

Authority: Toronto and East York Community Council  
Item TE5.5, as adopted by City of Toronto Council on June  
14 and 15, 2023  
City Council voted in favour of this by-law on June 15,  
2023

## CITY OF TORONTO

### BY-LAW 589-2023

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 124 Bedford Road.**

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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of R (d1.0) (x471) to a zone label of R (d1.0)(164) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 164 so that it reads:

(164) Exception R (164)

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) On 124 Bedford Road, if the requirements of By-law 589-2023 are complied with, a **building or structure** may be constructed, used or enlarged in compliance with Regulations (B) to (G) below.
- (B) Despite Regulation 10.5.50.10(3), the **lot** must have a minimum of 23 percent of the **rear yard** for **soft landscaping**.

- (C) Despite Regulations 10.10.20.10 (1) and (2), an office is a permitted use and may be located in a building that is or was originally constructed as a detached house if:
  - (i) the office occupies the entire building; or
  - (ii) the office is in combination with a dwelling unit.
- (D) Despite Regulation 10.10.40.40 (1)(A), the permitted maximum floor space index is 0.88 times the area of the lot.
- (E) Despite Regulation 10.10.40.30.(1), the permitted maximum **building depth** for a **detached house** is 25.23 metres.
- (F) Despite Regulation 10.10.40.70(C)(iii), the required minimum **building setbacks** shall be:
  - (i) 0.82 metres to the north **lot line**; and
  - (ii) 3.19 metres to the south **lot line**.
- (G) Despite Regulation 220.5.10.1(5), no Type "B" **loading space** is required on the **lot**.

Prevailing By-law and Prevailing Section: (None Apply)

5. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

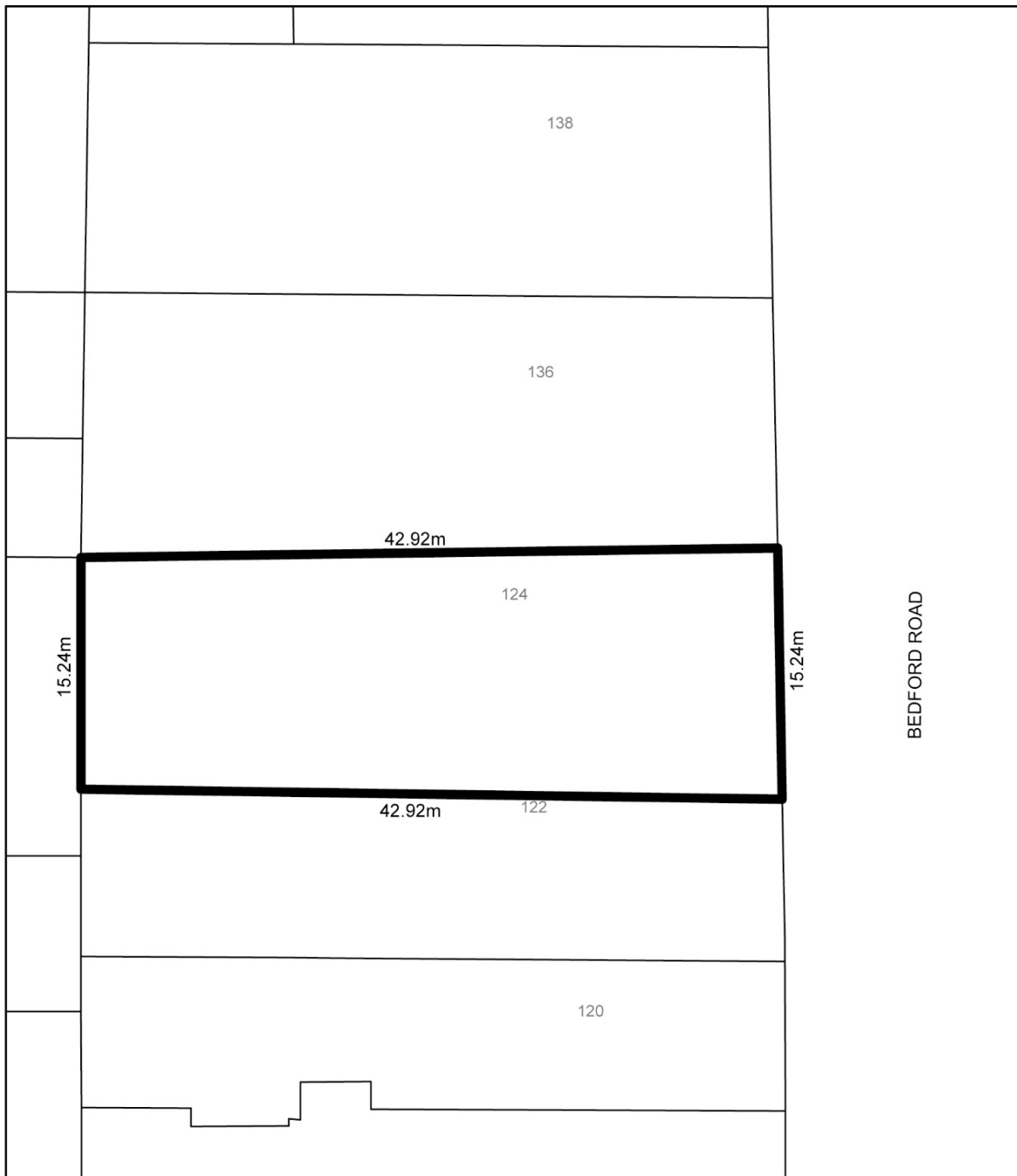
Enacted and passed on June 18, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

**Diagram 1**



 **Toronto**  
Diagram 1

**124 Bedford Road**

File # 22 242012 STE 11 0Z

**Diagram 2**

