

Authority: Planning and Housing Committee Item PH8.5,
adopted as amended, by City of Toronto Council on July 24
and 25, 2024

City Council voted in favour of this by-law on July 25,
2024

Written approval of this by-law was given by Mayoral
Decision 17-2024 dated July 25, 2024

CITY OF TORONTO

BY-LAW 883-2024

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.

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 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 CR 2.5 (c2.5; r1.0) SS2 (x1163) to CR 2.5 (c2.5; r1.0) SS2 (x894) as shown on Diagram 1 and 2 attached to this By-law.
3. Zoning By-law 569-2013, as amended, is further amended by adding Exception Number 894 to Article 900.11.10, so that it reads:

(894) Exception CR 894

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 40.10.30.20(1) does not apply to a **transportation use**;
- (B) Clause 40.10.40.70 does not apply to a **transportation use**;
- (C) Regulations 40.10.40.10(2)(4) and (5) do not apply to a **transportation use**;

- (D) Despite clause 40.5.40.40 floor space index is calculated only for the above ground portion of a **building or structure** with a **transportation use**;
- (E) Regulations 40.10.40.1(2) and (6) do not apply to a **transportation use**;
- (F) Despite regulation 40.10.40.40(1) the maximum permitted floor space index for a **transportation use** in a **building** is 1.0 times the area of the **lot**;
- (G) Regulations 40.10.50.10(1) and (3) do not apply to a **transportation use**; and
- (H) In a **mixed use building, dwelling units** are only permitted above the first **storey**.

Prevailing By-laws and Prevailing Sections (None Apply)

- 4. 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) (x169) to R (d1.0) (x173) and R (d0.6) (x736) to R (d0.6) (x173) and as shown on Diagram 3 and 4 attached to this By-law.
- 5. Zoning By-law 569-2013, as amended, is further amended by adding Site Specific Exception Number R 173 to Article 900.2.10, so that it reads:

(173) Exception R 173

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 10.10.30.10(1) does not apply to a **transportation use**;
- (B) Regulation 10.10.30.20(1) does not apply to a **transportation use**;
- (C) Regulation 10.10.40.10(1) does not apply to a **transportation use**;
- (D) Clause 10.10.40.70 does not apply to a **transportation use**;
- (E) Clause 10.10.60.70 does not apply to a **transportation use**;
- (F) Despite Regulation 10.5.40.40(5)(A), floor space index for a **building or structure** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building or structure** divided by the area of the **lot**;

- (G) Despite regulation 10.10.40.40(1) the permitted maximum floor space index for a **building** with a **transportation use** is 2.0;
- (H) Clause 10.5.60.20 does not apply to a **transportation use**; and
- (I) Clause 10.5.50.10 does not apply to a **transportation use**.

Prevailing By-laws and Prevailing Sections: None Apply

- 6. 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 O to O (x6) as shown on Diagram 5 attached to this By-law.
- 7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.40.10 Exception O 6, so that it reads:

(6) Exception O 6

The lands, or a portion thereof as shown below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) Regulation 90.10.40.10(1) does not apply to a **transportation use**;
- (B) Regulation 90.10.40.70(1) does not apply to a **transportation use**; and
- (C) Regulation 90.10.40.40(1) does not apply to a **transportation use**.

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

- 8. 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 RD (f6.0; a185; d0.75) to RD (f6.0; a185; d0.75) (x1306) as shown on Diagram 6 attached to this By-law.
- 9. Zoning By-law 569-2013, as amended, is further amended by adding Exception Number 1306 to Article 900.3.10, so that it reads:

(1306) Exception RD 1306

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 10.20.30.10(1) does not apply to a **transportation use**;

- (B) Regulation 10.20.30.20(1) does not apply to a **transportation use**;
- (C) Regulation 10.20.30.40(1) does not apply to a **transportation use**;
- (D) Regulation 10.20.40.10(1) does not apply to a **transportation use**;
- (E) Regulation 10.20.40.70(1)(2) and (3) does not apply to a **transportation use**;
- (F) Regulations 10.5.50.10(1)(2) and (3) does not apply to a **transportation use**;
- (G) Despite Regulation 10.5.40.40(5)(A), floor space index for a **building** or **structure** with a **transportation use** is the result of the **gross floor area** for the above ground portion of a **building** or **structure** divided by the area of the **lot**; and
- (H) Despite regulation 10.20.40.40(1) the permitted maximum floor space index for a **building** with a **transportation use** is 1.0.

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

- 10. 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 CR 2.5 (c0.5; r2.5) SS2 (x1968) to CR 2.5 (c0.5; r2.5) SS2 (x895) and CR 3.0 (c2.5; r2.5) SS2 (x2426) to CR 3.0 (c2.5; r2.5) SS2 (x895) as shown on Diagram 7 attached to this By-law.
- 11. Zoning By-law 569-2013, as amended, is further amended by adding Exception Number 895 to Article 900.11.10, so that it reads:

(895) Exception CR 895

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 [TO: 438-86; 12(2) 199];
- (B) These premises must comply with Exception 900 11.10(2);
- (C) Regulation (B) above does not apply to a **transportation use**;
- (D) Regulation 40.10.30.20(1) does not apply to a **transportation use**;

- (E) Regulation 40.10.40.1(2)(6) does not apply to a **transportation use**;
- (F) Regulation 40.10.40.10(2)(4) does not apply to a **transportation use**;
- (G) Despite clause 40.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**;
- (H) Despite regulation 40.10.40.40(1) the maximum permitted floor space index for a **transportation use** in a **building** is 1.0 times the area of the **lot**;
- (I) Clause 40.10.40.70 does not apply to a **transportation use**; and
- (J) Clause 40.10.50.10 does not apply to a **transportation use**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.
- 12.** 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(d0.6) (x322) to R(d0.6) (x174) as shown on Diagram 7 attached to this By-law.
- 13.** Zoning By-law 569-2013, as amended, is further amended by adding Exception Number 174 to Article 900.2.10, so that it reads:

(174) Exception R 174

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 10.10.30.10(1) does not apply to a **transportation use**;
- (B) Regulation 10.10.30.20(1) does not apply to a **transportation use**;
- (C) Regulation 10.10.40.10(1) does not apply to a **transportation use**;
- (D) Clause 10.10.40.70 does not apply to a **transportation use**;
- (E) Clause 10.10.60.70 does not apply to a **transportation use**;

- (F) Floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
- (G) Despite regulation 10.10.40.40(1) the maximum permitted floor space index for a **building** with a **transportation use** is 1.0.

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

- 14. 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 lines from a zone label of CR 1.5 (c0.5; r1.0) SS2 (x1584) to CR 1.5 (c0.5; r1.0) SS2 (x906) as shown on Diagram 8 attached to this By-law.
- 15. Zoning By-law 569-2013, as amended, is further amended by adding Exception 906 to Article 900.11.10 so that it reads:

(906) Exception CR 906

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 40.10.30.20(1) does not apply to a **transportation use**;
- (B) Regulation 40.10.40.70(2) does not apply to a **transportation use**;
- (C) Regulations 40.10.40.10(2)(4) and (5) does not apply to a **transportation use**;
- (D) Despite clause 40.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**;
- (E) Despite regulation 40.10.40.40(1) the maximum permitted floor space index for a **transportation use** in a **building** is 2.0 times the area of the **lot**;
- (F) Regulations 40.10.50.10 (1) and (3) do not apply to a **transportation use**;
- (G) Regulations 40.10.40.1(2) and (6) do not apply to a **transportation use**; and
- (H) These premises must comply with Exception 900 11.10(2).

Prevailing By-laws and Prevailing Sections:

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

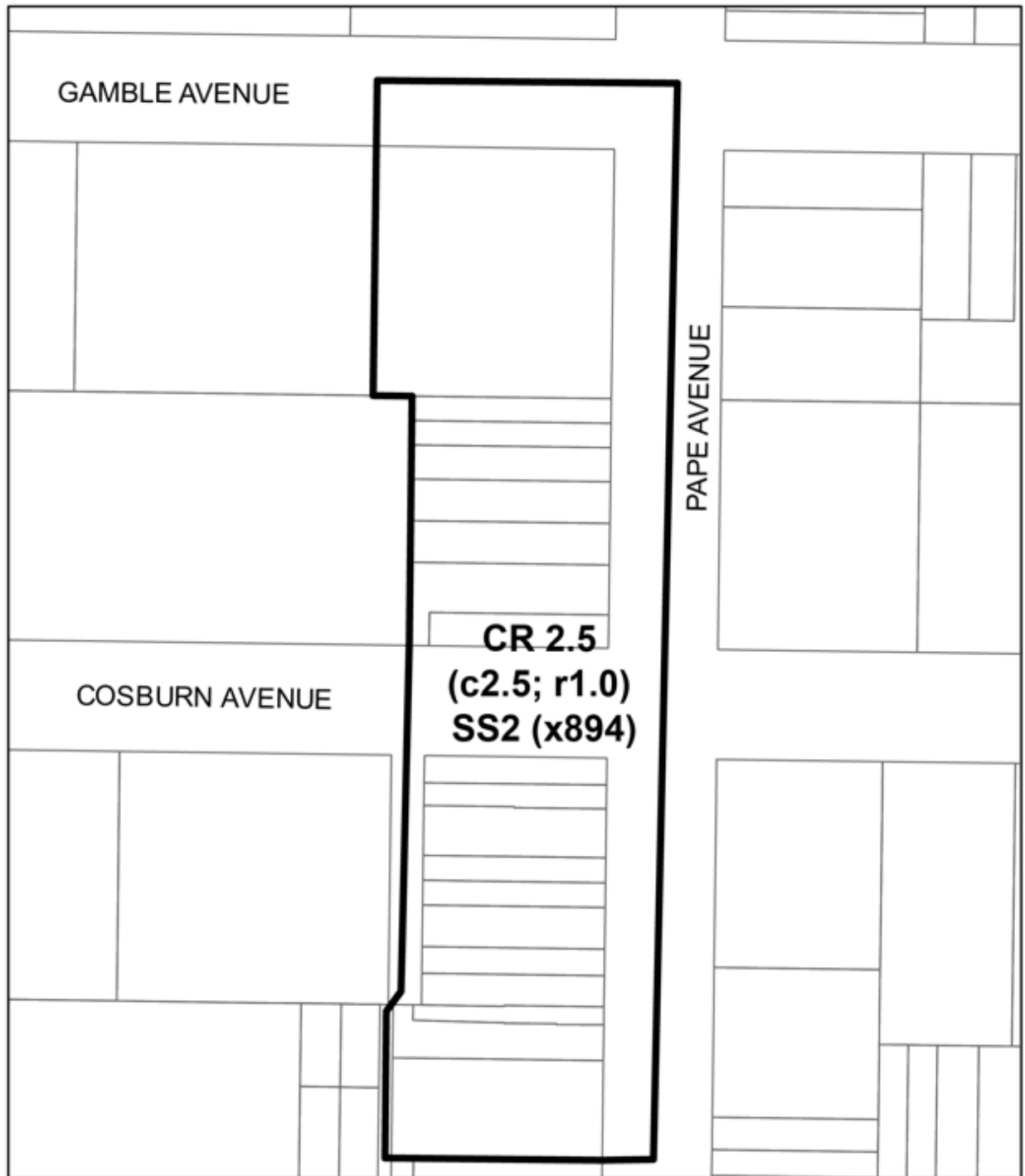
Enacted and passed on July 25, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**
Diagram 1

1052-1012 Pape Ave

File #23 106639 STE 10 OZ

Diagram 2

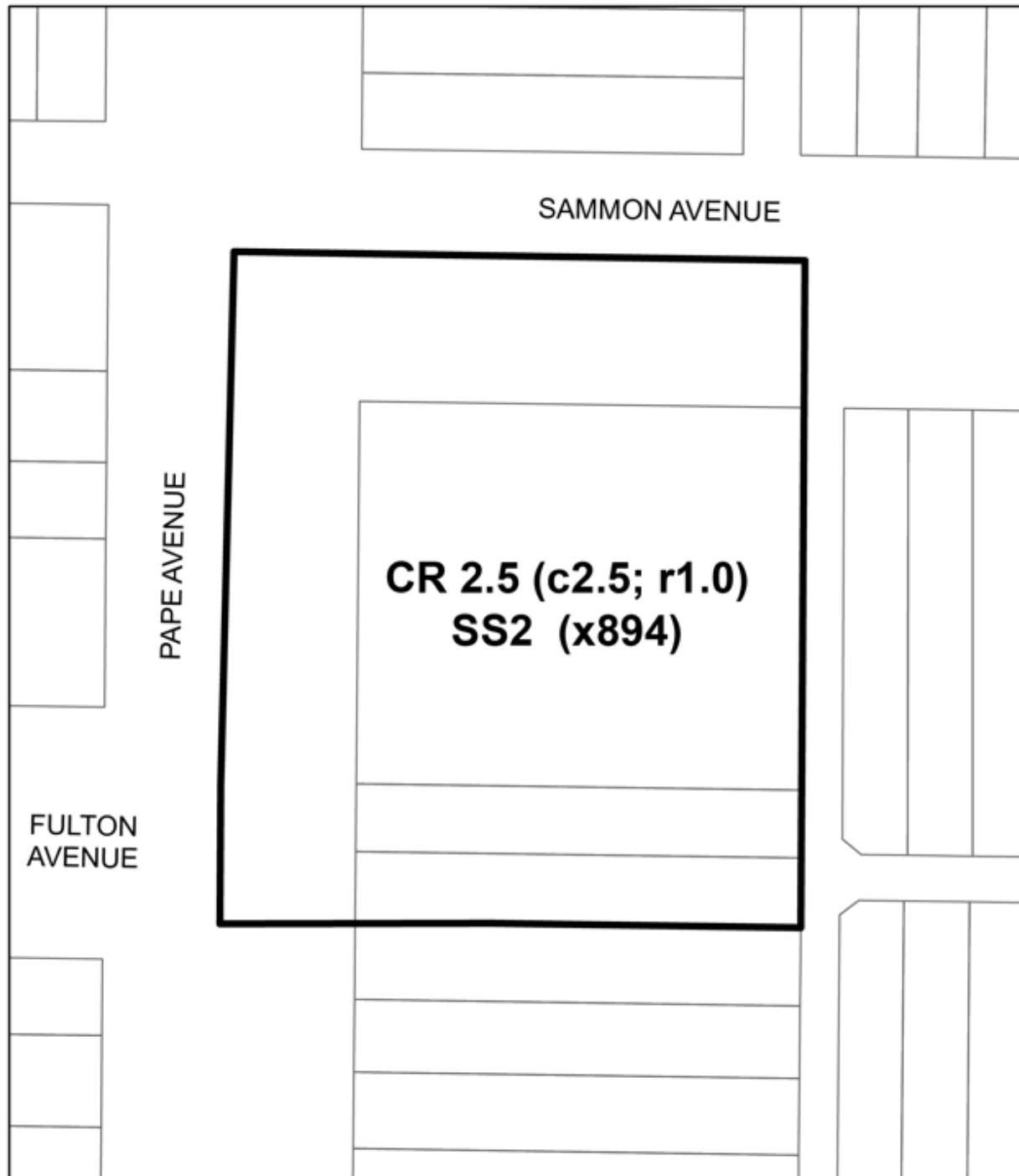
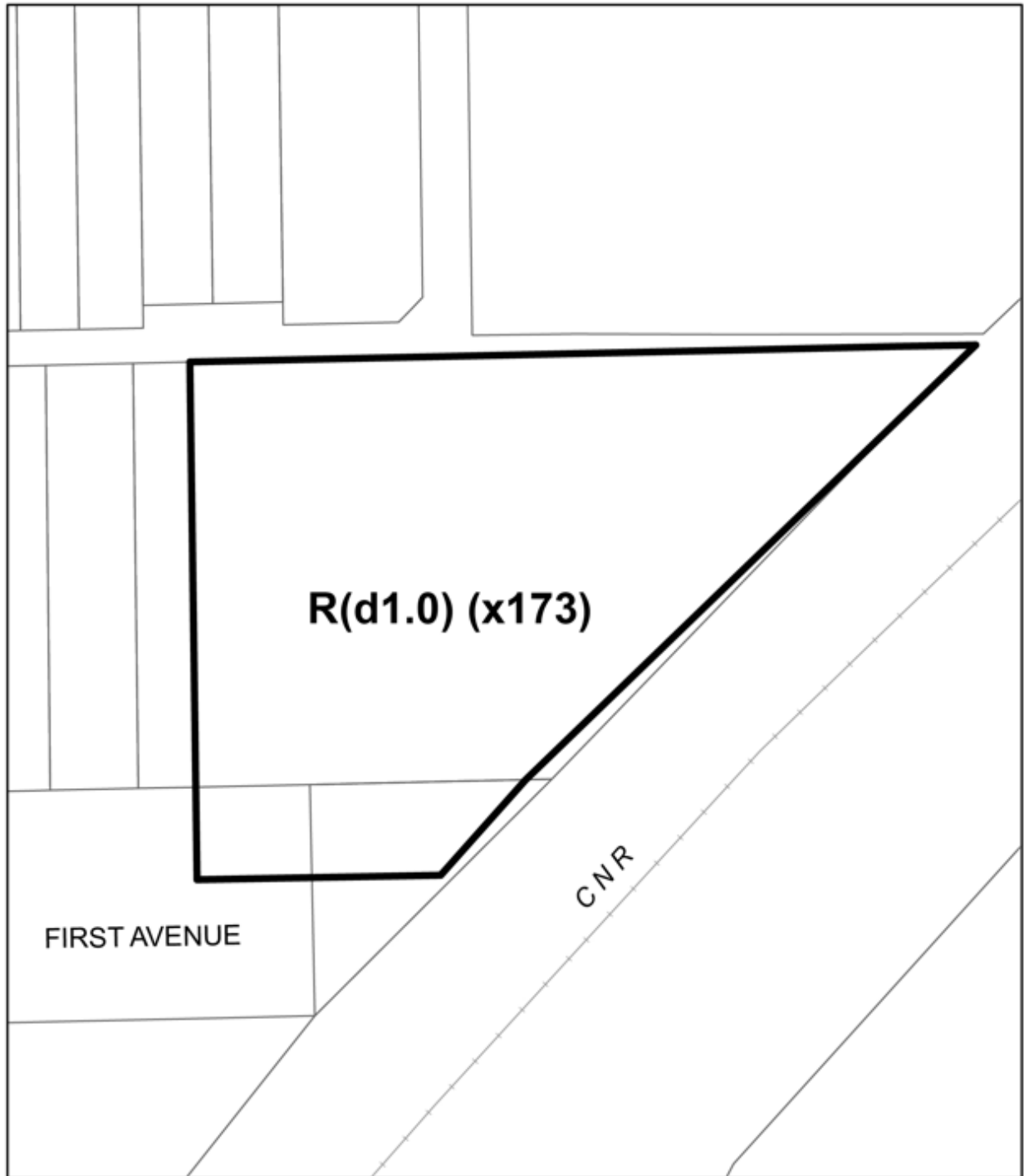


Diagram 3



 **TORONTO**
Diagram 3

240 & 242 First Avenue

File #23 106639 STE 10 0Z

Diagram 4

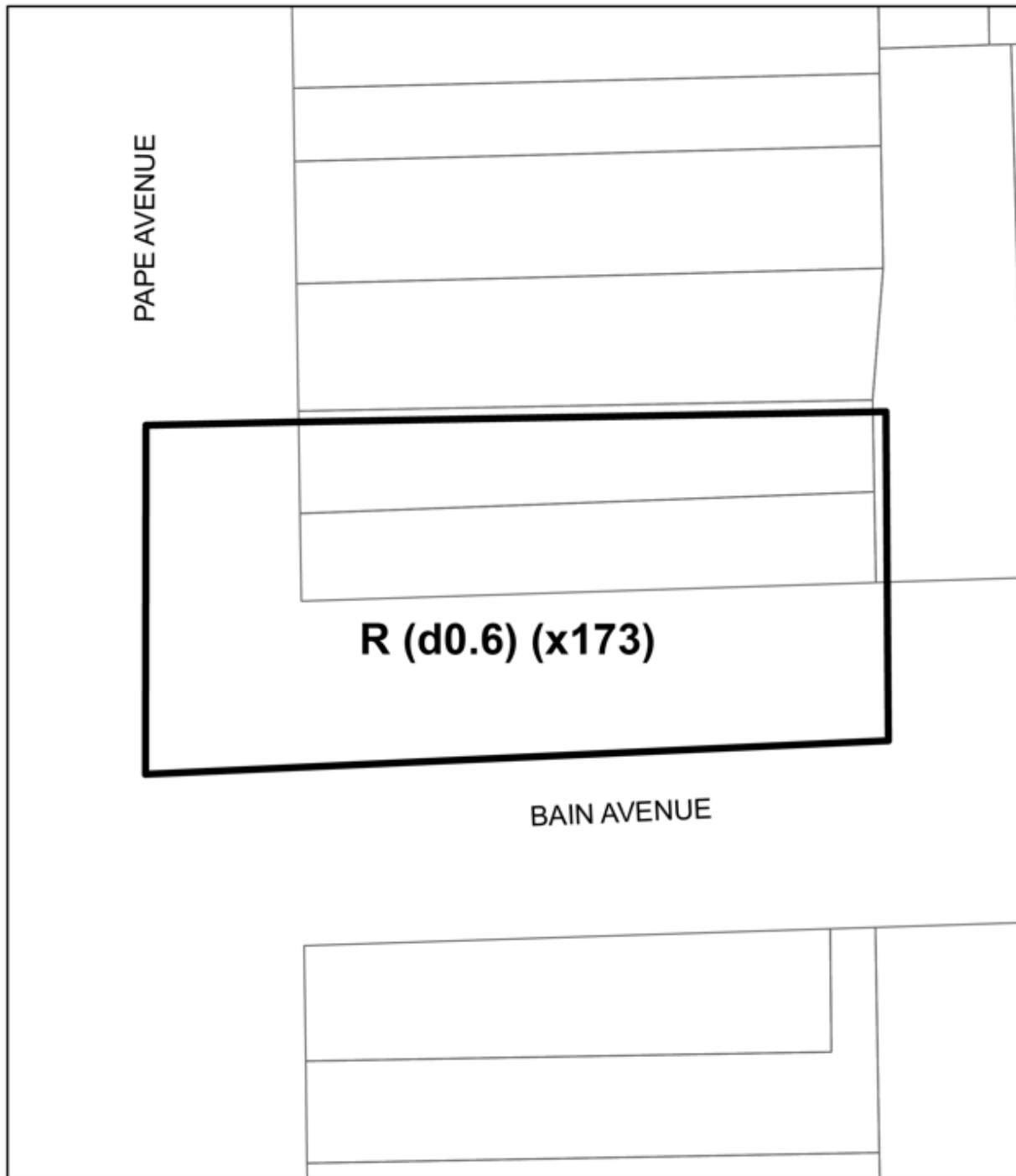


Diagram 5

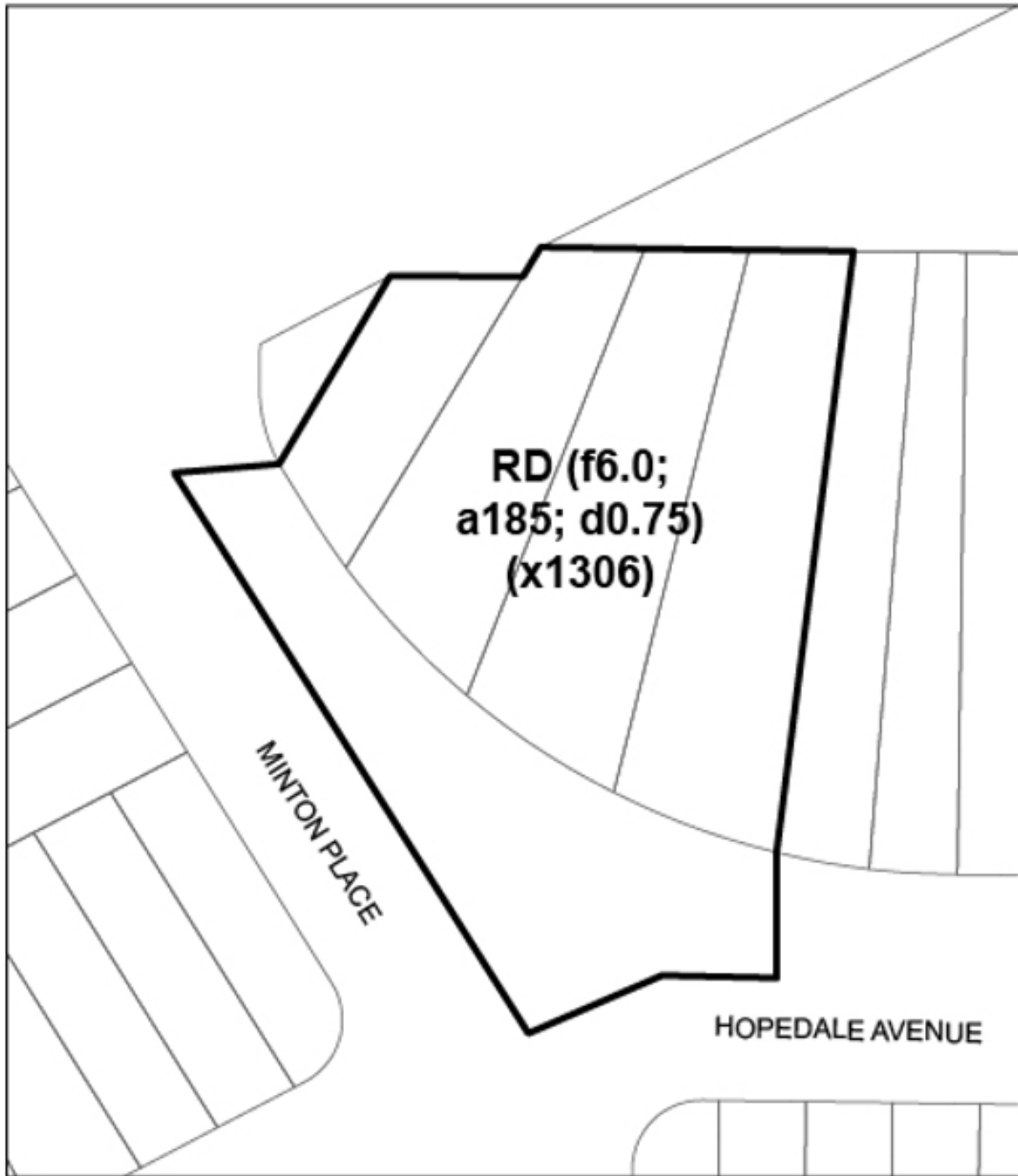


 **Toronto**
Diagram 5

855 Gerrard Street East

File #23 106639 STE 10 02

Diagram 6



 **TORONTO**
Diagram 6

15 and 17 Minton Place,
156 and 158 Hopedale Avenue

File #23 106639 STE 10 02



Diagram 7

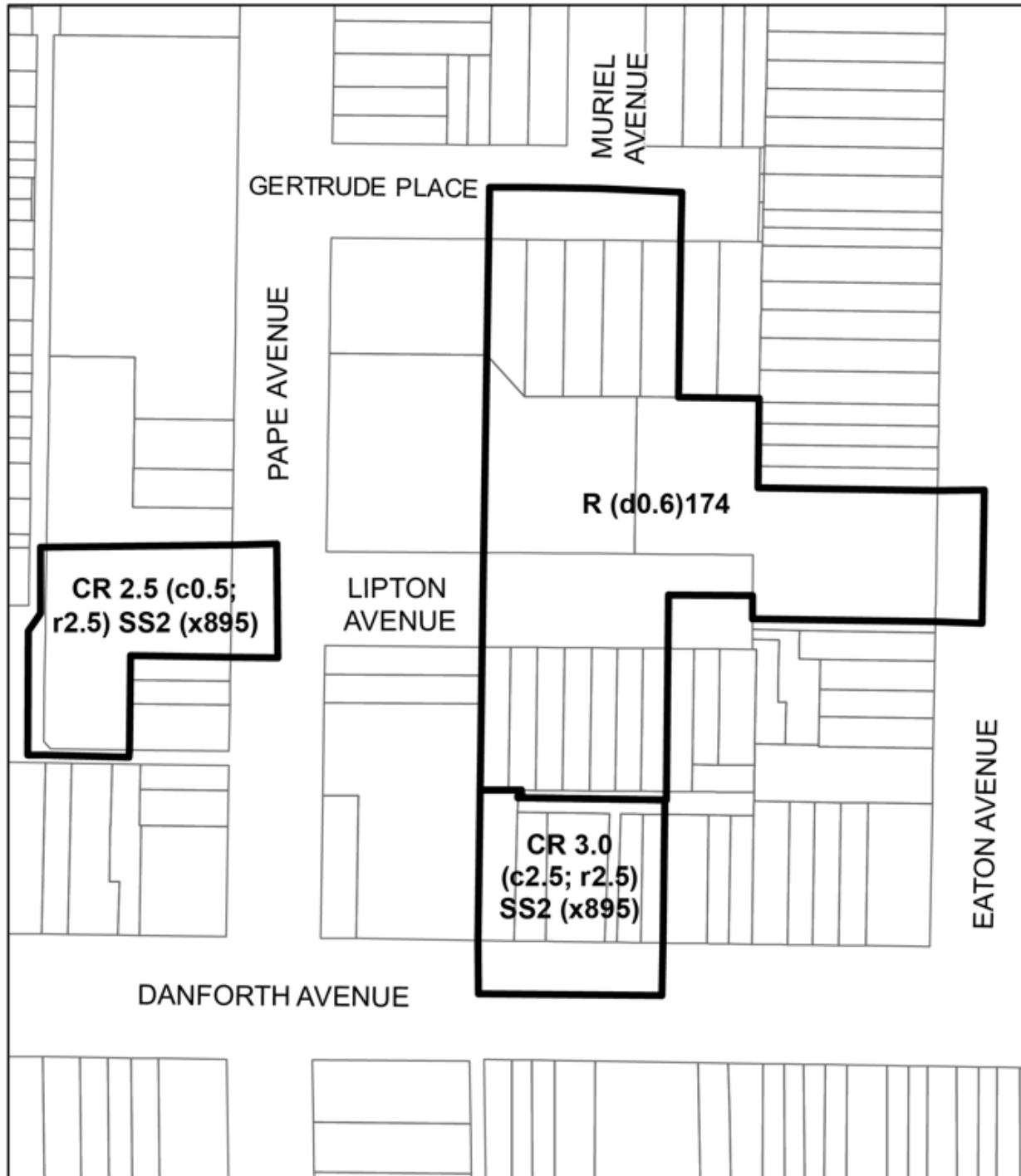
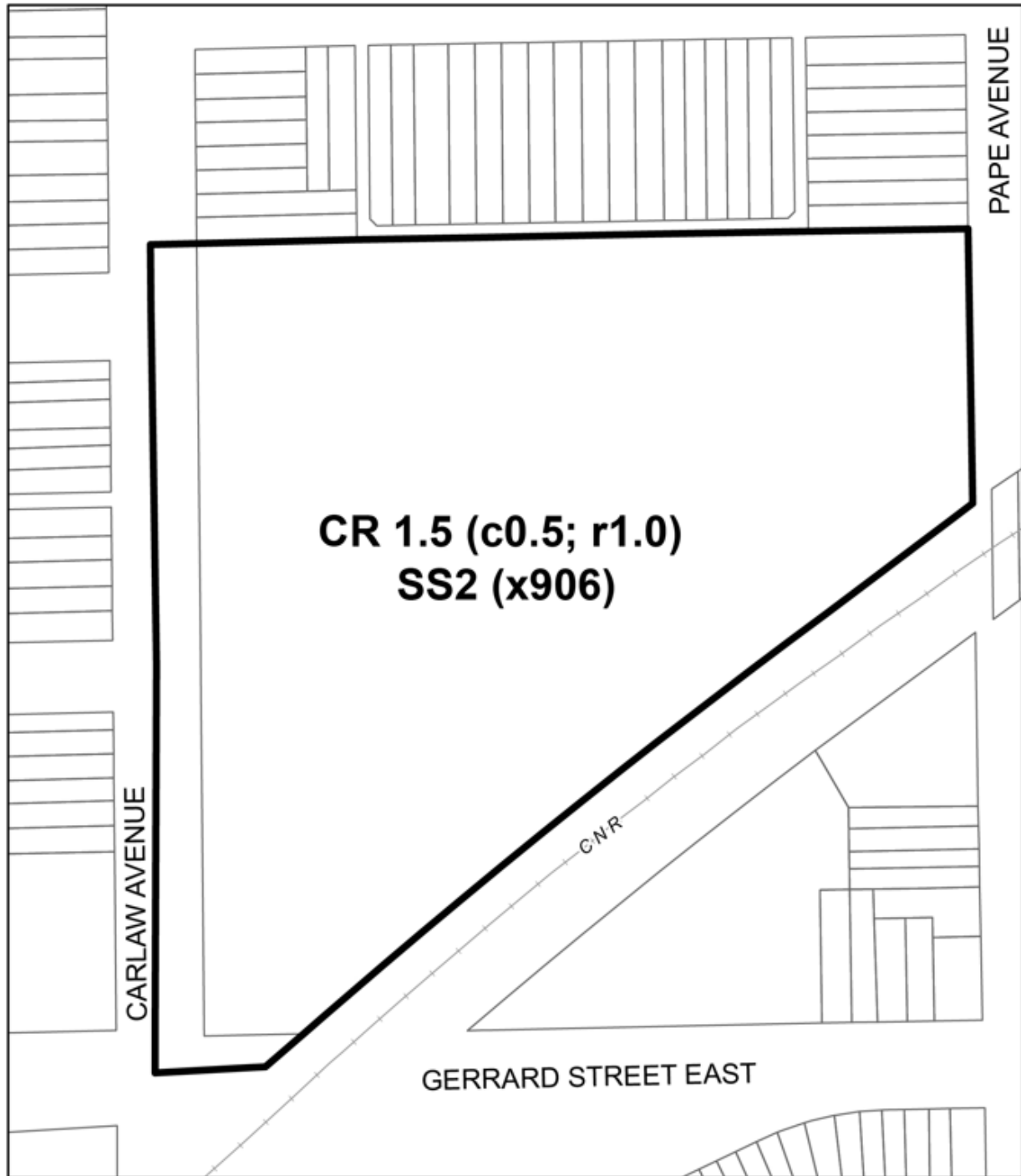


Diagram 8



 **TORONTO**
Diagram 8

449 Carlaw Avenue

File #23 106639 STE 10 02

