



STAFF REPORT ACTION REQUIRED

Final Report and Statutory Public Meeting on the Draft Zoning By-law

Date:	August 5, 2010
To:	Planning and Growth Management Committee
From:	City Planning Division
Wards:	All Wards
Reference Number:	Pg10063

SUMMARY

This “Final Report” on the City of Toronto’s new comprehensive Zoning By-law represents the concluding stage to an enormous and complex six-year planning project. The challenge has been to consolidate the City’s existing 43 zoning by-laws into a single zoning by-law with a common language and structure that applies to the whole City, while largely preserving the spirit and intent of the provisions of those by-laws that it supersedes. Most of the work on the new Zoning By-law, including the public consultation process, has been undertaken in-house by City staff. In some areas, where Council had approved changes to the existing zoning provisions, such as the development of new parking and loading standards, outside consultant advice was sought.

Throughout its term, the project has benefited from a wide range of public input and civic engagement. There have been countless meetings with residents, councillors, industrial landowners, development industry representatives, school boards and many other stakeholders. These meetings have given staff the opportunity to explain the proposed by-law at various stages of its development and to react to the public comments received. The City has invested over \$6 million in the process of developing this by-law. It will regulate land use on almost 480,000 properties in the City of Toronto.

Most importantly, the new Zoning By-law is web-based. Residents and businesses will be able to access all the zoning information through a computer from the convenience of their homes or offices. It will enable a more efficient and effective City operation so that Planning, Building and Municipal, Licensing and Standards staff will have one by-law to work with rather than 43. Cities bring forward new comprehensive zoning by-laws very infrequently (the original former City of Toronto by-law was adopted in June 10, 1952). The City adopted its new Official Plan in 2002 (approved by the Ontario Municipal

Board in 2006) and enacting the new comprehensive Zoning By-law is a necessary step to complete the consolidation of the City's land use planning regime.

The purpose of this report is twofold; to bring forward and recommend for adoption the latest draft of the proposed new comprehensive Zoning By-law, dated July 29, 2010, and further to explain the differences in the changes that have been made to the previous version of the draft Zoning By-law, dated May 27, 2010. The first draft of the new comprehensive Zoning By-law was released in May 2009. An Open House is scheduled for August 11, 2010, between 2:00 and 8:00 p.m.

This report contains several Attachments outlining in greater detail the changes made to the draft Zoning By-law since May 27, 2010. The Attachments also include a listing of properties that have been left out of the draft Zoning By-law because a site plan application has been submitted but is not yet approved.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council enact the proposed City-wide Zoning By-law in the form attached as Attachment 1 to the report dated August 5, 2010 from the Chief Planner and Executive Director, City Planning Division.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft City-wide Zoning By-law as may be required.

Financial Impact

There is no financial impact beyond what has already been approved in the current year's budget.

DECISION HISTORY

The new Zoning By-law Project is about creating a single zoning by-law for the City. The first draft of the new zoning by-law was released to the public in May 2009. An accompanying staff report explained the approach to creating a single zoning by-law and the significant changes to the regulations found in the existing zoning by-laws.

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19921.pdf>

Open Houses were held and several Ward specific meetings were attended by staff to hear and address concerns with the proposed draft Zoning By-law. A report on the results of the consultation was before the Committee at its meeting held on November 4, 2009.

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-24425.pdf>

A further report addressing public comments was received by the Committee at its February 11, 2010 meeting.

<http://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-27033.pdf>

During consideration of the staff report, the Committee adopted a set of recommendations that outlined a timeline for the adoption of the new Zoning By-law based on a series of reports to the Committee culminating in the Statutory Public Meeting on June 16, 2010.

<http://www.toronto.ca/legdocs/mmis/2010/pg/minutes/2010-02-11-pg35-mn.htm>

At its meeting held on March 8, 2010, the Committee had before it a report describing the progress on the resolution of outstanding issues related to the new Zoning By-law.

<http://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-27988.pdf>

At its meeting held on April 21, 2010, the Committee had before it a revised draft of the new Zoning By-law dated April 21, 2010 and corresponding maps together with an accompanying covering report outlining the major changes made to the draft new Zoning By-law since its initial release in May 2009.

<http://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-28966.pdf>

<http://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-29456.pdf>

<http://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-29457.htm>

At its meeting held on May 19, 2010, the Committee had before it a report that outlined further changes and refinements to the draft new Zoning By-law that resulted from the direction of the Committee at the meeting of April 21, 2010, and further input from stakeholders and other interested parties.

<http://www.toronto.ca/legdocs/mmis/2010/pg/bgrd/backgroundfile-30388.pdf>

At its meeting held on June 16, 2010, the Committee, under the topic of new business, requested a change to the draft new Zoning By-law as it pertains to school sites. The Committee requested that the Chief Planner and Executive Director remove the sections of the draft Zoning By-law pertaining to the school sites owned by the Toronto District School Board and the Toronto Catholic District School Board.

<http://www.toronto.ca/legdocs/mmis/2010/pg/minutes/2010-06-16-pg39-mn.htm>

ISSUE BACKGROUND

The City currently has 43 separate comprehensive zoning by-laws inherited from the six pre-amalgamation municipalities. All these zoning by-laws are similar in what they do, that is, regulate use of land and the location and size of buildings, but different in the standards that are applied to any given zone. The initial aim of the Zoning By-law Project was to consolidate the existing zoning by-law regulations into one by-law with a focus on establishing a common ‘zoning language’ while retaining existing standards.

The Project faced three key issues. Despite the similarities in structure and content among the existing zoning by-laws, there are different approaches taken to achieving the same end result. An example of this is how the height of low-rise residential buildings are measured. The new Zoning By-law must be in conformity with the Official Plan. The current zoning of some properties, such as retail in industrial areas, cannot be brought forward because of conformity issues with the Official Plan. Finally, there are over 10,000 amendments to the current zoning by-laws. Some were re-written into the language of the new zoning by-law. The more complicated site specific amendments are retained as “prevailing” by-laws (explained below). Another small group, such as the zoning applying to the Etobicoke, Scarborough and North York Centres, have been left out of the new zoning by-law, at least for now.

COMMENTS

The purpose of this report is to explain the changes made between the version of the draft new Zoning By-law released on May 27, 2010 and the version released on July 29, 2010 which is being recommended for adoption by Council. This report will summarize the changes while the Attachments will list each change, referencing the section of the new Zoning By-law that is being altered. Some of the more recent zoning by-law amendments were not reflected in the May 27 version of the Zoning By-law. Attachment 8 contains a list of by-laws passed between 2005 and 2010 that were not previously included. The report contains a section explaining again the Transition Protocol established with the first draft in order to determine which of the current development applications will be left out of the new Zoning By-law. These properties are listed in Attachment 9. To further assist in understanding all the changes between the versions, a ‘black-line’ version has been made available via the City’s web site.

Modifications to the Zoning By-law Text

The Zoning By-law text changes fall into two groups. There are changes to the main by-law provisions and changes to the text referencing ‘Exceptions’ or amendments. The latter generally involves site specific issues although some Exceptions apply to a group of several properties. The report provides a general explanation of the changes to the May 27, 2010 draft and the reasoning for them. The Attachments provide a more detailed view of the changes including the specific sections of the draft Zoning By-law being amended.

Residential Zone Changes – (See Attachment 2)

In the Residential and Residential-Apartment categories, there have been few changes since the May 27 draft, other than the identification of numerous exceptions.

There are a number of clauses that have been revised to include the recognition of approved variances, which have been discussed in previous reports. There is a new statement recognizing the approval process for front yard parking under the City of Toronto Act. The lot frontage regulation for semi-detached houses and street-related townhouses in the R zone has been modified to make clear that it is meant to apply to each unit.

Conditions applicable to private home daycare operations have been modified to remove a previously proposed requirement that they only be allowed in dwelling units located at grade. A provision has been added to the RD zone, similar to one in the R zone, to replicate the current permission in former Toronto allowing for an addition to the rear of houses that existed in 1953, up to an overall FSI of 0.69 in zones where the maximum FSI would otherwise be 0.6.

Secondary suite regulations have been adjusted to better reflect the current permissions for 'converted houses' in the former City of Toronto's By-law 438-86; and the proposed definition of Apartment Building now contains a clarification that the inclusion of secondary suites into specified types of residential buildings does not turn them into apartment buildings in the context of this by-law.

Open Space Zone Changes – (See Attachment 3)

A number of changes were made in the Open Space category to more accurately reflect current by-law differences, following input from Parks, Forestry and Recreation staff. In particular, setbacks and size limits on some types of buildings and for some conditional uses in the Open Space zones have been altered. The 'default' height limit for locations where the Height Overlay does not apply has also been slightly increased.

With respect to Open Space mapping, most of the parks in former Toronto had appeared as O* in previous drafts of the new zoning map, but now have been assigned appropriate zone labels (O or OR). Cemeteries in former Toronto are now OC if they were previously zoned G in By-law 438-86. Of the cemeteries that had appeared as OC in previous drafts, one has been taken off the proposed zoning maps at this time since its Official Plan designation is Neighbourhood rather than "Other Open Space", and two have been removed since they are in the process of adding buildings based on previously approved site plans.

A number of parks were also removed from the zoning map at this time due to complexity in differentiating the Natural Area and the Park designation in the Official Plan in relation to existing uses, and due to park staff concerns regarding impact on new capital facilities. Some TRCA and privately-held valley lands were also affected in this manner, and so have also been left as "not part of this by-law." Notable examples among these locations are the Toronto Islands, High Park, the Brickworks, Edithvale Community Centre, and the York Community Centre.

Utility and Transportation Zone Changes – (See Attachment 4)

Changes were made in the Utility and Transportation zone to allow off-site parking and open storage for abutting properties to be located in Hydro corridors on a case-by-case basis, rather than a general blanket permission. Site specific exceptions were created to reflect, in some locations, the more permissive approach in existing by-laws.

Commercial Residential Zone Changes – (See Attachment 5)

At its meeting of February 11, 2010, Planning and Growth Management Committee had directed staff to report on potential amendments to the city-wide zoning by-law regarding restaurants and related uses based on the results of the Queen Street West Study.

As a result of a staff review of the recommendations of the Queen Street West restaurant Study, additional restrictions were added to the regulations governing ‘eating establishments,’ the term in the new Zoning By-law used to describe restaurants. These new provisions apply to the area along and south of Bloor St West and the Danforth in the former City of Toronto. These areas were selected because they are the areas with a similar context to that in the Queen Street West Study. For example, these areas tend to be well-established main streets, made up of 2-3 storey buildings that were generally constructed prior to World War II, and are adjacent to low-density residential neighbourhoods. These new provisions can be found in Sections 40.10.20.100(1), (21), (49), (50).

The new provisions state that in these areas, an eating establishment, entertainment place of assembly, place of assembly, recreation use, take-out eating establishment, cabaret, or club, cannot be located above the first floor and are restricted to a maximum of 300 square metres per lot.

The restriction to the ground floor is based on the finding that eating establishments and similar uses located on the second floor are more likely to be adjacent to residential uses on either side and therefore noise from such uses often travels through the adjoining walls.

The 300 square metre maximum comes from a review of the lot sizes and existing ground floor sizes in these areas. Larger establishments tend to have more patrons and become more of a regional draw so that their negative impacts are also increased. Given the typical size of properties in this area, the size of 300 square meters would allow some flexibility in that most existing buildings could use their entire current floor plate for such uses and would exceed the floor area limit. This would allow for further expansion on the ground floor depending on the size of the lot and building but within the 300 square metre limit in all cases. Existing area specific restrictions on eating establishments and related uses found in Section 12 of the Former City of Toronto Bylaw 438-86 will be carried forward.

With respect to outdoor patios, the recommendations of the Queen Street West Study are being carried forward to all properties located on or south of Bloor Street and Danforth Avenue in CR zones within Policy Areas 3 and 4 in the former City of Toronto. Outdoor patios will no longer be permitted in the rear yard, and may only be located in a side yard subject to a maximum length equal to 50% of the depth of the building measured from the front lot line.

Vehicle Parking – (See Attachment 6)

Following further discussion with staff of the Toronto Housing Corporation, “Assisted Housing” and “Alternative Housing” is defined for parking purposes as comprising dwelling units “...operated by a non-profit or private sector organization in cooperation with the City of Toronto”.

The existing parking exemption for restaurant, retail, personal service shop and service shop uses that applies to buildings in the Central Area with less than 1.0 times commercial coverage and less than 1,500 m² of gross floor space area has been carried over into the new Zoning By-law through the addition of Section 40.10.80.200(4).

The industrial warehouse parking standard has been reduced from 2 spaces per 100 square metres of floor area to 1 space. The requirement of 2 spaces appears to be an oversight. Current standards are 1 space 100 square metres of floor area.

Loading – (See Attachment 6)

To better reflect the existing zoning provisions that allow for the sharing of loading spaces among certain commercial uses in multi-use buildings in the Central Area, a new provision (Section 220.5.10.1(9)) has been added to the new Zoning By-law. This new provision applies to Policy Area 1 (the Downtown) and Policy Area 2 (the Centres) and allows for Type B and Type C loading spaces to be shared among the following commercial uses: Office, Retail Store, Eating Establishment, Personal Service Shop or Hotel. Where two or more of these uses occur in the same commercial building, the required minimum number of Type B and C loading spaces is determined by the highest minimum requirement of any one of the individual uses (and not their collective total).

Bicycle Parking – (See Attachment 6)

As directed by the Planning and Growth Management Committee at its meeting of April 21, 2010, the proposed bicycle parking exemption for commercial developments comprising less than 200 m² of gross floor area has been deleted and replaced by the requirement of 2 bicycle parking spaces for commercial developments with up to 200 m² of gross floor area.

As directed by the Planning and Growth Management Committee at its meeting of May 19, 2010, a provision to encourage the supply of bicycle parking in Policy Area 1 (the Downtown) has been added to the new Zoning By-law and can be found in Section 200.5.10(10). This provision allows for a reduction in the number of required vehicle parking spaces in situations where more than the required minimum number of bicycle parking spaces is to be provided. Minimum vehicle parking space requirements can be reduced at the rate of 1 space for every 5 additional (beyond the minimum required) bicycle parking spaces, to a maximum reduction of 20% in the minimum required number of vehicle spaces.

Minor Variances – (See Attachment 6)

The May 27, 2010 version of the new Zoning By-law contained wording that would recognize variances that have been finally approved, including those attained against the existing zoning by-laws. This wording was placed in a section in Chapter 5 entitled ‘Compliance with this By-law.’ After further review of the Zoning By-law structure, it was decided to create a separate Chapter entitled ‘Compliance with this By-law’ in order to provide for greater certainty and clarity.

Funeral Homes – (See Attachment 6)

A meeting with representatives of the funeral home industry on June 15, 2010 resulted in a modification to the setback regulation for parking areas associated with funeral homes. The May 27 draft of the Zoning By-law recommended a 3 metre landscaped strip as a buffer for parking lots abutting lots in Residential and Residential Apartment zones. However, all other parking lots in a CR zone abutting residential zones need only provide a landscaped strip of 1.5 metres in width. The July 29 draft of the new Zoning By-law changes the funeral home landscape strip requirement for their associated parking lots when abutting residential zones to 1.5 metres in width.

Vehicle Fuel Stations with Drive Throughs – (See Attachment 6)

At its meeting held on May 19, 2010, the Committee requested a report on possible revisions to Section 150.80.20(2) respecting restrictions on drive through stacking lanes. The May 27 draft did not permit a stacking aisle to be placed between the building and a street. The Canadian Petroleum Products Institute made representation to the fact that this is an onerous requirement for vehicle fuel stations given a regulatory requirement that the attendant must have a clear line of sight to the fuel pumps. Stacking aisles placed between the pumps and the attendant could impede this view.

The requirement of no stacking aisle next to the street is particularly challenging on corner sites. With no stacking aisle permitted along either street, fewer options for the location of the stacking aisle remain. The July 29 draft of the new Zoning By-law amends this Section to allow for a drive through stacking aisle to be located along one of the two streets.

Rooming House Regulations

A key change to this draft of the new Zoning By-law is the inclusion of provisions for Rooming Houses where they currently exist in the by-laws of former Etobicoke, Toronto and York. This is a result of the Planning and Growth Management Committee decision at its meeting in January of this year, to retain the existing Rooming House rules until the topic is studied at a city-wide level in 2011. The existing requirements have been incorporated into the Special Use Regulations at 150.25, and the relevant areas to which the respective regulations apply are identified by a new “Rooming House Overlay.”

Changes to the Chapter 60 – Employment-Industrial Zone Provisions (See Attachment 7)

At its meeting held on May 19, 2010, the Committee directed that staff from the City Planning Division and the Economic Development Division continue to work with the Toronto Industry Network (TIN), the South Etobicoke Industrial Employers Association and other industry representatives to resolve issues and bring forward any recommended changes. Staff of both Divisions continued to meet with industry representatives and their lawyer and consultants. Since the May 19 Committee meeting, meetings were held on, June 2, June 9 and July 22.

Attachment 7 lists all the changes made to Chapter 60, where all the Employment-Industrial Zone categories are found. In total, Attachment 7 lists 65 changes. These

changes are over and above the 13 changes adopted by the Committee at its meeting held on May 19.

Zoning By-law Amendments Passed After January 1, 2005 (See Attachment 8)

One of the challenges with creating the new Zoning By-law is keeping up with the constant amendments. Attachment 8 contains 697 amendments that were passed by City Council since 2005 and that have been reviewed for inclusion into the new Zoning By-law. Several letters expressed concern over the status of recent amendments.

Incorporating site specific amendments into the new Zoning By-law is handled in one of three manners. If the amendment was not overly complicated, the Project Team re-wrote the amendment using the language of the new Zoning By-law and thereby making it an 'Exception' in Chapter 900 to the new By-law.

If the by-law amendment was complicated and detailed with respect to specific site permissions, the amending by-law has been made to 'prevail' in Chapter 950 or 955 over the requirements of the new By-law. This means the site specific by-law is retained as currently written and will be applied to the site with respect to the matters it regulates, as would be the case at present. Any matters not covered by the amending by-law would have to comply with the new Zoning By-law. Since the existing zoning by-laws are being retained, the site specific amendment will be read against these 'parent by-laws' for purposes of definitions and linkages to other provisions. In time, these amendments will be re-written for incorporation into the new Zoning By-law as an 'Exception'.

Finally, some site specific amendments are left out of the new Zoning By-law at this time. A protocol was established to determine in a fair and consistent manner how sites might be left out of the new By-law. This is discussed below. Nevertheless, it is intended that these by-laws be incorporated eventually into the new By-law.

Each of these recent by-law amendments have been reviewed to determine whether to incorporate them as exceptions to the new Zoning By-law, make them 'prevailing by-laws, or leave them out of the new By-law, in accordance with the Transition Protocol. The list helps to verify the recent zoning by-law amendments that were reviewed. The status of these amendments may be checked by looking up the property address on the zoning maps.

The School Board Sites

At its meeting held on May 19, 2010, the Committee directed that the section of the draft new Zoning By-law that pertains to school sites be removed until further consultation with the Toronto District and the Toronto Catholic District School Boards and other stakeholders. Staff were requested to report back to the August 19, 2010 meeting of the Committee.

To fulfill the direction of the Committee, the approach taken in the July 29 version of the draft Zoning By-law was to remove all the school sites owned and identified by the

Toronto District and the Toronto Catholic District School Boards. Removing the sites from the new Zoning By-law was the most effective method of achieving the Committee's direction. However, it is worth noting that only the Toronto District School Board sites have been removed to date. The addresses of the Toronto Catholic School Board sites did not arrive in time. The sites will be removed prior to the draft Zoning By-law going to City Council.

Transition Protocol – Not Part of This By-law – (See Attachment 9)

In the March 27, 2009 staff report, the Zoning By-law Team introduced the concept of "Holes" in the new Zoning By-law. While the new By-law will supersede the existing general zoning by-laws and be comprehensive in its City-wide application, some properties will not be incorporated into the new Zoning By-law at this time. Rather, they will be excluded from the new By-law and represented by a "Hole" in the Zoning By-law map with the label "Not Part of this By-law". As the current general zoning by-laws are not being repealed, their provisions will continue to apply to properties left out of the new Zoning By-law. It is important to note that this is an interim solution, but one that will allow for each site to be carefully considered in the future to determine how to best bring them into the new Zoning By-law.

Further analysis of specific scenarios necessitated detailing of this general concept, and criteria developed to determine which properties would be "Not Part of this By-law." The evolution of the criteria and the categories or types of properties that will not be incorporated in the new Zoning By-law has been described in previous staff reports (dated October 21, 2009, March 1, April 7 and May 14, 2010). This final report will review the main points of previously explained criteria for sites that will be excluded from the new Zoning By-law, as well as substantiate the reasoning behind new and expanded categories.

Previously described categories of properties that will not be regulated by the new By-law include:

1. Properties where the current zoning does not comply with the Official Plan
2. Lands that are part of larger complicated and comprehensive area-based zoning by-laws, such as the Centres or the Railway lands
3. Sites that are under development and involved in Site Plan Approval process; and
4. Properties associated with an application for site specific zoning amendments passed by Council in July or slated for enactment in August

There are 478,239 parcels of land in the zoning map. There are 6,355 parcels that are "not part of this by-law". That is 1.3% of the total number of zoned properties.

Conformity Concerns with the Official Plan

The mandate of the Zoning By-law Project is to bring forward the intent of current zoning in a similar fashion in the new By-law. Its purpose also is to fulfill the

requirements of Section 26(9) of the *Planning Act*, which requires that within 3 years after an new Official Plan or a revision by way of 5 year review the zoning by-laws in effect must be reviewed and, where necessary, amended to conform with the approved Official Plan. However, this endeavour is obstructed where the Official Plan's land use designation does not correspond with the current zoning classification, because Section 24 of the *Planning Act* prohibits passing a by-law that does not conform to the Official Plan. As such, these properties will be left out of the new Zoning By-law until the non-conformity can be resolved.

Area-based Zoning By-law Amendments

The rationale behind excluding sites governed by area-based zoning by-laws is that these zoning amendments are part of a comprehensive developmental plan, involving the approval of a Secondary Plan or an Official Plan amendment, as well as sets of unique regulations developed specifically for the area in question. Due to the complex and "stand alone" character of these areas, further analysis and study are required for their incorporation into the new By-law and so they will not be included at this time. Examples of such exceptional sites would be the Centres (in Etobicoke, North York and Scarborough), the Railway Lands, Harbourfront, the Fort York Neighbourhood, University of Toronto Downtown Campus, Liberty Village, West Don lands and the East Bayfront.

Site Plan Approval Applications

It was determined that the development of properties with a submitted Site Plan Approval Application that has not resulted in a building permit should be permitted to progress under the current zoning rules. Once the development is completed, the intent is to bring the property within the purview of the new Zoning By-law.

The properties associated with these applications are listed in Attachment 9. There are 634 properties listed in the Attachment.

Site Specific Zoning By-law Amendments enacted by Council in July and August

Lands associated with a site specific zoning by-law amendment application that has been enacted by Council during its July meeting or is slated for enactment at the August Council Meeting will be left out of the new Zoning By-law. Previously, it was thought that zoning amendments passed by Council in July could be incorporated into the new Zoning By-law as Prevailing By-laws. However, the appeal periods for these enactments run over into the Notice/Enactment period of the new By-law, and so the final form of these zoning amendments is yet to be determined. Due to this uncertainty, listing these very recently enacted zoning amendments as Prevailing By-laws is not recommended and therefore, they will be excluded from the new By-law. A final list of properties affected by amendments that will be considered by City Council at its August meeting date will be submitted as part of a supplementary report to the Committee.

Site Specific Zoning By-laws passed by Council, but under appeal at the OMB

Similar to zoning amendments enacted by Council in July, those properties that are subject to a site specific zoning by-law passed by Council, but which are currently under

appeal at the Ontario Municipal Board will be "Not Part of This By-law." These enactments were established by due process and normally would be listed as a Prevailing By-law, but due to the appeal, their final form is in the hands of the OMB. This lack of finality necessitates their exclusion from the new Zoning By-law until the appeal process is concluded.

Toronto District School Board and Toronto Catholic District School Board Properties

As described above, the Zoning By-law team's interpretation of the Motion passed by Planning and Growth Management Committee on June 16 (PG39.14) was to exclude all properties identified by the Toronto District School Board and Toronto Catholic School Board from the new Zoning By-law.

By-laws Omitted in the Previous Draft of the Zoning By-law – (See Attachment 10)

In the May 27, 2010 version of the draft Zoning By-law omitted many site specific bylaws because of a technological error. The former City of Toronto Zoning By-law records its zoning amendments by address in Section 15. Conversion of this address based information into the new By-law electronically was seen as a superior approach ensuring accuracy. The error of the initial attempt was not caught until after the May 27 draft was released. There were several written responses indicating that certain by-law amendments were missing. In order to allay any concerns over this issue, Attachment 10 lists all the by-laws that were missed in the May 27 version of the By-law and that have been included in the July 29 version of the proposed Zoning By-law.

CONTACT

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SIGNATURE

Gary Wright
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 – The City of Toronto Draft Zoning By-law – July 29, 2010

Attachment 2 – Residential Zone Changes

Attachment 3 – Open Space Changes

Attachment 4 – Utility and Transportation Zone Changes

Attachment 5 – Commercial Residential Zone Changes

Attachment 6 – Zoning By-law Modifications

Attachment 7 – Changes to the Employment-Industrial Zone Categories

Attachment 8 – Zoning By-law Amendments Since January 1, 2005 Included in the New Zoning By-law

Attachment 9 – Current Site Plan Applications Shown As "Not Part of this By-law"

Attachment 10 – By-laws Omitted from the May 27 Version of the Draft Zoning By-law

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Attachment 1 – The City of Toronto Draft Zoning By-law – July 29, 2010

Authority: Planning and Growth Management Committee Item _____, adopted as amended, by City of Toronto Council on August _____, 2010
Enacted by Council:

CITY OF TORONTO

Bill No.

BY-LAW No.

To enact a new Zoning By-law for the City of Toronto.

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 open house and one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedule “A” is hereby enacted as the Zoning By-law for the City of Toronto.

ENACTED AND PASSED this _____ day of _____, A.D. 2010.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

Zoning By-law for the City of Toronto

Attachment 2 – Residential Zone Changes

Residential Category

10.5.40.200 – Exemptions – reference to ‘finally approved variances’ added to (6), (7) and (8)

10.5.80.200 – Exemptions (re: parking) – new provision to address front yard parking approval process:

“Front Yard Parking - City of Toronto Act

If on the date of the enactment of this by-law, an existing lot contains a lawfully erected building and the required parking space cannot be provided on the lot in compliance with the regulations of this by-law, that parking space may be located entirely or partially in the front yard, if approval is given under the applicable provisions of the City of Toronto Act, 2006 S.O. 2006 as amended.”

10.10.20.100 (8) – Condition for Private Home Daycare – removed requirement that the dwelling unit be on first floor (no original by-law had that limitation)

10.10.30.20 (1)(C) – revised to clarify that minimum frontage for semi-detached house or street-related townhouse in an R zone is per dwelling unit

10.20.20.20 and **10.20.20.100** – conditional use list and the conditions in RD zone – Rooming House added (but only to provide for reference to Section 150.25)

10.20.40.40 (2) – new statement to provide for the additions to old houses in z0.6 areas now becoming RD, similar to the one previously inserted into the R zone at 10.10.40.40 (2):

“Additions to the Rear of Certain Detached Houses

If a lot in an RD zone has a maximum floor space index of 0.6 and is not subject to a maximum lot coverage requirement, and the lot contains a detached house erected before October 15, 1953, the detached house may be enlarged by an addition to the rear of the building if the overall floor space index for the lot, including the addition, does not exceed a total of 0.69.”

10.80.20.100 (8) – Condition for Private Home Daycare – removed requirement that the dwelling unit be on first floor (no original by-law had that limitation)

Residential Apartment Category

15.5.40.200 (3) – Exemptions re: yard setbacks – revised to now read as follows:

“If on the date of the enactment of this By-law, in a Residential Apartment Zone category, a lawfully erected building or structure complied with the applicable former zoning by-law for building setbacks or has a building setback that was permitted for this building or structure by a Section 45 Planning Act minor variance, and is now set back from:

(A) a front lot line less than that required by this By-law, then the minimum building setback from a front lot line, for that existing building or structure is the existing building setback from the front lot line that lawfully existed on the date of the enactment of this By-law;

(B) a side lot line less than that required by this By-law, then the minimum building setback from a side lot line, for that existing building or structure is the existing building setback from the side lot line that lawfully existed on the date of the enactment of this By-law;

(C) a rear lot line less than that required by this By-law, then the minimum building setback from a rear lot line, for that existing building or structure is the existing building setback from the rear lot line that lawfully existed on the date of the enactment of this By-law.”

15.10.20.100 (9) – Condition for Private Home Daycare – removed requirement that the dwelling unit be on first floor (no original by-law had that limitation)

Special Use Regulations (*up to 150.45*)

150.10.20 (3) – Secondary Suites permission stemming from ‘Converted House’ in 438-86 – revised to better reflect current definition – now reads as follows:

“Secondary Suite - Number Permitted in a Residential Building in an R Zone

Despite 150.10.20 (1), in an R zone, other than an R zone with a numerical value of 2 following the letter 'u' in the zone label, a residential building originally constructed as a detached house, semi-detached house may be converted to contain more than one secondary suite.”

150.10.40.40 (2) – Secondary Suites standards stemming from ‘Converted House’ in 438-86 – introduction revised to correlate better with above revision to 150.10.20 (3) – now reads as follows:

“Secondary Suite - Interior Floor Area Requirements in an R Zone

In an R zone, a residential building may only be converted to contain 2 or more secondary suites in accordance with 150.10.20 (3) if:

(A) the building has a minimum interior floor area of 460 square metres; and

(B) despite 150.10.40.40 (1), the principal dwelling unit and each secondary suite must have an interior floor area no less than 55.0 square metres, except in the case of an attic converted to a secondary suite which must have an interior floor area no less than 42.0 square metres.”

150.25 – Rooming Houses – entirely new section to set out (until future study) the current rules in the current by-laws – includes new overlay map to identify the parts of the city that the old rules come from

Modifications in Definitions relevant to above chapters

Apartment Building – added sentence to clarify what it is not – new sentence reads as follows:

“A residential building containing one or more secondary suites and originally constructed as a detached house, semi-detached house, duplex, triplex, fourplex or townhouse, is not an Apartment Building.”

Attachment 3 – Open Space Changes

Open Space Category

90.5.40.200 (3) – Exemptions re: yard setbacks – revised to now read as follows:
“If on the date of the enactment of this By-law, in an Open Space Zone category, a lawfully erected building or structure complied with the applicable former zoning by-law for building setbacks or has a building setback that was permitted for this building or structure by a section 45 Planning Act minor variance, and is now set back from:
(A) a front lot line less than that required by this By-law, then the minimum building setback from a front lot line, for that existing building or structure is the existing building setback from the front lot line that lawfully existed on the date of the enactment of this By-law;
(B) a side lot line less than that required by this By-law, then the minimum building setback from a side lot line, for that existing building or structure is the existing building setback from the side lot line that lawfully existed on the date of the enactment of this By-law;
(C) a rear lot line less than that required by this By-law, then the minimum building setback from a rear lot line, for that existing building or structure is the existing building setback from the rear lot line that lawfully existed on the date of the enactment of this By-law.”

90.5.60.200 (1) and (2) – Exemptions re: ancillary buildings’ height & gfa – reference to variances added

90.10.20.30 – ancillary use list in an O zone – removed for clarity since it had said “none” when the intent was that this provision was not applicable in this zone

90.10.60.50 – size of ancillary buildings in an O zone – revised to have the size limit apply to each such building and to increase the size to 50 square metres each (from 30 square metres for all)

90.20.40.10 – maximum height in an ON zone if not shown on overlay – increased from 12 to 15 metres

90.20.40.40 – maximum gfa of a building in an ON zone – increased from 100 to 500 square metres (same as it was for agriculture or horticulture)

90.20.40.70 – setbacks in ON (for all yards) – reduced from 12 metres to 3 metres

90.20.60.20 – setbacks for ancillary buildings in ON (all yards, all sizes) – changed to 3 metres in all cases

90.20.60.40 – height for ancillary buildings in ON – increased from 12 metres to 15 metres

90.30.20.100 (2) – condition limiting size of several conditional uses in an OR zone – revised by replacing the words “of all such uses on a lot” with the words “of the uses”

90.30.40.10 – maximum height in an OR zone if not shown on overlay – increased from 12 to 15 metres

90.30.40.70 – setbacks in OR – changed from 12 metres (all yards) to read as follows:

“(1) Front Yard Setbacks

In an OR zone, if a lot is located:

(A) beside one lot in the Residential Zone category, and that abutting lot has an existing principal building fronting on the same street and located, in whole or in part, 15.0 metres or less from the subject lot, the minimum required front yard setback is the existing front yard setback of that principal building on the abutting lot; or

(B) between two abutting lots in the Residential Zone category, each with an existing principal building fronting on the same street and located, in whole or in part, 15.0 metres or less from the subject lot, the minimum required front yard setback is the average of the existing front yard setbacks of those principal buildings on the abutting lots; and

(C) in all other cases the minimum front yard setback is 6.0 metres.

(2) Side Yard and Rear Yard Setback

In an OR zone, the minimum side yard setback and rear yard setback is:

(A) a distance equal to the height of the building to a maximum of 15 metres, if a lot abuts a lot in a Residential Zone category or Residential Apartment Zone category; and

(B) 3.0 metres in all other cases.”

90.30.60.20 – setbacks for ancillary buildings in OR – increased threshold for the gfa of an ancillary building to be able to have a 1.5 metres setback (versus 3 metres) from 30 to 50 square metres

90.70.20.100 (1) and (2) – conditions regarding crematorium and funeral visitation centre in OC – in both, the phrase “together with a cemetery on the same lot” has been changed to “within a cemetery”

90.70.40.70 – format of yard setback provision in OC has been slightly altered to read as follows:

“In an OC zone, the minimum front yard setback, rear yard setback and side yard setback is the greater of:

(A) 7.5 metres; or

(B) a distance equal to the height of the building, structure or monument.

(C) Despite (A) and (B) above, for a monument with a height of 3.0 metres or less the minimum front yard setback, rear yard setback and side yard setback is 0.9 metres.”

Notable Site Specific Exception changes since May relevant to above chapter

OG(x3) – as requested by the law firm acting on behalf of the Rosedale Golf Club, the following statement has been added to the exception that was provided in the previous draft:

“(C) an existing building may be replaced, expanded or altered if the replacement, expansion or alteration does not penetrate the three dimensional envelop of the existing building.”

OC(x7) – the former City of Etobicoke site-specific by-law #1984-217 that applies on this cemetery had not been referenced in previous drafts, but now is identified as a prevailing by-law

Attachment 4 – Utility and Transportation Zone Changes

Utility and Transportation Category

100.10.20.30 and **100.10.20.100** – ancillary use list and associated condition – removed off-site parking

100.10.20.100 (1) – condition for recreation use – removed “wholly enclosed” from in front of “building”

100.10.20.100 (2) – condition for public parking – clarified what it is to be associated with – now reads as:

“Public parking is permitted in a UT zone, if it is together with:

(A) a transportation use that is provided by, or on behalf of the City of Toronto, Province of Ontario or Government of Canada; or

(B) a park.”

100.10.20.100 (3) – condition for public works yard – clarified the separation distance rule – now reads as:

“A public works yard is permitted in a UT zone, if the public works yard is at least 100 metres from a lot in a zone that permits a dwelling unit.”

100.10.20.100 (4) – condition for open storage – clarified what it is to be associated with and clarified the separation distance rule – now reads as:

“In a UT zone, open storage for a public utility or transportation use is permitted if it is at least 100 metres from a lot in a zone that permits a dwelling unit.”

100.10.20.100 (5) – condition for vehicle depot – clarified what it is to be associated with and clarified the separation distance rule – now reads basically the same as open storage (see above)

100.10.40.80 – separation of certain public uses – removed reference to treatment of water, and clarified the separation distance rule – now reads as:

“In a UT zone, a public utility for the treatment of sewage must be at least 100 metres from a lot in a zone that permits a dwelling unit.”

Transportation Use – added phrase to ensure now-private railways are included – now reads as follows:

“means the use of premises or facilities for the operation of a mass transit system or a transportation system that is provided by, or on behalf of the City of Toronto, Province of Ontario or Government of Canada or is privately operated and federally regulated.”

Notable Site Specific Exception changes since May relevant to above chapter

UT(x41) - (x44) inclusive – former City of North York site-specific by-laws applying to some Hydro corridor lands had not been in previous drafts, but due to revisions to the proposed by-law provisions in the UT zone, these have now been identified as prevailing by-laws

UT(x45) – the former City of Etobicoke “U” zone had permitted parking and storage on hydro lands if those uses were associated with permitted uses on abutting lots – because that is no longer in the revised provisions for the UT zone in the proposed new by-law, this exception has been created to retain the former Etobicoke permission in hydro corridors abutting industrial lands in the area of former Etobicoke

UT(x47) – has also been applied in the few locations in the former City of Scarborough where existing by-laws allow for parking / vehicle storage for abutting uses

In the former City of Toronto, Section 12(1)381 of By-law 438-86 allows parking for other properties within lands currently zoned “Gh”, and this too has been retained by way of various exceptions along relevant hydro corridors.

Attachment 5 – Commercial Residential Zone Changes

40.10.40.70 (1)(C), 40.10.40.70 (2)(C), 40.10.40.70 (3)(A)(ii)

For the above CR provisions, 'front' was deleted from reference to lot line. This reinstates the original intent of this provision. This was erroneously inserted into the text for the May 27 version.

40.10.20.40 (1)

Added 'duplex' to list of building types that are not permitted in CR. It appears to have been overlooked initially.

40.10.20.100(1), (21), (49), (50)

(1) Restrictions were added to eating establishments and related uses that are located in SS2 areas, in PA 3 and PA4 on/south of Bloor St W and the Danforth in the Former City of Toronto. The new provisions state that in these areas, such uses cannot be located above the first floor and are restricted to a maximum of 300 square metres per lot.

The restriction to the ground floor is based on the finding that eating establishments and related uses located on the second floor are more likely to be adjacent to residential uses on either side and therefore noise from such uses often travels through the walls.

(49)(50) Outdoor patios will no longer be permitted in the rear yard, and may be located in a side yard subject to a maximum of 50% of the depth of the building from the front lot line in PA 3 and PA4 on/south of Bloor St W and the Danforth in the Former City of Toronto.

40.10.40.10(3)

Added exemption to SS1 default height for Financial Core (areas which currently have no height limit under 438-86); needed because if default height provision was applied, the maximum height would be 16 metres

Chapter 550

Chapter 550 (Holding Provisions) was removed because all sites were either 'Not Part of this By-law', or the holding provisions were already captured in the respective zone site-specific exceptions.

Attachment 6 – Zoning By-law Modifications

By-law Modifications		
No.	Description - General/Technical Change Description Specific Address Change	Reason for Change
1	Added a New Chapter 2 'Compliance with this By-law' and moved the regulations in 5.10.1.20 (1) to (4) here.	Provides for greater certainty and clarity for the regulations.
2	1554 King Street West	added reference to prevailing By-law 257-2005
3	150 Roehampton Avenue	added reference to prevailing By-law 732-2005
4	Exception CR 211(existing)	added reference to prevailing By-law 5-2005
5	Exception CR 1919	added reference to prevailing By-law 180-2005
6	Exception CR 1920	added reference to prevailing By-law 180-2005
7	Exception CR 1391	added reference to prevailing By-law 180-2005
8	Exception CR 1390	added reference to prevailing By-law 180-2005
9	Exception R 7 - 46 Wellesley Street East	added reference to prevailing By-law 600-2005
10	Exception R 668 - Turnberry Avenue and Algarve Cres	Exception 668 added with reference to prevailing By-law 153-2005
11	Exception R 410 - 26 Lansdowne Avenue	added reference to prevailing By-law 262-2005
12	Exception CR 1590 - 1900 Lake Shore Blvd West.	added reference to prevailing By-law 458-2005
13	Exception CR 1886	added reference to prevailing By-law 466-2005
14	Exception CR 1505	added reference to prevailing By-law 466-2005
15	Exception CR 2138	added reference to prevailing By-law 466-2005
16	1051 Dupont Avenue	Added exception 25 which added reference to prevailing By-law 482-2005. Mapping changed accordingly.
17	Exception R 314 - 6 and 16 Plymouth Avenue	added reference to prevailing By-law 545-2005.
18	Exception R 425 - 2263 and 2265 Gerrard	added reference to prevailing By-law 677-

By-law Modifications		
No.	Description - General/Technical Change Description Specific Address Change	Reason for Change
	Street E	2005.
19	Exception R 583 - 66 – 72 Redpath Avenue	added reference to prevailing By-law 714-2005.
20	Exception RD 765	added reference to prevailing By-law 734-2005.
21	Exception 431 - 1465 Birchmount Road	Exception added which added reference to prevailing By-law 740-2005. Mapping changed accordingly.
22	Exception RD 1366 - north-east quadrant of Canongate Trail and Sanwood Boulevard	Exception added which added reference to prevailing By-law 797-2005. Mapping changed accordingly.
23	Exception R 423 - 1512 King Street West and 1518 King Street West	added reference to prevailing By-law 873-2005.
24	Exception RD 617	corrected lot coverage under by-law
25	80 and part of 100 Turnberry Avenue	Added exception EL 3 to replaced former Toronto Section 12 permission for uses.
26	College Street between Bathurst Street and Ossington Avenue	Added to exception CR 1994 and CR 2080 requirement to comply with prevailing by-law 537-2005.
27	Brilliant Court	Added site to by-law with exception RS 329.
28	51 Bond Street	Added prevailing by-law 1015-2003 to exception 1696
29	1563 Birchmount Road	Added prevailing by-law 666-2006 to site in Exception RD 148 and added new exception to the ON as Exception ON 38 to also recognize the same 666-2006 prevailing by-law.
30	Height showing as -999, but should be 14m CR zone: Lake shore Blvd W in Mimico (from Allen Ave to Alexander Street)	height should have been added, but wasn't
31	Height Overlay: polygons taken to centreline so that are given a height of 9m(st2) instead of -999	Map not drawn to centreline
32	Added SS ZBL 471-2010 as prevailing to existing Rx339. Applies only to this address.	Addition of recent site-specific by-laws
33	Added SS ZBL 473-2010 as prevailing to existing Rx324. Applies only to this	Addition of recent site-specific by-laws

By-law Modifications		
No.	Description - General/Technical Change Description Specific Address Change	Reason for Change
	address.	
34	Added SS ZBL 474-2010 as prevailing to existing Rx313. Applies only to this address.	Addition of recent site-specific by-laws
35	Added SS ZBL 476-2010 as prevailing to existing Rx313. Applies only to this address.	Addition of recent site-specific by-laws
36	Added SS ZBL 475-2010 as prevailing to existing Rx426. Applies only to this address.	Addition of recent site-specific by-laws
37	Added to list in Chapter 950 Added SS ZBL 477-2010 as prevailing to existing RAx10. Amends older SS ZBL which is also captured in RAx10.	Addition of recent site-specific by-laws
38	Added SS ZBL 479-2010 as prevailing to existing Rx290. Applies only to this address.	Addition of recent site-specific by-laws
39	Added to list in Chapter 950 Added SS ZBL 535-2010 as prevailing to existing RAx187.	Addition of recent site-specific by-laws
40	Added SS ZBL 517-2010 as prevailing to existing CREx46. Applies only to this address.	Addition of recent site-specific by-laws
41	Added to list in Chapter 950 and changed on the map accordingly. Added SS ZBL 530-2010 as prevailing to new exception RDx1366.	Addition of recent site-specific by-laws
42	Added to list in Chapter 950 and changed on the map accordingly. Added SS ZBL 481-2010 as prevailing to new exception CRx2177.	Addition of recent site-specific by-laws
43	Added to list in Chapter 950 and changed on the map accordingly. Added SS ZBL 533-2010 as prevailing to new exception RAx732.	Addition of recent site-specific by-laws
44	Added to list in Chapter 950 and changed on the map accordingly. Added SS ZBL 335-2010 as prevailing to new exception RAx733.	Addition of recent site-specific by-laws
45	Added to list in Chapter 950 and changed	Addition of recent site-specific by-laws

By-law Modifications		
No.	Description - General/Technical Change Description Specific Address Change	Reason for Change
	on the map accordingly. Added SS ZBL 490-2010 as prevailing to new exceptions CREx64 and CREx65.	
46	Added to list in Chapter 950 and changed on the map accordingly. Added SS ZBL 353-2010 as prevailing to new exception RDx1367.	Addition of recent site-specific by-laws
47	Added to list in Chapter 950 and changed on the map accordingly. Added SS ZBL 234-2010 as prevailing to new exception CRx2178.	Addition of recent site-specific by-laws
48	Added to list in Chapter 950 and changed on the map accordingly. Added SS ZBL 970-2009 as prevailing to new exception CREx66.	Addition of recent site-specific by-laws
49	Added to list in Chapter 950 and changed on the map accordingly. SS ZBL 103-2010 already captured as prevailing by-law in exception CRx1588. Added 65, and 67 St. Nicholas to this exception.	Addition of recent site-specific by-laws
50	Added to list in Chapter 950 and changed on the map accordingly. Added SS ZBL 137-2010 as prevailing to new exceptions CRx2179 and CRx2180.	Addition of recent site-specific by-laws
51	Added to list in Chapter 950 and changed on the map accordingly. Only properties that changed on the map are 38 and 46 Leila Jackson Terrace. Relabelled as a result of new SS ZBL. Added SS ZBL 1207-2009 as prevailing to existing exceptions RTx166, RDx673, and RSx191.	Addition of recent site-specific by-laws
52	Created new exception CRx2176, which captures existing Section 12s for this site. Was previously Rx201. Has now been correctly converted to CR...mapping error changed it to R.	
53	Changed those properties that have a height of 9.2 m(st3) to a height of 10.5m(st3) in all the former C1 zones. This was overridden (incorrectly) by a	New minimum height requirement of 10.5 m(st3).

By-law Modifications		
No.	Description - General/Technical Change Description Specific Address Change	Reason for Change
	query that changed the heights even those that had different heights as per SS ZBLs.	
54	300 Danforth	Added amending by-law 339-2006 to by-law 950-2005 to section 950.70.1
55	Changed site to RAx734 from EL1.0 to reflect SS ZBL 223-2010	
57	108 -116 George street and 234 Adelaide street east	added reference to prevailing By-law 215-2006 into CRE (x63)
58	Added reference to By-law 689-2007 to the text of Exception CR(x1792). All of the lands known as 625 Queen Street East zoned CR2.5(c2.0;r2.0)SS2(x1792) on the Zoning Map.	To recognise By-law 689-2007.
59	35 Danforth Rd	Changed x806 to x2181 because there were 2 different records for x806 (the other is across the street at 50 Danforth Rd). There is no change to the content of the exception, just the number.
60	147 Brandon Avenue	added reference to prevailing By-law 488-2006 to exception R(x353)
62	Deleted CRx61 on the map and added CRx1547. There is currently no CRx61 in the database. The new exception number reflects the Sheppard West/Dublin Secondary Plan for Area A.	
63	Deleted CRx87 on the map and added CRx2182. The current exception (x87) applies to various sites, and does not include the Secondary Plan policies. The new exception number reflects the Sheppard West/Dublin Secondary Plan for Area A as well as the provisions for CRx87.	
64	Reference to By-law 859-2007 added to the text of Exception CR(x1858). All of the lands subject to By-law 859-2007 zoned CR 5.0(3.0;r3.0) SS2 (x1858) on the zoning map.	To recognise By-law 859-2007.
67	725 Warden Avenue	by-law 152-2006 (Warden Woods) added to 955.10 (559)

By-law Modifications		
No.	Description - General/Technical Change Description Specific Address Change	Reason for Change
68	15 Primrose Avenue	Created RM (x433) for site specific by-law. On these lands municipally known as 15 Primrose Avenue, the City of Toronto by-law 75-2006, as amended, prevails.
69	314 Jarvis Street	By-law 3-2006 added to CR (x2016)
70	1359 Dupont street	920-2006 by-law added to R (x303) as prevailing.
71	30 Morrow Avenue	prevailing by-law 222-2006 added to E(x275)
72	Added bicycle parking requirements for CRE zones similar to those require for CR zones	Missing from previously released version as discussions with interest groups where ongoing.
73	Change setback value from 3.0 m to 1.5 m Funeral Home- Parking Area Setback-150.120.80. (1)	Discussions with funeral home representatives, Ward Councillor rep, and making setback consistent with that required of parking areas in general when abutting residential zones.
74	Eliminated Toronto By-law 438-86 sections 12(6), 12(7) and 12(3) references from all site specific exceptions that contained reference to them as prevailing. Modified existing site specific exception that had reference to Toronto By-law 438-86 sections 12(6), 12(7) nasd 12(3)	Toronto Sections included in general by-law regulations
75	Clarified site specific exception wording to permit office on certain lots in a residential "R" zone. Modified existing exceptions dealing with office permission on a residential lot in an "R" zone.	Existing wording in exception "R(x1) - Exception to permit offices on lots zoned R. Previous R4A zones under 438-86." was not clear
76	Removed prevailing section wording in site specific clauses in section 900 and included the wording in section 955. replaced exception wording with new wording directing compliance with specific regulations in section 955. Corrected in appropriate application of prevailing by-laws through site specific Section 900 clauses.	Incorrect application of prevailing section prevision included is site specific section 900
77	Lands in By-law 1147-2007 (lands along Wilson Avenue zoned AV-MU as part of	To identify lands in the Wilson Avenue Study zoned AV-MU by By-law 1147-

By-law Modifications		
No.	Description - General/Technical Change Description Specific Address Change	Reason for Change
	the Wilson Avenue Study) to be identified as "Not Part of the By-law."	2007 as "Not Part of this By-law," pending resolution of bringing forward AV-MU Avenues Mixed Use Zone regulations.
80	Danforth Ave/Warden Ave	Added (H) to CR zone at the northwest corner of Warden/Danforth, and changed the zoning of 3520 Danforth Ave to reflect 104-2008
81	Reference to By-law 882-2007(OMB) added to the text of Exception R(x423).	To recognise By-law 882-2007(OMB).
82	Reference to By-law 1428-2007(OMB) added to the text of Exception R(x455).	To recognise By-law 1428-2007(OMB).
83	Reference to By-law 645-2007(OMB) added to the text of Exception CR(x2049).	To recognise By-law 646-2007(OMB).
84	Reference to By-law 805-2007 added to the text of Exception R(x425).	To recognise By-law 805-2007.
85	Reference to By-law 817-2007 added to the text of Exception R(x581).	To recognise By-law 817-2007.
86	Reference to By-law 986-2007 added to the text of Exception R(x664).	To recognise By-law 986-2007.
103	New -A building is substantially demolished if 50% or more of the main walls have been removed. Old - A building is substantially demolished if 50% or more of the main walls of the first storey have been removed.	To be consistent with Toronto Building policy with respect to the Demolition Control By-law.
104	All of the lands subject to By-law 333-2007 identified as "Not Part of this By-law" on the zoning map.	Lands identified as "Not Part of this By-law" pending resolution of commercial-residential zone regulations.
105	Reference to By-law 687-2007 added to the text of Exception RA(x614).	To recognise By-law 687-2007.
106	Text of RD(x1001) edited to reflect the regulations in North York By-law 26824.	To ensure RD(x1001) reflects the regulations in North York By-law 26824.
107	Add provision that requires a vehicle fuel station building when located on a corner lot to be located adjacent to one of the street lines and allows for a vehicle stacking lane to be located in the side yard that abuts the other street line.	Clarifies the requirement to abut a street line and where a stacking lane may be located when dealing with a vehicle fuel station.
108	Added to the zone strings on the zoning map for RD(x602): "(f12.0; a375)" and for	To bring forward into the new zoning by-law the minimum lot frontage and

By-law Modifications		
No.	Description - General/Technical Change Description Specific Address Change	Reason for Change
	RD(x603): "(f9.0; a290)" in accordance with By-law 1019-2007.	minimum lot area standards in By-law 1019-2007.
109	Correct use of term 'average grade" grade throughout the by-law text to ensure compliance with defined term where appropriate.	Defined term "Average Grade" was not always used as a defined term. Where it was not to be referenced as defined term, it was to be changed to "the average elevation of grade".
113	Change By-law number in exception from 619-2009 to 619-2009.	By-law 618-2009 was the approval of an OPA for this property. By-law 619-2009 was the approval of the zoning amendment for this property.
114	By-law 739-2004 (OMB) was repealed and replaced by By-law 95-2009.	Updating applicable zoning for this property.
115	addition of an exception to this address. Addition of a section 950.70 (Prevailing By-law to support Exception RA (x735). An update to mapping to reflect the addition of this exception.	By-law 995-2009 was passed after the mapping cut-off date and needed to be included in by-law to reflect the current zoning.
116	All Employment zoned properties on the south side of Dupont were converted to "Not Part of This By-law.	A conflict exists between the Official Plan and Zoning. An appropriate method of dealing with residential permission in employment zoning and employment zoning in Neighbourhoods designations needs to be created.
129	150 Roehampton Avenue	Prevailing by-law 6-2006(OMB) added to R(x581)
130	255 Christie Street	Prevailing by-law 630-2006 added to R(x406)
131	1544 King street West	Add prevailing by-law 770-2006 to R(x423)
132	18 Spencer Avenue	Add prevailing by-law 769-2006 to R(x304)
133	166 Dowling Avenue	Add prevailing by-law 768-2006 to R(x7)
134	Exceptions that are derived from Section 12 (2) 132 of By-law 438-86 should read as follows: "On a lot, public parking as a principal use in a building or structure is not permitted." Exception pertain to lots in the Downtown Parking and Loading Zone of By-law 438-	Technical- to delete the word "a" before the word "permitted".

By-law Modifications		
No.	Description - General/Technical Change Description Specific Address Change	Reason for Change
	86	
135	Modified permission for cogeneration device to be located outside a building if it is not in a street yard and it complies with principal building setbacks. Employment lands	Consistent with permission for outside activities and storage and greater activity in employment areas.
136		Add prevailing by-law 1029-2006 to RM(x252)
137	Exceptions that are derived from Section 12 (2) 204 of By-law 438-86 should read as follows: "On a lot, public parking that is not located in a building or structure is not permitted unless it is located on a lot municipally known as 352 Front Street West (as it existed in 1988), 306 Front Street West (as it existed in 1989), 11 Windsor Street (as it existed in 1989), 400 Front Street West (as it existed in 1989), and 181 Richmond Street West (as it existed in 1990)." Exception pertain to lots in the King-Spadina Area in the CRE Zone	Current proposed wording says "On a lot, public parking is a permitted use." This is incorrect and should be replaced with the new wording to capture the original intent of Section 12 (2) 204 of By-law 438-86.
138	Add Toronto 438-86 Section 12(2) 256 as a prevailing section to retain helicopter flight path. East and west of Elm Street and University Avenue	Need to ensure height control over flight path area.
140	Add to the text of RD(x708) reference to By-law 895-2007(OMB).	To recognise By-law 895-2007(OMB).
141	Modify section 50.10.20.20 (1) pertaining to Nightclub, Cabaret, Entertainment Place of Assembly, Sports Place of Assembly, and Place of Assembly Use to reference condition #47. CRE Zone- Reference # to condition 47 for certain uses	Technical reference- Terms need reference number to refer to condition 47.
142	Add By-law 970-2009 to existing Exception CRE (x54).	By-law 970-2009 was approved after 2004.
143	Clarify, where necessary, in certain prevailing by-law references from the former City of Toronto involving address	Technical- clarification on the address ranged stated in the By-law.

By-law Modifications		
No.	Description - General/Technical Change Description Specific Address Change	Reason for Change
	ranges, whether or not the address range is odd or even.	
144	CR Exception 953 changed Article No. 950.20.1 to 950.70.1.	Correct path to Prevailing By-law.
145	Delete Regulation (K), being the maximum floor space index regulation in the text of RD(x1183). Regulation (H) of RD(x1183) addresses maximum gross floor area. Regulation (H) appears to have been added to RD(x1183) by By-law 327-2007 as Performance Standards 351 and 352.	To delete the floor space index regulation in RD(x1183) which was replaced by the gross floor area performance standards for the lands by By-law 327-2007.
146	Update mapping to show properties included in By-law 489-2009 as Not Part of this By-law.	Need to determine which previous Section 12's and parts of 483-86 are replaced by 489-2009.
147	Deleted Exception 1592 from CR Section.	Properties where made Not Part of this By-law.
152	Zone string on the zoning map changed from RT(f5.4; a110)(x337) to RT(au150)(x337) to better reflect the performance standards in By-law 608-2008. Added to the text of RT(x337) the minimum lot frontage standard for a dwelling unit.	To recognise the performance standards in By-law 608-2008 in the zone string and in the text of RT(x337).
154	Added to the text of RD(x563), RD(x565) and RD(x566) the minimum rear yard setback regulation of 7.0 metres in accordance with By-law 1016-2008.	To recognise the rear yard setback regulation in By-law 1016-2008.
155	42 Edgewood Avenue	Removed semi detached permission from R(x278) due to section 12(2)217.
156	Alter zoning from I to IE and add prevailing by-law reference	Borough definition of school includes colleges and universities IE reflects the existing use more accurately.
157	Revised definition of assisted housing for the purposes of parking rate calculations.	Discussions with assisted housing office justified a slightly different definition for parking purposes.
	220.5.10.1(9)) has been added to the new Zoning By-law. This new provision applies to Policy Area 1 (the Downtown) and Policy Area 2 (the Centres) and allows for Type B and Type C loading spaces to	better reflects the existing zoning provisions that allow for the sharing of loading spaces among certain commercial uses in multi-use buildings in the Central Area

By-law Modifications		
No.	Description - General/Technical Change Description Specific Address Change	Reason for Change
	be shared among some commercial uses	
	Section 40.10.80.200(4) adds the existing parking exemption for restaurants, retail stores, personal service shops and service shops that applies to buildings in Policy Area (Downtown) with less than 1.0 coverage	Greater consistency with intent of the existing zoning provisions
158	Cogeneration device to be located in a permitted principal building was added to say only if located within 30 metres of a residential zone category or apartment residential zone category.	If the facility is 30 metres or more from residential concerns for noise and safety can be dealt with through site plan on the site.
159	Added lands for which no zoning was showing	To zone lands in proposed by-law
160	Clause added to All Residential zones that acknowledges roll of City of Toronto Act in allowing front yard parking and that this would not require Committee of Adjustment.	Provides clarity
161	Added addition descriptions to determine what is first floor	Clarity
162	Removed as-of-right permission for use of parking lot and outdoor storage Ut Zone	Generally only permitted through site specific amendments in most areas of the City.
164	General clarification of exception wording and referencing of Prevailing By-law and Prevailing Section	Clarity and consistency
165	General text changes to Institutional Zone categories	To ensure by-law consistency.
	S. 5.10.20.30 – removed comma prior to the term “existing on the lot”	Concern over misinterpretation of the intent of the provision
	S. 50.10.40.200(5) – format change from a ‘table’ to a listing of the provision statements	Reference to the ‘Table’ was confusing and could have led to a misinterpretation of the intent
	150.92.60 (1) – removed the term “accessory”	The term ‘accessory’ is not used in the new Zoning By-law in favour of the term ‘ancillary’. This single reference to ‘accessory’ was confusing and unnecessary.
	200.5.10.10 (3) - modified to include the	This will allow for the calculation of a

By-law Modifications		
No.	Description - General/Technical Change Description Specific Address Change	Reason for Change
	statement: “unless otherwise stated in this By-law”	parking rate for some ancillary uses such as offices in industrial areas, where the office parking rate is higher than the industrial parking rate
	800.50 (115) – delete definition of “Chemical Manufacturing, Processing or Storage”	This term is no longer used in the industrial zones

Attachment 7 – Changes to the Employment-Industrial Zone Categories

Changes to Regulations applying to the Employment Industrial Zone Category

60.5.1.10 (3) – modified the description of the gross floor area calculation for manufacturing use to be consistent with other sections of the by-law that apply the measurement of gross floor area for manufacturing uses.

60.5.20.1 (1) – remove the word “building” at the end of this provision regarding uses to be wholly enclosed.

60.5.20.100 (8) – removed the term “accessory”.

60.5.20.100 (10) – modified recycling as an ancillary use condition for all Employment Industrial zones.

60.5.30.1 (1) – modified to exempt properties that are abutting the elevated portions of the Gardiner Expressway or QEW from this provision.

60.5.50.10 (2) – modified required landscape strip minimum width to 7.5 metres.

60.5.50.10 (3) – added this provision to clarify where landscaping is required in Employment Industrial zones.

60.5.50.20 (2) – deleted condition regarding outdoor patio or platform.

60.5.75.1 (6) – modified condition regarding cogeneration device.

60.5.80.1 (1) - modified the description of the calculation of parking rates for manufacturing use to be consistent with other sections of the by-law that apply the measurement of gross floor area for manufacturing uses.

60.5.80.20 (3) – modified parking and driveway set back to 7.5 metres.

60.5.80.200 (1) – modified to exempt both existing front and side yard parking.

60.5.90.1 (1) - modified the description of the calculation of loading space rates for manufacturing use to be consistent with other sections of the by-law that apply the measurement of gross floor area for manufacturing uses.

60.5.150.1 (1) – add provision regarding the storage of waste in Employment Industrial zone categories that requires waste to be stored in a storage bin, but exempt these lands from the general requirement under clause 5.10.150.1 (1) that it be in a wholly enclosed building.

Changes to Regulations applying to the Employment Light Industrial Zone (EL)

60.10.20.30 (1) – modified wording regarding ancillary use in an EL zone.

60.10.20.100 (12) – modified open storage condition in EL zone.

60.10.40.200 (1) – modified wording and included wording from 60.10.40.200 (4).

60.10.40.200 (5) – added provision to exempt building setbacks for loading at railway tracks.

60.10.50.10 (1) – deleted front yard soft landscaping requirement.

60.10.60.10 (1) – modified ancillary buildings or structures exempt from requirements of the provision.

60.10.90.10 (1) – modified location of loading space restrictions in EL zone.

60.10.90.200 (1) – modified existing loading space exemption reference to clause 5.10.90.40 (1).

60.10.90.200 (2) – modified existing access to loading space exemption reference to clauses 60.10.90.40 (1) and 220.5.20.

Changes to Regulations applying to the Employment Industrial Zone (E)

60.20.20.1 (1) – deleted permitted manufacturing use in E zone interpretation, as it was determined not to be necessary.

60.20.20.10 (1) - added “Software Development and Processing” as a permitted use in an E zone, without condition.

60.20.20.20 (1) – removed “Software Development and Processing” as a permitted conditional use in an E zone.

60.20.20.30 (1) – modified wording regarding ancillary use in an E zone.

60.20.20.100 (1) – deleted condition for a “Software Development and Processing” use in an E zone.

60.20.20.100 (10) – modified open storage condition in E zone.

60.20.20.100 (15) – deleted ancillary open storage condition in E zone, and incorporated condition with open storage condition in 60.20.20.100 (10).

60.20.20.100 (27) – modified ancillary office condition in E zone to not exceed the lesser of a floor space index of 0.5 or the maximum floor space index permitted on the lot.

60.20.40.200 (1) – modified wording and included wording from 60.20.40.200 (4).

60.20.40.200 (5) – added provision to exempt building setbacks for loading at railway tracks.

60.20.50.10 (1) – deleted front yard soft landscaping requirement.

60.20.60.10 (1) – modified ancillary buildings or structures exempt from requirements of the provision.

60.20.80.1 (1) – delete “applicable parking rate for ancillary retail store” provision as it is deemed redundant.

60.20.80.1 (2) – established a new provision regarding parking rate for office that is ancillary to a principal use in an E zone.

60.20.90.10 (1) – modified location of loading space restrictions in E zone.

60.20.90.200 (1) – modified existing loading space exemption reference to clause 5.10.90.40 (1).

60.20.90.200 (2) – modified existing access to loading space exemption reference to clauses 60.20.90.40 (1) and 220.5.20.

Changes to Regulations applying to the Employment Heavy Industrial Zone (EH)

60.30.20.1 (1) – deleted permitted manufacturing use in EH zone interpretation, as it was determined not to be necessary.

60.30.20.30 (1) – modified wording regarding ancillary use in an EH zone.

60.30.20.100 (1) – modified open storage condition in EH zone.

60.30.20.100 (9) – revised propane transfer, handling and storage facility condition to refer to specific zone categories instead of sensitive uses.

60.30.40.200 (1) – modified wording and included wording from 60.30.40.200 (4).

60.30.40.200 (5) – added provision to exempt building setbacks for loading at railway tracks.

60.30.90.10 (1) – modified location of loading space restrictions in EH zone.

Changes to Regulations applying to the Employment Industrial Office Zone (EO)

60.40.20.30 (1) – modified wording regarding ancillary use in an EO zone.

60.40.20.100 (13) – modified ancillary open storage condition in EO zone.

60.40.40.200 (1) – modified wording and included wording from 60.40.40.200 (4).

60.40.40.200 (5) – added provision to exempt building setbacks for loading at railway tracks.

60.40.50.10 (1) – deleted front yard soft landscaping requirement.

60.40.60.10 (1) – modified ancillary buildings or structures exempt from requirements of the provision.

60.40.90.10 (1) – modified location of loading space restrictions in EO zone.

60.40.90.200 (1) – modified existing loading space exemption reference to clause 5.10.90.40 (1).

60.40.90.200 (2) – modified existing access to loading space exemption reference to clauses 60.40.90.40 (1) and 220.5.20.

Changes to Regulations applying to the Employment Industrial Commercial Zone (EC)

60.50.20.10 (1) – added “Software Development and Processing” as a permitted principal use.

60.50.20.30 (1) – modified wording regarding ancillary use in an EC zone.

60.50.40.200 (1) – modified wording and included wording from 60.50.40.200 (4).

60.50.40.200 (6) – added provision to exempt building setbacks for loading at railway tracks.

60.50.50.10 (1) – deleted front yard soft landscaping requirement.

60.50.60.10 (1) – modified ancillary buildings or structures exempt from requirements of the provision.

60.50.90.10 (1) – modified location of loading space restrictions in EC zone.

60.50.90.200 (1) – modified existing loading space exemption reference to clause 5.10.90.40 (1).

60.50.90.200 (2) – modified existing access to loading space exemption reference to clauses 60.50.90.40 (1) and 220.5.20.

Attachment 8 – Zoning By-law Amendments Since January 1, 2005 Included in the New Zoning By-law

Bylaw Number	Former Municipality	Bylaw Number	Former Municipality
0003-2005	City of North York	952-2005	City of Scarborough bylaw 20512
114-2005	City of Toronto	145-2005	City of North York
143-2005	City of Toronto	153-2005	City of Toronto
147-2005	Etobicoke Zoning Code ch. 320 + 324	176-2005	Milliken Community Zoning bylaw 17677
184-2005	City of Toronto	198-2005	City of Toronto
245-2005	Etobicoke Zoning Code ch. 320 + 324	206-2005	Borough of East York bylaw 6752
255-2005	City of North York	244-2005	City of York Zoning Bylaw 1-83
257-2005	City of Toronto	254-2005	City of Scarborough bylaw 10327
412-2005	City of Toronto	258-2005	City of Toronto
461-2005	Scarborough Zoning Bylaw No. 12466	259-2005	City of Toronto
470-2005	City of Toronto	260-2005	City of Toronto
732-2005	City of Toronto	262-2005	City of Toronto
979-2005	City of North York	265-2005	City of Scarborough Zoning Bylaw 10827
1072-2005	City of Toronto	268-2005	Scarborough Oakridge Community bylaw 9812
0001-2005	City of Toronto	280-2005	City of York Zoning Bylaw 1-83
0005-2005	City of North York	413-1005	City of York Zoning Bylaw 1-83
149-2005	Etobicoke Zoning Code ch. 320 + 324	414-1005	City of Toronto
180-2005	City of Toronto	440-2005	Etobicoke Zoning Code ch. 320 + 324
194-2005	City of Toronto	458-2005	City of Toronto
278-2005	Etobicoke Zoning Code ch. 320 + 324	459-2005	City of Toronto
419-2005	City of Toronto	462-2005	City of Scarborough bylaw 10327
454-2005	Etobicoke Zoning Code ch. 320 + 324	466-2005	City of Toronto
475-2005	Scarborough Zoning Bylaw No. 10827	468-2005	City of North York
520-2005	City of Toronto	482-2005	City of Toronto
534-2005	Etobicoke Zoning Code ch. 330	535-2005	Etobicoke Zoning Code ch. 320 + 324
537-2005	City of Toronto	542-2005	Etobicoke Zoning Code ch. 320 + 324
600-2005	City of Toronto	545-2005	City of Toronto
675-2005	City of Toronto	548-2005	City of Scarborough Zoning bylaw 10827
954-2005	City of Toronto	551-2005	Etobicoke Zoning Code ch. 320 + 324
182-2005	City of Toronto	589-2005	City of Toronto
198-2005	City of Toronto	627-2005	City of Scarborough Zoning bylaw 12077
269-2005	Scarborough Emp. Dis. Zoning bylaw 24982	629-2005	City of Scarborough Zoning Bylaw 10827
328-2005	Scarborough Emp. Dis. Zoning bylaw 24982	673-2005	City of Toronto

329-2005	Scarborough Emp. Dis. Zoning bylaw 24982	677-2005	City of Toronto
388-2005	Scarborough Emp. Dis. Zoning bylaw 24982	685-2005	City of North York
417-2005	City of York Zoning Bylaw 1-83	686-2005	Etobicoke Zoning Code ch. 320 + 324
442-2005	City of North York	700-2005	City of North York
456-2005	Scarborough Emp. Dis. Zoning bylaw 24982	707-2005	Etobicoke Zoning Code ch. 340 + 341
476-2005	Scarborough Zoning Bylaw 11883	708-2005	City of Toronto
511-2005	Etobicoke Zoning Code ch. 320	714-2005	City of Toronto
759-2005	Morningside Heights Community Zoning Bylaw	733-2005	City of North York
795-2005	Township of Pickering Zoning Bylaw 3036	734-2005	Highland Creek Community bylaw 10827
895-2005	Etobicoke Zoning ch 324, bylaw 517-2000	735-2005	City of North York
962-2005	Etobicoke Zoning Code ch. 320 + 324	736-2005	City of North York
1020-2005	Scarborough Emp. Dis. Zoning bylaw 24982	738-2005	Etobicoke Zoning Code. Ch. 320 +324
168-2005	City of North York	740-2005	Dorset Community Zoning Bylaw 9508
761-2005	Agincourt Community North bylaw 12797	806-2006	City of Toronto
797-2005	Steeles Community Zoning Bylaw 16762	817-2006	Scarborough Emp. Dis. Zoning bylaw 24982
815-2005	City of North York	907-2006	City of Toronto
850-2005	City of Scarborough Zoning bylaw 12797	965-2006	Etobicoke Zoning Code ch. 324
871-2005	City of Toronto	163-2006	Etobicoke Zoning Code ch. 320 +324
872-2005	City of Toronto	408-2006	Scarborough Emp. Dis. Zoning bylaw 24982
873-2005	City of Toronto	426-2006	Scarborough Emp. Dis. Zoning bylaw 24982
885-2005	Etobicoke Zoning Code ch. 320 + 324	429-2006	Etobicoke Zoning Code ch. 320 +324
906-2005	Scarborough 12466, 17677, 10327, 12360 etc.	483-2006	Etobicoke Zoning Code ch. 320 +324
1009-2005	Scarborough Centennial Community 12077	664-2006	Scarborough Emp. Dis. Zoning bylaw 24982
1018-2005	City of Toronto	748-2006	Etobicoke Zoning Code ch. 320 +324
1021-2005	City of Scarborough bylaw 20512	828-2006	Etobicoke Zoning Code ch. 320 +324
1046-2005	City of Toronto	844-2006	City of Toronto
1069-2005	Borough of East York bylaw 6752	1051-2006	Etobicoke Zoning Code
1091-2005	City of Toronto	1070-2006	Etobicoke Zoning Code ch. 304 + 320 + 324
088-2009	Rouge Community Zoning bylaw 15907	1092-2006	Etobicoke Zoning Code
141-2005	City of Toronto	157-2006	City of Toronto
161-2005	Scarborough Emp. Dis. Zoning bylaw 24982	424-2006	Scarborough Sullivan Community bylaw 10717
165-2005	Pickering Zoning bylaw 1978	552-2006	Scarborough Sullivan Community bylaw 10717
167-2005	Scarborough Emp. Dis. Zoning bylaw 24982	002-2006	Etobicoke Zoning Code ch. 320 +324

271-02005	Scarborough Emp. Dis. Zoning bylaw 24982	003-2006	City of Toronto
389-2005	Scarborough Emp. Dis. Zoning bylaw 24982	004-2006	City of North York
464-2005	Scarborough Zoning bylaw 15907	025-2006	Centennial Community Zoning Bylaw 12077
608-2005	Etobicoke Zoning Code ch. 320 + 324	072-2006	Woburn Community Zoning bylaw 9510
626-2005	Scarborough Emp. Dis. Zoning bylaw 24982	074-2006	Etobicoke Zoning Code ch. 320 +324
631-2005	Agincourt Community North bylaw 12797	152-2006	Scarborough 950-2005, Emp Dis 24982
794-2005	Scarborough Emp. Dis. Zoning bylaw 24982	153-2006	Scarborough 950-2005, Emp Dis 24982
816-2005	City of Toronto	168-2006	City of North York
853-2005	City of Toronto	169-2006	City of Toronto
951-2005	Scarborough Emp. Dis. Zoning bylaw 24982	174-2006	Borough of East York bylaw 1916
1086-2005	City of Toronto bylaw 168-93	204-2006	City of North York
007-2005	Etobicoke Zoning Code ch. 320 + 324	209-2006	Centennial Community Zoning Bylaw 12077
009-2005	City of Toronto, 937-2002	210-2006	City of North York
028-2005	City of Toronto	265-2006	City of Toronto
0006-2006	City of Toronto	266-2006	City of Toronto
222-2005	City of Toronto	332-2006	City of Toronto
350-2006	City of Scarborough Zoning bylaw 8978	338-2006	City of Toronto
754-2009	Clairlea Community Zoning bylaw 8978	395-2006	Scarborough Zoning bylaw 10327
886-2006	City of Toronto	427-2006	Malvern West Community bylaw 12181
070-2006	Etobicoke Zoning Code ch. 324	461-2006	City of Toronto
095-2006	City of Toronto	482-2006	City of North York
161-2006	City of Toronto	488-2006	City of Toronto
191-2006	Etobicoke Zoning Code ch. 320 +324	506-2006	L'Amoreaux Community zoning bylaw 12466
194-2006	Birchcliff Community Zoning bylaw 8786	518-2006	City of Toronto
299-2006	City of Toronto	522-2006	City of North York
331-2006	City of Toronto	549-2006	Cliffcrest Community Zoning bylaw 9396
351-2006	City of Toronto	569-2006	Etobicoke Zoning Code ch. 320 +324
460-2006	City of Toronto, 998-88	588-2006	City of Toronto
705-2006	City of Toronto	599-2006	City of North York
604-2006	City of York Zoning 1-83	1002-2006	Scarborough Zoning bylaw 15907
624-2006	City of North York	1003-2006	Scarborough Zoning bylaw 16762
630-2006	City of Toronto	1004-2006	Scarborough Zoning bylaw 17677
631-2006	City of North York	1005-2006	Scarborough Zoning bylaw 24982
632-2006	City of North York	1006-2006	Morningside Heights Community Zoning bylaw
667-2006	Scarborough Emp. Dis. Zoning bylaw 24982	1007-2006	Midland/St. Clair Community bylaw 842-2004

669-2006	Scarborough Zoning bylaw 10327	1008-2006	Warden Woods Community 950-2005
758-2006	City of Toronto	1096-2006	Etobicoke Zoning Code ch. 320 +324
760-2006	Etobicoke Zoning Code ch. 320 +324	1098-2006	City of North York
768-2006	City of Toronto	1099-2006	City of North York
769-2006	City of Toronto	008-2006	Scarborough Emp. Dis. Zoning bylaw 24982
770-2006	City of Toronto	042-2006	City of Toronto
773-2006	Scarborough Emp. Dis. Zoning bylaw 24982	198-2006	City of Toronto
827-2006	Scarborough Zoning bylaw 10827	215-2006	City of Toronto
847-2006	City of North York	301-2006	City of Toronto
861-2006	Village Community Zoning bylaw 10010	302-2006	City of North York
875-2006	West Hill Community Zoning bylaw 10327	339-2006	Zoning bylaw 950-2005, Warden Woods
920-2006	City of Toronto	347-2006	Zoning bylaw 950-2005, Warden Woods
970-2006	City of Toronto	609-2006	Steeles Community Zoning Bylaw 16762
971-2006	City of North York	666-2006	Scarborough Zoning bylaw 9508
972-2006	City of York Zoning 1-83	686-2006	City of North York
974-2006	Borough of East York bylaw 1916, 6752	706-2006	City of Toronto
975-2006	Scarborough Zoning bylaw 8786	726-2006	City of Toronto bylaw 168-93
976-2006	Scarborough Zoning bylaw 8978	848-2006	Bylaw 553-2000
977-2006	Scarborough Zoning bylaw 9089	881-2006	Sullivan Community Zoning byaw 10717
978-2006	Scarborough Zoning bylaw 9174	882-2006	Birchmount Park Community bylaw 9174
979-2006	Scarborough Zoning bylaw 9276	884-2006	Scarborough Emp. Dis. Zoning bylaw 24982
980-2006	Scarborough Zoning bylaw 9350	1029-2006	City of York Zoning Bylaw 1-83
981-2006	Scarborough Zoning bylaw 9364	1044-2006	Toronto bylaw 258-71
982-2006	Scarborough Zoning bylaw 9366	1049-2006	City of Toronto
983-2006	Scarborough Zoning bylaw 9396	1073-2006	City of Toronto bylaw 1994-0805
984-2006	Scarborough Zoning bylaw 9508	077-2007	Malvern Community Zoning bylaw 14402
985-2006	Scarborough Zoning bylaw 9510	316-2007	Scarborough Zoning bylaw 10048
986-2006	Scarborough Zoning bylaw 9511	589-2007	City of Toronto
987-2006	Scarborough Zoning bylaw 9676	687-2007	Malvern Community Zoning bylaw 14402
988-2006	Scarborough Zoning bylaw 9812	809-2007	City of North York
989-2006	Scarborough Zoning bylaw 10010	816-2007	Scarborough Zoning bylaw 12466
990-2006	Scarborough Zoning bylaw 10048	899-2007	Scarborough Zoning bylaw 10048
991-2006	Scarborough Zoning bylaw 10076	1280-2007	City of Toronto
992-2006	Scarborough Zoning bylaw 10327	1428-2007	City of Toronto
993-2006	Scarborough Zoning byaw 10717	026-2007	City of Toronto
994-2006	Scarborough Zoning bylaw 10827	333-2007	Scarborough Zoning bylaw 10327
995-2006	Scarborough Zoning bylaw 11883	574-2007	City of Toronto

996-2006	Scarborough Zoning bylaw 12077	595-2007	City of Toronto, Railway Lands East 168-93
997-2006	Scarborough Zoning bylaw 12181	638-2007	City of North York
998-2006	Scarborough Zoning bylaw 12360	645-2007	City of Toronto
999-2006	Scarborough Zoning bylaw 12466	689-2007	City of Toronto
1000-2006	Scarborough Zoning bylaw 12797	858-2007	City of Toronto
1001-2006	Scarborough Zoning bylaw 14402	859-2007	City of Toronto
1067-2007	City of Toronto	882-2007	City of Toronto
1080-2007	City of Toronto	891-2007	East York Zoning bylaw 6752
1147-2007	City of North York	895-2007	Highland Creek Community bylaw 10827
1160-2007	City of Toronto	986-2007	City of Toronto
1241-2007	City of North York	1018-2007	City of North York
1279-2007	City of Toronto, 1996-0340	1019-2007	Rouge Community Zoning bylaw 15907
1349-2007	City of Toronto	1042-2007	Scarborough Zoning bylaw 9510
1412-2007	City of Toronto	1069-2007	City of North York
030-2007	City of Toronto, 1996-0238	1125-2007	City of North York
152-2007	Etobicoke Zoning Code ch. 320 +324	1126-2007	Etobicoke Zoning Code ch. 320 + 324
156-2007	Scarborough Emp. Dis. Zoning bylaw 24982	1135-2007	Morningside Heights Zoning bylaw
158-2007	Scarborough Emp. Dis. Zoning bylaw 24982	1206-2007	City of North York
369-2007	Scarborough Emp. Dis. Zoning bylaw 24982	1239-2007	City of North York
812-2007	Scarborough Emp. Dis. Zoning bylaw 24982	1276-2007	City of Toronto
835-2007	Scarborough Emp. Dis. Zoning bylaw 24982	1348-2007	City of North York
836-2007	Scarborough Emp. Dis. Zoning bylaw 24982	1408-2007	Morningside Heights Zoning bylaw
864-2007	Etobicoke Zoning Code ch. 304 + 320 + 324	1410-2007	Zoning bylaw 779-2007
873-2007	City of North York	029-2007	City of North York
1152-2007	City of York Zoning bylaw 1-83	032-2007	City of North York
1204-2007	Etobicoke Zoning Code ch. 304 + 320 + 324	076-2007	Scarborough Emp. Dis. Zoning bylaw 24982
1226-2007	Etobicoke Zoning Code ch. 304-330	131-2007	Etobicoke Zoning Code ch 320,330,340, 350
1347-2007	Scarborough Emp. Dis. Zoning bylaw 24982	166-2007	City of Toronto
1365-2007	Cliffcrest Community Zoning bylaw 9396	194-2007	Etobicoke Zoning Code ch. 320 + 324
1409-2007	Etobicoke Zoning Code ch. 320 + 324	269-2007	City of Scarborough 23506
1421-2007	Scarborough Zoning bylaw 11883	493-2007	Morningside Heights Community Zoning bylaw
368-2007	City of York Zoning bylaw 1-83	494-2007	City of Toronto
075-2007	City of North York	495-2007	City of North York
078-2007	City of North York	496-2007	City of York Zoning bylaw 1-83
089-2007	City of North York	497-2007	Etobicoke Zoning Code

091-2007	City of North York	498-2007	Borough of East York bylaw 1916 + 6752
174-2009	Kennedy Park Community bylaw 9276	499-2007	City of Scarborough Zoning bylaw 8786
226-2007	City of Toronto	500-2007	City of Scarborough Zoning bylaw 8978
240-2007	City of North York	501-2007	City of Scarborough Zoning bylaw 9089
317-2007	City of North York	502-2007	City of Scarborough Zoning bylaw 9174
327-2007	Scarborough Zoning bylaw 12077	503-2007	City of Scarborough Zoning bylaw 9276
335-2007	Scarborough Zoning bylaw 842-2004	504-2007	City of Scarborough Zoning bylaw 9350
351-2007	City of Toronto	505-2007	City of Scarborough Zoning bylaw 9364
365-2007	City of North York	506-2007	City of Scarborough Zoning bylaw 9366
488-2007	Borough of East York Zoning bylaw 6752	507-2007	City of Scarborough Zoning bylaw 9396
634-2007	Borough of East York Zoning bylaw 1916	508-2007	City of Scarborough Zoning bylaw 9508
643-2007	Etobicoke Zoning Code ch. 320 + 324	509-2007	City of Scarborough Zoning bylaw 9510
686-2007	City of York Zoning bylaw 1-83	510-2007	City of Scarborough Zoning bylaw 9511
688-2007	City of North York	511-2007	City of Scarborough Zoning bylaw 9676
691-2007	City of Toronto	512-2007	City of Scarborough Zoning bylaw 9812
776-2007	City of Toronto	513-2007	City of Scarborough Zoning bylaw 10010
805-2007	City of Toronto	514-2007	City of Scarborough Zoning bylaw 10048
811-2007	Morningside Heights Zoning bylaw	515-2007	City of Scarborough Zoning bylaw 10076
817-2007	City of Toronto	516-2007	City of Scarborough Zoning bylaw 10327
869-2007	City of North York	517-2007	City of Scarborough Zoning bylaw 10717
518-2007	City of Scarborough Zoning bylaw 10827	810-2007	Scarborough Emp. Dis. Zoning bylaw 24982
519-2007	City of Scarborough Zoning bylaw 11883	892-2007	Scarborough Emp. Dis. Zoning bylaw 24982
520-2007	City of Scarborough Zoning bylaw 12077	894-2007	City of Toronto
521-2007	City of Scarborough Zoning bylaw 12181	987-2007	Scarborough Emp. Dis. Zoning bylaw 24982
522-2007	City of Scarborough Zoning bylaw 12360	1043-2007	Scarborough Emp. Dis. Zoning bylaw 24982
523-2007	City of Scarborough Zoning bylaw 12466	1151-2007	City of North York
524-2007	City of Scarborough Zoning bylaw 12797	1157-2007	City of Toronto
525-2007	City of Scarborough Zoning bylaw 14402	1215-2007	Scarborough Emp. Dis. Zoning bylaw 24982
526-2007	City of Scarborough Zoning bylaw 15907	267-2008	City of Toronto

527-2007	City of Scarborough Zoning bylaw 16762	607-2007	Etobicoke Zoning Code ch. 320 + 324
528-2007	City of Scarborough Zoning bylaw 17677	1148-2008	City of Toronto
529-2007	City of Scarborough Zoning bylaw 24982	1174-2008	City of Toronto
540-2007	City of Scarborough Zoning bylaw 12077	104-2008	Oakridge Community Zoning bylaw 9812
541-2007	City of Scarborough Zoning bylaw 10076	317-2008	City of Toronto
542-2007	City of Scarborough Zoning bylaw 8978	355-2008	City of Toronto
543-2007	City of Scarborough Zoning bylaw 9396	357-2008	City of York Zoning bylaw 1-83
544-2007	City of Scarborough Zoning bylaw 9676	593-2008	City of York Zoning bylaw 1-83
545-2007	City of Scarborough Zoning bylaw 108277	860-2008	City of Toronto
546-2007	City of Scarborough Zoning bylaw 9089	869-2008	City of Toronto
547-2007	City of Scarborough Zoning bylaw 9276	1167-2008	City of Toronto
548-2007	City of Scarborough Zoning bylaw 12466	1171-2008	City of Toronto
549-2007	City of Scarborough Zoning bylaw 14402	1254-2008	City of North York
550-2007	City of Scarborough Zoning bylaw 12181	1321-2008	City of Toronto
551-2007	City of Scarborough Zoning bylaw 9366	1331-2008	City of Toronto
552-2007	Zoning bylaw 842-2004	795-2008	City of Toronto
553-2007	City of Scarborough Zoning bylaw 9364	1178-2008	City of Toronto
554-2007	City of Scarborough Zoning bylaw 9508	117-2008	Scarborough Emp. Dis. Zoning bylaw 24982
555-2007	City of Scarborough Zoning bylaw 10048	130-2008	City of Toronto
556-2007	City of Scarborough Zoning bylaw 17677	250-2008	City of Toronto
557-2007	City of Scarborough Zoning bylaw 11883	343-2008	Scarborough Emp. Dis. Zoning bylaw 24982
558-2008	Morningside Heights Community Zoning bylaw	394-2008	Town of Leaside bylaw 1916
559-2007	City of Scarborough Zoning bylaw 9812	650-2008	City of York Zoning bylaw 1-83
560-2007	City of Scarborough Zoning bylaw 15907	954-2008	City of North York
561-2007	Scarborough Emp. Dis. Zoning bylaw 24982	1120-2008	Scarborough Emp. Dis. Zoning bylaw 24982
562-2007	City of Scarborough Zoning bylaw 10010	1150-2008	City of Toronto
563-2007	City of Scarborough Zoning bylaw 16762	1176-2008	City of Toronto
564-2007	City of Scarborough Zoning bylaw 10717	1177-2008	City of Toronto
565-2007	City of Scarborough Zoning bylaw 12360	1329-2008	Rouge Community Zoning bylaw 15907
566-2007	Zoning bylaw 950-2005, Warden Woods	511-2008	Borough of East york Zoning bylaw 6752
567-2007	City of Scarborough Zoning 10327	589-2008	Borough of East york Zoning bylaw 6752
568-2007	City of Scarborough Zoning bylaw 9511	375-2008	Scarborough Emp. Dis. Zoning bylaw 24982
569-2007	City of Scarborough Zoning bylaw 9510	377-2008	Scarborough Emp. Dis. Zoning bylaw 24982
570-2007	City of Scarborough Zoning bylaw 9350	810-2008	City of Toronto
571-2007	City of Scarborough Zoning bylaw 12797	001-2008	Scarborough Zoning bylaw 10827
572-2007	City of Scarborough Zoning bylaw 8786	002-2008	Scarborough Emp. Dis. Zoning bylaw 24982

573-2007	City of Scarborough Zoning bylaw 8786	060-2008	City of Toronto
575-2007	Zoniny bylaw 895-203	106-2008	Cliffcrest Community Zoning bylaw 9396
774-2007	City of Toronto	116-2008	Midland/St. Clair Community bylaw 842-2004
779-2007	City of North York	120-2008	Borough of East york Zoning bylaw 6752
127-2008	City of North York	772-2008	City of Toronto
134-2008	City of North York	795-2008	City of Toronto
136-2008	City of North York	862-2008	Scarborough Emp. Dis. Zoning bylaw 24982
202-2008	City of Toronto	961-2008	City of North York
211-2008	City of North York	975-2008	Zoning bylaw 775-2008
253-2008	City of North York	1015-2008	City of Scarborough Zoning bylaw 12360
316-2008	City of North York	1023-2008	City of Toronto
342-2008	City of North York	1119-2008	City of Scarborough Zoning bylaw 9511
387-2008	City of North York	1121-2008	City of Scarborough Zoning bylaw 9508
388-2008	L'Amoreaux Community Zoning bylaw	1173-2008	Etobicoke Zoning Code ch. 320 + 324
392-2008	Etobicoke Zoning Code ch. 320 + 324	1266-2008	City of Toronto
500-2008	Etobicoke Zoning Code ch. 320 + 324	1292-2008	City of North York
505-2008	City of North York	1330-2008	City of Toronto
566-2008	Scarborough Emp. Dis. Zoning bylaw 24982	227-2009	Birchmount Community Zoning bylaw 9174
569-2008	City of Toronto	283-2009	City of Toronto
591-2008	Highland Creek Community Zoning 10827	412-2009	Scarborough Emp. Dis. Zoning bylaw 24982
592-2008	City of North York	880-2009	City of Toronto
598-2008	City of North York	1167-2009	City of Toronto
608-2008	Scarborough Zoning bylaw 10327	203-2009	City of Toronto
644-2008	City of Toronto	236-2009	City of Toronto
774-2008	City of Toronto	489-2009	City of Toronto
810-2008	City of Toronto	576-2009	City of Toronto
811-2008	Steeles Community Zoning bylaw 16762	577-2009	City of Toronto
827-2008	City of Toronto	931-2009	City of North York
863-2008	Clairlea Community Zoning bylaw 8978	949-2009	City of Toronto
865-2008	City of North York	983-2009	City of Toronto
866-2008	Birchcliff Community Zoning bylaw 8786	1059-2009	Zoning bylaw 1049-2006
867-2008	City of North York	1101-2009	City of Toronto
1016-2008	Steeles Community Zoning bylaw 16762	1103-2009	City of Toronto
1107-2008	City of North York	1172-2009	City of Toronto
1108-2008	City of North York	1201-2009	City of Toronto
1117-2008	City of Toronto Zoning bylaw 1996-0245	1224-2009	Cliffside Community Zoning bylaw 9364
1178-2008	City of Toronto	1238-2009	City of Toronto

1253-2008	City of North York	129-2009	Etobicoke Zoning Code ch. 320 + 324
1307-2008	Etobicoke Zoning Code ch. 320 + 324	202-2009	Scarborough Emp. Dis. Zoning bylaw 24982
1308-2008	City of Toronto	282-2009	Milliken Employment District bylaw 24982
1320-2008	Etobicoke Zoning Code ch. 320 + 324	297-2009	Etobicoke Zoning Code ch. 324
1332-2008	Scarborough Emp. Dis. Zoning bylaw 24982	354-2009	Borough of East York 1916
062-2008	City of Toronto	377-2009	Scarborough Emp. Dis. Zoning bylaw 24982
107-2008	City of Toronto	413-2009	City of Toronto
137-2008	City of Toronto	480-2009	Town of Leaside Zoning bylaw 1916
228-2008	City of North York	602-2009	Scarborough Emp. Dis. Zoning bylaw 24982
248-2008	Zoning bylaw 589-2007	716-2009	Scarborough Emp. Dis. Zoning bylaw 24982
359-2008	Scarborough Emp. Dis. Zoning bylaw 24982	717-2009	Etobicoke Zoning Code ch. 320 + 324
519-2008	City of Toronto	739-2009	Scarborough Village Zoning bylaw 10010
624-2008	Town of Leaside bylaw 1916	741-2009	Milliken Employment District bylaw 24982
641-2008	Etobicoke Zoning Code ch. 320 + 324	846-2009	City of North York
642-2008	City of North York	963-2009	Etobicoke Zoning Code ch. 320 + 324
750-2008	City of Toronto	1096-2009	Etobicoke Zoning Code ch. 320 + 324
1101-2009	Employment District Zoning bylaw 24982	284-2009	City of North York 29589
1203-2009	City of Toronto	287-2009	City of North York
1227-2009	Rouge Community Zoning bylaw 15907	289-2009	City of Toronto
246-2009	City of Toronto	740-2009	Highland Creek Community Zoning 10827
1240-2009	City of North York	883-2009	City of Toronto
063-2009	City of North York	912-2009	City of Toronto
095-2009	City of North York	922-2009	City of Toronto
098-2009	Borough of East York 1916	943-2009	City of Toronto
099-2009	Borough of East York 6752	944-2009	Different by-law online
100-2009	City of North York	948-2009	City of Toronto
101-2009	City of Toronto	951-2009	950-2005, Warden Woods, Scarb. 24982
102-2009	City of York Zoning bylaw 1-83	953-2009	City of Toronto
286-2009	City of North York	970-2009	City of Toronto
388-2009	Borough of East York 6752	1037-2009	Bylaw 34-93 Borough of East York
389-2009	Borough of East York 6752	112-2009	City of Toronto 602-89
390-2009	City of Toronto	1207-2009	City of North York
400-2009	City of York Zoning bylaw 1-83	1222-2009	City of Toronto
401-2009	City of York Zoning bylaw 1-83	1036-2006	City of North York
402-2009	City of North York	728-2006	City of Toronto

403-2009	City of Toronto	747-2006	Etobicoke Zoning Code ch. 320 + 324
490-2009	City of Toronto	752-2006	City of Toronto
501-2009	Etobicoke Zoning Code ch. 320 + 324	756-2006	City of North York
507-2009	City of Toronto	1375-2007	City of North York
600-2009	Etobicoke Zoning Code ch. 320 + 324	1378-2007	City of Toronto
601-2009	Etobicoke Zoning Code ch. 320 + 324	223-2010	City of North York
619-2009	City of North York	297-2010	City of Toronto
620-2009	City of North York	357-2010	City of Toronto
708-2009	Toronto Zoning bylaw 950-2005	005-2010	1994-0396 former City of Toronto
882-2009	City of North York	103-2010	City of Toronto
947-2009	City of North York	104-2010	City of Toronto
977-2009	City of Toronto	110-2010	City of Toronto
995-2009	Etobicoke Zoning Code ch. 320 + 324	137-2010	City of Toronto
1044-2009	Scarborough Village Community bylaw 10010	222-2010	Birchcliff Community Zoning By-law No. 8786
1075-2009	City of Toronto	234-2010	City of Toronto
1166-2009	City of Toronto	295-2010	City of North York
1169-2009	City of Toronto	338-2010	Etobicoke Zoning Code ch. 320 + 324
1171-2009	City of Toronto	349-2010	Etobicoke Zoning Code ch. 320 + 324
1196-2009	City of North York	363-2010	Scarborough Emp. Dis. Zoning bylaw 24982
1197-2009	Borough of East York 6752	364-2010	City of Toronto
1198-2009	City of Toronto	113-2010	Town of Leaside Zoning bylaw 1916
1199-2009	Town of Leaside Zoning bylaw 1916	140-2010	Scarborough Emp. Dis. Zoning bylaw 24982
1200-2009	City of York Zoning bylaw 1-83	216-2010	Borough of East York 6752
1209-2009	City of Toronto	319-2010	City of York Zoning By-law No. 1-83
1229-2009	Etobicoke Zoning Code ch. 320	209-2010	City of Toronto
060-2009	City of Toronto	002-2010	City of Toronto
080-2009	City of North York	003-2010	City of Toronto
225-2009	City of Toronto	233-2010	Several Scarborough Zoning bylaws
242-2009	508-1998, Cliffcrest Community Zoning bylaw	327-2010	West Rouge By-law 1978 and Centennial Community 12077
346-2010	Etobicoke Zoning Code 330 + 331		
353-2010	City of North York		
362-2010	City of North York		
375-2010	City of Toronto		
107-2010	City of North York		
239-2010	Scarborough Emp. Dis. By-law 24982		
318-2010	City of Toronto		
335-2010	City of North York		
470-2010	City of Etobicoke		

Attachment 9 – Current Site Plan Applications Shown As "Not Part of this By-law"

Current Site Plan Applications Shown As "Not Part of this Bylaw"	
SITE ADDRESS	SITE ADDRESS
30 NOVOPHARM CRT	11 A KENWOOD AVE
601-607 MILNER AVE	11 ARMEL CRT
657 MILNER AVENUE	11 EDMONTON RD
105 SIX POINTS ROAD	11 RUDDINGTON DR
0 BRIAN PECK CRES	
0 BRIDGEND ST	110 CHARLES ST E
0 CORPORATE DR	110 SHEPPARD AVE W
0 CORPORATE DR S/S	1100 CALEDONIA RD
0 EAST LIBERTY ST N/S	1104-06 DOVERCOURT RD
0 FINCH AVE W S/S	111 DANESBURY AVE
0 FLEET ST REAR	111 SUN ROW DR
0 GERRARD ST E N S	111 SUNRISE AVE
0 KENNEDY RD E S	1125 MIDLAND AVE
0 MIDLAND AVE	1134 QUEEN ST E
0 MIDLAND AVE E/S	114 TORYORK DR
0 MURRAY ROSS PKWY S/S	1144 ISLINGTON AVE
0 NEW TORONTO ST N/S	115 SCARSDALE RD
0 PASSMORE AVE S/S	115 TORBARRIE RD
0 PROGRESS AVE S/S	117 COLONEL DANFORTH TRL
0 RIVALDA RD W/S	1171-1195 BRIMLEY RD
0 ROYAL YORK RD W/S	1181 QUEEN ST W
0 SHERRY RD N/S	1181 SHEPPARD AVE E
0 WARDEN AVE W/S	1183 QUEEN ST E
0 WESTON RD E/S	1185 WOODBINE AVE
1 & 11 TOWN CENTRE CT	12 A PARK LANE CRCL
1 ASHLEY PARK RD	12 DUCKWORTH ST
1 BLOOR ST. EAST	12 GLEN EDYTH DR
1 BROOKHAVEN DR	120 DALLIMORE CRCL
1 DRESDEN RD	120 LYNN WILLIAMS ST
10 CHICHESTER PL	1201 DUNDAS ST E
10 DELISLE AVE	121 AVENUE RD
10 PRINCE ARTHUR AVE	121 BABY POINT RD
100 BAMBURGH CRCL	121 SCOLLARD ST
100 PARKVIEW HILL CRES	1215 DUNDAS ST E
100 RANLEIGH AVE	1236 BIRCHMOUNT RD
100 SCARLETT RD	1236 BLOOR ST W
1015 LAKESHORE BLVD	1239 AVENUE RD
1023 CALEDONIA RD	1245 SHEPPARD AVE W
103 THE QUEENSWAY	1249 QUEEN ST E
1030 MCNICOLL AVE	125 NANTUCKET BLVD
1039 DANFORTH RD	125 WESTERN BATTERY RD
1040 BIRCHMOUNT RD	1250 MARKHAM RD
1040 WESTON RD	1251 TAPSCOTT RD
105 ARJAY CRES	1278 THE QUEENSWAY

105 GEORGE ST	128 MILNER AVE
1055 WILSON AVE	1286 ISLINGTON AVE
106-108 HOLLAND PARK AVE	130 OLD KINGSTON RD
1075-1095 LESLIE STREET	1325 MORNINGSIDE AVE & 80 VENTURE DRIVE
108 TORYORK DR	1326 WILSON AVE
1330 CASTLEFIELD AVE	17 BRULE GDNS
1335 LAWRENCE AVE W	17 CLAIPTRELL RD
1350 CASTLEFIELD	17 KENNEDY PARK RD
136 WESTMORE DR W/S	17 PLYMBRIDGE CRES
1386 THE QUEENSWAY	17 ST MARGARETS DR
139 SILVER STAR BLVD	174 OLD YONGE ST
14 BARKWIN DR	175 QUEENS QUAY E
14 BRENDAN RD	1755 BRIMLEY RD
14 BRIMLEY ROAD	1757 KINGSTON ROAD
14 FLAXMAN RD	1792 BIRCHMOUNT RD
140 BROADVIEW AVE	1795 MARKHAM RD
140 REDPATH AVE	18 COLDWATER RD
1400 CASTLEFIELD AVE	180 LAIRD DR
141 D'ARCY ST	180 ORMONT DR
1411 WARDEN AVENUE	1800 ELLESMERE RD
1415 KENNEDY RD	181 MILL ST
1416 DANFORTH AVE	181 THE WEST MALL
1439 BLOOR ST W	182 NORTON AVE
145 GREENBRAE CRCT S/S	184 FINCH AVE E
145 MILNER AVE	184 NORTON AVE
146 SANDRINGHAM DR	185 CHERRY ST
148 FINCH AVE W	185 YORKLAND BLVD
148 WILLOWDALE AVE	1864 QUEEN ST E
1496 VICTORIA PARK AVE	187 HUDSON DR
15 COUGAR COURT	1871 DANFORTH AVE
15 GLEN MORRIS ST	188 NEW TORONTO ST
15 HUNTLEY ST	19 MAPLE BUSH AVE
15 ST MARY ST	190 SILVER STAR BLVD
15 VIKING LANE	1900 DAVENPORT RD
150 CHERRY ST	1919 WILSON AVE
150 NORTH QUEEN ST	1925 VICTORIA PARK AVE
1501 YONGE ST	193 LAKE PROMENADE
1507 YONGE ST	193 QUEEN ST E
151 FRONT ST W	1940-1950 LAWRENCE AVE E
1510 BIRCHMOUNT RD	1950 BATHURST ST.
154 PARK LAWN RD	1951 QUEEN ST E
1553 VICTORIA PARK AVE	1973-1991 VICTORIA PARK AVE
156 GALLOWAY RD	198 PARKVIEW HILL CRES
159 LAKE PROMENADE	1982 YONGE ST
16 GOVERNORS RD	1985 YONGE ST
16 HI MOUNT DR	2 & 4 DALE AVE
16 SPEARS ST	2 BRIMLEY RD (ALSO KNOWN AS 1

	BRIMLEY)
16 YORK ST	2 DALE AVE
1602 QUEEN ST E	2 EASTERN AVE
1604 THE QUEENSWAY	2 EVA RD
1625 MILITARY TRL	2 LISGAR ST
164 SHEPPARD AVE W	2 NESBITT DR
1640 THE QUEENSWAY	2 O'CONNOR DR
1655 WILSON AVE	2 ROYAL YORK RD
1674 EGLINTON AVE W	2 TRUE DAVIDSON DR
1688 QUEEN ST W	20 BATHURST ST
169-175 JONES AVE	20 FOUNDRY AVE
20 GLEN ROBERT DR	2270 WESTON RD REAR
20 MARINA AVE	2277-2295 SHEPPARD AVE. W
20 NUGGET AVE	228 FINCH AVE W
20 PRINCIPAL RD	228 VAUGHAN RD
20 ST. REGIS CRESCENT	2298 LAKE SHORE BLVD W
20 STONG CRT	23 CRESCENTWOOD RD
20 TORHAM PL	23 KENASTON GDNS
20 TORHAM PL N/S	2300 ELLESMERE RD
200 ANNETTE ST	231 OLD YONGE ST
200 BLOOR ST W	2316 GERRARD ST E
2005 EGLINTON AVE E	23-25 HOBSON AVE
201 CHESTER LE BLVD	2345 FINCH AVE W
201 COPPERFIELD RD	237 TORYORK DR
2025 MIDLAND AVE	239 TORYORK DR
2025 SHEPPARD AVE E	24 BATHURST ST
203 JARVIS ST	24 DUNNING CRES
2054 DAVENPORT RD	24 KILLDEER CRES
2055 DANFORTH AVE	24 NELSON ST
2055 KENNEDY RD	240 THE WESTWAY
206 CENTENNIAL PARK RD	2410 LAWRENCE AVE E
207 BEVERLEY ST	2415 JANE ST
209 FORT YORK BLVD	2422 ISLINGTON AVE
209 VICTORIA ST	2430 LAWRENCE AVE E
2090 KIPLING AVE	2442 BLOOR ST W
21 BROADVIEW AVE	2451 BIRCHMOUNT RD
21 ROYCREST AVE	2498 GERRARD ST
21 WIDMER ST	25 DACRE CRESCENT
2107 CODLIN CRES	25 LOWER SIMCOE ST
2115 LAKE SHORE BLVD W	25 PINE RIDGE DR
2130 LAWRENCE AVE E	25 QUEENS QUAY E
2130 MORNINGSIDE AVE S/S	25 ZORRA ST
2133 ST CLAIR AVE W	2500 BAYVIEW AVE
2143 LAKE SHORE BLVD W	251 KING ST E
215 LONSDALE RD	258 SHEPPARD AVE W
216 & 220 SCARBOROUGH GOLF CLUB RD	258-262 PROGRESS AVE
216 OWEN BLVD	26 GREEN VALLEY RD
216 SCARBOROUGH GOLF CLUB RD	260 YORKLAND BLVD

216 ST CLAIR AVE W	2609 LAKE SHORE BLVD W
217 SANDRINGHAM DR	2611 LAWRENCE AVE E
2175 LAKE SHORE BLVD W	2621 LAKE SHORE BLVD W
2191 QUEEN ST E	2686 LAKE SHORE BLVD W
22 NORTON AVE	27 ALDERBROOK DR
221 BURBANK DR	270 YORKLAND BLVD
221 GLEN PARK AVE	271 RUSSELL HILL RD
221-245 WILMINGTON AVE	2731 MARKHAM RD
2223 GERRARD ST E	2751 MARKHAM RD
2231 LAWRENCE AVE E	2756 OLD LESLIE ST
224 KING ST W	277 SHEPPARD AVE W
2242 LAKE SHORE BLVD W	278 HORSHAM AVE
2250 FINCH AVE E	28 DACRE CRESCENT
2256 LAWRENCE AVE W	280 OLD KINGSTON RD
2823 KEELE ST	33 BLYTH HILL RD
284 KING ST E	330 KING ST E
2885 BAYVIEW AVE	3354 KINGSTON RD
2890 MARKHAM RD	3370 KENNEDY RD
29 SPRING GARDEN RD	3385 DUNDAS ST W
2900 LAWRENCE AVE E	3395 ST CLAIR AVE E
2901 BAYVIEW AVE	34 DAVIES CRES
2901 SHEPPARD AVE E	34 KIRKLAND BLVD
295 ADELAIDE ST W	34 NORDALE CRES
296 O'CONNOR DR	3405 KENNEDY RD
2967 SHEPPARD AVE E	3406-3434 WESTON RD
2973 WESTON RD	35 BRIAN PECK CRES
2990 EGLINTON AVE E	35 CANEROUTH DR
3 GREEN VALLEY RD	35 DON RIVER BLVD
3 HARCROFT RD	35 SAFFRON CRES
30 DEAN PARK RD	35 WEST DEANE PARK DR
30 GLENORCHY RD	351 GREENFIELD AVE
30 MORROW AVE	352 FRONT ST W
30 REGENT ST	3520 DANFORTH AVE
30 RIDGEVALLEY CRES	3526 LAKE SHORE BLVD W
30 WESTON RD	354 REXDALE BLVD
30 YORK VALLEY CRES	3551 VICTORIA PARK AVE
300 DANFORTH AVE	356 SPADINA RD
300 FRONT ST W	3580 LAKE SHORE BLVD W
3010 MCCOWAN RD	359 DAVENPORT RD
3018 KEELE ST	3590 BAYVIEW AVE
3038 DANFORTH AVE	36 ADVANCE RD
3049-3051 LAKE SHORE BLVD W	36 BRENTWOOD RD N
305 SHEPPARD AVE E	36 PARK LAWN RD
3070 ELLESMERE RD	36 YORKVILLE AVE
3077 DUNDAS ST W	3600 KINGSTON RD
31 FALLINGBROOK CRES	3615 MCNICOLL AVE
31 NORTHERN PL	3635 DUNDAS ST

31 WILMINGTON AVE	3686 & 3688 ST. CLAIR AVE E
310 TWEEDSMUIR AVE	3686 ST CLAIR AVE E
3101 BATHURST ST	3699 BLOOR ST W
311 BROCK AVE	37 CANEROUTH DR
3132 EGLINTON AVE E	3701 LAKE SHORE BLVD W
3143 SHEPPARD AVE E	3706 BATHURST ST
315 ROYAL YORK RD	3738 ST CLAIR AVE E
3174-3182 EGLINTON AVE E	3790 KINGSTON RD
318 RICHMOND ST W	38 BROOKFIELD RD
32 DAVENPORT RD	38 ESTATE DR
32 GLENAYR RD	38 TIDESWELL BLVD
321 CUMMER AVE	3879 BLOOR ST W
3212 ST CLAIR AVE E	3885 BLOOR ST W
3220 SHEPPARD AVE E	39 DOUGLAS CRES
323 SHEPPARD AVE E	390 SPADINA RD
3260 SHEPPARD AVE E	394 HARVIE AVE
3270 MARKHAM RD	395 HURON ST
3290 ELLESMERE RD	398 ST GERMAIN AVE
33 BAY ST	399 ADELAIDE ST W
4 GLENCREST BLVD	484 LYTTON BLVD
4 GRAYDON HALL DR	49 BOGERT AVE
4 OVERLAND DR	49 BRYDON DR
4 ST THOMAS ST	49 CATHEDRAL BLUFFS DR
	49 FRONT ST E
40 RAKELY CRT	49 ORCHARD CRES
400 ADELAIDE ST E	491 GLENCAIRN AVE
4001-4005 BAYVIEW AVE	4917 YONGE ST
409-413 KIPLING AVE	49-51 RIVER ST
41 LEBOVIC AVE	5 HANNA AVE
41 TORBARRIE RD	5 KENASTON GDNS
4100 GORDON BAKER RD	5 THE ESPLANADE
4111 LAWRENCE AVE E	50 CALEDONIA PARK RD
4135 BATHURST ST	50 GLEN ELM AVE
415 EVANS AVE	
4151 KINGSTON ROAD	50 MARMORA ST
4155 YONGE ST	50 RESOURCES RD
417 SPADINA RD	50 SCOTTFIELD DR
4181 SHEPPARD AVE E	50 ST JOSEPH ST
4187 DUNDAS ST W	500 WELLINGTON ST W
42 PLYMBRIDGE CRES	501 ALLIANCE AVE
421 CARLINGVIEW DR	5060 SHEPPARD AVE E
4228 DUNDAS ST W	5085 SHEPPARD AVE E
423 EVANS AVE	51 DREWRY AVE
425 DUNDAS ST E	51 FINCH AVE W
426 UNIVERSITY AVE	51 LAKE SHORE DR
43 NORTH DR	510, 513, 530 KING ST E
43 SAGEBRUSH LANE	5101 DUNDAS ST W
	5145 DUNDAS ST W

431 NUGGET AVE	515 THE QUEENSWAY
4346 LAWRENCE AVE E	51-61 FRONT ST E & 6-18 CHURCH ST
438 WOBURN AVE	5170 YONGE ST
440 WOBURN AVE	52 PARK LANE CRCL
448 KENNETH AVE	520 PARLIAMENT ST
45 CHARLES ST E BSMT	525 ADELAIDE ST W
4572 KINGSTON RD	53 ASTLEY AVE
458 OAKWOOD AVE	53 EDENBROOK HILL
46 MILVAN DR	53 OLD KINGSTON ROAD
46 NORELCO DR	530 ST CLAIR AVE W
	532 GLENCAIRN AVE
4600 DUFFERIN ST	5321 FINCH AVE E
462 A BIRCHMOUNT RD	5337 DUNDAS ST W
4675 STEELES AVE E	53-65 SAULTER ST
4726-4728 YONGE ST	54 FINCH AVE W
475 ROGERS RD	54 RAVENSCREST DR
476 BREMNER BLVD	55 DENISON RD E
479 DANFORTH AVE	55 GLEN SCARLETT RD
48 ECCLESTON DR	55 PLYMBRIDGE RD
48 FINCH AVE W	5500 FINCH AVE E
48 HAVELOCK ST	5515 EGLINTON AVE W
48 NORVAL ST	555 DUPONT ST
482 LYTTON BLVD	555 PETROLIA RD
555 WILSON AVE	6630 FINCH AVE W
556 DANFORTH RD	671-695 MARKHAM RD
558 SCARLETT RD	671-695 MARKHAM RD
558-560 FRONT ST W	674 BAY ST
56 SANDRINGHAM DR	676 SHEPPARD AVE E
560 KING ST W	678 QUEEN ST W
	68 MARINE PARADE DR
570 BAY ST	685 WARDEN AVE
5740 YONGE ST	7 AUSTIN TER
58 COPPING RD	7 HOOK AVE
58 ORCHARD VIEW BLVD	7 LESLIE ST
581 KIPLING AVE	7 SPRING GARDEN RD
585 QUEEN ST W	70 WYNFORD DR
5883 STEELES AVE E	700 EVANS AVE
589 KING ST E	707- 717 DOVERCOURT RD
59 COLGATE AVE	71 JANE ST
590 JARVIS ST	71 PORTLAND ST
595 COMMISSIONERS ST	710 MARKHAM RD
5959 YONGE ST	72 HEATHDALE RD
596 BIRCHMOUNT RD	720 HUMBERWOOD N/S
6 KING MAPLE PL	7-21 RICHGROVE DR
60 FAIRFAX CRES	
60 HAWKSBURY DR	724 SHEPPARD AVE W
60 MANIZA RD	73 ENFIELD AVE
60 ORIOLE RD	7331-7339 KINGSTON RD

	747 PHARMACY AVE
600 MORRISH ROAD	749 OSSINGTON AVE
601 SUPERTEST RD	
606 DIXON RD	751 DON MILLS RD
606 YONGE ST	76 DAVENPORT RD
61 TORYORK DR	763 WOODBINE AVE
61 VINE AVE	773 WARDEN AVE
61-71 FRONT ST W	78 TISDALE AVE
620 A BIRCHMOUNT RD	79 DUNFIELD AVE
620 KING ST W	8 DONALDA CRES
6251 LAWRENCE AVE E	8 HIGHBOURNE RD
627 THE QUEENSWAY	80 ROYALCREST RD
63 CORNELIUS PKWY	80 TYCOS DR
633 SHEPPARD AVE W	813 ST CLARENS AVE
635 KING ST E	820 GERRARD ST E
6363 KINGSTON RD	825 COLLEGE ST
640 DUNDAS ST E	825 DUNDAS ST E
6440 KINGSTON RD	83 FINCH AVE W
6483 KINGSTON RD	837 YONGE ST REAR
6490 KINGSTON RD	84 HARBORD ST
65 BARKER AVE	840 QUEENS PLATE DR
65 CHURCH ST	842 COLLEGE ST
65 EAST LIBERTY ST	843 KENNEDY RD
650 KING ST W	85 LAIRD DR
66 BABY POINT RD	85 LAKE PROMENADE
66 KIPPENDAVIE AVE	865 YORK MILLS RD
661 UNIVERSITY AVE	8833 SHEPPARD AVE E
896 EGLINTON AVE E	
9 BALES AVE	
9 LORNE AVE	
9 MCKEE AVE	
9 RIDGEGATE CRES	
90 BROADVIEW AVE	
941 PROGRESS AVE	
95 QUEEN'S PARK	
962 EASTERN AVE	
97 NORTHDAL BLVD	
975 KENNEDY RD	
977 KIPLING AVE	
99 BLUE JAYS WAY	
99 HARBORD ST	
999 DANFORTH AVE	
999 DUNDAS ST E	

Attachment 10 – By-laws Omitted from the May 27 Version of the Draft Zoning By-law

X Ref	Address List
1000-03	310 BAYVIEW AVE
1046-05	1100 LANSDOWNE AVE
104-84	207 - 325 WESTON RD
1049-06	SEVERAL ADDRESSES
1053-04	736 DUNDAS ST E
1067-01	222 BREMNER BLVD
106-78	SEVERAL ADDRESSES
1075-09	20 FOUNDRY AVE
1080-06	SEVERAL ADDRESSES
1086-05	40 BAY ST
110-10	2 ADDRESSES
110-75	125½ WINCHESTER ST
1117-08	38 GRAND MAGAZINE ST
1150-08	171 EAST LIBERTY ST
1160-07	2 GLADSTONE AVE
1238-09	8 MERCER ST
1266-08	391 CHERRY ST
1279-07	121 AVENUE RD
131-78	77 ADELAIDE ST W
1321-08	90 - 100 BROADVIEW AVE
1378-07	395 - 405 HURON ST
139-82	2401 YONGE ST
140-69	SEVERAL ADDRESSES
1428-07	609 AVENUE RD
144-83	202 BATHURST ST
145-68	1251 KING ST W
145-82	40 ORCHARD VIEW BLVD
145-83	SEVERAL ADDRESSES
145-86	15 STAFFORD ST
1467	777 KING ST W
146-70	140 CARLTON ST
147-72	89 CHESTNUT ST
147-79	55 LOMBARD ST
148-70	2 ADDRESSES
148-87	227 FRONT ST E
149-02	73 RICHMOND ST W
151-89	2 ADDRESSES
15203	443 UNIVERSITY AVE
153-05	54 ALGARVE CRES
154-78	1355 ST CLAIR AVE W
155-04	64 COLGATE AVE

X Ref	Address list
165-93	6A GREENLAW AVE
168-93	SEVERAL ADDRESSES
169-81	SEVERAL ADDRESSES
170-93	2 ADDRESSES
172-81	SEVERAL ADDRESSES
173-88	100 YONGE ST
17544	116 HAZELTON AVE
17609	116 HAZELTON AVE
17863	116 HAZELTON AVE
1-79	74 - 86 GERRARD ST E
179-71	77° WRIGHT AVE
182-71	380 VICTORIA ST
18278	116 HAZELTON AVE
183-84	439 SHERBOURNE ST
184-69	500 DUPLEX AVE
19062	116 HAZELTON AVE
191-01	2230 GERRARD ST E
191-68	360 BLOOR ST W
191-73	40 ORCHARD VIEW BLVD
19228	116 HAZELTON AVE
192-68	89 CHESTNUT ST
19291	116 HAZELTON AVE
192-93	186 - 188 JARVIS ST
19345	116 HAZELTON AVE
193-69	55 BLOOR ST W
193-75	1087 DUNDAS ST W
193-88	198 - 200 BATHURST ST
194-78	2925 DUNDAS ST W
195-85	2 ADDRESSES
196-77	341 BLOOR ST W
19-71	21 WINDERMERE AVE
198-05	1025 LAKE SHORE BLVD E
19-82	1393 -1399 DAVENPORT RD
198-79	SEVERAL ADDRESSES
200-79	1884 DAVENPORT RD
201-04	2261 GERRARD ST E
201-79	2 ADDRESSES
202-08	2 ADDRESSES
205-88	SEVERAL ADDRESSES
20669	2 ADDRESSES
20-69	666 SPADINA AVE

156-74	1339 -1355 KING ST W	20-72	206 BEVERLEY ST
157-06	SEVERAL ADDRESSES	20-77	168 JOHN ST
158-02	45 LISGAR ST	207-88	SEVERAL ADDRESSES
16110	2906 YONGE ST	207-90	592 SHERBOURNE ST
16159	2906 YONGE ST	20-82	377 CHURCH ST
165-75	168 MANOR RD E	20821	SEVERAL ADDRESSES
209-82	557 CHURCH ST	22928	951 BAY ST
20994	116 HAZELTON AVE	22944	260 RUSSELL HILL RD
210-84	568 JARVIS ST	22947	240 WELLESLEY ST E
21280	2 ADDRESSES	229-84	100 - 110 UNITY RD
21298	116 HAZELTON AVE	22994	155 SHERBOURNE ST
21433	2 ADDRESSES	23046	2 ADDRESSES
214-82	SEVERAL ADDRESSES	23047	250 DAVENPORT RD
215-06	2 ADDRESSES	230-80	200 ADELAIDE ST W
21512	467 SHERBOURNE ST	23087	240 WELLESLEY ST E
216-80	1272 DUPONT ST	230-90	525 KING ST E
21699	SEVERAL ADDRESSES	231-79	62 WELLESLEY ST W
21739	2131 YONGE ST	232-77	593 COLLEGE ST
21767	SEVERAL ADDRESSES	233-78	SEVERAL ADDRESSES
21852	2 ST CLAIR AVE W	235-68	2 ADDRESSES
21853	2 ST CLAIR AVE W	236-69	44 MAPLE AVE
21855	40 ST CLAIR AVE W	237-84	2 ADDRESSES
21903	2 ST CLAIR AVE W	238-71	193 MC CAUL ST
21926	951 BAY ST	238-79	20 CARLTON ST
21930	32 EASTERN AVE	241-69	2 ADDRESSES
21963	116 HAZELTON AVE	241-72	66 COLLIER ST
22036	18 BROWNLOW AVE	241-73	96 GERRARD ST E
22215	60 MOUNTVIEW AVE	243-80	707 ST CLAIR AVE W
22304	95 ST CLAIR AVE W	244-79	SEVERAL ADDRESSES
22308	60 MOUNTVIEW AVE	246-04	135 ST CLAIR AVE W
223-67	730 YONGE ST	246-09	2 ADDRESSES
22391	SEVERAL ADDRESSES	246-71	200 LONSDALE RD
225-09	40 DOVERCOURT RD	246-74	789 YONGE ST
22581	720 SPADINA AVE	24-77	SEVERAL ADDRESSES
225-84	543 PALMERSTON BLVD	247-71	200 LONSDALE RD
22601	2 ADDRESSES	247-87	338 JARVIS ST
22620	730 DOVERCOURT RD	248-08	19 RIVER ST
22637	250 DAVENPORT RD	248-99	320 CARLAW AVE
22638	2 ADDRESSES	249-00	SEVERAL ADDRESSES
22700	SEVERAL ADDRESSES	250-85	2 ADDRESSES
22719	890 MOUNT PLEASANT RD	251-00	SEVERAL ADDRESSES
22-75	9 WEBSTER AVE	251-80	2 ADDRESSES
22751	155 WELLESLEY ST E	253-68	31 CHAPLIN CRES

22752	50 STEPHANIE ST
22754	65 HIGH PARK AVE
22-76	1884 DAVENPORT RD
22767	720 SPADINA AVE
22769	235 BLOOR ST E
227-69	22 CLOSE AVE
22804	890 MOUNT PLEASANT RD
22833	33 EASTMOUNT AVE
228-84	215 LAKE SHORE BLVD E
22904	250 DAVENPORT RD
22906	116 HAZELTON AVE
22910	730 YONGE ST
264-89	514 JARVIS ST
267-08	18 BROWNLOW AVE
26-76	561 CHURCH ST
267-82	40 ORCHARD VIEW BLVD
270-81	439 UNIVERSITY AVE
273-98	SEVERAL ADDRESSES
274-80	1 BLOOR ST W
275-74	334 DUNDAS ST W
275-98	117 EGLINTON AVE E
276-76	11 BAY ST
277-69	40 GERRARD ST E
277-77	142 PEARS AVE
27-83	1 UNIVERSITY AVE
27-84	1311 KING ST W
279-80	707 ST CLAIR AVE W
280-84	2567 YONGE ST
283-78	1393 -1399 DAVENPORT RD
283-81	2 ADDRESSES
283-85	155 UNIVERSITY AVE
284-68	555 YONGE ST
284-77	234 SIMCOE ST
284-83	27 CARLTON ST
284-99	301 MARKHAM ST
285-67	80 ST CLAIR AVE E
287-02	1087 -1111 DUNDAS ST E
287-69	349 ONTARIO ST
287-90	2 ADDRESSES
287-93	2 ADDRESSES
288-83	511 ADELAIDE ST W
289-93	SEVERAL ADDRESSES
291-93	SEVERAL ADDRESSES

255-69	SEVERAL ADDRESSES
256-68	1251 KING ST W
257-05	1554 KING ST W
257-80	877 YONGE ST
258-71	555 SHERBOURNE ST
258-75	87 SCOLLARD ST
258-85	555 SHERBOURNE ST
258-89	800 SPADINA RD
259-68	380 VICTORIA ST
261-68	556 SHERBOURNE ST
262-05	26 LANSDOWNE AVE
263-69	SEVERAL ADDRESSES
313-74	340 DUNDAS ST W
314-86	230 - 240 RICHMOND ST W
315-89	393 KING ST W
317-70	SEVERAL ADDRESSES
317-80	2 ADDRESSES
31-84	20 ST JOSEPH ST
318-83	2 ADDRESSES
319-75	SEVERAL ADDRESSES
319-99	52 ST LAWRENCE ST
323-80	11 LAVINIA AVE
325-82	235 BLOOR ST E
326-67	430 GERRARD ST E
326-71	SEVERAL ADDRESSES
326-82	2 ADDRESSES
326-87	253 WELLESLEY ST E
32-69	1710 DUFFERIN ST
326-92	610 UNIVERSITY AVE
327-67	101 EGLINTON AVE E
327-69	2131 YONGE ST
327-92	40 MURRAY ST
32-82	576 QUEEN ST E
328-68	2575 DANFORTH AVE
328-70	44 MAPLE AVE
330-82	SEVERAL ADDRESSES
330-93	256 DUFFERIN ST
331-67	2 ADDRESSES
334-81	172 CARLTON ST
335-80	150 - 166 YORK ST
337-67	2131 YONGE ST
337-75	SEVERAL ADDRESSES
33-93	51A - 53A MUTUAL ST

292-04	273 BLOOR ST W
294-99	2 ROXBOROUGH ST E
296-02	2 ADDRESSES
298-88	2 ADDRESSES
299-06	777 KING ST W
30-07	31 PARLIAMENT ST
300-91	250 DUNN AVE
301-75	2 ADDRESSES
302-75	212 ST GEORGE ST
302-77	1205 ST CLAIR AVE W
3-06	314 JARVIS ST
30-83	95 - 107 WELLINGTON ST W
308-74	326 DUNDAS ST W
309-75	SEVERAL ADDRESSES
310-69	2 ADDRESSES
310-71	40 GERRARD ST E
311-78	1121 BAY ST
313-71	66 COLLIER ST
355-03	180 QUEEN ST W
356-89	1 MOUNT PLEASANT RD
35-74	26 ALEXANDER ST
360-81	207 - 211 QUEENS QUAY W
360-98	188 REDPATH AVE
362-67	2 ADDRESSES
362-70	21 WINDERMERE AVE
362-78	90 - 92 ISABELLA ST
362-98	SEVERAL ADDRESSES
363-67	1710 DUFFERIN ST
363-78	90 - 92 ISABELLA ST
363-80	36 DUNDONALD ST
364-87	SEVERAL ADDRESSES
364-92	95 WOOD ST
366-83	267 BROADVIEW AVE
367-84	525 UNIVERSITY AVE
368-73	247 DAVENPORT RD
368-77	1541 DAVENPORT RD
368-81	64 OXFORD ST
369-68	2 ADDRESSES
369-81	64 OXFORD ST
370-81	64 OXFORD ST
371-76	200 ADELAIDE ST W
372-79	1 ST THOMAS ST
373-78	249 WESTMORELAND AVE

339-80	2340 DUNDAS ST W
340-03	100 QUEENS PARK
340-79	2 ADDRESSES
342-74	SEVERAL ADDRESSES
344-76	69 YORKVILLE AVE
344-91	239 COLLEGE ST
345-04	736 SPADINA AVE
346-68	1251 KING ST W
347-77	SEVERAL ADDRESSES
34-82	SEVERAL ADDRESSES
351-06	SEVERAL ADDRESSES
351-07	508 EASTERN AVE
351-80	356 DUNDAS ST W
352-75	SEVERAL ADDRESSES
353-77	SEVERAL ADDRESSES
354-73	61 - 65 PETMAN AVE
354-81	SEVERAL ADDRESSES
354-86	2 ADDRESSES
389-74	356 DUNDAS ST W
389-76	280 SHERBOURNE ST
389-83	808 MOUNT PLEASANT RD
390-09	215 - 231 FORT YORK BLVD
391-78	SEVERAL ADDRESSES
391-81	2 ADDRESSES
392-78	57 - 59 HILLSDALE AVE W
392-83	SEVERAL ADDRESSES
394-79	12 AMELIA ST
395-87	164 - 166 ISABELLA ST
397-00	2 ADDRESSES
39-77	17 GORMLEY AVE
39-78	SEVERAL ADDRESSES
39-80	SEVERAL ADDRESSES
399-74	SEVERAL ADDRESSES
400-67	2 ADDRESSES
401-77	415 EASTERN AVE
402-85	530 - 550 KINGSTON RD
403-88	1313 KING ST W
407-77	SEVERAL ADDRESSES
40-79	2 ADDRESSES
407-93	310 GERRARD ST E
408-81	38 EARL ST
409-78	206 ST GEORGE ST
409-81	2 ADDRESSES

373-79	SEVERAL ADDRESSES
375-75	2 ADDRESSES
377-74	2 ADDRESSES
377-77	159 BLEECKER ST
378-04	2230 GERRARD ST E
378-67	100 WELLESLEY ST E
378-77	159 BLEECKER ST
379-67	112 ST CLAIR AVE W
379-68	619 AVENUE RD
379-73	121 - 123 MARLBOROUGH AVE
380-75	7 JACKES AVE
381-91	80 DUNDAS ST E
382-68	446 SPADINA RD
382-85	2 ADDRESSES
382-88	1 RIPLEY AVE
383-78	2 ADDRESSES
384-70	123 ISABELLA ST
384-91	419 - 425 COXWELL AVE
385-85	1244 KING ST W
386-04	61 - 71 FRONT ST W
386-83	8 GEARY AVE
38-75	SEVERAL ADDRESSES
38-78	SEVERAL ADDRESSES
38-81	30 SOUDAN AVE
422-90	2346 YONGE ST
423-03	168 ANNETTE ST
423-83	190A - 190J LOWTHER AVE
423-91	736 BAY ST
425-76	2 ADDRESSES
425-91	750 BAY ST
426-83	55 LOMBARD ST
42-76	6 HENRY ST
427-91	770 BAY ST
42-87	SEVERAL ADDRESSES
42-88	393 KING ST E
428-82	SEVERAL ADDRESSES
429-80	890 MOUNT PLEASANT RD
435-75	361 - 365A KEEWATIN AVE
436-75	619 YONGE ST
436-77	28 LINDEN ST
437-75	142 ARGYLE ST
43-90	SEVERAL ADDRESSES
439-87	370 KING ST W

409-84	532 RICHMOND ST W
410-84	530 RICHMOND ST W
410-93	SEVERAL ADDRESSES
411-67	284 BATHURST ST
413-09	319 CARLAW AVE
414-05	26 LANSDOWNE AVE
416-75	SEVERAL ADDRESSES
416-77	2 ADDRESSES
416-81	2 ADDRESSES
417-76	158 - 160 STRACHAN AVE
417-77	100 PAULINE AVE
417-81	SEVERAL ADDRESSES
41-79	SEVERAL ADDRESSES
417-91	1 CHURCH ST
41-80	216 BALMORAL AVE
41-87	11 BAY ST
418-77	21 ASCOT AVE
41-91	2401 YONGE ST
419-67	70 DELISLE AVE
419-75	42 - 48 AMELIA ST
419-83	543 PALMERSTON BLVD
420-91	766 KING ST W
422-76	280 SHERBOURNE ST
422-83	184 SPADINA AVE
464-67	SEVERAL ADDRESSES
464-83	2 ADDRESSES
464-85	22 ST JOSEPH ST
466-05	2 ADDRESSES
466-76	3080 YONGE ST
467-76	477 MOUNT PLEASANT RD
46-85	2 ADDRESSES
468-75	398 DUNDAS ST E
469-06	180 UNIVERSITY AVE
469-98	SEVERAL ADDRESSES
471-00	SEVERAL ADDRESSES
472-82	17 ISABELLA ST
472-91	716 KINGSTON RD
473-78	1 MOUNT PLEASANT RD
474-77	2 ANTLER ST
474-78	1 MOUNT PLEASANT RD
474-82	100 - 110 UNITY RD
474-86	2340 DUNDAS ST W
475-91	220 BAY ST

440-85	SEVERAL ADDRESSES
442-82	676 RICHMOND ST W
442-88	SEVERAL ADDRESSES
443-75	257 DUNDAS ST E
443-84	56 WELLESLEY ST E
444-88	2 ADDRESSES
445-78	37 MUTUAL ST
447-76	216 GLENDONWYNNE RD
44-88	SEVERAL ADDRESSES
448-88	179 BROADVIEW AVE
450-76	376 MARGUERETTA ST
450-83	30 ST CLAIR AVE W
450-90	437 SHERBOURNE ST
452-03	167 CHURCH ST
453-75	SEVERAL ADDRESSES
454-03	22 WELLESLEY ST E
454-04	326 KING ST W
454-86	401 KING ST W
455-85	61 MAIN ST
455-87	413 - 423 WALMER RD
456-76	789 YONGE ST
457-81	224 ROSELAWN AVE
457-83	SEVERAL ADDRESSES
458-05	1900 LAKE SHORE BLVD W
458-83	66 BOULTBEE AVE
458-92	2 ADDRESSES
46-00	SEVERAL ADDRESSES
460-04	1430 YONGE ST
460-06	SEVERAL ADDRESSES
463-78	2 ADDRESSES
494-07	SEVERAL ADDRESSES
494-77	SEVERAL ADDRESSES
49-90	SEVERAL ADDRESSES
499-77	50 BLOOR ST W
500-81	5 ERNEST AVE
501-77	9 HAZELTON AVE
5-03	115 - 135 FLORENCE ST
503-01	SEVERAL ADDRESSES
503-77	18 CUMBERLAND ST
503-84	SEVERAL ADDRESSES
504-86	179 JOHN ST
505-82	99 QUEEN ST E
505-92	10 ADMIRAL RD

477-81	2 ADDRESSES
47-79	921 ST CLAIR AVE W
47-80	SEVERAL ADDRESSES
478-78	SEVERAL ADDRESSES
478-91	275 BLEECKER ST
479-75	94 BELMONT ST
480-91	60 STANLEY TER
481-78	260 AUGUSTA AVE
482-78	260 AUGUSTA AVE
483-78	2755 -2763 DUNDAS ST W
483-79	2 ADDRESSES
484-79	SEVERAL ADDRESSES
485-77	SEVERAL ADDRESSES
485-86	98A - 98H CURZON ST
485-87	SEVERAL ADDRESSES
486-78	2 ADDRESSES
486-79	146 BLOOR ST W
48-74	SEVERAL ADDRESSES
487-76	80 DANFORTH AVE
488-06	147 BRANDON AVE
489-09	686 BAY ST
489-75	SEVERAL ADDRESSES
489-84	SEVERAL ADDRESSES
490-09	1130 -1148 DAVENPORT RD
49-02	140 - 144 REDPATH AVE
490-67	568 JARVIS ST
490-85	20 ADELAIDE ST E
491-00	3130 YONGE ST
491-67	20 HOLLY ST
491-76	126 PAPE AVE
522-86	102 HALLAM ST
523-89	48 STEWART ST
524-83	1289 DUNDAS ST W
525-82	SEVERAL ADDRESSES
525-88	SEVERAL ADDRESSES
526-89	314 JARVIS ST
52-70	SEVERAL ADDRESSES
527-82	SEVERAL ADDRESSES
527-89	87 GERRARD ST E
528-80	2 ADDRESSES
528-81	1678 BLOOR ST W
528-85	4 TEDDINGTON PARK AVE
529-82	102 - 142 DUPONT ST

506-77	SEVERAL ADDRESSES
506-84	20 KING ST W
507-77	SEVERAL ADDRESSES
507-82	800 SPADINA RD
508-84	SEVERAL ADDRESSES
5-10	2 ADDRESSES
511-78	SEVERAL ADDRESSES
511-82	SEVERAL ADDRESSES
512-78	SEVERAL ADDRESSES
513-82	65 ST CLAIR AVE E
513-90	SEVERAL ADDRESSES
514-79	199 COLLEGE ST
514-84	SEVERAL ADDRESSES
514-86	SEVERAL ADDRESSES
514-93	2 ADDRESSES
515-76	SEVERAL ADDRESSES
515-77	102 - 142 DUPONT ST
515-79	1393 -1399 DAVENPORT RD
515-90	38 AVENUE RD
516-77	102 - 142 DUPONT ST
516-87	5 SELBY ST
51-69	40 HOMEWOOD AVE
51-79	103 WEST LODGE AVE
51-80	2881 DUNDAS ST W
518-83	2 ADDRESSES
519-08	832 BAY ST
519-78	1110 BATHURST ST
519-79	200 MONTROSE AVE
520-05	5 HANNA AVE
520-86	918 PALMERSTON AVE
520-89	163 PORTLAND ST
521-78	140 ROSEWELL AVE
521-85	65 CHATSWORTH DR
522-79	SEVERAL ADDRESSES
522-80	150 - 166 YORK ST
522-83	60 HOMEWOOD AVE
553-83	SEVERAL ADDRESSES
553-86	388 KING ST W
554-01	1302 KING ST W
554-78	18 OLD FOREST HILL RD
554-86	430 KING ST W
555-78	369 PAPE AVE
55-67	299 ROEHAMPTON AVE

530-85	SEVERAL ADDRESSES
530-98	245 CARLAW AVE
531-78	SEVERAL ADDRESSES
531-80	SEVERAL ADDRESSES
532-78	SEVERAL ADDRESSES
532-83	19 DUNDONALD ST
532-85	540 SHERBOURNE ST
533-78	SEVERAL ADDRESSES
533-80	73 GLENGOWAN RD
534-80	340 JARVIS ST
535-80	SEVERAL ADDRESSES
535-81	11 - 17 NANTON AVE
537-85	2 ADDRESSES
537-93	2 ADDRESSES
538-75	2 ADDRESSES
540-78	600 LONSDALE RD
540-87	SEVERAL ADDRESSES
541-93	2 ADDRESSES
542-78	194 DAVENPORT RD
543-04	2 ADDRESSES
545-04	36 WHITEWOOD RD
546-02	2 ADDRESSES
546-83	SEVERAL ADDRESSES
547-83	SEVERAL ADDRESSES
547-85	583 SHERBOURNE ST
548-87	2 ADDRESSES
549-02	18 YORK ST
549-87	156 PORTLAND ST
550-83	1447 KING ST W
551-77	11 IRWIN AVE
551-78	SEVERAL ADDRESSES
551-80	SEVERAL ADDRESSES
551-90	21 ST CLEMENTS AVE
552-78	43 CHICORA AVE
552-86	2 QUEEN ST W
553-78	320 - 322 CHAPLIN CRES
582-75	390 WELLESLEY ST E
582-89	2 ADDRESSES
583-75	388 WELLESLEY ST E
583-80	2 ADDRESSES
584-78	184 DAVENPORT RD
585-02	61 YORKVILLE AVE
585-86	93 DAWLISH AVE

55-88	440 JARVIS ST
558-82	33 CASTLE FRANK RD
559-78	2 ADDRESSES
559-82	877 YONGE ST
560-77	32 PARK RD
560-79	97 LEE AVE
560-87	788 ADELAIDE ST W
560-90	93 - 95 LAVINIA AVE
561-82	20 GROSVENOR ST
561-92	1 PEREGRINE WAY
562-87	2 ADDRESSES
562-91	86 JONES AVE
563-80	5 WEYBOURNE CRES
564-80	122 DUNVEGAN RD
565-75	1884 DAVENPORT RD
565-80	2 ADDRESSES
567-76	34 OXFORD ST
567-82	58 BROCK AVE
56-82	74 - 86 GERRARD ST E
56-87	320 BAY ST
569-77	41 - 49 CURZON ST
570-76	24 - 36 PRIMROSE AVE
570-77	1281 DAVENPORT RD
572-77	SEVERAL ADDRESSES
572-79	2 ADDRESSES
573-76	1300 BAY ST
573-82	202 BATHURST ST
574-07	99 BLUE JAYS WAY
574-78	346 DUNDAS ST E
574-79	SEVERAL ADDRESSES
57-67	35 CHARLES ST W
576-76	SEVERAL ADDRESSES
576-82	348 BROADVIEW AVE
577-09	2 ADDRESSES
57-77	2 ADDRESSES
57-78	105 MAITLAND ST
578-88	SEVERAL ADDRESSES
579-79	1 ST THOMAS ST
580-02	388 - 398 CLINTON ST
580-89	77 CHARLES ST E
581-78	510 ST CLEMENTS AVE
582-02	321 BLOOR ST W
614-89	425 ADELAIDE ST W

585-90	175 - 185 DE GRASSI ST
586-76	333 KING ST E
586-80	SEVERAL ADDRESSES
587-03	311 BAY ST
58-75	2 ADDRESSES
587-80	SEVERAL ADDRESSES
587-86	320 FRONT ST W
588-02	SEVERAL ADDRESSES
588-06	SEVERAL ADDRESSES
58-88	840 KING ST W
590-76	168 JOHN ST
590-79	69 WALES AVE
590-90	300 BLOOR ST E
590-91	241 NIAGARA ST
592-84	95 - 107 WELLINGTON ST W
592-91	370 KING ST W
593-06	SEVERAL ADDRESSES
595-82	100 - 110 UNITY RD
595-85	277 VICTORIA ST
596-78	2 ADDRESSES
597-78	2494 DANFORTH AVE
59-82	SEVERAL ADDRESSES
598-78	SEVERAL ADDRESSES
6	22 BALDWIN ST
600-05	SEVERAL ADDRESSES
60-08	SEVERAL ADDRESSES
601-78	1069 -1071 SPADINA RD
601-86	SEVERAL ADDRESSES
603-85	2 ADDRESSES
603-86	248 RANLEIGH AVE
603-99	SEVERAL ADDRESSES
605-85	48 PINE CREST RD
6-06	150 - 152 ROEHAMPTON AVE
606-82	SEVERAL ADDRESSES
606-87	3 BERKELEY ST
60-88	439 SPADINA RD
609-98	2 ADDRESSES
611-78	SEVERAL ADDRESSES
611-84	190A - 190J LOWTHER AVE
612-78	23 PEMBROKE ST
612-85	SEVERAL ADDRESSES
614-77	SEVERAL ADDRESSES
651-82	SEVERAL ADDRESSES

615-78	42 - 44 ROSELAWN AVE
615-79	SEVERAL ADDRESSES
616-77	14 ST JOSEPH ST
616-89	SEVERAL ADDRESSES
617-76	310 DUNDAS ST E
617-77	14 ST JOSEPH ST
617-86	2494 DANFORTH AVE
61-80	SEVERAL ADDRESSES
61-81	SEVERAL ADDRESSES
61-84	11 HAWTHORN AVE
620-76	14 SPADINA RD
620-80	21 ST CLEMENTS AVE
622-78	20 CARLTON ST
622-91	SEVERAL ADDRESSES
624-80	1700 BLOOR ST W
62-67	SEVERAL ADDRESSES
626-84	828 EASTERN AVE
629-87	20 ADELAIDE ST E
629-88	159 - 161 FREDERICK ST
630-06	255 CHRISTIE ST
631-91	283 GILMOUR AVE
632-82	10 - 30 RODEN PL
633-82	190 JOHN ST
635-80	590 RICHMOND ST W
635-83	101 DAVENPORT RD
636-77	168 ROSEWELL AVE
636-82	SEVERAL ADDRESSES
63-76	2 ADDRESSES
637-77	2 ADDRESSES
637-88	SEVERAL ADDRESSES
63-80	12 CUMBERLAND ST
638-76	2 ADDRESSES
638-83	40 EGLINTON AVE E
640-02	SEVERAL ADDRESSES
640-02*	3 ELM AVE, 6 ELM AVE
640-88	222 ST PATRICK ST
640-91	1117 GERRARD ST E
641-87	SEVERAL ADDRESSES
643-87	189 YONGE ST
643-88	340 JARVIS ST
645-07	2 ADDRESSES
646-78	35 ST GEORGE ST
646-87	2 ADDRESSES
64-80	70 ROSEHILL AVE

653-87	SEVERAL ADDRESSES
654-82	126 SCOLLARD ST
656-86	2 ADDRESSES
657-76	SEVERAL ADDRESSES
657-86	33 COATSWORTH CRES
657-89	SEVERAL ADDRESSES
65-80	70 ROSEHILL AVE
65-86	169 GERRARD ST E
658-86	7 - 11 COATSWORTH CRES
658-91	2 ADDRESSES
65-90	3 BERKELEY ST
659-89	2 ADDRESSES
660-78	620 SPADINA AVE
661-78	620 SPADINA AVE
664-78	SEVERAL ADDRESSES
664-91	310 GERRARD ST E
664-99	1121 BAY ST
66-74	250 DAVENPORT RD
667-83	2 ADDRESSES
668-83	263 GLADSTONE AVE
669-80	SEVERAL ADDRESSES
670-85	2 ADDRESSES
670-91	2 ADDRESSES
671-79	2 ADDRESSES
672-79	77 ELM ST
672-85	SEVERAL ADDRESSES
673-84	2 ADDRESSES
674-80	SEVERAL ADDRESSES
677-05	2263 -2265 GERRARD ST E
677-76	SEVERAL ADDRESSES
678-79	SEVERAL ADDRESSES
678-91	2 ADDRESSES
679-99	1 SILVER AVE
680-04	SEVERAL ADDRESSES
681-92	10 - 18 GRENVILLE ST
682-91	2 ADDRESSES
683-04	21 CARLTON ST
684-03	SEVERAL ADDRESSES
685-83	3 ELLIS AVE
689-07	625 QUEEN ST E
689-78	218 ROSELAWN AVE
689-80	SEVERAL ADDRESSES
68-99	30 BOND ST
6-90	396 MOORE AVE

64-83	SEVERAL ADDRESSES	690-79	SEVERAL ADDRESSES
649-87	22 MC CAUL ST	691-77	9 HAZELTON AVE
650-91	400 FRONT ST W	691-80	11 WINONA DR
651-77	415 EASTERN AVE	693-78	2 ADDRESSES
693-80	555 SHERBOURNE ST	722-80	110 EDWARD ST
695-92	2 ADDRESSES	723-85	96 GERRARD ST E
696-81	SEVERAL ADDRESSES	724-04	1245 DUPONT ST
69-72	356 DUNDAS ST W	725-81	2 ADDRESSES
697-79	2 ADDRESSES	726-02	2 ADDRESSES
697-82	439 UNIVERSITY AVE	726-06	2 ADDRESSES
697-84	SEVERAL ADDRESSES	726-84	36 TORONTO ST
697-87	SEVERAL ADDRESSES	728-06	2 ADDRESSES
699-04	7A - 15 MC GEE ST	728-78	SEVERAL ADDRESSES
699-82	38 CECIL ST	729-78	1 ST CLAIR AVE E
69-99	2 ADDRESSES	730-78	2 ADDRESSES
699-92	SEVERAL ADDRESSES	730-84	SEVERAL ADDRESSES
701-04	60 BATHURST ST	732-05	150 - 152 ROEHAMPTON AVE
701-82	2 ADDRESSES	733-01	2 ADDRESSES
701-86	383 SPADINA RD	733-79	12 - 14 IRWIN AVE
702-81	255 FRONT ST W	735-83	2 ADDRESSES
702-87	SEVERAL ADDRESSES	735-86	50 HOLLY ST
703-81	20 GLEBE RD W	73-67	383 SPADINA RD
704-79	SEVERAL ADDRESSES	739-81	650 COLLEGE ST
704-81	20 GLEBE RD W	740-04	SEVERAL ADDRESSES
704-86	1881 YONGE ST	741-99	2 ADDRESSES
705-06	201 CARLAW AVE	742-02	111 QUEENS PARK
705-82	56 - 56H WEST AVE	742-83	66 BOULTBEE AVE
706-83	620 RICHMOND ST W	742-85	SEVERAL ADDRESSES
706-86	SEVERAL ADDRESSES	743-79	SEVERAL ADDRESSES
70-78	17 PEMBROKE ST	743-99	720A - 724H KINGSTON RD
707-82	SEVERAL ADDRESSES	746-03	403 KEELE ST
708-01	SEVERAL ADDRESSES	746-79	877 YONGE ST
708-05	215 - 231 FORT YORK BLVD	746-81	55 PRINCE ARTHUR AVE
708-82	SEVERAL ADDRESSES	74-81	2 ADDRESSES
70-90	SEVERAL ADDRESSES	749-03	SEVERAL ADDRESSES
709-00	6 CONNOLLY ST	74-93	SEVERAL ADDRESSES
709-86	2 ADDRESSES	749-85	2 ADDRESSES
710-82	2 ADDRESSES	750-09	SEVERAL ADDRESSES
711-77	2 ADDRESSES	751-77	2 ADDRESSES
711-83	2 ADDRESSES	752-06	2 ADDRESSES
714-01	SEVERAL ADDRESSES	756-77	877 YONGE ST
714-05	2 ADDRESSES	75-80	SEVERAL ADDRESSES

714-81	111 REDPATH AVE
714-82	2 ADDRESSES
715-82	SEVERAL ADDRESSES
716-01	SEVERAL ADDRESSES
716-02	1363 KING ST W
716-78	SEVERAL ADDRESSES
717-82	SEVERAL ADDRESSES
71-80	SEVERAL ADDRESSES
718-99	700 MOUNT PLEASANT RD
71-91	SEVERAL ADDRESSES
719-84	1099 BAY ST
768-84	260 AUGUSTA AVE
76-90	57 ADELAIDE ST E
769-80	11 SULLIVAN ST
770-83	48 PINE CREST RD
770-84	245 EGLINTON AVE E
774-08	99 CHANDOS AVE
776-84	2 ADDRESSES
77-93	31 - 33 PRINCESS ST
779-83	88 ASQUITH AVE
781-79	78 - 84 HOLLY ST
783-78	2 ADDRESSES
783-87	359 KING ST E
787-79	278 - 278R BLOOR ST E
787-80	SEVERAL ADDRESSES
787-83	SEVERAL ADDRESSES
787-86	555 AVENUE RD
788-79	146 BLOOR ST W
788-83	SEVERAL ADDRESSES
792-79	5 - 9 SULTAN ST
793-79	285 MELITA AVE
795-08	1169 QUEEN ST W
79-81	1700 BLOOR ST W
798-85	22 BALLIOL ST
803-78	890 MOUNT PLEASANT RD
804-80	2 ADDRESSES
805-04	200 BALLIOL ST
805-07	736 KINGSTON RD
805-86	581 WELLINGTON ST W
805-99	SEVERAL ADDRESSES
806-06	2 ADDRESSES
806-99	76 - 150 WOODBINE AVE
807-77	1393 -1399 DAVENPORT RD

758-78	25 - 27B WELLESLEY ST E
761-86	30 ST PATRICK ST
762-03	709 - 711 YONGE ST
762-83	190A - 190J LOWTHER AVE
762-87	11 BAY ST
763-78	74 - 86 GERRARD ST E
763-80	2 ADDRESSES
763-87	SEVERAL ADDRESSES
765-85	15 DELISLE AVE
76-69	SEVERAL ADDRESSES
768-80	11 SULLIVAN ST
821-02	507 COLLEGE ST
821-80	576 CHURCH ST
826-00	SEVERAL ADDRESSES
827-08	21 SWANWICK AVE
82-77	SEVERAL ADDRESSES
82-93	30 - 36 D ARCY ST
831-02	262 ST CLAIR AVE W
831-80	399 BATHURST ST
832-00	150 SUDBURY ST
833-02	88 REDPATH AVE
834-79	SEVERAL ADDRESSES
835-80	95 SUMMERHILL AVE
83-74	3080 YONGE ST
837-80	11 SULLIVAN ST
839-78	SEVERAL ADDRESSES
839-80	2 ADDRESSES
840-78	SEVERAL ADDRESSES
841-80	704 SPADINA AVE
843-01	SEVERAL ADDRESSES
843-84	113 ANNETTE ST
844-06	2129 ST CLAIR AVE W
844-79	SEVERAL ADDRESSES
845-84	2 ADDRESSES
845-86	2 ADDRESSES
848-00	SEVERAL ADDRESSES
848-79	SEVERAL ADDRESSES
85-01	2 BLOOR ST W
85-10	359 ROEHAMPTON AVE
853-05	SEVERAL ADDRESSES
853-79	2 ADDRESSES
856-01	65 SHELDRAKE BLVD
859-07	SEVERAL ADDRESSES

807-78	SEVERAL ADDRESSES
80-84	100 - 110 UNITY RD
80-87	22 - 24 WELLESLEY ST W
808-78	436 PERTH AVE
808-88	633 BAY ST
809-84	SEVERAL ADDRESSES
809-87	3179 YONGE ST
809-88	8 IRWIN AVE
810-88	2 ADDRESSES
812-77	2 ADDRESSES
812-78	SEVERAL ADDRESSES
816-80	64 GLENLAKE AVE
817-07	2 ADDRESSES
81-79	SEVERAL ADDRESSES
81-99	2 ADDRESSES
820-78	781 - 789 OSSINGTON AVE
820-88	2 ADDRESSES
875-00	SEVERAL ADDRESSES
875-87	183 ST CLAIR AVE W
877-80	2 ADDRESSES
87-80	20 CARLTON ST
879-80	SEVERAL ADDRESSES
880-09	15 GLEN MORRIS ST
881-79	278 - 278R BLOOR ST E
881-88	655 BAY ST, 38 ELM ST
881-98	123 EGLINTON AVE E
882-07	1510 KING ST W
882-78	130 EGLINTON AVE E
883-99	121 RUNNYMEDE RD
884-79	SEVERAL ADDRESSES
88-67	651 - 661 DUFFERIN ST
886-78	SEVERAL ADDRESSES
887-78	2 ADDRESSES
88-78	80 WINCHESTER ST
88-82	117 - 121 BLOOR ST E
88-86	214 KING ST W
889-78	SEVERAL ADDRESSES
891-03	30 THE QUEENSWAY
894-07	351 WALLACE AVE
895-03	1001 QUEEN ST W
89-68	SEVERAL ADDRESSES
897-00	SEVERAL ADDRESSES
897-07	SEVERAL ADDRESSES

861-04	43 HANNA AVE
862-80	590 RICHMOND ST W
863-80	110 EDWARD ST
865-01	18 STAFFORD ST
865-87	23 - 53 BUDGELL TER
866-00	66 RONCESVALLES AVE
866-04	SEVERAL ADDRESSES
86-86	110 DAVENPORT RD
869-08	76 - 100 DAVENPORT RD
86-91	833 KING ST W
87-00	30 - 78 ALENTEJO ST
870-03	620 FLEET ST
872-04	40 - 42 WESTMORELAND AVE
872-05	1512 KING ST W
873-05	1518 KING ST W
874-02	2 ADDRESSES
874-78	2 ADDRESSES
93-81	207 - 211 QUEENS QUAY W
94-0137	209 VICTORIA ST
94-0166	2 ADDRESSES
94-0181	222 BREMNER BLVD
94-0183	398 EGLINTON AVE E
94-0189	152 EVELYN AVE
94-0218	SEVERAL ADDRESSES
94-0261	2 ADDRESSES
94-0301	2121 ST CLAIR AVE W
94-0312	108 REDPATH AVE
94-0349	SEVERAL ADDRESSES
94-0396	SEVERAL ADDRESSES
94-0425	2 ADDRESSES
94-0428	SEVERAL ADDRESSES
94-0446	SEVERAL ADDRESSES
94-0481	SEVERAL ADDRESSES
94-0519	636 BAY ST
94-0534	SEVERAL ADDRESSES
94-0605	SEVERAL ADDRESSES
94-0612	555 SHERBOURNE ST
94-0641	SEVERAL ADDRESSES
94-0651	24 NOBLE ST
94-0653	SEVERAL ADDRESSES
94-0654	2 ADDRESSES
94-0727	2 ADDRESSES
94-0799	2376 -2388 DUNDAS ST W

897-88	2 ADDRESSES
899-88	520 KINGSTON RD
902-02	2 ADDRESSES
902-99	18 WANLESS AVE
903-99	SEVERAL ADDRESSES
05-Sep	215 - 231 FORT YORK BLVD
907-02	68 BROADVIEW AVE
907-06	204 BLOOR ST W
908-00	326 KING ST W
90-85	120 PERTH AVE
912-09	399 BATHURST ST
913-00	245 DAVISVILLE AVE
916-03	233 CARLAW AVE
91-81	207 - 211 QUEENS QUAY W
919-79	95 - 99 CRANBROOKE AVE
920-03	900 MOUNT PLEASANT RD
927-03	2 ADDRESSES
92-71	423 - 425 AVENUE RD
92-81	207 - 211 QUEENS QUAY W
92-85	SEVERAL ADDRESSES
936-04	15 STAFFORD ST
937-02	215 - 231 FORT YORK BLVD
938-02	600 FLEET ST
96-0118	3 MC ALPINE ST
96-0140	SEVERAL ADDRESSES
96-0145	SEVERAL ADDRESSES
96-0166	15 - 25 PRESCOTT AVE
96-0245	2 ADDRESSES
96-0276	SEVERAL ADDRESSES
96-0279	SEVERAL ADDRESSES
96-0280	2 ADDRESSES
96-0317	2 ADDRESSES
96-0331	3050 YONGE ST
96-0334	SEVERAL ADDRESSES
96-0358	542 KEELE ST
96-0360	1799 ST CLAIR AVE W
96-0362	1 - 21 MULOCK AVE
96-0365	21 RIVER ST
96-0422	230 QUEENS QUAY W
96-0481	26 NOBLE ST
96-0483	25 QUEENS QUAY E
96-0513	25 MASSEY ST

94-0805	SEVERAL ADDRESSES
94-0806	SEVERAL ADDRESSES
941-79	115 HAZELTON AVE
9420	125 HURON ST
942-02	451 ROSEWELL AVE
943-09	591 DUNDAS ST E
946-88	SEVERAL ADDRESSES
94-81	207 - 211 QUEENS QUAY W
94-89	2 ADDRESSES
949-09	75 IANNUZZI ST
95-0137	2 ADDRESSES
95-0289	SEVERAL ADDRESSES
95-0506	SEVERAL ADDRESSES
95-0556	1214 AVENUE RD
95-0597	9 - 11 BRANDON AVE
95-06	21 - 31 WIDMER ST
95-0602	209 YONGE ST
95-0627	SEVERAL ADDRESSES
954-05	77 CHARLES ST W
96-0034	676 RICHMOND ST W
96-0047	8 YORK ST
96-0064	64 - 70 SHUTER ST
96-0093	23 ST THOMAS ST
97-0601	SEVERAL ADDRESSES
97-0610	2 ADDRESSES
97-0612	SEVERAL ADDRESSES
97-0626	18 BEVERLEY ST
97-0640	1 MARKET ST
972-88	2 BLOOR ST E
977-09	124 SPENCER AVE
97-77	202 DAVENPORT RD
977-79	141 ST GEORGE ST
97-80	SEVERAL ADDRESSES
982-79	429 BLOOR ST E
98-81	546 LANSDOWNE AVE
991-01	1 MOUNT PLEASANT RD
992-88	2 ADDRESSES
996-88	1 ADELAIDE ST E
997-04	317 DUNDAS ST W
99-73	2 ADDRESSES
998-88	SEVERAL ADDRESSES
F 8-03	255 - 267 COLLEGE ST

963-01	494 - 496 KINGSTON RD
964-05	2 ADDRESSES
967-88	SEVERAL ADDRESSES
Sep-68	20 HOLLY ST
96-81	117 - 121 BLOOR ST E
970-00	225 ELLIS AVE
97-0016	259 RICHMOND ST W
970-09	352 FRONT ST W
97-0105	465 DUNDAS ST E
97-0117	260 RUSSELL HILL RD
97-0150	SEVERAL ADDRESSES
97-0194	SEVERAL ADDRESSES
97-0200	SEVERAL ADDRESSES
97-0202	2 ADDRESSES
97-0220	241 CHURCH ST
97-0229	SEVERAL ADDRESSES
97-0233	SEVERAL ADDRESSES
97-0266	2440 DUNDAS ST W
97-0365	301 FRONT ST W
97-0367	301 FRONT ST W
97-0375	422 OSSINGTON AVE
97-0420	2 ADDRESSES
97-0480	2 ADDRESSES
97-0497	371 WALLACE AVE
97-0501	5 - 9 SULTAN ST
97-0521	SEVERAL ADDRESSES
97-0551	64 - 84 MERTON ST
97-0556	2 ADDRESSES
97-0594	119 MERTON ST
97-0599	SEVERAL ADDRESSES