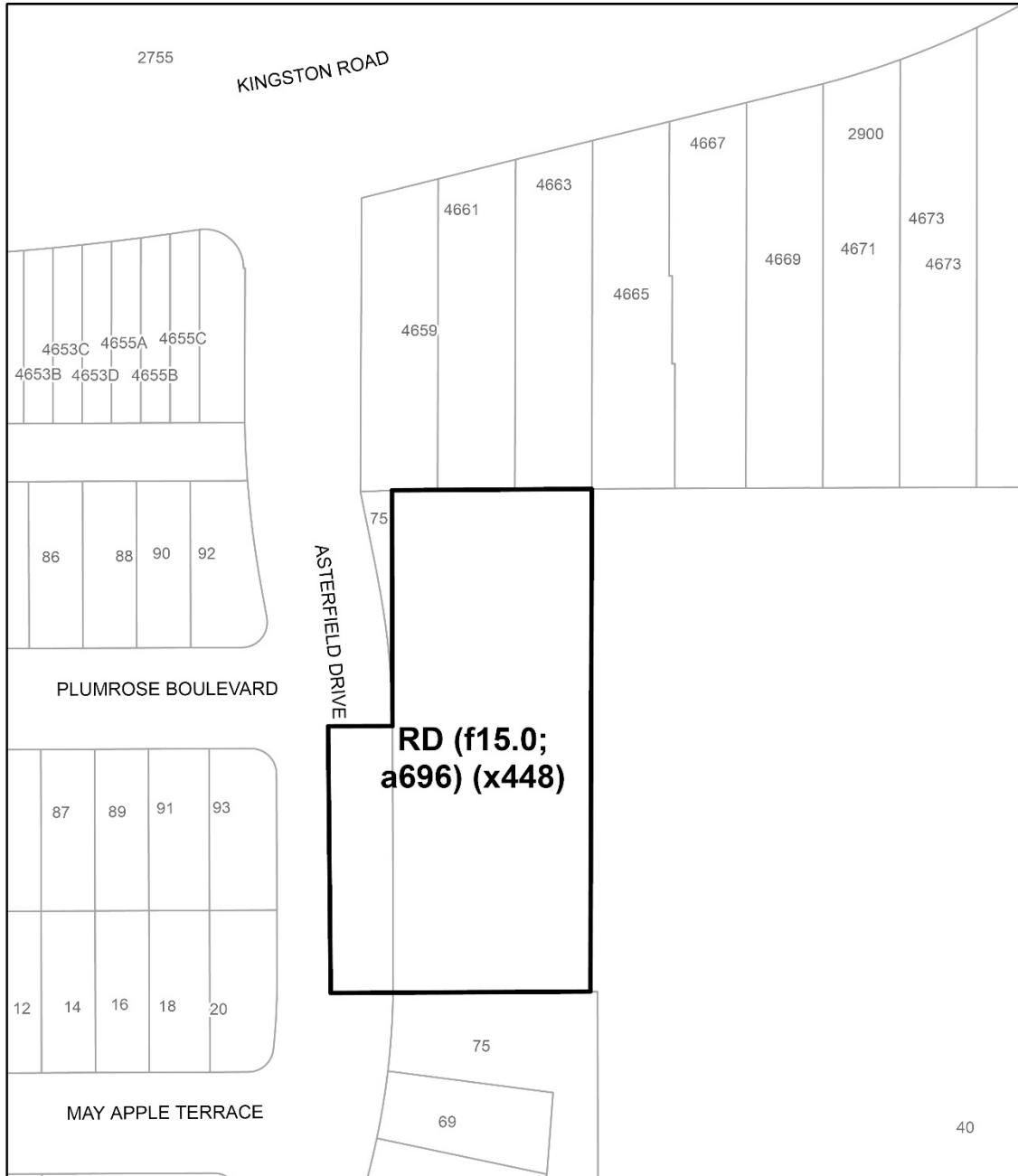


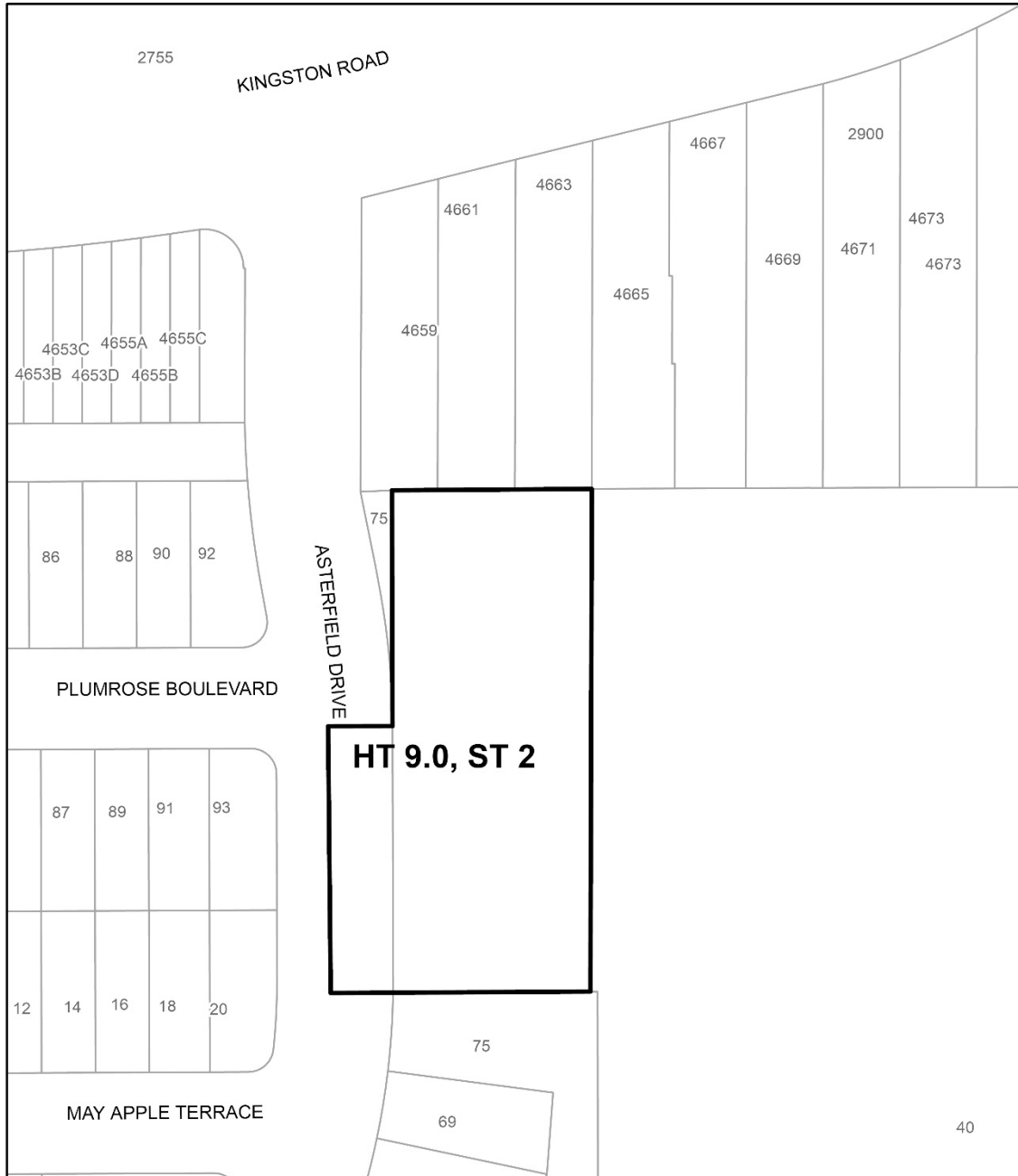




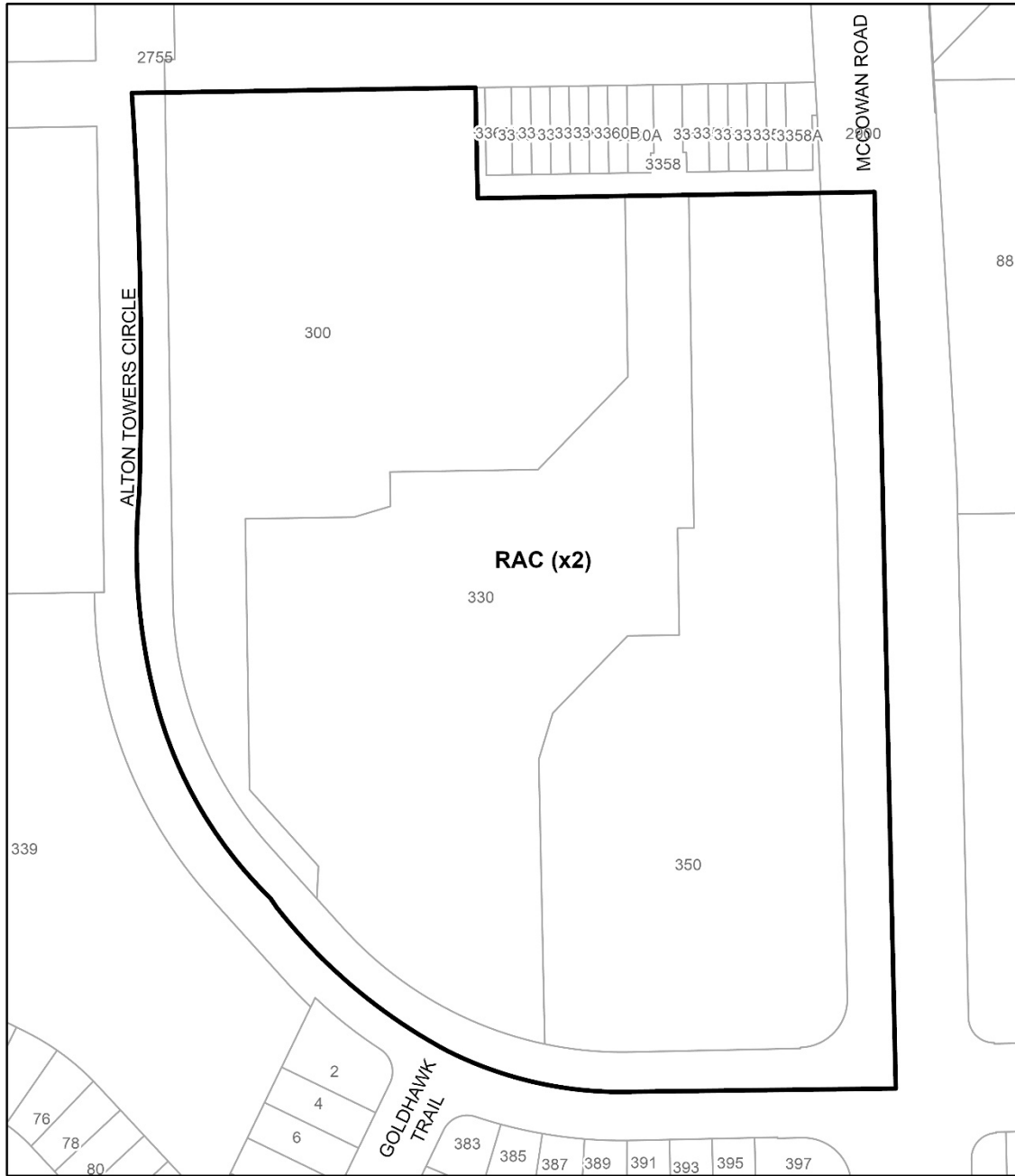
 **TORONTO**
Schedule 8

100 McCrae Drive









 **TORONTO**
Schedule 12

300, 330 and 350 Alton Tower Circle







 **TORONTO**
Schedule 15

65 Halsey Avenue

