

Authority: Planning and Housing Committee Item PH7.2,  
adopted as amended, by City of Toronto Council on  
November 8 and 9, 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 1149-2023

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 100 Indian Road and to repeal By-law 240-2022.**

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, as amended;

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, as amended, 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 990.1 respecting the lands outlined by heavy black lines from a zone label of R (d0.6)(x290) to a zone label of R (d0.6)(x172) 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 172 so that it reads:

(172) Exception R 172

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) In addition to the permitted uses with conditions listed in regulation 10.10.20.20(1), an **outdoor patio** is also permitted, provided it complies with the following:
  - (i) the **outdoor patio** must be combined with a **place of assembly**, or **recreation use**;

- (ii) the **outdoor patio** must be located in the **rear yard**;
- (iii) a maximum of two **outdoor patios** are permitted on the **lot**;
- (iv) an **outdoor patio** located in the **rear yard** may project a maximum of 3.0 metres from the **rear main wall** of the **building**;
- (v) the permitted maximum area of each **outdoor patio** is 75 square metres;
- (vi) the **outdoor patio** must be located a minimum of 35.0 metres from the west **lot line** and 24.0 metres from the north and south **lot lines**; and
- (vii) entertainment, such as performances, music and dancing are not permitted on the **outdoor patio**.

Prevailing By-laws and Prevailing Sections: (None Apply)

5. By-law 240-2022 is repealed.

Enacted and passed on November 9, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1

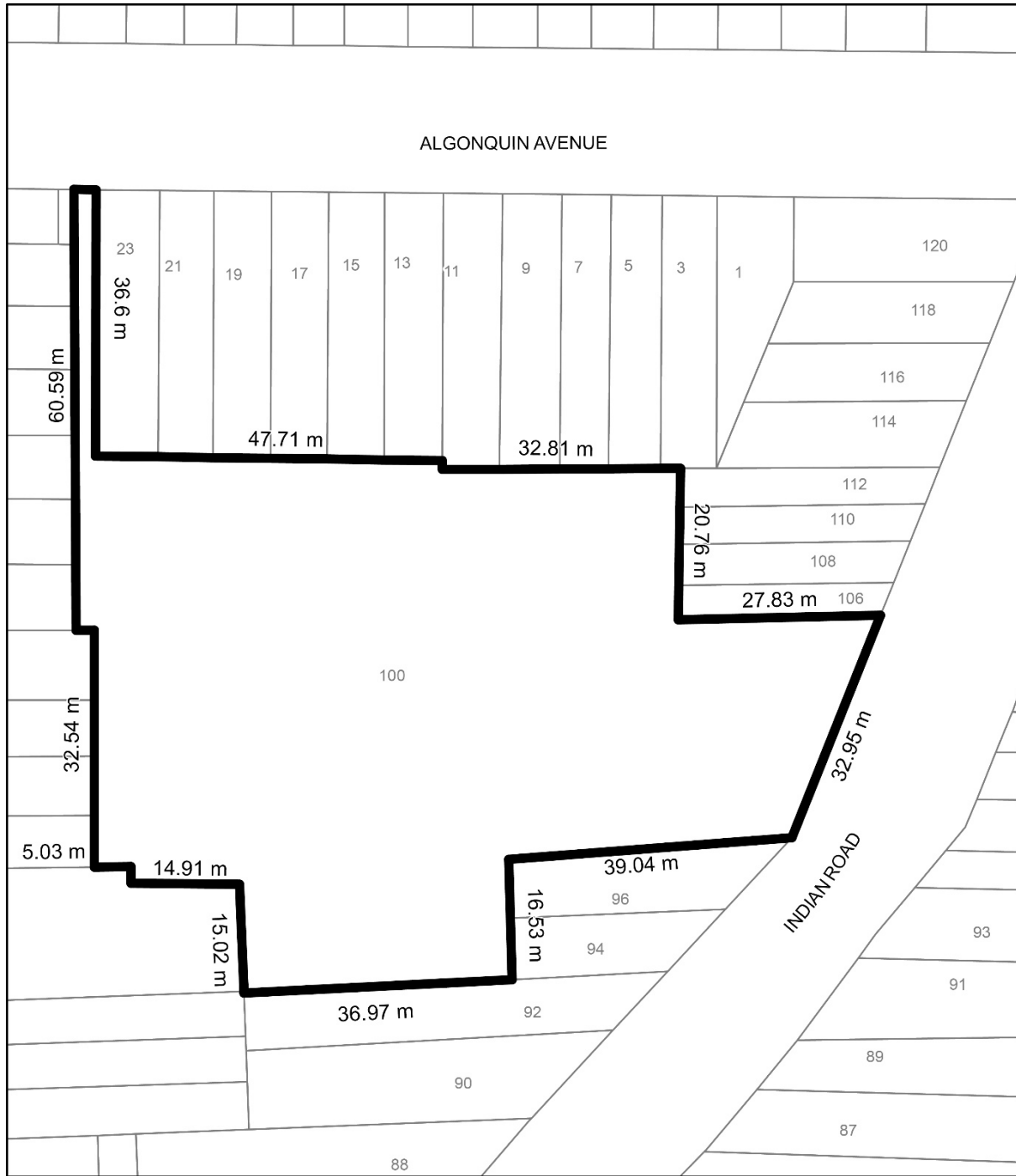


Diagram 2

