

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 1151-2023

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 749 Broadview Avenue and 95-107 Danforth Avenue and to repeal By-law 233-2022.

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 CR 3.0 (c2.5; r2.5) SS2 (x2426) and CR 2.5 (c0.5; r2.5) SS2 (x1969) to a zone label of CR 3.0 (c2.5; r2.5) SS2 (x904) and CR 2.5 (c0.5; r2.5) SS2 (x904) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 904 so that it reads:

(904) Exception CR 904

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 the lands, the maximum **interior floor area** used for an **amusement arcade, recreation use, eating establishment**, or any combination of these uses is 400 square metres; and [TO: 438-86; 12(2) 199];

- (B) These **premises** must comply with Exception 900.11.10(2); and
- (C) Despite regulation 40.10.20.100(21)(D), an **outdoor patio** must be set back 5.0 metres from a **lot** in the Residential Zone category or Residential Apartment Zone category;

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
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. By-law 233-2022 is repealed.

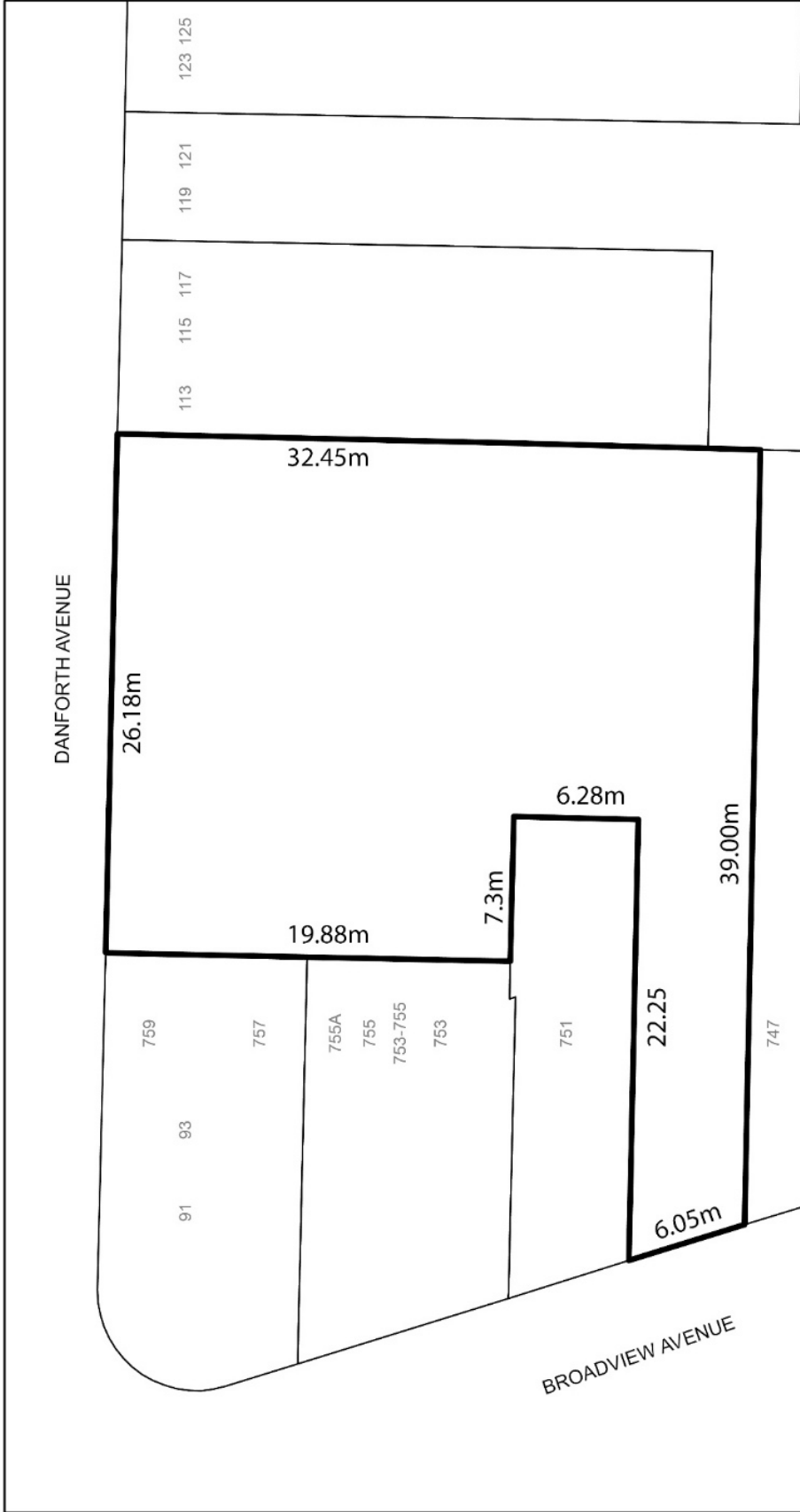
Enacted and passed on November 9, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



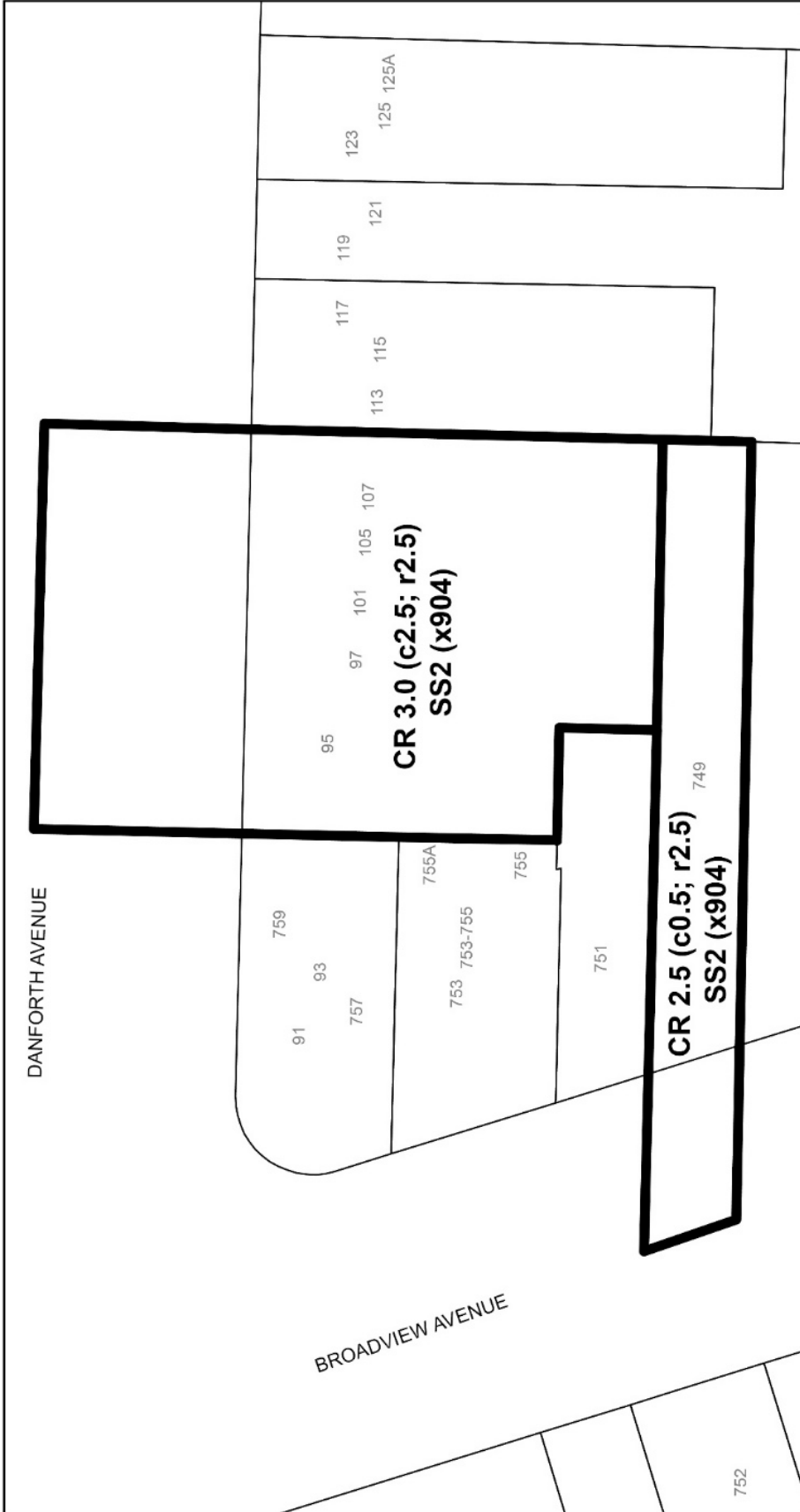
95-107 Danforth Avenue and 749 Broadview Avenue

File # 20 171551 STE 14 0Z



City of Toronto By-law 569-2013
Not to Scale
09/11/2023

Diagram 2



95-107 Danforth Avenue and 749 Broadview Avenue

File # 20 171551 STE 14 OZ



City of Toronto By-law 569-2013
Not to Scale
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