

Authority: Toronto and East York Community Council  
Item TE6.14, as adopted by City of Toronto Council on  
July 19 and 20, 2023  
City Council voted in favour of this by-law on  
November 9, 2023  
Written approval of this by-law was given by Mayoral  
Decision 23-2023 dated November 9, 2023

## CITY OF TORONTO

### BY-LAW 1104-2023

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 569, 571 and 573 Christie 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; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

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) (x7) to zone labels of R (d1.0) (x167) and OR, 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 (x167) so that it reads:

(167) Exception R (167)

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 lands must comply with exception 900.2.10(7);

- (B) Despite (A) above, on 569, 571 and 573 Christie Street, if the requirements of By-law 1104-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (C) to (M) below;
- (C) Despite Regulation 10.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 150.52 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulations 10.10.40.10(1) and (2), the permitted maximum height of a **building** or **structure** and the permitted maximum height of the exterior portion of the side **main walls** is the number in metres following the letters "HT" as shown on Diagram 3 of By-law 1104-2023;
- (E) Despite Regulations 10.5.40.10(2), (3) and (4), and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 1104-2023:
- (i) railings, screens and fences, parapets, roof drainage, and **green roof** and roof construction assembly elements by a maximum of 1.8 metres;
- (F) Clause 10.10.40.30 regarding **building depth** does not apply;
- (G) Despite Regulation 10.5.40.70(1) and Clause 10.10.40.70, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 1104-2023;
- (H) Despite Regulation 10.10.40.80(1), the required separation distance of **main walls** are as shown in metres on Diagram 3 of By-law 1104-2023;
- (I) Despite Clause 10.5.40.60, and (G) and (H) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) cornices, lighting fixtures, window washing equipment, awnings, canopies, parapets, ornamental or architectural elements, trellises, eaves, windowsills, guardrails, decorative features, supportive columns, vents, and stacks, by a maximum of 0.6 metres; and
  - (ii) exterior stairs and planters, by a maximum of 1.3 metres;
- (J) Despite Regulation 10.10.30.20(1)(D), if a **lot** that has a **townhouse** with one or more **dwelling units** not fronting directly on a **street**, the required minimum **lot frontage** is 29.2 metres;
- (K) Despite Regulation 10.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 2,461.4 square metres;

- (L) In addition to the elements which reduce **gross floor area** listed in Regulation 10.5.40.40(3), the **gross floor area** is also reduced by the parking level;
- (i) For the purpose of this exception, "parking level" means the level on which vehicular **parking spaces** are located;
- (M) Each **dwelling unit** must contain three or more bedrooms.

Prevailing By-laws and Prevailing Sections: (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.
6. Temporary use(s):
- (A) None of the provisions of By-law 569-2013, as amended, apply to prevent the erection and use of a temporary sales office on the **lot** for a period of not more than 1 year from the date this By-law comes into full force and effect, provided:
- (i) The permitted maximum height does not exceed 3.0 metres; and
- (ii) The number of **storeys** does not exceed 1.

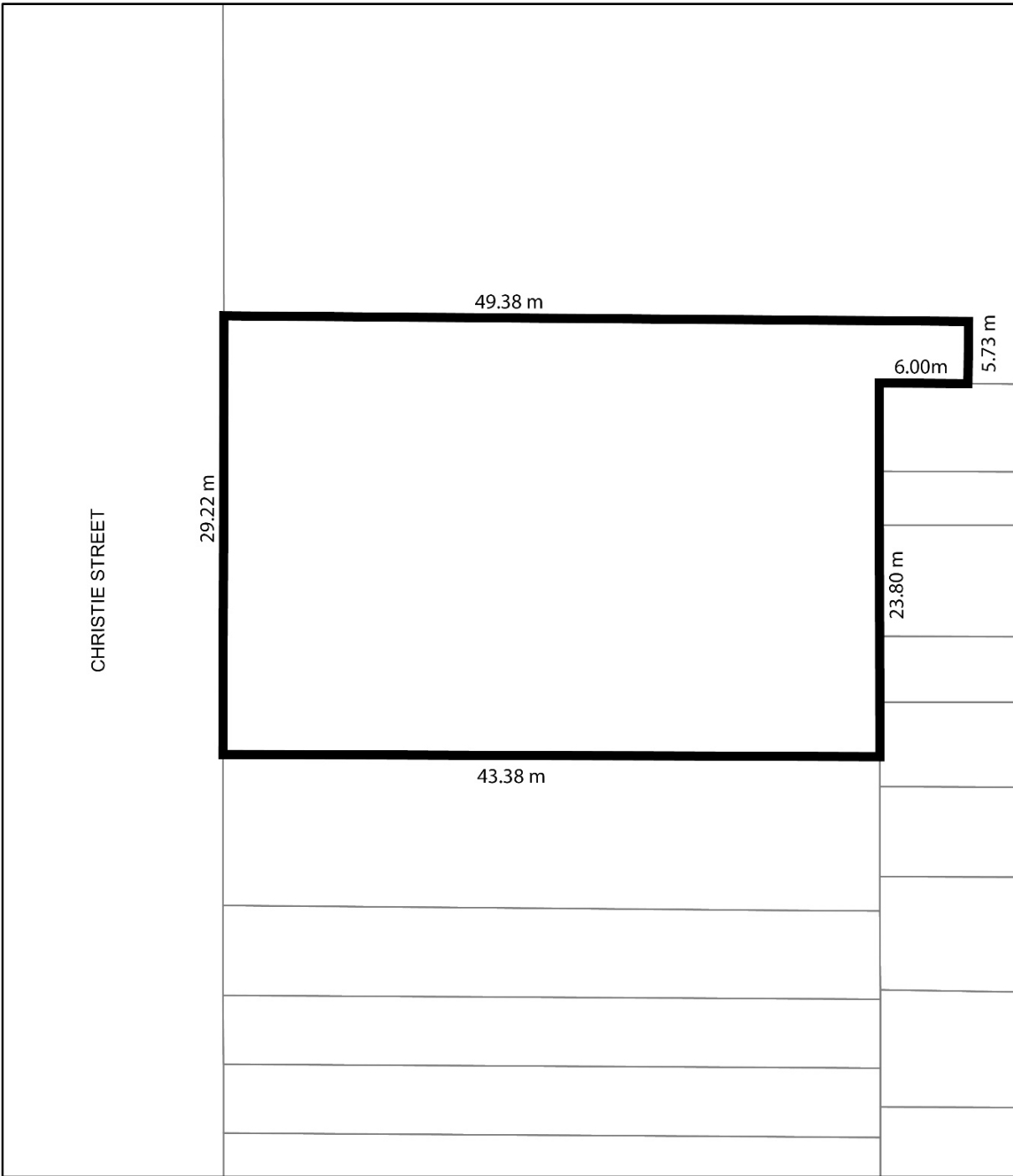
Enacted and passed on November 9, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



**Diagram 2**

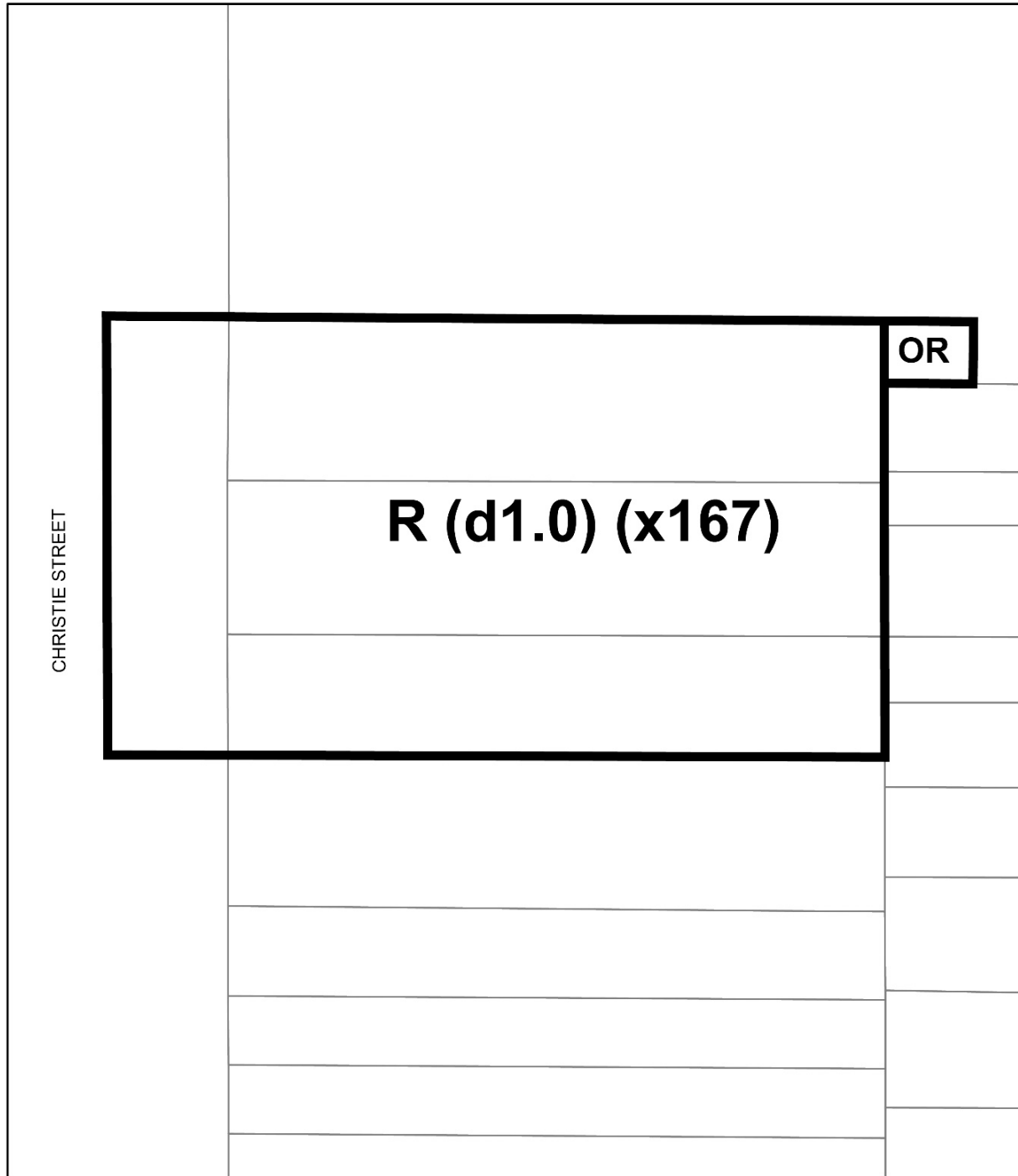
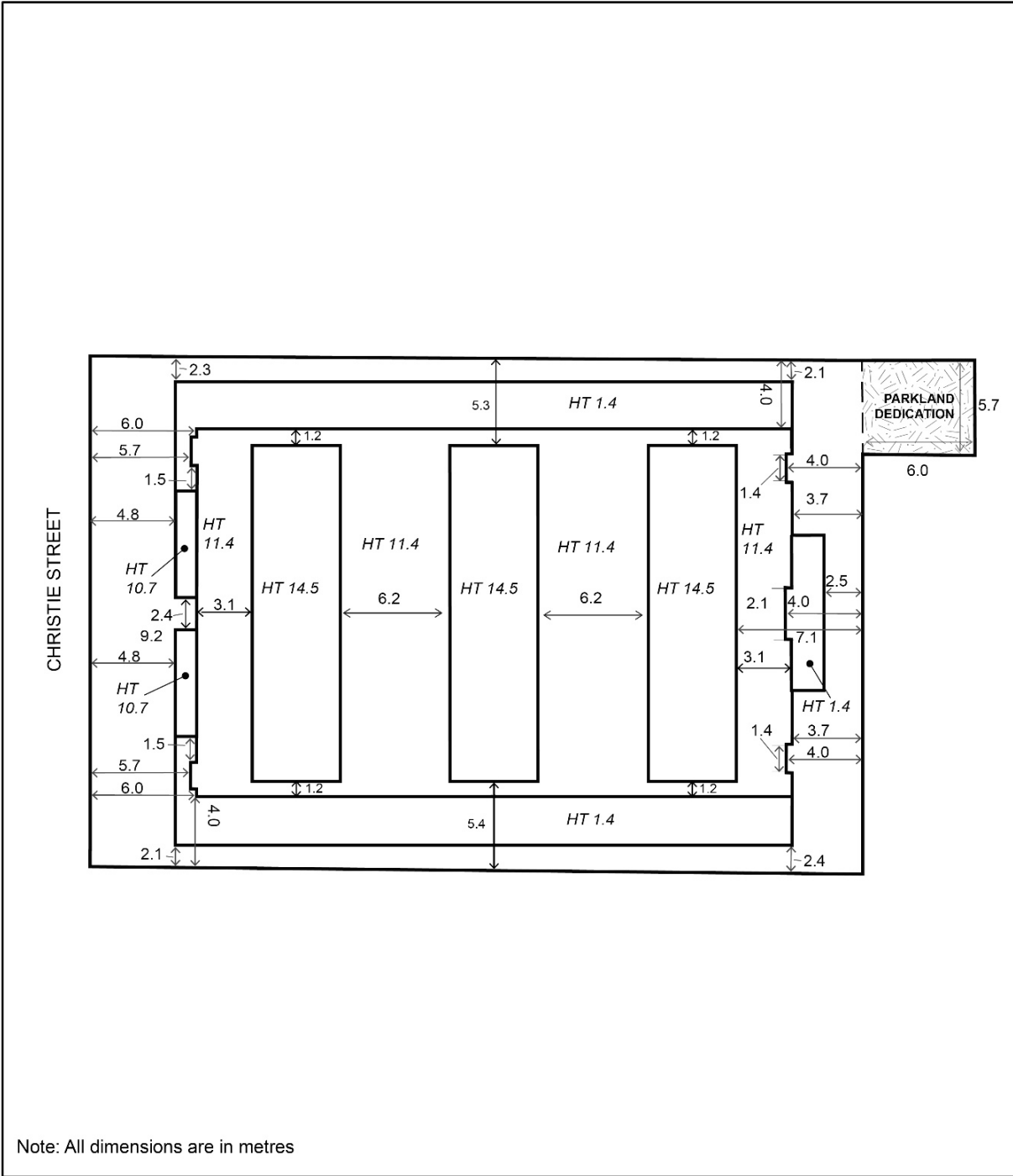


Diagram 3



Note: All dimensions are in metres