

Authority: Planning and Housing Committee Item PH7.3
adopted as amended, by City of Toronto Council on
November 8 and 9, 2023
City Council voted in favour of this by-law on February 7,
2024
Written approval of this by-law was given by Mayoral
Decision 2-2024 dated February 7, 2024

CITY OF TORONTO

BY-LAW 69-2024

To amend City of Toronto Zoning By-law 569-2013, as amended, to facilitate zoning compliance for the Ontario Line project with respect to multiple properties outside of Ward 14.

Whereas authority is given to Council by 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 words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
2. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 1 to the Policy Areas Overlay Map in Article 995.10.1, and applying no value.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 1 to the Height Overlay Map in Article 995.20.1, and applying no value.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 1 to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 1 to the Rooming House Overlay Map in Article 995.40.1, and applying no value.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 1 attached to this By-law to the Zoning By-law Map in Section 990.10 and applying the following zone label to these lands: EO 2.0 (e0.75; o2.0) (x33) as shown on Diagram 2 attached to this By-law.

7. 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 EO 2.0 (e0.75; o2.0) to EO 2.0 (e0.75; o2.0) (x33) as shown on Diagram 3 attached to this By-law.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.24.10 Exception Number 33 so that it reads:

(33) Exception EO 33

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) Regulation 60.40.30.20(1) does not apply to a **transportation use**;
- (B) Regulations 60.40.40.10(1) and (2) do not apply to a **transportation use**;
- (C) Regulations 60.40.40.70(1), (2), and (3) do not apply to a **transportation use**;
- (D) Regulation 60.40.50.10(1) does not apply to a **transportation use**;
- (E) Despite Clause 60.5.40.40(2) floor space index is calculated only for the above ground portion of a **building or structure** with a **transportation use**; and
- (F) For a **transportation use** the permitted maximum floor space index is 2.0.

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

9. 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 E 1.0 to E 1.0 (x62) as shown on Diagram 4 attached to this By-law.
10. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.24.10(20) so that it reads:

(20) Exception EO 20

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) Regulations 60.40.40.10(1) and (2) do not apply to a **transportation use**;

- (B) Regulations 60.40.40.70(1), (2), and (3) do not apply to a **transportation use**;
- (C) Despite Clause 60.40.50.10(1), any **lot line** abutting a **street** for **lots** with a **transportation use** must have a minimum 1.0 metre wide strip of **soft landscaping** along the entire length of the **lot line**, exclusive of driveways and walkways;
- (D) Regulation 60.40.30.20(1) does not apply to a **transportation use**;
- (E) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**; and
- (F) The maximum permitted floor space index for a **transportation use** in a **building** is 2.0 times the area of the **lot**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 8.4.1(c), Section 8.4.1(d) and Section 8.4.1(e), former Town of Leaside By-law 1916. [By-law: 910-2022].

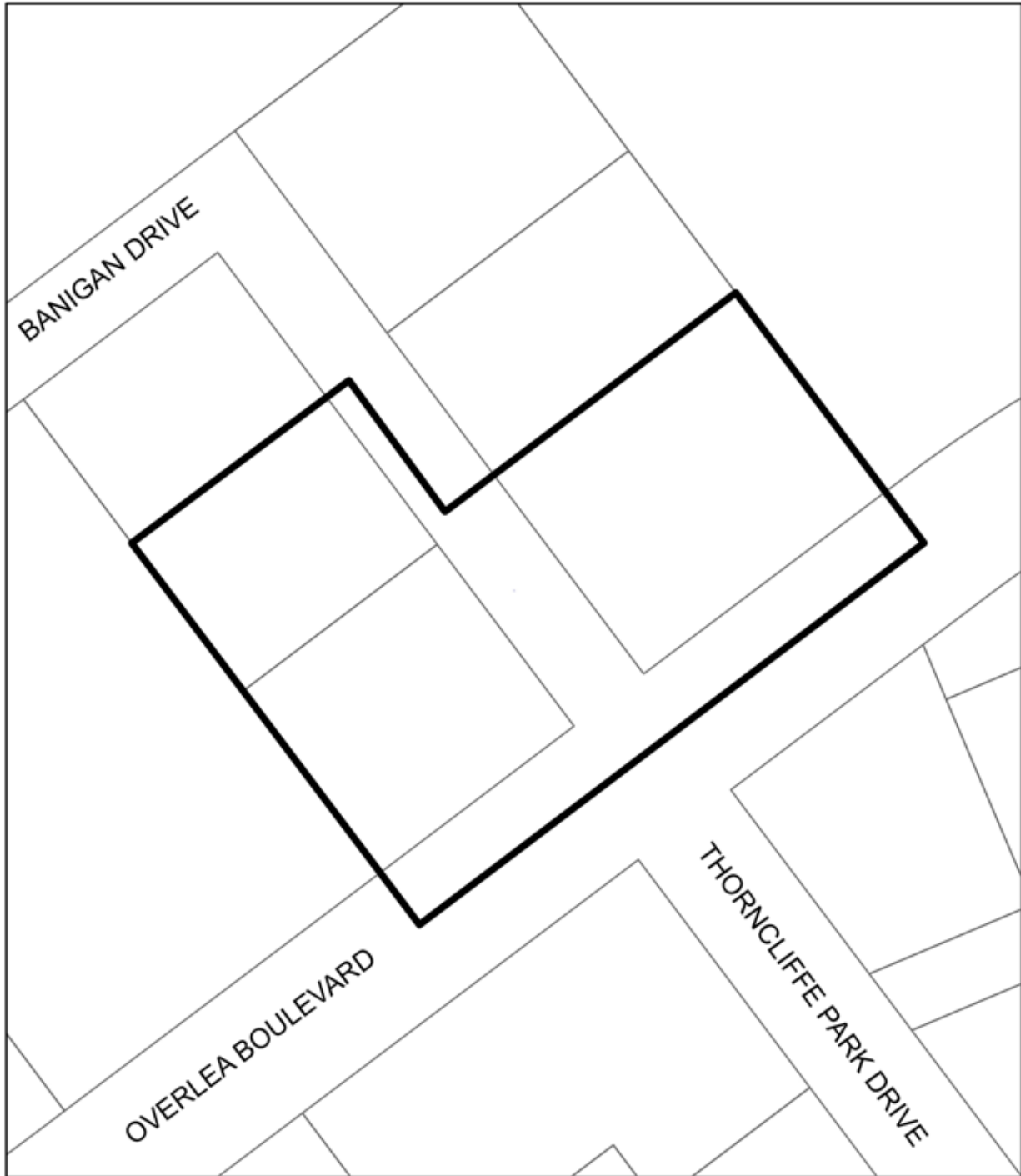
Enacted and passed on February 7, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

26 Overlea Blvd; 28 Overlea Blvd

File #23 106639 STE 10 OZ



Diagram 2



 **TORONTO**
Diagram 2

26 Overlea Blvd; 28 Overlea Blvd

File #23 106639 STE 10 0Z



Diagram 3

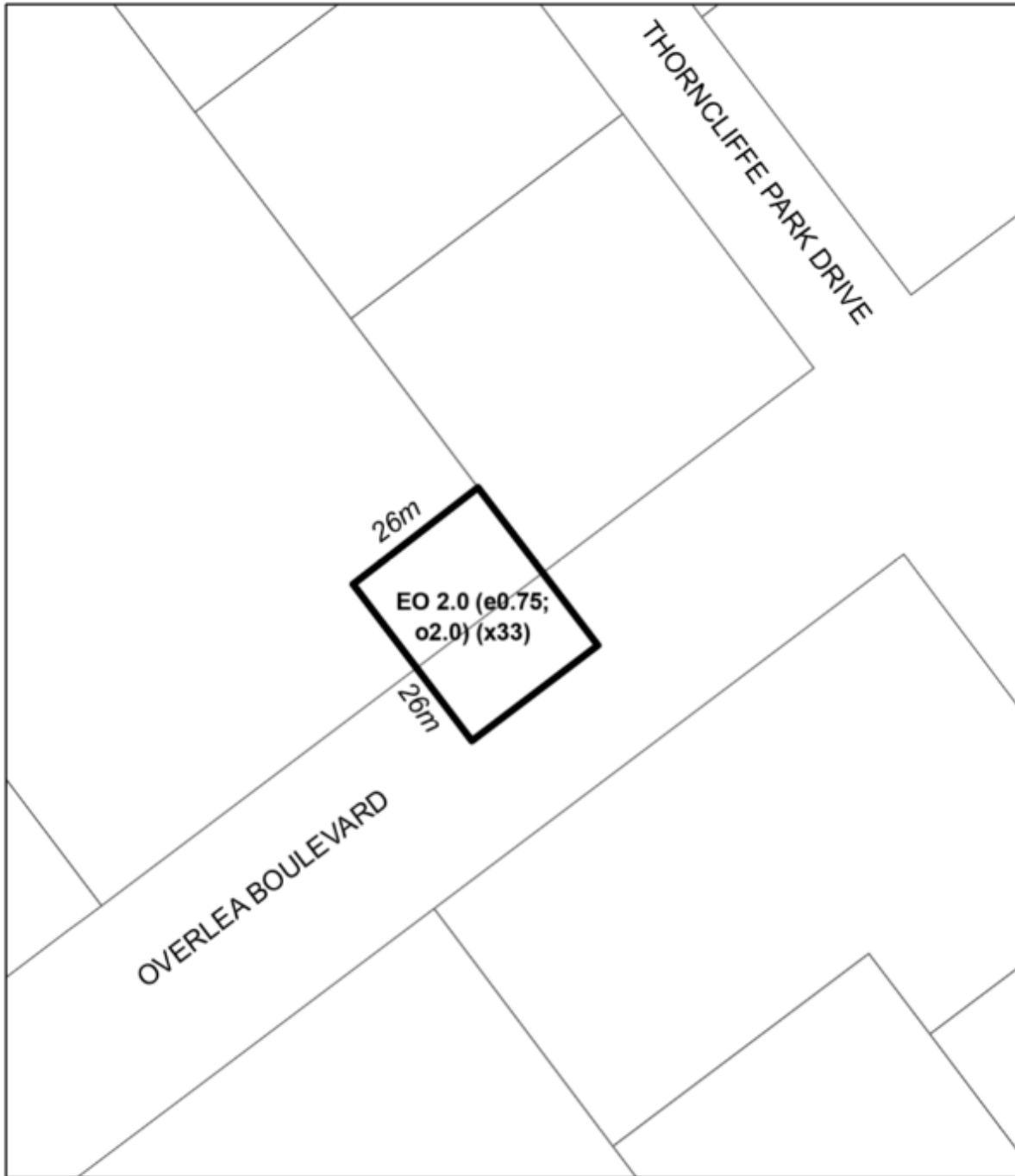


Diagram 4

