

Authority: Planning and Housing Committee Item PH29.1, as adopted by City of Council on December 15, 16 and 17, 2021

## **CITY OF TORONTO**

### **BY-LAW 1092-2021**

**To technically amend Zoning By-law 569-2013, as amended, with respect to the correction of typographical errors and omissions and to correct mapping errors and omissions, and to technically amend the following site-specific by-laws:**

**By-law 364-2020 (LPAT) (3636 Bathurst Street),**

**By-law 384-2020 (573 King Street East),**

**By-law 388-2020 (111 Wenderly Drive and 746-748 Marlee Avenue),**

**By-law 648-2020 (1467 Bathurst Avenue and 490 St Clair Avenue West),**

**By-law 656-2020 (900 and 980 Lansdowne Avenue),**

**By-law 685-2020 (LPAT) (760-762 and 768-784 Yonge Street),**

**By-law 811-2020 (340 St Clements Avenue),**

**By-law 817-2020 (250 Dundas Street West),**

**By-law 899-2020 (LPAT) (6-16 Wellesley Street West, 5-7 St. Nicholas Street and 586 Yonge Street),**

**By-law 918-2020 (2490-2514 Yonge Street, Part of 567 Duplex Avenue, and 10-12 and Part of 20 Castlefield Avenue),**

**By-law 938-2020 (4620 Finch Avenue East),**

**By-law 950-2020 (274 St. Johns Road, 625-637 Runnymede Road and 40 Fiske Avenue),**

**By-law 984-2020 (LPAT) (660 Eglinton Avenue East and 1801 Bayview Avenue),**

**By-law 53-2021 (64-86 Bathurst Street),**

**By-law 150-2021 (LPAT) (20 Edward Street),**

**By-law 161-2021 (545 Commissioners Street),**

**By-law 267-2021 (LPAT) (5 Scrivener Square, 4, 8, 10 and 10R Price Street, 1095-1107 Yonge Street and former public lane lands),**

**By-law 408-2021 (LPAT) (1087, 1091, and 1095 Leslie Street),**

**By-law 442-2021 (LPAT) (292-298 Dundas Street West, 129-137 McCaul Street and 170 St. Patrick Street),**

**By-law 451-2021 (LPAT) (55 Erskine Avenue), and**

**By-law 518-2021 (244, 250, 254, 258, 260 and 262 Church Street).**

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:

- (A) In Article 1.40.80, Regulation (3)(A), after the word "variety" insert the word "of".

2. By-law 569-2013, as amended, is further amended as follows:
  - (A) In Clause 10.10.20.20, Regulation (1), remove the bold type from the term "Rooming House".
3. By-law 569-2013, as amended, is further amended as follows:
  - (A) In Clause 15.20.20.40, Regulation (1), before the word "**building**" insert the word "**residential**" in bold type.
4. By-law 569-2013, as amended, is further amended as follows:
  - (A) In Clause 15.20.20.100, Regulation (1)(F)(ii), add bold type to the word "basement".
5. By-law 569-2013, as amended, is further amended as follows:
  - (A) In Clause 50.5.1.10, Regulation (3)(A) change the word "both" to "more".
6. By-law 569-2013, as amended, is further amended as follows:
  - (A) In Clause 80.30.20.100, Regulation (4), in "the **post-secondary school.**" change "the" to "a".
7. By-law 569-2013, as amended, is further amended as follows:
  - (A) In Section 800.50 Defined Terms, (763) Short-term Rental, before the words "the principal residence" insert the word "is".
8. By-law 569-2013, as amended, is further amended as follows:
  - (A) In Article 900.11.10(651) Exception CR 651, under the heading Site-Specific Provisions, change provision (A) "Despite land use permissions for this zone, only the following uses are permitted; office use not including medical offices, **financial institutions, personal service shop, and retail store;**" to "Despite land use permissions for this zone, only the following uses are permitted; office, medical office, **financial institution, personal service shop, and retail store;**".
9. By-law 569-2013, as amended, is further amended as follows:
  - (A) In Article 900.6.10(450) Exception RM 450, under the heading Site-Specific Provisions, in provision (A)(i) after the street name "Ellesmere Rd." insert ", Lawrence Avenue and Kennedy Road measured from the original centreline of the **street;**".

10. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 900.11.10(2369) Exception CR 2369, delete "Site-Specific Provisions (None Apply)".
11. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 900.7.10(710) Exception RA 710, under the heading Site-Specific Provisions, change provision (D) "A minimum of 50 percent of the **gross floor area** of the first is used for **dwelling units**;" to "A maximum of 50 percent of the **interior floor area** of the **first floor** may be used for **dwelling units**."
12. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 900.7.10(744) Exception RA 744, under the heading Site-Specific Provisions, change provision (C) "A minimum of 50 percent of the **first floor** must be used for **dwelling units**." to "A maximum of 50 percent of the **interior floor area** of the **first floor** may be used for **dwelling units**."
13. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 900.7.10(751) Exception RA 751, under the heading Site-Specific Provisions, change provision (C) "A minimum of 50 percent of the **first floor** must be used for **dwelling units**." to "A maximum of 50 percent of the **interior floor area** of the **first floor** may be used for **dwelling units**."
14. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 900.7.10(753) Exception RA 753, under the heading Site-Specific Provisions, change provision (D) "A minimum of 50 percent of the **first floor** must be used for **dwelling units**;" to "A maximum of 50 percent of the **interior floor area** of the **first floor** may be used for **dwelling units**."
15. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 900.7.10(754) Exception RA 754, under the heading Site-Specific Provisions, change provision (C) "A minimum of 50 percent of the **first floor** must be used for **dwelling units**;" to "A maximum of 50 percent of the **interior floor area** of the **first floor** may be used for **dwelling units**."
16. By-law 569-2013, as amended, is further amended as follows:
- (A) In both Articles 900.7.10(95) Exception RA 95 and 900.7.10(96) Exception RA 96, under the heading Site-Specific Provisions, delete "(None Apply)".

17. By-law 569-2013, as amended, is further amended as follows:
- (A) In Section 990.10, the Zoning By-law Map, for the lands identified with a heavy black line, as shown on Schedule 1 of this By-law, being part of 62 Fairford Avenue, change the zone label "O" to "R (d0.6) (x741)" as shown on Schedule 1 of this By-law.
  - (B) In Article 995.40.1, the Rooming House Overlay Map, for the lands identified with a heavy black line, as shown on Schedule 2 of this By-law, being part of 62 Fairford Avenue, add the label "B1" as shown on Schedule 2 of this By-law.
18. By-law 569-2013, as amended, is further amended as follows:
- (A) In Section 990.10, the Zoning By-law Map, for the lands identified with a heavy black line, as shown on Schedule 3 of this By-law, being 115 Ionview Road, modify the zone label from "IPW (cv0.3) (x37)" to "IPW 0.3 (x37)" as shown on Schedule 3 of this By-law.
19. By-law 569-2013, as amended, is further amended as follows, in Article 900.3.10(236) Exception RD 236, under the heading Site-Specific Provisions:
- (A) In provision (D) change the number "1.2" to "0.9".
  - (B) In provision (F)(ii) change the number "3.0" to "0.3".
20. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 900.3.10(237) Exception RD 237, under the heading Site-Specific Provisions, in provision (F)(ii), change the number "3.0" to "0.3".
21. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 900.3.10(238) Exception RD 238, under the heading Site-Specific Provisions, in provision (F)(ii), change the number "3.0" to "0.3".
22. By-law 569-2013, as amended, is further amended as follows:
- (A) In Article 900.6.10(86) Exception RM 86, under the heading Prevailing By-laws and Prevailing Sections, in provision (A), change the Bayview Avenue street number "325" to "1325".
23. By-law 569-2013, as amended, is further amended as follows:
- (A) In Section 990.10, the Zoning By-law Map, for the lands identified with a heavy black line, as shown on Schedule 4 of this By-law, being part of 555 Military Trail, modify the zone label from "RD(f12.0; a436)(x361)" to "RD(12.0; a445)(x361)" as shown on Schedule 4 of this By-law.

24. By-law 569-2013, as amended, is further amended as follows, in Article 900.6.10(281) Exception RM 281, under the heading Site-Specific Provisions:
- (A) Change provision (B) to the following:
    - "(B) The minimum **building setback** from a **side lot line** that abuts a **street** is 4.5 metres;"
  - (B) Insert a new provision (C) (iii) as follows:
    - "(iii) 10.5 metres in all other cases;"
25. By-law 569-2013, as amended, is further amended as follows, in Article 900.8.10(72) Exception RAC 72, under the heading Site-Specific Provisions:
- (A) In provision (E), change "40 percent" to "18 percent".
  - (B) In provision (G)(ii), before the word "each" insert the word "for".
  - (C) Delete provision (I) in its entirety.
  - (D) In provision (H), change "; and" to ".".
26. By-law 364-2020 (LPAT) (3636 Bathurst Street), as amended, is further amended as follows:
- (A) In Section 4, change the reference to the policy area label to be added to the Policy Area Overlay Map in Section 995.10 of Zoning By-law 569-2013, and as shown on Diagram 3 attached to By-law 364-2020(LPAT) from "PA 4" to "4".
  - (B) Insert a new Section 5A. as follows:
    - "5A. Zoning By-law 569-2013, as amended, is further amended by adding the lands municipally known in the year 2017 as 3636 Bathurst Street, as shown on Diagram 1 attached to this By-law, to the Height Overlay Map in Article 995.20.1 with no label, and the Rooming House Overlay Map in Article 995.40.1 with no label."
  - (C) In Section 6 change the reference to the Article from "Article 900.7.10" to "Article 900.8.10".
  - (D) In Section 6 (H) change the reference to the Clause from "Clause 15.10.40.10" to "Clause 15.20.40.10".
27. By-law 384-2020 (573 King Street East), as amended, is further amended as follows:
- (A) On Diagram 6, delete the legend item "See Former City of Toronto By-law 438-86" and delete the crosshatching.

28. By-law 388-2020 (111 Wenderly Drive and 746-748 Marlee Avenue), as amended, is further amended as follows:
- (A) In Section 3, change the reference to the zone label to be added to the Zoning By-law Map in Section 990.10 of Zoning By-law 569-2013, and as shown on Diagram 2 attached to By-law 388-2020, from "RT (f4.2; au100) (x262)" to "RT (f4.2; au100) (x304)".
  - (B) In Section 5, change the reference to the Exception Number from "Article 900.5.10 Exception Number (262)" to "Article 900.5.10 Exception Number (304)" and from "**Exception RT (262)**" to "**Exception RT (304)**".
  - (C) In Section 5, before the first "(A)" insert the heading "Site-Specific Provisions:".
  - (D) In Section 5, delete the first "(A)".
29. By-law 648-2020 (1467 Bathurst Avenue and 490 St Clair Avenue West), as amended, is further amended as follows:
- (A) In Section 8 under the heading Prevailing By-laws and Prevailing Sections delete "(A) None apply", and change provision "(B)" to "(A)".
30. By-law 656-2020 (900 and 980 Lansdowne Avenue), as amended, is further amended as follows:
- (A) In Section 6(A) change the reference from "Section 1" to "Section 7".
31. By-law 685-2020 (LPAT) (760-762 and 768-784 Yonge Street), as amended, is further amended as follows:
- (A) In Section 4(D)(i), delete the number "1.2".
  - (B) In Section 4(D)(ii), delete the number "1.3".
32. By-law 811-2020 (340 St Clements Avenue), as amended, is further amended as follows:
- (A) Move the provision in Section 4(T) in its entirety to a new Section 5.
  - (B) Renumber the existing Section 5 to Section 6.
  - (C) In Section 4(A) change "(T)" to "(S)".
33. By-law 817-2020 (250 Dundas Street West), as amended, is further amended as follows:
- (A) In Section 3 change the word "amending" to "replacing".
  - (B) To the end of Section 3 insert "Prevailing By-laws and Prevailing Sections: (None Apply)".

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- (C) Delete Section 4 which reads "Prevailing By-laws and Prevailing Sections: (None Apply)" in its entirety.
- (D) Renumber existing Section 5 to Section 4 and existing Section 6 to Section 5.
- (E) In Section 3(A) change "Section 6" to "Section 5".
- 34.** By-law 899-2020 (LPAT) (6-16 Wellesley Street West, 5-7 St. Nicholas Street and 586 Yonge Street), as amended, is further amended as follows:
- (A) In Section 3 change the zone label from "CR (x290)" to "CR 3.0 (c2.0; r3.0) SS1 (x290)".
- 35.** By-law 918-2020 (2490-2514 Yonge Street, Part of 567 Duplex Avenue, and 10-12 and Part of 20 Castlefield Avenue), as amended, is further amended as follows:
- (A) On Diagram 2 change the zone label from "CR 266" to "CR 3.0 (c2.0; r2.5) SS2 (x266)".
- 36.** By-law 938-2020 (4620 Finch Avenue East), as amended, is further amended as follows:
- (A) Renumber the Sections in sequential order so that the second Section 4 is the new Section 5.
- (B) In Section 4 change the reference from "Article 900.11.10" to "Article 900.30.10".
- 37.** By-law 950-2020 (274 St. Johns Road, 625-637 Runnymede Road and 40 Fiskens Avenue), as amended, is further amended as follows:
- (A) In Section 1, change the word "his" to "this".
- 38.** By-law 984-2020 (LPAT) (660 Eglinton Avenue East and 1801 Bayview Avenue), as amended, is further amended as follows:
- (A) In Section 4 change the reference from "Article 90011.10" to "Article 900.11.10".
- (B) In Section 4 move the following text that is in provision KK. to after provision LL.:
- "Prevailing By-laws and Prevailing Sections:
- (A) For **Building A** as shown on Diagram 3 of By-law 984-2020 (LPAT) Section 6.11.1, former Town of Leaside zoning by-law 1916, as amended."

39. By-law 53-2021 (64-86 Bathurst Street), as amended, is further amended as follows:
- (A) On Diagram 2 change the zone label from "CR3.0(c1.0;r2.5)SS2(x237)" to "CR 3.0 (c1.0; r2.5) SS2 (x273)".
40. By-law 150-2021 (LPAT) (20 Edward Street), as amended, is further amended as follows:
- (A) In Section 3 change "CR (78)" to "CR 6.0 (c2.0; r6.0) SS1 (x78)".
- (B) Change Section 4(A) to:
- "(A) On 20 Edward Street, as shown on Diagram 1 of By-law 150-2021(LPAT), if the requirements of Section 5 and Schedule A of By-law 150-2021(LPAT) are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Sections (B) to (N) below;"
41. By-law 161-2021 (545 Commissioners Street), as amended, is further amended as follows:
- (A) After Section 4(J), insert:
- "Prevailing By-laws and Prevailing Sections:
- (A) Section 12(1) 220 of former City of Toronto By-law 438-86; and
- (B) Section 12(1) 272 of former City of Toronto By-law 438-86."
42. By-law 267-2021 (LPAT) (5 Scrivener Square, 4, 8, 10 and 10R Price Street, 1095-1107 Yonge Street and former public lane lands), as amended, is further amended as follows:
- (A) Move Section 7(JJ) to a new Section following Section 10 and re-number the sections accordingly.
- (B) Move Section 7(KK) to a new Provision (B) under the heading "Prevailing By-laws and Prevailing Sections:".
- (C) In Section 7, under the heading "Prevailing By-laws and Prevailing Sections" in Provision (A) change "Site-Specific Provision (KK)" to "Prevailing By-laws and Prevailing Sections, Provision (B) below".
- (D) In Section 7(A), change "(KK)" to "(II)".

- 43.** By-law 408-2021 (LPAT) (1087, 1091, and 1095 Leslie Street), as amended, is further amended as follows:
- (A) In Section 6(M), change the numbering "(iv), (v), and (vi)" to "(i), (ii), and (iii)" respectively.
- 44.** By-law 442-2021 (LPAT) (292-298 Dundas Street West, 129-137 McCaul Street and 170 St. Patrick Street), as amended, is further amended as follows:
- (A) In Section 3 after the zone label "CR 2.5 (c2.0; r2.0) SS2 (x348)" insert "and OR".
- (B) At the end of Section 4 insert the heading and text "Prevailing By-laws and Prevailing Sections (None Apply)".
- 45.** By-law 451-2021 (LPAT) (55 Erskine Avenue), as amended, is further amended as follows:
- (A) Move Section 4(Z) to a new Section 6 following Section 5.
- (B) In Section 4(A), change "(Z)" to "(Y)".
- 46.** By-law 518-2021 (244, 250, 254, 258, 260 and 262 Church Street), as amended, is further amended as follows:
- (A) In Section 3, change "CR 3.0 (c2.0; r3.0) SS1 (241)" to "CR 4.0 (c2.0; r4.0) SS1 (x311)".
- (B) In Section 4, change "Exception Number 241" to "Exception Number 311".
- (C) In Diagram 2, change the zone label from "CR 4.0 (cr2.0; r4.0) SS1 (xXXX)" to "CR 4.0 (c2.0; r4.0) SS1 (x311)".

Enacted and passed on December 17, 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)







