

Authority: Toronto and East York Community Council  
Item TE9.5, as adopted by City of Toronto Council on  
December 13, 14 and 15, 2023; and Section 169-5.2(B),  
Municipal Code Chapter 169, Officials, City  
City Council voted in favour of this by-law on June 27,  
2024  
Written approval of this by-law was given by Mayoral  
Decision 15-2024 dated June 27, 2024

## **CITY OF TORONTO**

### **BY-LAW 705-2024**

**To make a technical amendment to By-law 1289-2023, being a by-law to amend Zoning By-law 569-2013, as amended, with respect to the lands known municipally in the year 2023 as 403 Keele Street and 48 and 50 Heintzman Street.**

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 authority has been granted to the City Solicitor pursuant to §169-5.2(B) of the City of Toronto Municipal Code to submit bills directly to Council to make technical amendments to the Municipal Code and other by-laws to correct technical errors; and

Whereas Council has determined that a technical amendment to By-law 1289-2023 must be made and is appropriate to address inadvertent omissions due to transmission and typographical errors and incorrect references;

The Council of the City of Toronto enacts:

1. Deleting Section 3 and replacing it with the following:

"Zoning By-law 569-2013, as amended, is further amended by adding the lands identified as "Parcel A" on Diagram 6 of the Zoning By-law Map in Section 990.1, and amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands identified as "Parcel B" on Diagram 6 and applying the following zone label to both "Parcel A" and Parcel B" as shown on Diagram 2: (H) CR 3.8 (c0.1; r3.8) SS2 (x934).

2. Diagram 2 of By-law 1289-2023 is deleted and replaced with Diagram 2 attached hereto.
3. Diagram 5 of By-law 1289-2023 is deleted and replaced with the Diagram 5 attached hereto.
4. By-law 1289-2023 is amended by modifying the list of provisions set out in Section 8 as follows:

(A) Deleting Provision (E) and replacing it with the following:

"Despite regulation 40.10.40.1(1)(A) residential uses are permitted on the same level as non-residential use portions of a **building**;"

(B) Deleting Provision (Q) and replacing it with the following:

"Despite Regulation 230.5.1.10(12), a **bicycle maintenance facility** is not required";

5. The provisions of By-law 1289-2023, shall continue to apply except as otherwise provided in this By-law.

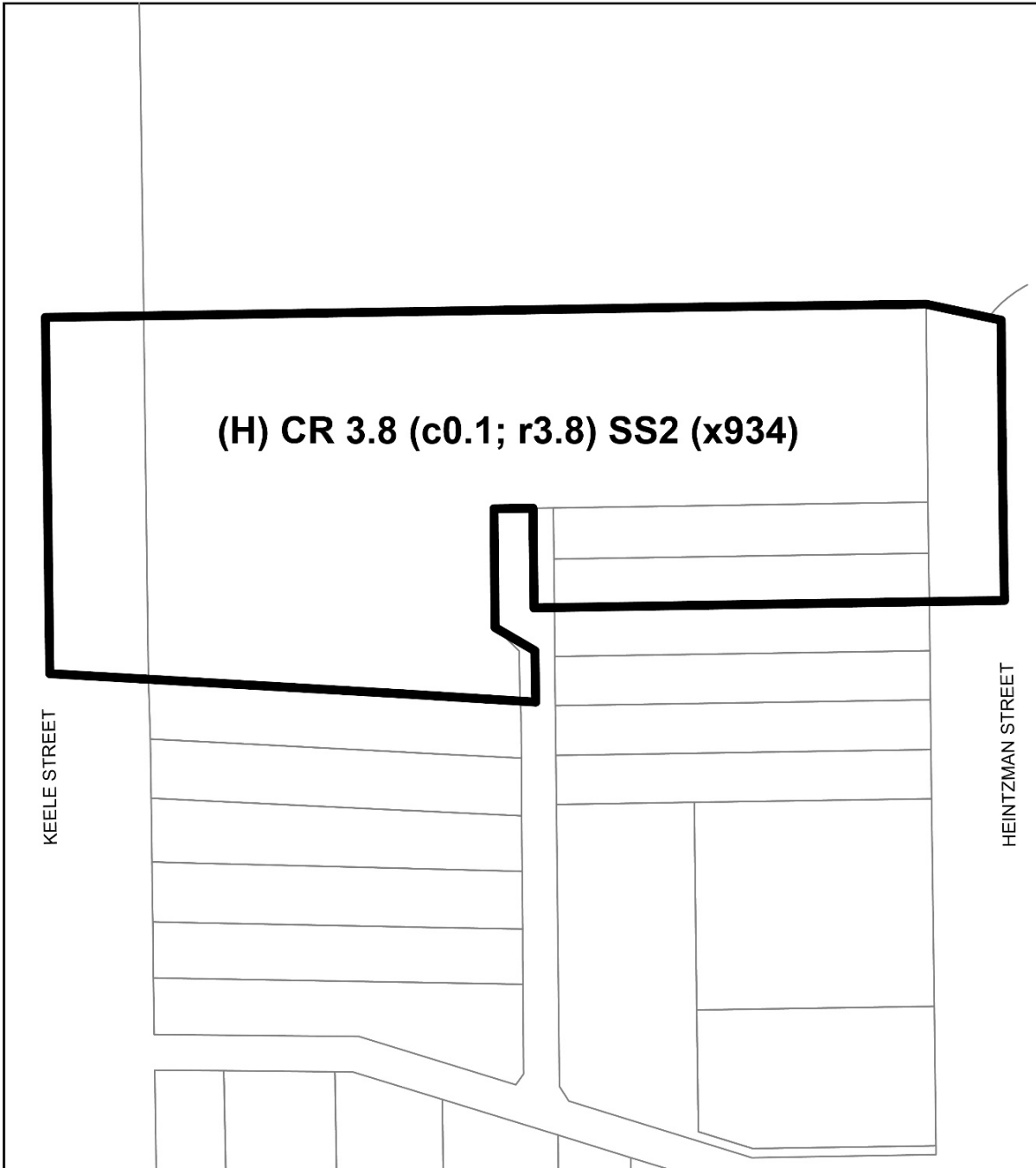
Enacted and passed on June 27, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 2

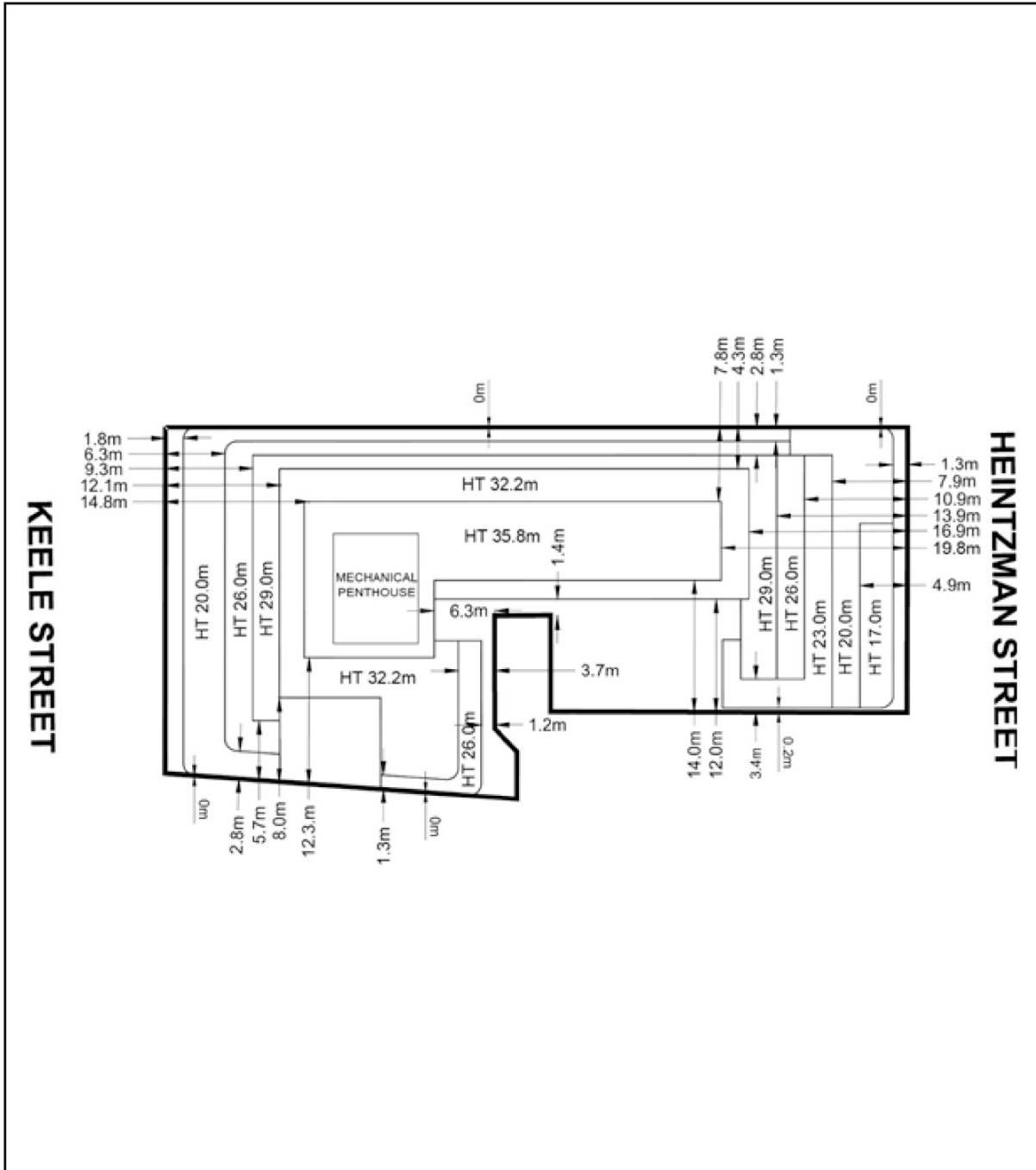


 **TORONTO**  
Diagram 2

403 Keele Street & 50 Heintzman Street

File # 21 234418 STE 04 0Z

Diagram 5



 **TORONTO**  
Diagram 5

403 Keele Street & 50 Heintzman Street

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