TORONTO

STAFF REPORT
ACTION REQUIRED

Amendments to Zoning By-law 1156-2010

Date:	March 15, 2011
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning
Wards:	All wards
Reference Number:	pg11012

SUMMARY

The City-wide Zoning By-law, By-law No. 1156-2010, was enacted by City Council on August 27, 2010 with the intent of bringing greater efficiencies and effectiveness to the manner in which zoning regulations are administered and enforced. This report recommends amendments that correct parts of the text and maps. In order to better understand the purpose of the various proposed amendments to the Zoning By-law, the changes are grouped together in a number of separate draft by-laws.

The proposed changes to the text of the Zoning By-law are:

- Corrections to upper and lower case, as well as punctuation errors
- Corrections to the bolding of defined terms
- Corrections of spelling and typographical errors, incorrect references and cross-references
- Addition, deletion or substitution of words and phrases to clarify the intent of specific provisions, and
- Revision of some regulations, introducing new wording and sections to the Zoning By-law.

The proposed changes to the Zoning By-law Map and Overlay Maps are:

- Adjustments to standardize boundary lines
- Identification of properties as "Not Part of this By-law" that should have been left out of the new Zoning By-law according to the Transition Protocol
- Corrections to labels on the Zoning By-law Map and Overlay Maps
- Additions to labels to incorporate missing information
- Corrections to the height and lot coverage values for specific properties

Attachments to the report further explain the reason for these changes.

RECOMMENDATIONS

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

1. City Council enact the amendments to City of Toronto Zoning By- law No. 1156-2010 substantially in accordance with the draft Zoning By-law Amendments attached as Attachments A1, A2, A3, A4, A5, A6, A7, A8, A9 and A10.

2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments, 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

By-law 1156-2010, the new City-wide Zoning By-law, was enacted on August 27, 2010. There are appeals of the Zoning By-law which are now before the Ontario Municipal Board. No hearing dates have been set.

At its meeting held on January 27, 2011, the Planning and Growth Management requested that:

1. The Chief Planner and Executive Director, City Planning bring forward zoning by-law amendments to By-law 1156-2010, to address technical amendments to the text and mapping.

2. A public meeting under the Planning Act, to deal with the above matters be scheduled for the March 24, 2011 meeting of Planning and Growth Management Committee.

ISSUE BACKGROUND

Zoning By-law 1156-2010 has inconsistencies in punctuation, spelling and bolding of defined terms. Some sections of the Zoning By-law text are unclear or make incorrect references to other sections. Toronto Buildings staff have identified sections which require revision or additions to ensure consistency in the Zoning By-law.

On the Zoning By-law Map and Overlay Maps, some zone boundaries are inconsistent and require adjustment. In parts of the City, some residential properties were divided by former municipal boundaries. The zone boundaries and zone labels had been adjusted to the appropriate property lines on the Zoning By-law Map. Corresponding adjustments on the Height and Lot Coverage Overlay Maps are also required.

There are zone labels on the Zoning By-law Map and Overlay Maps that have missing information or require other corrections. In some areas, zone labels are crowded and not easily read. The Legend on the Zoning By-law Map refers to zone categories that could be confused with zones. Also, there are specific properties which have incorrect values on the Height and Lot Coverage Overlay Maps.

In the transition of existing site-specific requirements from the former municipal zoning by-laws, some references to prevailing by-laws and prevailing sections were incorrectly listed in the new Zoning By-law. Properties that fit into the Transition Protocol criteria outlined in the Staff Report dated August 5, 2010 to the Planning and Growth Planning Committee, "Final Report and Statutory Public Meeting on the Draft Zoning By-law" should have been removed from the new Zoning By-law. However, some properties which met the Transition Protocol were mistakenly included in the new Zoning By-law. These irregularities will be corrected.

COMMENTS

This report recommends amendments to the new city-wide Zoning By-law. The purpose of these amendments is to correct parts of the text and map that either contain errors or did not incorporate all relevant information about the property. In addition, some of the amendments contain changes to parts of the text and map that will add clarity to the Zoning By-law regulations. These proposed amendments are in response to discussions with staff and the public.

Organization of the Proposed Amendments to Zoning By-law 1156-2010

To implement the proposed amendments outlined in this report, Attachments A1, A2, A3, A4, A5, A6, A7, A8, A9 and A10 contain the draft form of the proposed amendments to by-law 1156-2010. Attachments A3-1, A4-1, A5-1, A8-1, A9-1 and A10-1 provide an explanation for the changes contained in the draft by-law amendments contained in Attachments A3, A4, A5, A8, A9, and A10 respectively.

Proposed changes to the text of the Zoning By-law are contained in Attachments A1, A2, A3, A4 and A5. Attachments A3-1, A4-1 and A5-1 contain explanatory tables for the more complicated amending by-laws.

The draft by-law contained in Attachment A1 addresses corrections of upper or lower case usage and punctuation.

Attachment A2 contains amendments for the bolding of defined terms. Words and phrases that appear in bold in the new Zoning By-law indicate that there is a corresponding Zoning By-law definition.

The draft by-law in Attachment A3 contains changes to the Zoning By-law that correct spelling and typographical errors, incorrect references and cross-references. Corrections to Prevailing By-laws and Prevailing Sections are also included in this draft-by-law. Attachment A3-1 lists the various sections of the Zoning By-law that are being changed and describes the purpose for the change.

Attachment A4 contains a draft by-law listing changes that focus on the addition, deletion or substitution of words and phrases to clarify the intent of specific provisions. The specific changes and the reasons for them are found in Attachment A4-1.

The draft by-law found in Attachment A5 proposes amendments to the Zoning By-law that re-write some provisions or introduce new wording and sections to clarify the Zoning By-law. This draft by-law is also accompanied by an Attachment A5-1 that explains the reasons for the proposed changes.

This report also proposes changes to the Zoning By-law Map and Overlay Maps. These changes are contained in Attachments A6, A7, A8, A9 and A10. As with the text, Attachments A8-1, A9-1 and A10-1 provide an explanation for these changes.

The draft by-law found in Attachment A6 contains a description as well as a series of maps illustrating boundary adjustments. These adjustments ensure that all zone boundaries extend to the centreline of the road and that Overlay Map boundaries such as height and lot coverage are consistent with the underlying zone boundary or property lines. This draft by-law also changes the Legend for the Zoning By-law Map by removing the reference to zone categories and relocating the reference to "Not Part of this By-law".

Attachment A7 contains a draft by-law that labels specific properties as "Not Part of this By-law" that should have been left out according to the Transition Protocol.

The draft by-law in Attachment A8 focuses on corrections to the labels on the Zoning By-law Map and the Overlay Maps. The values in some of these labels were incorrect. Attachment A8-1 provides an explanation for these proposed changes.

The draft by-law in Attachment A9 lists corrections to the map labels that add missing information. Attachment A9-1 explains the purpose of these proposed changes.

Attachment A10 contains a draft by-law that proposes changes to the height values and lot coverage values for specific properties, for the reasons provided in Attachment A10-1.

CONTACT

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SIGNATURE

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Gary Wright
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment A1 - Zoning By-law Amendment #1 to By-law 1156-2010
Attachment A2 - Zoning By-law Amendment #2 to By-law 1156-2010
Attachment A3 - Zoning By-law Amendment #3 to By-law 1156-2010
Attachment A3-1 - Summary of Proposed Text Amendments
Attachment A4 - Zoning By-law Amendment #4 to By-law 1156-2010
Attachment A4-1 - Summary of Proposed Text Amendments
Attachment A5 - Zoning By-law Amendment #5 to By-law 1156-2010
Attachment A5-1 - Summary of Proposed Text Amendments
Attachment A6 - Zoning By-law Amendment #6 to By-law 1156-2010
Attachment A7 - Zoning By-law Amendment #7 to By-law 1156-2010
Attachment A8 - Zoning By-law Amendment #8 to By-law 1156-2010
Attachment A8-1 - Summary of Proposed Mapping Amendments
Attachment A9 - Zoning By-law Amendment #9 to By-law 1156-2010
Attachment A9-1 - Summary of Proposed Mapping Amendments
Attachment A10 - Zoning By-law Amendment #10 to By-law 1156-2010
Attachment A10-1 - Summary of Proposed Mapping Amendments

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Attachment A1 - Zoning By-law Amendment #1 to By-law 1156-2010

Authority: _____ Planning and Growth Management Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ____, 2011.

Enacted by Council: ~, 2011

CITY OF TORONTO

Bill No. ~

BY-LAW No. xxxx-2011

To amend the Zoning By-law for the City of Toronto, being By-law No. 1156-2010, as amended, with respect to correcting some parts of the text order to provide for greater consistency in upper and lower case and punctuation.

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 the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed zoning by-law amendment.

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

1. By-law 1156-2010, as amended, is amended as follows:

(A) in regulation 1.20.2(16) the word "Notes" is not to be capitalized.

(B) in regulation 1.20.2(17) remove the hyphen between the words "800" and "Definitions".

(C) in regulation 1.40.50(1) capitalize the word "zone" in the phrase "Commercial Residential Employment zone category".

(D) in the text of regulation 1.40.80(1) remove the bolding from all words.

(E) in the text of regulation 1.40.90(1) remove the bolding from all words and the word "zone" in the phrase "Open Space zone category" is to be capitalized.

(F) in regulation 1.40.100(1) the word "zone" on the phrase "Utility and Transportation zone category" is to be capitalized.

(G) in regulation 5.10.1.10(4) replace the phrase "**Public School**" with the phrase "**public school**" and replace the phrase "**Private School**" with the phrase "**private school**".

(H) replace the term "residential zone or open space zone" with the term "Residential Zone or Open Space Zone" in regulation 5.10.40.70(6)(A)(ii).

(I) in the text of regulation 10.5.150.10(1) the phrase "recyclable materials" is to be bolded.

(J) in regulation 10.80.20.40(1) to replace the phrase "**Semi-detached House**" with the phrase "**Semi-Detached House**".

(K) in regulation 15.5.40.200(3) add a "," at the end of the phrase "complied with the applicable former zoning by-law for **building setbacks**" and in regulations 15.5.40.200(3)(A), 15.5.40.200(3)(B), 15.5.40.200(3)(C) add a "," at the end of the phrase "for that existing **building** or **structure**".

(L) in the text of regulation 15.10.20.4(1), the term "apartment building" is to be bolded.

(M) in regulation 40.10.20.30(1) delete the "*" after the phrase "**Outdoor Patio**".

(N) in regulation 40.10.40.40(2) insert a "," at the end of the phrase "46.0 metres".

(O) in regulation 50.10.20.100(1) add a ";" at the end of the phrase "100 guest rooms", and in regulation 50.10.40.60(2)(B)(i) add a ";" at the end of the phrase "**side yard setback**".

(P) in regulation 150.50.40.1(1) change all instances of the phrase "**parking space**" to the phrase "**parking spaces**".

(Q) in regulation 200.5.1.10(14) replace the phrase "Parking Stackers" with the phrase "**stacked parking spaces**".

(R) move regulation 900.7.10(451) from its existing location at the beginning of article 900.7.10 to its correct order immediately after regulation 900.7.10(450).

(S) delete the term "this by-law" and replace it with the term "this By-law" in the following regulations: 1.20.1(5), 1.20.2(6) Title, 1.20.2(10), 1.20.2(12), 1.20.2(22), 1.5.3(1), 2.1(4)(C), 2.1(5), 5.10.1.10(5)(B), 5.10.1.10(4), 5.10.1.10(5), 5.10.1.10(6), 5.10.1.10(7), 5.10.30(1), 5.10.30(3), 5.10.20.30(1), 5.10.20.100(6), 5.10.40.1(3)(C), 5.10.40.10(3), 10.5.30.40(3), 10.5.40.200(8)(A), 10.5.80.200(3), 10.10.80.1(1), 15.5.30.40(3), 30.20.30.200(1), 40.10.40.200(2), 40.10.40.200(3), 40.10.40.200(4), 60.5.20.100(9), 60.10.30.200(1), 60.10.40.200(2), 60.10.40.200(3), 60.10.80.200(1), 60.20.40.200(2), 60.20.40.200(3), 60.20.80.200(1), 60.30.40.200(2), 60.30.40.200(3), 60.40.40.200(2), 60.40.40.200(3), 60.40.80.200(1), 60.50.1.1(1), 60.50.30.200(1), 60.50.40.200(2), 60.50.40.200(3), 60.50.80.200(1), 80.5.20.40(1), 80.50.40.200(3), 90.50.40.200(1), 150.48.30.40(1), 150.48.40.1(1), 150.48.40.10(1), 150.48.40.40(1), 150.48.40.70(2), 150.48.60.1(1), 150.48.60.40(3), 150.48.60.40(4), 150.48.80.200(1), 150.50.30.20(1), 150.50.30.40(1), 150.50.30.200(1), 150.50.30.200(2), 150.50.40.1(1), 150.50.40.10(1), 150.50.40.10(2), 150.50.40.70(1), 150.50.80.30(1), 200.5.1.10(3), 200.5.10.10(4), 220.5.1.10(5),

220.5.1.10(8), 220.5.10.1(2), 230.5.10.1(2), 700.10.1(1), 700.10.1(2), 700.10.1(3), 700.20.1(1), 700.20.1(2), 700.20.1(3).
(T) in regulations 15.5.40.200(1), (2) (3), (4) (5); 40.10.40.200(2), 40.10.40.200(3), 40.10.40.200(4), 60.10.40.200(2), 60.10.40.200(3), 60.10.80.200(1), 60.20.40.200(2), 60.20.40.200(3), 60.20.80.200(1), 60.30.40.200(2), 60.30.40.200(3), 60.40.40.200(2), 60.40.40.200(3), 60.50.40.200(2), 60.50.40.200(3), 80.50.40.200(3), 90.50.40.200(1), 150.48.80.200(1), 150.50.30.200(2), 150.50.40.10(1), 150.50.40.70(1); replace the term "bylaw" with the term "by-law" and "Bylaw" with the term "By-law".

(U) in the following regulations: 5.10.1.10(5)(B), 5.10.1.10(5), 150.50.20.30(1), 150.50.20.30(2), 150.50.20.30(3), 150.50.30.20(1), 150.50.30.40(1), 150.50.30.200(1), 150.50.40.1(1), 150.50.40.40(1), 150.50.40.70(1), 150.50.80.30(1), 150.50.150(1), 200.5.10.10 replace the phrase "**Place of Worship**" with the phrase "**place of worship**".

(V) at the end of the regulations: 5.10.30.20(3)(B); 150.50.30.40(1), 150.50.30.200(2), 150.50.40.10(2); 15.5.40.10(2); 30.20.20.100(14); 30.20.40.10(2); 50.10.40.200(7) add a ".".

(W) in each of the following regulations: 10.5.40.200(1), 10.5.40.200(2), 10.5.40.200(3), 10.5.40.200(4), 15.5.40.200(1), 15.5.40.200(2), 15.5.40.200(4), add a comma"," after the phrase "by a section 45 Planning Act minor variance".

ENACTED AND PASSED this ~ day of ~, A.D. 2011.

**********, Mayor

ULLI S. WATKISS, City Clerk

(Corporate Seal)

Attachment A2 - Zoning By-law Amendment #2 to By-law 1156-2010

Authority: _____ Planning and Growth Management Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ____, 2011.

Enacted by Council: ~, 2011

CITY OF TORONTO

Bill No. ~

BY-LAW No. xxxx-2011

To amend the Zoning By-law for the City of Toronto, being By-law No. 1156-2010, as amended, with respect to correcting some parts of the text in order to provide for greater consistency in the bolding of defined terms.

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 the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed zoning by-law amendment.

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

1. By-law 1156-2010, as amended, is amended as follows:

(A) in regulation 1.20.1(2), remove the bolding from the word "**structure**".

(B) remove all bolding from the text in regulation 1.20.2(6).

(C) in regulation 1.40.90(1) replace the phrase "Open Space **Cemetery**" with the phrase "Open Space Cemetery".

(D) in regulation 10.40.20.40(1) the phrase "Semi-Detached House" is to be bolded.

(E) in regulation 10.60.20.40(1) the word "Townhouse" is to be bolded.

(F) in regulation 15.10.20.40(1) the phrase "Apartment Building" is to be bolded.

(G) in regulation 40.10.20.10(1) the phrase "Tourist Home" is to be bolded.
(H) in regulation 40.10.20.20(1) the phrase "Drive Through Facility" is to be bolded.

(I) in regulation 40.10.20.20(1) the phrase "Private School" is to be bolded.

(J) in regulation 40.10.20.100(7) the phrase "drive aisles" is to be bolded.

(K) in regulation 40.10.20.100(21) the phrase "Recreation Use" is to be bolded.

(L) in regulation 40.10.40.10(3)(C) remove the bolding from the phrase "Yonge **Street**".

(M) in regulation 40.10.100.10(1)(C)(ii) the phrase "Vehicle Fuel Station" is to be bolded.

(N) in regulation 50.10.20.100(13) the phrase "contractor's establishment" is to be bolded.

(O) in regulation 60.20.20.20(1) replace the term "**Vehicle** Depot(6)" with the term "**Vehicle Depot** (6)".

(P) in regulation 220.5.10.1 (8) replace the phrase "Regulations 220.5.10.1 (2) to (6)", with the phrase "Regulations 220.5.10.1 (2) to (7)".

(Q) in regulation 800.50(580) replace the phrase "Private-Home Day Care" with the term "**Private Home Daycare**".

(R) in article 800.50(895) remove the bolding from the word "**distribution**".

(S) in regulations 10.10.20.100(8), 10.20.20.100(7), 10.40.20.100(6), 10.60.20.100(6), 10.80.20.100(8), and 15.10.20.100(9), replace the term "private home daycare" with the term "**private home daycare**".

(T) in the following locations, references in this By-law to variations on the phrase "Private-Home Daycare" are to be bolded and written as "**Private Home Daycare**" ; 10.10.20.30(1), 10.20.20.30(1), 10.40.20.30(1), 10.60.20.30(1), 10.80.20.30(1), 15.10.20.30(1), 40.10.20.30(1), 40.10.20.100(44), 50.10.20.30(1), and 50.10.20.100(45).

(U) in regulations 1.40.10(1), 10.5.1.10(1) replace the phrase "Residential **Townhouse**" with the phrase "Residential Townhouse".

(V) in regulations 1.40.80(1), 5.10.1.10(4), 80.50.1.10(1) replace the phrase "Institutional **Place of Worship**" with the term "Institutional Place of Worship".

(W) in regulations 1.40.80(1), 80.20.1.1(1), 80.20.1.10(1) replace the phrase "Institutional **Hospital**" with the phrase "Institutional Hospital".

(X) in the regulations: 1.60.2(1)(C), 10.20.30.40(1), 10.40.30.40(1), 10.60.30.40(1), 10.80.30.40(1), 15.10.30.40(1), 30.20.30.40(1), 40.10.30.40(1) replace the phrase "**Lot Coverage** Overlay Map" with the phrase "Lot Coverage Overlay Map".

(Y) in regulations 30.20.40.60(8)(A), (C), (D); 40.10.40.60(8)(C); 50.10.40.60(7)(A) replace the word "rear" with the phrase "**rear yard setback**".

(Z) in regulations 40.10.20.100(49)(B); 40.10.40.70(1), (2), (3), (4), and (5); 40.10.40.70(5)(B) and (C); 40.10.40.80(1), (2), and (3); 50.10.40.80(1); 50.10.40.80(3); 50.10.40.200(4) replace the word "wall" with the phrase "**main wall**" and replace the phrase "walls" with the phrase "**main walls**".

ENACTED AND PASSED this ~ day of ~, A.D. 2011.

**********, Mayor

ULLI S. WATKISS, City Clerk

(Corporate Seal)

Attachment A3 - Zoning By-law Amendment #3 to By-law 1156-2010

Authority: _____ Planning and Growth Management Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ____, 2011.

Enacted by Council: ~, 2011

CITY OF TORONTO

Bill No. ~

BY-LAW No. xxxx-2011

To amend the Zoning By-law for the City of Toronto, being By-law No. 1156-2010, as amended, with respect to correcting some parts of the text for spelling and typographical errors, incorrect references and cross-references.

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 the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed zoning by-law amendment.

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

1. By-law 1156-2010, as amended, is amended as follows:

(A) from the text of regulation 1.20.2(8)(B) delete the words 'are listed in' so that it reads: "(B) in addition to Chapter 900, site or area specific regulations are listed by municipal address in Chapter 950 Prevailing By-laws or Chapter 955 Prevailing Sections".

(B) replace the contents of regulation 1.20.2(23) with the following text so that it reads:

"Nothing in this By-law applies to lands identified on the Zoning By-law Map as 'Not Part of This By-law' ".

(C) delete the contents of regulation 1.40.1 (1) and replace it with the following text so that it reads:

"All lands within the City of Toronto that are not identified as 'Not Part of This By-law' are located in one of the zones listed in Section 1.40. Each zone is identified by a zone label and delineated by zone boundary lines on the Zoning By-law Map".

(D) regulation 5.10.1.10 (5)(B) is replaced with the following so that it reads:
"(5)(B) the building existing on the date of the enactment of this By-law is replaced with a new **place of worship** building that complies with the applicable requirements of Section 150.50 and the applicable lot and building requirements for the zone in which the lot is located".

(E) in regulation 5.10.1.30(1), replace the phrase "may not to contain" with the phrase "may not contain".

(F) in regulation 5.10.20.20 (1) delete the word "Uses" after the words "**Public Parking**"; and in regulations 5.10.20.100(1), 5.10.20.100(2) and5.10.20.100(3), replace the phrase "and the lot is not more" with the phrase "and not be more".

(G) in Regulation 5.10.40.70 (6) (B) replace the phrase "no closer to the **lot line** than the **first floor main walls**" with the phrase "no closer to each **lot line** than the nearest **first floor main walls**".

(H) regulation 5.10.50.10(2) is amended to replace the phrase "an access ramp or elevating device" with the phrase "an exterior access ramp or exterior elevating device".

(I) in regulation 10.5.30.20 (1) replace "(4)" with "(2)".

(J) replace the phrase "minimum **rear yard setback**" with the phrase "minimum **side yard setback**" in regulation 10.5.60.20 (5) (B).

(K) in the title of regulation 10.5.60.20 (6), replace the word "then" with the word "than".

(L) in regulation 10.5.60.20(6) replace the word "If"' with the phrase "Despite 10.5.60.20(3) to (5), if".

(M) in regulation 10.5.60.20(7), replace the phrase "Despite 10.5.60.20(2), in" with the phrase "Despite 10.5.60.20(2) and subject to 10.5.60.200(1), in".

(N) in regulation 10.5.60.20(8), replace the phrase "Despite 10.5.60.20(3), in" with the phrase "Despite 10.5.60.20(3) and subject to 10.5.60.200(1), in".

(O) in regulation 10.5.60.20(8)(B), replace the phrase "if on a lot" with the phrase "if it is on a lot".

(P) in regulation 10.5.60.40 (2)(A) replace the word "or" with the word "and".

(Q) in regulation 10.5.60.200(1), replace the phrase "In the Residential Zone category." with the phrase "In the Residential Zone category, on a lot:".

(R) in regulation 10.5.80.10(6) replace the phrase "In the Residential Zone category, with" with the phrase "In the Residential Zone category, on a lot with"; and delete the phrase ",if

the **lot** meets the **landscaping** requirements of 10.5.50.10" so that the sentence ends after the phrase "rear-yard".

(S) in regulation 15.5.60.40(1) replace the phrase "elevation average" with the phrase "elevation of average grade".
(T) in 15.10.20.10(1) replace the following phrase "**Dwelling Unit**, subject to the Permitted **Building** type in Clause 15.10.20.40." and replace it with "**Dwelling Unit**, if it is located in a permitted **building** type in Clause 15.10.20.40.".

(U) place regulation 30.5.1.10(2) in a new regulation (2) in clause 30.20.1.10 and then delete regulation 30.5.1.10(2).

(V) in regulations 30.5.75.1 (4); 40.5.75.1 (3) and (4) replace the phrase "the **wind energy**" with the phrase "a **wind energy**".

(W) in regulation 30.20.20.30 (1) replace the phrase "Clause 5.10.20.30 (i)" with the phrase "Clause 5.10.20.30".

(X) in regulation 30.20.20.30(3) replace the phrase "or a" with the word "and".

(Y) in regulation 30.20.40.60 (7) replace the phrase "from the **lot line**" with the phrase "from all **lot lines**".

(Z) in 30.20.40.70 (3) replace the heading with the following so that it reads: "Side Yard Setback if a CL Zone Abuts a Lot in a Residential Zone Category".

(AA) renumber regulation: 30.20.80.10(50) to 30.20.80.10(1); 30.20.80.20(2) to 30.20.80.20(1); 30.20.80.20(4) to 30.20.80.20(2); 30.20.100.10(10) to 30.20.100.10(1); and 30.20.100.10(20) to 30.20.100.10(2).

(AB) in regulation 40.5.1.10 (2) replace the phrase "commercial-residential" with the phrase "commercial residential".

(AC) in regulation 40.10.20.20 (1) delete "35," following the phrase "**Take-out Eating Establishment**".

(AD) delete regulation 40.10.20.100 (35).

(AE) in regulation 40.10.20.100 (2) replace the phrase "a **nightclub** may be permitted if" with the phrase "a **nightclub** is a permitted use if".

(AF) in regulation 40.10.20.100 (5) replace the phrase "may not" with the word "cannot".

(AG) in regulation 40.10.20.100 (6), insert the word "all" in front of the phrase "**service shops**".

(AH) in regulation 40.10.20.100(7) replace the phrase "that is subject to" with the word "in".

(AI) in the titles of regulations 40.10.20.100(7)(A), (B), and (C) add the word "In" in front of the word "Development".

(AJ) in regulation 40.10.20.100 (10)(A) and (B) insert the word "a" in front of the word "maximum ".

(AK) in regulation 40.10.20.100 (13) replace the phrase "may be located" with the phrase "are permitted uses".

(AL) in regulation 40.10.20.100 (15) replace the text with the following so that it reads, "In a CR zone, the **interior floor area** of a **laboratory** must not be more than 1,000 square metres".

(AM) in regulation 40.10.20.100 (17) replace the phrase "is permitted if" with the phrase "is a permitted use if".

(AN) in the text of regulation 40.10.20.100 (20) replace the phrase "outdoor display or" with the phrase "the outdoor display or".

(AO) in regulation 40.10.20.100 (20) delete the phrase "it complies with the following".

(AP) in regulation 40.10.20.100 (20) (A) replace the words "must be" with the word "are".

(AQ) in regulation 40.10.20.100 (20) (B) replace the phrase "may not exceed" with the phrase "is not more than".

(AR) in regulation 40.10.20.100 (21) delete the word "below".

(AS) in regulation 40.10.20.100 (22) replace the phrase "an **interior floor area** of at least" with the phrase "a minimum **interior floor area** of".

(AT) in regulation 40.10.20.100 (23) (A) replace the phrase "of 20,000 square metres of **gross floor area**" with the phrase "**gross floor area** of 20,000 square metres".

(AU) in regulation 40.10.20.100 (23) (C) replace the phrase "**interior floor area** for used for" with the phrase "**interior floor area** used for".

(AV) in regulation 40.10.20.100 (44) replace the word "if" with the word "provided".

(AW) in the titles of regulations 40.10.20.100 (46) and 50.10.20.100 (46) replace the word "Recreational" with the word "Recreation".

(AX) in regulation 40.10.20.100 (46) replace the word "may" with the word "must".

(AY) in regulation 40.10.40.1 (2) replace the words "first **storey**" with the words "**first floor**".

(AZ) in regulation 40.10.40.1 (3) replace the phrase "erected in a location so" with the phrase "located such".

(BA) in regulation 40.10.40.1 (4) replace the phrase "that the **hotel** fronts on" with the phrase "on which the **hotel** fronts".

(BB) in regulation 40.10.40.10(1) replace the phrase "Commercial Zone Category" with the phrase "Commercial Residential Zone Category" and replace the phrase "**corner lot**, the average elevation of grade along all **lot lines** that abut a **street** and the elevation on the highest point on the **building**." with the phrase "**corner lot** the average elevation of grade along all **lot lines** that abut a **street,** and the elevation of the highest point on the **building or structure**.".

(BC) in regulations 40.10.40.50 (2) (A), (B), (C), and (D) replace the word "abuts" with the word "abut".

(BD) in Regulation 40.10.40.60(10) replace "5.10.40.60(4), 5.10.40.60(5), 5.10.40.60(6)" with "5.10.40.10(4), 5.10.40.10(5), 5.10.40.10(6)".

(BE) in regulations 40.10.40.60 (3) (A) (iii), (B) (iii), and (C) (iii); (5) (A) and (5) (B) (ii); 50.10.40.60 (3) (A), (B), and (C); 50.10.40.60 (5) (A) and (B), replace the phrase "the **lot line**" with the phrase "a **lot line**".

(BF) in regulations 40.10.40.70 (4) (A) (iii) and 40.10.40.70 (5) (A) (iii) replace the word "and" with the word "or".

(BG) in regulation 40.10.40.70(4)(H) replace the phrase "clause 40.10.40.70(F)" with the phrase "regulation 40.10.40.70 (4)(F)".

(BH) in regulation 40.10.50.10(2) replace the phrase "portion of the **lot line** abutting" with the phrase "portion of a **lot line** abutting".

(BI) in regulation 40.10.60.40(1) delete the phrase "the lesser of".

(BJ) in regulation 40.10.80.1(3) replace the phrase "office **building** mall must" with the phrase "office **building** must".

(BK) in regulation 40.10.80.200 (1) (A) replace the phrase "may not be" with the phrase "are not".

(BL) in regulation 40.10.80.200 (1) (B) replace the phrase "may not be" with the phrase "cannot be".

(BM) in regulation 40.10.80.200 (4) replace the phrase "no **parking space** is required" with the phrase "no **parking spaces** are required".

(BN) in regulation 40.10.80.200 (4) (b) replace the term "m2" with the words "square metres" and replace the (a) with (A) and replace the (b) with (B).

(BO) in regulation 40.10.90.1 (1) delete the word "instead".

(BP) in regulation 40.10.90.1 (2) replace the word "Ina" with the words "In a".

(BQ) in regulation 40.10.90.200 (1) replace the phrase "the **loading space** requirements for a non-residential use is not to apply if the non-residential use is on a **lot** with a **lot area** if less

than 1,000 square metres." with the phrase "the **loading space** requirements for any non-residential uses do not apply provided the **lot** has a **lot area** of less than 1,000 square metres.".

(BR) in regulation 50.10.20.20 (1) delete reference to condition "37" in reference to **Take-out Eating Establishment**.

(BS) in regulation 50.10.20.100(2) delete the phrase "entertainment establishments,".

(BT) in regulation 50.10.20.100(3)(A) add "**pet services**" the to the list the permitted uses immediately above the use "**personal service shops**".

(BU) reformat regulation 50.10.20.100 (3) (B) to end after the phrase “April 30, 1996.” and begin on a new regulation (C) beginning with the “(C)” following the phrase “April 30, 1996.”.

(BV) in regulations 50.10.20.100 (3) (C) (iii) and 50.10.20.100 (47) (C) replace the phrase "public entrance" with the phrase "**building** entrance".

(BW) in regulation 50.10.20.100 (4) (A) delete the phrase "ground floor" with the phrase "**first floor**".

(BX) in regulation 50.10.20.100 (17) replace the phrase "permitted uses" with the phrase "permitted uses and only".

(BY) in regulation 50.10.20.100 (25) (B) (iii) replace the phrase "is at least" with the phrase "be set back a minimum of".

(BZ) in regulation 50.10.20.100 (25) (B) (iv) replace the phrase "despite (C) above" with the phrase "despite (iii) above".

(CA) delete regulation 50.10.20.100 (37).

(CB) in regulation 50.10.20.100 (46), replace the phrase "may not to" with the phrase " must not " ;and replace the phrase "may not" with the phrase "must not.

(CC) in regulation 50.10.40.10(30) replace the phrase "50.10.40.10(30)" with the phrase "50.10.40.10(4)".

(CD) in regulations 50.10.40.10 (30) (D) (i) and (ii) replace the phrase "Clause 50.10.40.200 (7)" with the phrase "regulation 50.10.40.200 (5)".

(CE) in regulation 50.10.40.30 (1) replace the word "located" and it with the words "set back".

(CF) in regulation 50.10.40.60 (2) (A) replace "A)" with "(A)".

(CG) in regulation 50.10.40.60 (2) (B) replace the phrase "in a front" with the phrase "in a **front yard**".

(CH) in regulation 50.10.40.60 (6) (A) replace the phrase "**front yard**" with the phrase "in a **front yard setback** ".

(CI) in regulations 50.10.40.60 (7) (C) and (D); replace the phrase "**rear yard**" with the phrase "in a **rear yard setback** ".

(CJ) in regulation 50.10.40.60 (9)(A) replace the phrase "Clause 50.10.40.70 (12)" with the phrase "regulation 50.10.40.70 (1)".

(CK) in regulation 50.10.40.60 (9)(B) replace the phrase "Clause 50.10.40.70 (14)" and replace it with the phrase "Clause 50.10.40.70 (2)".

(CL) in regulation 50.10.40.60 (9)(C) delete the phrase "Clause 50.10.40.80 (10)" and replace it with the phrase "Regulation 50.10.40.80 (1)".

(CM) in regulation 50.10.40.70 (2) replace the phrase "setback at least" with the phrase "set back at least".

(CN) in regulation 50.10.40.200 (2) replace the phrase "Clause 50.10.40.70 (12)" with the phrase "Regulation 50.10.40.70 (1)".

(CO) in regulation 50.10.40.200 (3) replace the phrase to "Clause 50.10.40.70 (40)" with the phrase to "Regulation 50.10.40.70 (5)" and to replace the phrase to "Clause 50.10.40.70 (30)" with the phrase to "Regulation 50.10.40.70 (4)".

(CP) in regulation 50.10.40.200 (4) replace the phrase "Clause 50.10.40.80 (10)" with the phrase "Regulation 50.10.40.80 (1)".

(CQ) in regulation 50.10.40.200 (6) replace the phrase "King-Spadina Area" with the phrase "area bounded by Queen Street West to the north, Simcoe Street to the east, Front Street West to the south, and Bathurst Street to the west".

(CR) in regulation 50.10.40.200 (7) replace the phrase "Clause 50.10.40.70 (30)" with the phrase "Regulation 50.10.40.70 (4)".

(CS) in regulation 50.10.40.200 (7) replace the phrase "Clause 50.10.40.70 (30)" with the phrase "regulation 50.10.40.70 (4)".

(CT) in regulation 50.10.80.1 (4) insert the word "a" in front of the word "bachelor".

(CU) at the end of regulation 50.10.80.40 (1) (B) insert the word "and".

(CV) in regulation 50.10.100.10 (2) (C) replace the phrase "at least 1.5 metres to a **lot line**" with the phrase "set back a minimum of 1.5 metres from a **lot line**".

(CW) replace regulation 60.5.1.10(2) with the following so that it reads:

"(2) Interpretation of the Employment Industrial Zone Label
The zone label on the Zoning By-law Map for Employment Industrial Zones category consists of the letters E, EL, EH, EO, and EC indicating the primary land use permitted in

the respective zone, followed by a numerical value indicating the maximum permitted **floor space index** on a **lot**.

ZONE NAME	ZONE SYMBOL
Employment Industrial	EL
Employment Light Industrial	E
Employment Heavy Industrial	EH
Employment Industrial Office	EO
Employment Industrial Commercial	EC"

(CX) delete clause 60.5.50.20.

(CY) in regulation 60.10.20.100(7) replace the word "are" with the word "is".

(CZ) in regulation 60.10.90.200(1) replace the phrase "clause 5.10.90.10(1)" with the phrase "regulation 5.10.90.40(1)".

(DA) in regulation 60.20.20.10(1) delete the "*" following the phrase "**Animal Shelter**", "**Artist Studio**" and "**Warehouse**".

(DB) in regulation 60.20.90.200(1) replace the phrase "clause 5.10.90.10(1)" with the phrase "regulation 5.10.90.40(1)".

(DC) in regulation 60.30.40.200 (3) replace the reference to "Clause 40.30.40.10" with the reference to "Regulation 60.30.40.10".

(DE) regulation 60.40.1.10(2) is replaced with the following so that it reads:

"(2) Interpretation of EO Zone Floor Space Index for Unlisted uses
In the EO zone, if a use is permitted but is not listed on the principal use list and principal use conditional list for that zone, the maximum permitted **interior floor area** for that use is equal to the maximum **floor space index** indicated by the numerical value following the letter 'e'".

(DF) in regulation 60.40.90.200(1) replace the phrase "clause 5.10.90.10(1)" with the phrase "regulation 5.10.90.40(1)".

(DG) in regulation 60.50.90.200(1) replace the phrase "clause 5.10.90.10(1)" a with the phrase "regulation 5.10.90.40(1)".

(DH) in regulation 80.5.20.10(1) replace the text with the following so that it reads:

"In the Institutional Zone category, in addition to the uses permitted in Clause 5.10.20.30, the following uses are permitted in all institutional zones if they comply with the applicable conditions in Clause 80.5.20.100 and in Chapter 150: Municipal Shelter.".

(DI) in regulation 80.5.40.10(1) replace the text with the following so that it reads:

"Unless otherwise stated in this By-law, in the Institutional Zone category, the height of a principal **building** or **structure** is measured as the distance between the average

elevation of the grade along the **front lot line** and the elevation of the highest point of the **building** or **structure**.".

(DJ) in regulation 80.5.60.10(1) replace the text with the following so that it reads:

"Unless otherwise regulated, an **ancillary building** or **structure** may not be located in a **front yard** in the Institutional Zone category.".

(DK) in regulation 80.5.80.30(2) replace the phrase "located in a rear or **side yard** if, a fence" with the phrase "located in a **rear yard** or **side yard** if a fence".

(DL) in 80.40.80.20(1) replace the title of the regulation so that it reads "Parking Area Setbacks".

(DM) in regulation 80.50.1.1(1) replace the title with the following: "Purpose of the Institutional Place of Worship Zone".

(DN) in 80.50 1.10(1) replace the title of the regulation so that it reads:

"Interpretation of the Zone Label".

(DO) in regulation 90.5.20.100(1) replace the phrase "the use condition in" with the word "regulation".

(DP) in regulation 90.5.40.10(1) replace the phrase "the highest point on the" with the phrase "the highest point of the".

(DQ) in regulation 150.10.20.1 (4) replace "150.10.20 (1)" with "150.10.20 .1 (2)".

(DR) in regulation 150.10.40.40 (2) replace "(3)" with "(4)" in regulation 150.10.40.40 (2).

(DS) in regulation 150.48.1 (1) replace the phrase "place of worship" with "public school or private school".

(DT) in regulation 150.48.1(1) replace all instances of the phrase "**place of worship**" with the phrase "**public school or private school**".

(DU) in regulation 150.50.30.40(1)(C) replace the phrase "has a **lot coverage**" with the phrase "the **lot coverage**".

(DV) delete regulation 150.50.30.200 (2) in its entirety.

(DW) this clause150.50.80.30 should be renumbered and named "**150.50.80.200 Exception**" and located in its numeric sequence in the by-law.

(DX) in regulation 150.94.1 (1) replace the title "Vehicle Fuel Shop- Application of Regulations" with the title "Vehicle Service Shop- Application of Regulations".

(DY) replace regulation 200.5.1.10(3)(ii) with the following so that it reads:

"(ii) width - 3.2 metres".

(DZ) in regulation 200.5.1.10(4) delete the phrase "or curb and curb side area".
(EA) in Table 200.5.10.10 in the Land use Column replace the phrase Boarding Kennel with Kennel; replace the phrase "Contractor's Yard" with "Contractor's Establishment"; replace the phrase "Educational Use" with "Education Use"; replace the phrase "Place of Entertainment" with "Entertainment Place of Assembly"; replace the phrase "Home for the Aged" with "Retirement Home"; replace the phrase "Warehouse" with "Warehouse and Self-Storage Warehouse".

(EB) in table 200.5.10.10 under Eating Establishment, all the references to "Parking Area" in Table - Parking Space Rates and Parking Space Occupancy, are changed to "Policy Area".

(EC) in Table 200.5.10.10 for the land use Place of Entertainment, delete from the corresponding parking rate column the phrase "for visitor use".

(ED) in Table 200.5.10.10 for a Multiple Dwelling Unit Buildings - Visitor Parking replace the number "0.5" with the number "0.2".

(EE) in the Parking Rates column of Table 200.5.10.10, for a Place of Worship in (A) (iv) and (B) (iv) replace the words "in in" with the word "in".

(EF) in 230.5.1.10(9) insert the phrase "Long-Term" in front of each reference to "**bicycle parking space**".

(EG) in 230.5.1.10(13) remove the phrase "Long-Term".

(EH) in 600.30(1) replace the phrase "The regulations in this Section (600.30)" with the phrase "The regulations in Chapter 600", and create in Section 600.30 Article "600.30.1 General" and relocate Regulations 600.30 (1) to (8) to 600.30.1 General.

(EI) in regulation 900.3.10(153) in the title replace the number "152" with the number "153".

(EJ) in regulation 900.3.10(25) replace the phrase "1255, 1256 and 1950." with the phrase "1255, 1256, 1950, 179 and 15,200;".

(EK) in regulations 900.3.10(45)(A), 900.3.10(505)(C), 900.5.10(332)(C), 900.6.10(414)(E) and 900.6.10(447)(F) replace the phrase "minimum lot coverage" with "maximum lot coverage".

(EL) the text of regulation 900.24.10 (7) is replaced, in its entirety with the following, so that it reads:

"The lands subject to this exception are to comply with all the following:
(A) Any **building** or **structure** erected within 79.2 metres of the centre line of York Mills Road will be constructed in such a manner that:
(i) the **buildings** or **structures** front on York Mills Road; and
(ii) the **buildings** or **structures** have loading facilities located so that they are not visible from York Mills Road along any line that is perpendicular to York Mills Road.

(B) the minimum front **building setback** will be 33.5 metres from the centreline of the original road allowance of York Mills Road;
(C) the minimum **building setback** from the westerly **lot line** will be 15 metres;
(D) the minimum **building setback** from an Open Space zone; and
(E) all portions of underground **structures** will be set back from the limits of the exception zone a distance equal to the depth of the **structure** below grade".

(EM) the text of regulation 900.3.10 (975) is replaced, in its entirety with the following, so that it reads:

"The lands subject to this exception shall comply with all the following:
(A) minimum **front yard setback** is:
(i) 15.0 metres from Fifeshire Road; and
(ii) 18 metres from Bayview Avenue;
(B) the maximum height is 3 storeys and 11.5 metres;
(v) the **main wall** provision 10.20.40.10 (2) does not apply; and
(vi) all other applicable regulations of the by-law apply".

(EN) regulation 900.5.10 (38)(A)(ii) is replaced with the following so that it reads:

"(ii) dwellings on **lots** that abut a **side yard** or are located less than 1.2 m to a **side lot line**, 1 or more maintenance easements of 1.2 m abutting the **side yard setback**".

(EO) delete regulation 900.3.10 (1142) (E).

(EP) in regulation 900.11.10(1574)(A), replace the word "odd" the word "even".

(EQ) delete regulation 900.11.10(2366)(C).

(ER) delete regulation 900.11.10(1881).

(ES) add the following new regulation 900.11.10(2118)(G), so that it reads:

"(G) On 1 FRONT ST E, 8 THE ESPLANADE, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 860-2008, as amended".

(ET) replace all occurrences of the phrase "Prevailing By-law Section" with the phrase "Prevailing Section" in the following regulations:

1.20.2(6), 1.20.2(8), 900.2.10(458), 900.2.10(528), 900.2.10(835), 900.2.10(889), 900.3.10(656), 900.3.10(662), 900.3.10(892), 900.3.10(908), 900.3.10(909), 900.3.10(910), 900.3.10(911), 900.3.10(914), 900.3.10(916), 900.3.10(917), 900.3.10(918), 900.3.10(920), 900.3.10(968), 900.3.10(994), 900.3.10(1002), 900.3.10(1008), 900.3.10(1015), 900.3.10(1016), 900.3.10(1017), 900.3.10(1020), 900.3.10(1199), 900.3.10(1201), 900.3.10(1202), 900.3.10(1203), 900.3.10(1204), 900.3.10(1205), 900.3.10(1206), 900.3.10(1207), 900.3.10(1208), 900.4.10(183), 900.4.10(184), 900.5.10(147), 900.5.10(148), 900.5.10(149), 900.5.10(150), 900.5.10(151), 900.5.10(152), 900.5.10(153), 900.5.10(154), 900.6.10(307), 900.6.10(316), 900.6.10(317), 900.7.10(343), 900.7.10(588), 900.7.10(589), 900.7.10(656), 900.7.10(674), 900.10.10(1), 900.10.10(2), 900.10.10(12), 900.10.10(13), 900.10.10(16), 900.10.10(19), 900.10.10(21), 900.10.10(22), 900.10.10(26),

900.10.10(27), 900.10.10(28), 900.10.10(29), 900.10.10(30), 900.10.10(31), 900.10.10(36), 900.10.10(39), 900.10.10(41), 900.10.10(42), 900.10.10(43), 900.10.10(47), 900.10.10(48), 900.10.10(50), 900.10.10(51), 900.10.10(57), 900.10.10(58), 900.10.10(60), 900.10.10(61), 900.10.10(63), 900.10.10(64), 900.10.10(65), 900.10.10(66), 900.10.10(67), 900.10.10(68), 900.10.10(69), 900.10.10(76), 900.10.10(77), 900.10.10(78), 900.10.10(79), 900.10.10(80), 900.10.10(83), 900.10.10(85), 900.10.10(86), 900.10.10(87), 900.10.10(88), 900.10.10(89), 900.10.10(90), 900.10.10(93), 900.10.10(94), 900.10.10(95), 900.10.10(96), 900.10.10(98), 900.10.10(99), 900.10.10(101), 900.10.10(102), 900.10.10(106), 900.10.10(108), 900.10.10(109), 900.10.10(111), 900.10.10(112), 900.10.10(118), 900.10.10(119), 900.10.10(121), 900.10.10(128), 900.10.10(129), 900.10.10(130), 900.10.10(133), 900.10.10(134), 900.10.10(136), 900.10.10(140), 900.10.10(141), 900.10.10(142), 900.10.10(143), 900.10.10(144), 900.10.10(146), 900.10.10(148), 900.10.10(149), 900.10.10(153), 900.10.10(170), 900.10.10(171), 900.10.10(172), 900.10.10(173), 900.10.10(174), 900.10.10(176), 900.10.10(261), 900.10.10(816), 900.11.10(284), 900.11.10(338), 900.11.10(339), 900.11.10(342), 900.11.10(343), 900.11.10(345), 900.11.10(347), 900.11.10(348), 900.11.10(357), 900.11.10(358), 900.11.10(360), 900.11.10(362), 900.11.10(363), 900.11.10(364), 900.11.10(365), 900.11.10(366), 900.11.10(367), 900.11.10(368), 900.11.10(369), 900.11.10(376), 900.11.10(377), 900.11.10(378), 900.11.10(379), 900.11.10(380), 900.11.10(381), 900.11.10(382), 900.11.10(383), 900.11.10(384), 900.11.10(385), 900.11.10(386), 900.11.10(387), 900.11.10(388), 900.11.10(389), 900.11.10(390), 900.11.10(391), 900.11.10(392), 900.11.10(393), 900.11.10(394), 900.11.10(395), 900.11.10(396), 900.11.10(397), 900.11.10(398), 900.11.10(399), 900.11.10(400), 900.11.10(401), 900.11.10(402), 900.11.10(403), 900.11.10(404), 900.11.10(405), 900.11.10(406), 900.11.10(407), 900.11.10(408), 900.11.10(409), 900.11.10(410), 900.11.10(411), 900.11.10(412), 900.11.10(413), 900.11.10(414), 900.11.10(415), 900.11.10(421), 900.11.10(422), 900.11.10(423), 900.11.10(424), 900.11.10(425), 900.11.10(426), 900.11.10(427), 900.11.10(428), 900.11.10(429), 900.11.10(431), 900.11.10(432), 900.11.10(433), 900.11.10(434), 900.11.10(435), 900.11.10(436), 900.11.10(437), 900.11.10(438), 900.11.10(439), 900.11.10(449), 900.11.10(450), 900.11.10(451), 900.11.10(452), 900.11.10(453), 900.11.10(454), 900.11.10(455), 900.11.10(456), 900.11.10(457), 900.11.10(458), 900.11.10(459), 900.11.10(460), 900.11.10(461), 900.11.10(462), 900.11.10(463), 900.11.10(464), 900.11.10(465), 900.11.10(466), 900.11.10(477), 900.11.10(478), 900.11.10(479), 900.11.10(480), 900.11.10(481), 900.11.10(482), 900.11.10(483), 900.11.10(484), 900.11.10(485), 900.11.10(486), 900.11.10(487), 900.11.10(494), 900.11.10(495), 900.11.10(496), 900.11.10(498), 900.11.10(500), 900.11.10(501), 900.11.10(502), 900.11.10(503), 900.11.10(504), 900.11.10(505), 900.11.10(506), 900.11.10(507), 900.11.10(508), 900.11.10(509), 900.11.10(510), 900.11.10(511), 900.11.10(512), 900.11.10(513), 900.11.10(514), 900.11.10(515), 900.11.10(516), 900.11.10(517), 900.11.10(518), 900.11.10(519), 900.11.10(520), 900.11.10(521), 900.11.10(522), 900.11.10(523), 900.11.10(524), 900.11.10(525), 900.11.10(526), 900.11.10(527), 900.11.10(528), 900.11.10(529), 900.11.10(530), 900.11.10(531), 900.11.10(532), 900.11.10(533), 900.11.10(534), 900.11.10(535), 900.11.10(536), 900.11.10(537), 900.11.10(538), 900.11.10(539), 900.11.10(540), 900.11.10(541), 900.11.10(542), 900.11.10(543), 900.11.10(544), 900.11.10(545), 900.11.10(546), 900.11.10(547), 900.11.10(548), 900.11.10(549), 900.11.10(550), 900.11.10(551), 900.11.10(552), 900.11.10(553), 900.11.10(555), 900.11.10(556), 900.11.10(557), 900.11.10(558), 900.11.10(559), 900.11.10(560), 900.11.10(561), 900.11.10(562), 900.11.10(563), 900.11.10(564), 900.11.10(565), 900.11.10(567), 900.11.10(568), 900.11.10(569), 900.11.10(570), 900.11.10(571), 900.11.10(572),

900.11.10(573), 900.11.10(574), 900.11.10(575), 900.11.10(576), 900.11.10(578), 900.11.10(579), 900.11.10(580), 900.11.10(581), 900.11.10(582), 900.11.10(583), 900.11.10(584), 900.11.10(585), 900.11.10(586), 900.11.10(588), 900.11.10(589), 900.11.10(590), 900.11.10(591), 900.11.10(592), 900.11.10(593), 900.11.10(594), 900.11.10(595), 900.11.10(596), 900.11.10(597), 900.11.10(598), 900.11.10(599), 900.11.10(600), 900.11.10(601), 900.11.10(602), 900.11.10(603), 900.11.10(604), 900.11.10(605), 900.11.10(606), 900.11.10(607), 900.11.10(608), 900.11.10(609), 900.11.10(610), 900.11.10(611), 900.11.10(612), 900.11.10(613), 900.11.10(614), 900.11.10(615), 900.11.10(616), 900.11.10(617), 900.11.10(618), 900.11.10(619), 900.11.10(620), 900.11.10(621), 900.11.10(622), 900.11.10(623), 900.11.10(624), 900.11.10(625), 900.11.10(626), 900.11.10(627), 900.11.10(628), 900.11.10(629), 900.11.10(630), 900.11.10(631), 900.11.10(632), 900.11.10(634), 900.11.10(637), 900.11.10(638), 900.11.10(639), 900.11.10(640), 900.11.10(641), 900.11.10(642), 900.11.10(643), 900.11.10(644), 900.11.10(645), 900.11.10(646), 900.11.10(647), 900.11.10(648), 900.11.10(649), 900.11.10(650), 900.11.10(651), 900.11.10(652), 900.11.10(653), 900.11.10(654), 900.11.10(655), 900.11.10(656), 900.11.10(657), 900.11.10(658), 900.11.10(659), 900.11.10(660), 900.11.10(661), 900.11.10(662), 900.11.10(665), 900.11.10(674), 900.11.10(676), 900.11.10(677), 900.11.10(680), 900.11.10(681), 900.11.10(682), 900.11.10(684), 900.11.10(685), 900.11.10(686), 900.11.10(687), 900.11.10(688), 900.11.10(689), 900.11.10(690), 900.11.10(691), 900.11.10(692), 900.11.10(693), 900.11.10(694), 900.11.10(695), 900.11.10(697), 900.11.10(698), 900.11.10(699), 900.11.10(700), 900.11.10(701), 900.11.10(702), 900.11.10(703), 900.11.10(704), 900.11.10(705), 900.11.10(706), 900.11.10(707), 900.11.10(708), 900.11.10(709), 900.11.10(710), 900.11.10(711), 900.11.10(712), 900.11.10(713), 900.11.10(714), 900.11.10(715), 900.11.10(716), 900.11.10(717), 900.11.10(718), 900.11.10(719), 900.11.10(720), 900.11.10(721), 900.11.10(722), 900.11.10(723), 900.11.10(724), 900.11.10(725), 900.11.10(726), 900.11.10(727), 900.11.10(728), 900.11.10(729), 900.11.10(800), 900.11.10(801), 900.11.10(802), 900.11.10(803), 900.11.10(804), 900.11.10(805), 900.11.10(806), 900.11.10(808), 900.11.10(810), 900.11.10(811), 900.11.10(812), 900.11.10(813), 900.11.10(815), 900.11.10(818), 900.11.10(1150), 900.11.10(1160), 900.11.10(1172), 900.11.10(1185), 900.11.10(1195), 900.11.10(1253), 900.11.10(1315), 900.11.10(1316), 900.11.10(1319), 900.11.10(1333), 900.11.10(1348), 900.11.10(1390), 900.11.10(1457), 900.11.10(1500), 900.11.10(1562), 900.11.10(1591), 900.11.10(1597), 900.11.10(1604), 900.11.10(1611), 900.11.10(1707), 900.11.10(1729), 900.11.10(1736), 900.11.10(1742)(E)(F)), 900.11.10(1767), 900.11.10(1816), 900.11.10(1817), 900.11.10(1818), 900.11.10(1819), 900.11.10(1825), 900.11.10(1829), 900.11.10(1835), 900.11.10(1836), 900.11.10(1837), 900.11.10(1838), 900.11.10(1840), 900.11.10(1843), 900.11.10(1844), 900.11.10(1863), 900.11.10(1866), 900.11.10(1867), 900.11.10(1868), 900.11.10(1869), 900.11.10(1870), 900.11.10(1884), 900.11.10(1891), 900.11.10(1892), 900.11.10(1896), 900.11.10(1903), 900.11.10(1907), 900.11.10(1912), 900.11.10(1931), 900.11.10(1940), 900.11.10(1973)(C)(D), 900.11.10(2009), 900.11.10(2035), 900.11.10(2037), 900.11.10(2038), 900.11.10(2039), 900.11.10(2043), 900.11.10(2048), 900.11.10(2053)(E)(F), 900.11.10(2054), 900.11.10(2091), 900.11.10(2092), 900.11.10(2108), 900.11.10(2139), 900.11.10(2143), 900.11.10(2151), 900.11.10(2158), 900.11.10(2168), 900.11.10(2181), 900.11.10(2193), 900.11.10(2194), 900.11.10(2195), 900.11.10(2196), 900.11.10(2197), 900.11.10(2198), 900.11.10(2241), 900.11.10(2254), 900.11.10(2255), 900.11.10(2266), 900.11.10(2271)(E)(F) , 900.11.10(2285), 900.11.10(2308), 900.11.10(2309), 900.11.10(2310), 900.11.10(2311), 900.11.10(2318), 900.11.10(2322), 900.11.10(2328), 900.11.10(2329), 900.11.10(2330), 900.11.10(2331),

900.11.10(2333), 900.11.10(2338), 900.11.10(2339), 900.11.10(2349), 900.11.10(2350), 900.11.10(2351), 900.11.10(2352), 900.11.10(2353), 900.11.10(2368), 900.11.10(2369), 900.11.10(2370), 900.11.10(2371), 900.11.10(2372), 900.11.10(2373), 900.11.10(2379), 900.11.10(2380), 900.11.10(2381), 900.11.10(2385), 900.11.10(2387), 900.11.10(2389), 900.11.10(2397), 900.11.10(2401), 900.11.10(2427)(C)(D), 900.11.10(2471), 900.11.10(2473), 900.11.10(2474), 900.11.10(2475), 900.11.10(2479), 900.11.10(2486)(E)(F), 900.11.10(2487), 900.11.10(2528), 900.11.10(2547), 900.11.10(2549), 900.11.10(2553), 900.31.10(16), 900.31.10(22), 900.31.10(23).

(EU) in regulations 900.20.10 (310) (C), 900.20.10 (314) (A), 900.21.10 (39) (C), 900.21.10 (40) (B), 900.21.10 (41) (B), 900.21.10 (129) (A) deleting each reference to "By-law 130-2008" and "By-law 130-08".

(EV) in regulation 900.11.10 (1746) (A) replace the phrase "On a lot, a **seniors community house** is a permitted use, if:" with the phrase "On a lot, **dwelling units** for seniors is a permitted use, if:".

(EW) delete regulation 900.11.10 (1216) (A).

(EX) delete regulations 900.12.10 (27) (A) and 900.12.10 (61) (A).

(EY) in regulations 900.2.10 (115) (B), 900.2.10 (529) (B), 900.11.10 (1769) (C), 900.11.10 (2285) (C) delete the phrase "**residential care home**".

(EZ) in the regulations: 900.2.10 (44) (C), 900.2.10 (180) (C), 900.2.10 (190) (B), 900.2.10 (441) (B), 900.2.10 (442) (B), 900.2.10 (443) (B), 900.2.10 (467) (C), 900.2.10 (684) (B), 900.2.10 (685) (B), 900.2.10 (825) (B), 900.2.10 (826) (B), 900.2.10 (827) (B), 900.2.10 (841) (C) replace the phrase "**seniors' community house**" with "**nursing home**".

(FA) delete regulations 900.3.10 (1248) (A) and (B), 900.3.10 (1249) (A) and (B), 900.3.10 (1276) (B) and (C), 900.3.10 (1277) (A) and (B), 900.3.10 (1341) (B) and (C), 900.3.10 (1342) (A) and (B), 900.3.10 (1393) (A) and (B), 900.3.10 (1425) (B) and (C), 900.3.10 (1426) (A) and (B), 900.7.10 (722) (A) and (B).

(FB) delete 900.2.10 (210) (A),(B), and (C) and 900.2.10 (211) (A), (B), and (C).

(FC) in regulation 900.1(1)(B) replace the phrase "property address" with the phrase "municipal address".

(FD) create in Section 900.1 **Article 900.1.10 Interpretation** and relocate regulation 900.1(1) to 900.1.10(1).

(FE) add regulation (E) to the end of exception 900.3.10 (611) so that it reads:

> "(E) In addition to the uses permitted in the zone, a Kennel and a Veterinary Hospital is also permitted".

(FF) in 900.7.10 (614) Exception RA 614 delete regulation (F).

(FG) in regulation 900.11.10(1135) to add the number "931" in front of the number "9844" and add the number "1077" after the number "9844".

(FH) delete regulations 900.11.10(1779), 900.11.10(1782), and 900.11.10(2288).

(FI) delete regulation 900.11.10(2264)(D).

(FJ) in regulation 900.11.10(1586)(B) replace the phrase "524 and 534" with the phrase "the even numbers of 524 to 534".

(FK) in regulations 900.11.10(2509)(F), 900.11.10(2345)(G), and 900.11.10(2465)(D) add the phrase "and 20 EGLINTON AVE W" after the phrase "2300 YONGE ST,".

(FL) in regulation 900.11.10(1178) add the phrase " On 411 DUPLEX AVE, 33 ORCHARD VIEW BLVD, 2300 YONGE ST, and 20 EGLINTON AVE W the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 110-68, as amended" as a new regulation (C).

(FM) in regulation 900.11.10(2556)(E) replace the number "167" with the phrase "the odd numbered addresses of 159 to 177".

(FN) add the following new regulations 900.11.10(2347)(G), 900.11.10(2416)(E), 900.11.10(2260)(E), 900.11.10(2497)(H) and 900.2.10(914)(P) so that they read:

> "On the odd numbered addresses of 85-117 Eglinton Avenue East, and 79 Dunfield Avenue the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 622-2010 as amended".

(FO) delete the text of regulations 900.11.10 (2239)(C) and 900.11.10 (2334)(F), and replace with the following:

> "On 161 BAY ST, the odd numbered addresses of 171 - 181 BAY ST, 10, 20, 22, and 32 FRONT ST W, 30, 36, and 42 YONGE ST, and 1 and 35 WELLINGTON ST W, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 44-88, as amended".

(FP) in regulations 900.11.10 (2333)(AA) replace the phrase "180 UNIVERSITY AVE" with the phrase "180 to 188 UNIVERSITY AVE (even numbers), 192 and 194 ADELAIDE ST W".

(FQ) in regulations 900.11.10(2321)(G), (K),(L),(M), and (N), replace the number "767" with the number "777".

(FR) add the following new regulation 900.11.10(2358)(E), so that it reads:

> "(E) On 860 Bay St the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 519-2008, as amended".

(FS) add the following new regulation 900.11.10(1586)(C), so that it reads:

"(C) On 510, 518, and 522 ST CLAIR AVE W, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 984-04, as amended".

(FT) in article 950.10.2 add "s" to the word "prevail"; and replace "Town of Leaside" with "Borough of East York" in the text under the titles "1100 Millwood, 4-20 , 36-46 and 80 Overlea Blvd., 2-6 William Morgan Drive, 1, 2, 6, 60, 90, 100, 101, 111 and 120 Thorncliffe Park Drive and 4-20 Banigan Drive".

(FU) add two new listings to article 950.20.1:

"1494 Islington Avenue
On these lands the following by-law prevails, being former City of Etobicoke by-law 15,200, as amended.

28 Grenview Boulevard South
On these lands the following by-law prevails, being former City of Etobicoke by-law 179, as amended."

(FV) in article 950.20.1 replace the word "Raod" with the word "Road" in the title "West of Municipal Drive, East of The West Mall, Between Rathburn Raod and Burnhamthorpe Road.

(FW) in article 950.70.1 replace the heading "1 Front Street East, 5, 7 The Esplanade" with the heading "1 Front Street East, 5, 7, 8 The Esplanade".

(FX) in article 950.70.1 replace the heading "832 BAY ST" with the heading "832 and 860 BAY ST".

(FY) in article 950.50.1 delete the heading "411 Duplex Avenue, 33 Orchard View Boulevard, 2300 Yonge Street" with the heading "411 Duplex Avenue, 33 Orchard View Boulevard, 2300 Yonge Street, and 20 Eglinton Avenue West".

(FZ) in the headings for prevailing by-laws 908-00, and 454-04 in article 950.70.1, replace the phrase "362 King St W" with the phrase "326 - 360 King St W (even addresses) and 80 John St".

(GA) by deleting in article 950.50.1, the Regulation entitled "Lands bounded by Sunlight Park Rd, Eastern Avenue, the Don Valley Parkway, Lake Shore Boulevard East and Woodfield Road" and containing the text "On these lands the following by-law prevails, being City of Toronto by-law 130-2008 as amended.".

(GB) in article 950.50.1 replace the heading "161 BAY ST, 171-181 BAY ST, 20 FRONT ST W, 30 YONGE ST" with the heading "161 BAY ST, 171-181 BAY ST, 10,20,22, and 32 FRONT ST, 30,36, and 42 YONGE ST, 1 and 35 WELLINGTON ST W".

(GC) delete the heading "167 CHURCH ST" for prevailing by-law 452-03 in Article 950.70.1, and replace it with the following so that it reads:

"159, 163, 167, 169, 173, and 177 CHURCH ST ".

(GD) in article 950.70.1 replace the heading "180 UNIVERSITY AVE" with the heading "180 to 188 UNIVERSITY AVE (even numbers), 192 and 194 ADELAIDE ST W".

(GE) delete the following from 950.70.1:

"178 (Rear portion) and 178R Ossington Avenue, 40 Argyle Place and Southeast corner of Ossington Avenue and Halton Street
On these lands the following by-law prevails, being City of Toronto by-law 1172-2009, as amended".

(GF) to add a new listing to article 950.70.1 as follows:

"85-117 Eglinton Avenue West (odd numbers), and 79 Dunfield Avenue
On these lands the following by-law prevails, being City of Toronto by-law 622-2010, as amended".

(GG) in regulation 955.10 (80) replace the address "4100 - 4150 Yonge Street" with the address "4100 - 4190 Yonge Street".

(GH) in regulation 955.10 (494) replace the address "3588 and 4600 Bathurst Street" with the address "4588 and 4600 Bathurst Street".

(GI) in regulation 995.30.1 (1) replace the word "Height" with the phrase "Rooming House".

(GJ) in the heading of regulation 955.10(80) replace the number "4150" with the number "4190".

(GK) in regulation 955.10(672) replace the number "55" with the number "35".

(GL) in regulation 955.10(670) replace the number "604" with the number "601".

(GM) in regulations 955.10(1014), 955.10(1015), 955.10(1016), and 955.10(1017) replace the number "9396" with the number "9364".

(GN) in regulation 955.10(635) replace the number "19" with the number "29".

(GO) in regulation 955.10 (1033), replace the phrase "30, 52 and 75" with the phrase "36, 44, 78, and 129".

(GP) in regulation 955.10(1033) replace the heading "1-15 Glendinning Ave" with the heading "1-25 Glendinning Ave".

(GQ) in 955.10(1050), replace the phrase "exception number 23" with the phrase "exception number 33".

(GR) in regulation 955.10(999) add the phrase "and exception number 18 of Exception List – Schedule 'C'" after the words "Schedule 'B' ".

(GS) regulation 900.4.10(323) is amended by; replacing the text in (E) with ' the maximum number of storeys is 3;' and replacing the text in regulation (H) with 'the lands subject to this

exception must comply with Regulation 955.10.(1153)' ; and by adding a new regulation 955(1153) so that it reads:

"(1153) 280 -282 Scarborough Golf Club Road
On these lands, exception number 46, Exceptions List - Schedule "C" of Scarborough zoning by-law 10010 prevails".

(GT) in regulation 900.2.10(930), add the following new (I), so that it reads:

"On 469 and 471 Merton Street, the applicable prevailing by-law in Article 950.70.1., being City of Toronto by-law 100-10, as amended";

and in article 950.70.1 add a new entry that reads as follows:

"469 and 471 Merton Street
On these lands the following By-law prevails, being being City of Toronto by-law 100-10, as amended".

(GU) replace the word "String" in the title of Regulations 10.5.1.10(2), 15.5.1.10(1), 30.5.1.10(2), 40.5.1.10(2), 50.10.1.10(1), 60.40.1.10(1), 60.50.1.10(1), 80.10.1.10(1), 80.20.1.10(1), 80.30.1.10(1), 80.40.1.10(1) and 80.50.1.10(1),with the word "Label".

(GV) in regulation 10.5.40.10(1), 30.5.40.10(1), 40.10.40.10(1), 50.10.40.10(1), 60.5.40.10(1) and 80.5.40.10(1) replace the phrase "highest point on the building" with "highest point of the building".

(GW) in regulation 50.10.40.10(2) and 60.5.40.10(2), replace the phrase "highest point on the structure" with "highest point of the structure".

(GX) in the heading of Section 100.5 and section 100.10 insert between the words "Utility" and "Zone" the words "and Transportation".

ENACTED AND PASSED this ~ day of ~, A.D. 2011.

**********, ULLI S. WATKISS,
Mayor City Clerk

(Corporate Seal)

Attachment A3-1 - Summary of Proposed Text Amendments

Text Changes

By-law Reference	Reason for change
1.20.2(8)	Proposes a phrase be removed for clarification
1.20.2(23)	Proposes to rewrite the regulation for greater clarity of what the term "Not Part of This By-law" means.
1.40.1(10	Proposes to clarify what the term "Not Part of This By-law" applies to
5.10.1.10 (5)(B)	Proposes to replace the reference to **"replaced with a new school building"** with **"replaced with a new place of worship building"** as the regulation applies only with place of worship.
5.10.1.30(1)	Clarification of text
5.10.20.100(1), 5.10.20.100(2) 5.10.20.100(3),	Clarification of text
5.10.40.70 (6) (B)	Proposes to clarify that the requirement is applicable to each lot line.
5.10.50.10(2)	Proposes to clarify that it applies to an exterior access ramp or elevating device.
10.5.60.20 (5) (B).	Proposes to clarify it applies to side yard setback and not rear yard setback.
10.5.60.20(6) 10.5.60.20(7) 10.5.60.20(8),	Proposes to clarify that certain regulations do not apply.
10.5.80.10(6)	Proposes to remove compliance with landscaping regulation.
30.5.1.10(2)	Proposes to relocate some regulations to their proper location in the by-law
40.10.20.20 (1)	Proposes to remove reference to condition number
40.10.40.60 (10)	Incorrect reference to 5.10.40.60 (Permitted Encroachments). Some of the regulations referenced don't even exist. Reference should be corrected to 5.10.40.10 (Height).
40.10.90.200 (1)	Proposes to clarify exemption for loading spaces for small sites
50.10.20.100(3)(A)	Proposes to add pet services to the list of uses as it was omitted
50.10.20.20 (1)	Proposes to delete reference to condition number
50.10.20.100 (2)	"Entertainment establishment" is the term for **nightclub** under Toronto By-law 438-86. This term should not be in the new By-law. It is proposed to be deleted from this provision.
50.10.20.100 (3)	Proposes to add pet services to the list of uses to which this condition applies in keeping with the original intent of 12(2)270 under By-law 438-86.
50.10.40.60 (9)	Proposes to change reference the correct regulations because these regulations were renumbered, and as a result the regulations being referenced no longer existed.
50.10.40.200 (2) 50.10.40.200 (4)	Propose to change reference to the correct regulation because this regulation was renumbered, and as a result the regulation being referenced no longer exists.
50.10.40.200 (6)	Propose to deleted reference to "King-Spadina Area" which was a defined term in By-law 438-86, but this term has not been carried over into the new By-law. In order to refer to the same geography, its boundaries have been described instead.
50.10.40.200 (7)	Proposes to change to reference the correct regulation because this regulation was renumbered, and as a result the regulation being referenced no longer existed.
50.10.40.200 (3)	Proposes to clarify as references to other clauses in this article are incorrectly noted due to renumbering. Reference to clause "50.10.40.70 (40)" should be "50.10.40.70 (5)" and reference to clause "50.10.40.70 (30)" should be "50.10.40.70 (4)".
60.5.1.10 (2)	Proposes the phrase "zoning symbol" be replaced by the phrase "zoning label" in places where it was used in error. Also, the words "which may" are removed to improve grammar, and the list of Zoning Symbols is rearranged to better reflect the order of the zones in the By-law.
60.5.50.20	Clause 60.5.50.20 is removed for the purpose of clarity. This clause is not linked to any permitted use in any Employment Zone category and therefore does not serve a purpose.

60.10.90.200(1)	Proposes to correct topographical error in regulation reference
60.30.40.200 (3)	Reference to clause "40.30.40.10" should be "60.30.40.10" due to a typing error.
60.40.1.10 (2)	Proposes a grammatical change the phrase "equal maximum **floor space index"** by including the words "to the" in order to read as "equal to the maximum **floor space index**".
60.10.20.100 (7)	Proposes to replace the phrase "equipment are not stored on **lot**" with "equipment is not stored on **lot**". This change is a grammar correction.
60.10.90.200 (1) 60.20.90.200 (1) 60.40.90.200 (1) 60.50.90.200 (1)	In regulations 60.10.90.200(1), 60.20.90.200(1), 60.40.90.200(1) and 60.50.90.200(1) the reference to regulation 5.10.90.40(1) is proposed to be replaced with reference to regulation 5.10.90.10(1). The original text in each regulation directed the reader to a wrongly referenced regulation.
60.20.20.10 (1)	In regulation 60.20.20.10(1), the "*" is proposed to be removed from the terms "**Animal Shelter**", "**Artist Studio**" and "**Warehouse**". These are all defined terms. The method of showing a defined term was changed from using an "*" after the term to bolding the term. The "*" was left in place in error.
150.10.20.1 (4)	Proposes to change reference number from 150.10.20.1 (1) to 150.10.20.1 (2) due to re-number
150.10.40.40 (2)	The "(3)" in the cross-reference is replaced with "(4)" in article 150.10.40.40 (2) due to number realignment.
150.48.1 (1)	Proposes to replace in the regulation all instances of the phrase '**place of worship**' with the phrase '**public school or private school**' as this is only applicable to a place of worship.
150.50.30.200 (2)	Proposes to delete the regulation as it is covered elsewhere in the by-law,.
150.94.1 (1)	The title for this article incorrectly uses the word "Fuel" instead of "Service".
200.5.1.10(3)(ii)	Proposes to establish the maximum width of a parking space consistent with other regulations in the by-law.
200.5.10.10 Table	Proposes to replace typographical error in 'Eating Establishments ' where it references 'parking areas' instead of 'policy areas'.
200.5.10.10 (Table)	Table 200.5.10.10 as it applies to a Place of Worship incorrectly has the word "in" twice in the (A) (iv) and (B) (iv) articles.
230.5.1.10(9)	Proposes to clarify that the regulation applies to long-term bicycle parking spaces.
230.5.1.10(13)	Proposes to clarify that the regulation applies to all bicycle parking spaces
600.30(1)	Proposes to replace the phrase 'The regulations in this Section (600.30)' with the phrase 'The regulations in Chapter 600', and create in Section 600.30 Article '600.30.1 General' and relocate Regulations 600.30 (1) to (8) to the new 600.30.1 General
900.2.10 (210) (A)(B)(C) 900.2.10 (211) (A)(B)(C)	These clauses should not pertain to the lands referring to exceptions R 210 and R 211 and should therefore be deleted.
900.3.10 (25)	Proposes to add reference to Etobicoke by-laws 179 and 15,200 to Exception RD 25.
900.3.10 (1142) (E)	In Exception RD 1142, subsection (E) is being removed because it duplicates subsection (D).
900.3.10(45)(A), 900.3.10(505)(C), 900.5.10(332)(C), 900.6.10(414)(E) and 900.6.10(447)(F)	Proposes to correct incorrect reference to minimum instead of maximum.
900.5.10(332)(C)	The following corrections to the wording of regulation 900.24.10(7) are made to clarify the text: The word "if" is replaced with "of" in clause (A). The word "The" is replaced with the word "the" without a capital in clauses (B) and (C). The word "All" is replaced with the word "all" without a capital in clause (E). These are typographical corrections to the text.
900.3.10 (1142) (E) 900.11.10(2366)(C) 900.11.10(1881);	Delete parts of regulations that are not required
900.11.10(2118)(G),	Proposes to add reference to prevailing by-law 860-2008 that was omitted
900.11.10	Deletes CR exceptions x1782, x1779 and x2288 from the map because they only apply within an area that is now becoming "Not Part of this By-law" in accordance with the Transition Protocol (i.e. Ossington Ave, between Dundas St W and Queen St W).

900.11.10 (2264)	CRx2264 is revised to delete provision (D) which lists the prevailing by-law 1172-2009. The area subject to this By-law is now becoming "Not Part of this By-law" in accordance with the Transition Protocol.
900.20.10 (310) (C), 900.20.10 (314) (A), 900.21.10 (39) (C), 900.21.10 (40) (B), 900.21.10 (41) (B), 900.21.10 (129)	Proposes to delete each reference to 'By-law 130-2008' and 'By-law 130-08' as it is not applicable
900.3.10 (975)	Regulation 900.3.10 (975) is replaced with the following, to cite the height and storeys as permitted in North York by-law 7625, so that it reads: "The lands subject to this exception shall comply with all the following: (A) minimum **front yard setback** is: (i) 15.0 metres from Fifeshire Road; and (ii) 18 metres from Bayview Avenue; (B) the maximum height is 3 storeys and 11.5 metres; (v) the main wall provision 10.20.40.10 (2) does not apply; and (vi) all other applicable regulations of the by-law apply."
900.5.10 (38) (A) (ii)	In regulation 900.5.10 (38)(A)(ii), the editorial remark "not sure this type of regulation should be brought forward:" is deleted.
900.11.10 (1135)	CR exception x1135: adding 2 prevailing by-laws that currently apply to the site, but were not labelled on the Etobicoke Zoning Code map, and therefore not carried forward originally.
900.20.10 (310) (C) 900.20.10 (314) (A) 900.21.10 (39) (C) 900.21.10 (40) (B) 900.21.10 (41) (B) 900.21.10 (129) (A) 950.50.1	Reference to By-law 130-08 (or By-law 130-2008) should be deleted, as this by-law was overturned by the Ontario Municipal Board and is not in effect. Amended to article 950.50.1 pertains specifically to deleting the heading "Lands bounded by Sunlight Park Rd, Eastern Avenue, the Don Valley Parkway, Lake Shore Boulevard East and Woodfield Road'" and the clause "On these lands the following by-law prevails, being City of Toronto by-law 130-2008 as amended."
900.11.10 (1746) (A)	Exception derived from former Section 12(1) 134 (viii) of By-law 438-86 which in conversion for wording under By-law 1156-2010 should have referenced "**dwelling units** for seniors" instead of the term "**seniors community house**".
900.11.10 (1216) (A)	This clause should not pertain to the lands referring to exception CR 1216, and should therefore be deleted.
900.12.10 (27) (A) 900.12.10 (61) (A)	This clause should not pertain to the lands referring to exceptions CRE 27 and CRE 61, and should therefore be deleted.
900.2.10 (115) (B) 900.2.10 (529) (B) 900.11.10 (1769) (C) 900.11.10 (2285) (C)	Exception derived from former Section 12(1) 250 of By-law 438-86 which in conversion for wording under By-law 1156-2010 should <u>not</u> have included "**residential care home**" in the list of permitted uses under this exception.
900.2.10 (44) (C) 900.2.10 (180) (C) 900.2.10 (190) (B) 900.2.10 (441) (B) 900.2.10 (442) (B) 900.2.10 (443) (B) 900.2.10 (467) (C) 900.2.10 (684) (B) 900.2.10 (685) (B) 900.2.10 (825) (B) 900.2.10 (826) (B) 900.2.10 (827) (B) 900.2.10 (841) (C)	Exception derived from former Section 12(2) 10 of By-law 438-86 which in conversion for wording under By-law 1156-2010 should have referenced "**nursing home**" instead of the term "**seniors community house**".
900.3.10 (1248) (A) (B)	These clauses should not pertain to the lands referring to exceptions RD 1248, RD 1249, RD

900.3.10 (1249) (A) (B) 900.3.10 (1276) (B) (C) 900.3.10 (1277) (A) (B) 900.3.10 (1341) (B) (C) 900.3.10 (1342) (A) (B) 900.3.10 (1393) (A) (B) 900.3.10 (1425) (B) (C) 900.3.10 (1426) (A) (B) 900.7.10 (722) (A) (B)	1276, RD 1277, RD 1341, RD 1342, RD 1393, RD 1425, RD 1426, and RA 722, and should therefore be deleted.
900.11.10	Missed By-law 622-2010 as a prevailing by-law originally. Need to add as a prevailing By-law provision for the following exceptions: CRx2347, CRx2416, CRx2260, CRx2497 and Rx914.
900.11.10(2321)	Add 777 Bay Street as an address to these prevailing by-law provisions: (G),(K),(L),(M).(N) under CRx2321. This address was not included in the list of addresses under the Index of Exceptions in 438-86, but is covered by the prevailing by-law.
900.11.10 (2538)	Missed prevailing by-law 519-2008 for 860 Bay Street. Need to add as a prevailing By-law provision for 860 Bay Street to exception CRx2358.
900.11.10 (2118) and (2366)	Missed By-law 860-2008 as a prevailing By-law originally. Need to add as a prevailing By-law to exception CRx2118. Also, delete Prevailing By-law 860-2008 from CRx2366 because it does not apply to the area covered by this exception.
900.11.10 (1881)	Can delete exception CRx1881 because it does not exist on the map (was removed from map because it was no longer needed, but not removed from text).
900.11 (1586)	Missed By-law 984-2004 as a prevailing By-law originally. Need to add as a prevailing By- for 510, 518 and 522 St. Clair Ave W in exception CRx1586.
900.11 (1586)	Typographical correction: need to revise provision (B) in CRx1586 so that the addresses 524-534 St. Clair Ave W are referred to, whereas previously the reference was 524 and 534. This correctly captures all of the applicable addresses for prevailing By-law 1101-09.
900.11.10 (1178), (2509), (2345) and (2465)	The address was not included in the list of addresses in the Index of Exceptions in By-law 438-86, but is covered by the area subject to the prevailing by-law. For exceptions CRx1178, x2509, x2345 and x2465 include a reference to 20 Eglinton Ave W for prevailing by-law 110-68.
900.11 (2556)	Revise provision (E) to capture all applicable addresses for prevailing By-law 452-03. Previously, this site had been split up into 3 separate exceptions but is now being combined because it is all part of the same development.
900.11 (2239) and (2334)	Revise provision (C) in exception CRx2239 and (F) in CRx2334 to capture all applicable addresses for prevailing by-law 44-88.
900.11 (2333) (AA)	Revise provision (AA) to capture all applicable addresses for prevailing by-law 469-06.
900.11 (1574) (A)	Changed the reference in (A) to the even numbered addresses instead of the odd. This reflects the true address range for prevailing By-law 983-09.
950.10.2	In the listing in article 950.10.2 for "1100 Millwood, 4-20 , 36-46 and 80 Overlea Blvd., 2-6 William Morgan Drive, 1, 2, 6, 60, 90, 100, 101, 111 and 120 Thorncliffe Park Drive and 4-20 Banigan Drive", add the letter "s" to the word "prevail", and replace the reference to "Town of Leaside" with "Borough of East York".
950.50.1	Revise heading to capture all applicable addresses for prevailing by-law 44-88.
950.20.1	In the listing in article 950.20.1 for "West of Municipal Drive, East of The West Mall, Between Rathburn Raod and Burnhamthorpe Road", the spelling of "Road" has a typographic error to be corrected.
950.20.1	Proposes to add reference to Etobicoke by-laws 179 and 15,200 for the properties as follows: "1494 Islington Avenue On these lands the following by-law prevails, being former City of Etobicoke by-law 15,200, as amended." and "28 Grenview Boulevard South On these lands the following by-law prevails, being former City of Etobicoke by-law 179, as

	amended."
950.50.1	Proposes to add 20 Eglinton Avenue West as an address to prevailing By-law 110-68. This address was not included in the list of addresses under the Index of Exceptions in 438-86, but is covered by the prevailing by-law.
950.70.1	Proposes to delete reference to prevailing by-law 1172-2009. The area subject to this By-law is now becoming "Not Part of this By-law" in accordance with the Transition Protocol.
950.70.1	Proposes to revise heading to capture all applicable addresses for prevailing by-law 469-06.
950.70.1	Proposes to revise heading to add additional addresses to two existing prevailing By-laws to capture all applicable addressed for prevailing By-laws 908-00 and 454-04.
950.70.1	Proposes to revise heading to capture all applicable addresses for prevailing By-law 452-03.
955.10 (999)	In keeping with the intent of the former Scarborough zoning By-law 15907, needs to add exception 18 of Schedule 'C' as one of the prevailing By-law sections.
955.10 (672)	Typographical correction: In keeping with intent of former Scarborough zoning By-law 14402, the Schedule C exception listed under these regulations should read exception #35, not #55.
955.10 (670**)**	Typographical correction: In keeping with intent of former Scarborough zoning By-law 14402, the Schedule C exception listed under these regulations should read standard #601, not #604.
955.10 (1014) through to 955.10 (1017), inclusive	Typographical correction: In keeping with the intent of former Scarborough zoning By-law, these exceptions should reference By-law number 9364 (the Cliffside Community By-law), not By-law number 9396 (the Cliffcrest Community By-law).
955.10 (635)	Typographical correction: In keeping with intent of former Scarborough zoning By-law 9510, the Schedule B performance standards listed under these regulations should read #29, not #19.
955.10 (80)	Proposes to revise heading to capture all applicable addresses for prevailing By-law Section 64.23(38) in North York Zoning By-law 7625.
955.10 (80)	One of the addresses identified for the subject lands was mis-typed as 4150 Yonge Street instead of the proper address, being 4190 Yonge Street.
955.10 (494)	One of the addresses identified for the subject lands was mis-typed as 3588 Bathurst Street instead of the proper address, being 4588 Bathurst Street.
955.10 (1033)	Correction to performance standards referenced. This change carries forward the existing performance standards for this site as per the Steeles Community By-law. Also need a correction to heading to reflect all applicable addresses; 1-25 Glendinning Ave.
995.30.1 (1)	The Rooming House Overlay Maps were identified as being in the Height Overlay Map books instead of the proper set of books, which are the Rooming House Overlay Map books.
In specific locations throughout the by-law	Proposes to replace all occurrences of the phrase 'Prevailing By-law Section' with the phrase 'Prevailing Section"
In specific locations throughout the by-law	replace the phrase "**seniors' community house**" with "**nursing home**";
In specific locations throughout the by-law	Proposes minor changes be made to improve readability and grammar. No change to the application or intention of this provision.

Attachment A4 - Zoning By-law Amendment #4 to By-law 1156-2010

Authority: _____ Planning and Growth Management Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ____, 2011.

Enacted by Council: ~, 2011

CITY OF TORONTO

Bill No. ~

BY-LAW No. xxxx-2011

To amend the Zoning By-law for the City of Toronto, being By-law No. 1156-2010, as amended, with respect to additions, deletions or substitution of words and phrases to clarify the intent of specific provisions of the text.

Addition, deletion or substitution of words and phrases to clarify the intent of specific provisions,

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 the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed zoning by-law amendment.

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

1. By-law 1156-2010, as amended, is amended as follows:

(A) replace the text of 1.5.3(1) with the following text so that it reads:

"Except for those lands identified on the Zoning Map in Chapter 990 as 'Not Part of This By-law', this By-law applies to all the lands in the City of Toronto".

(B) replace the text of 1.50.1 (1) with the following text so that it reads:

"The Zoning By-law Map is found in Chapter 990.".

(C) create article 2.1.1 entitled "Compliance" and move the regulations located in 2.1(1) to (5) into article 2.1.1.

(D) in regulation 2.1(4):(A) replace the text in regulation A(i) so that it reads:
"2.1(4)(A)(i) if the remaining **lot frontage**, **lot depth** and **lot area**, is at least 85% of the minimum **lot frontage**, minimum **lot depth** or minimum **lot area** required by this By-law for the zone in which the **lot** is located".

and (B) replace the text in regulation A(ii) so that it reads:

"2.1(4)(A)(ii) if the remaining yard setback is at least 75% of the minimum yard setback required by this By-law for the zone in which the **lot** is located".

(E) in regulation 5.10.1.10 (3) replace the phrase "In all other cases" with the phrase "Except as required in regulation 5.10.1.10 (4) and (5), in all other cases".

(F) in regulation 5.10.1.10(7), replace the phrase "complies to" with the phrase "complies with".

(G) the title and text of article 5.10.20.100 (5) are deleted and replaced with the following so that it reads:

"(5) Transportation Use or Municipally Owned Public Parking Use

If a **building** or **structure** used for a **transportation use**, or for a municipally owned **public parking** use, is located on a **lot** that is not in a Utility and Transportation Zone category, the **building** or **structure** must comply with all regulations applicable to a principal **building** on that **lot** for the zone in which the **lot** is located".

(H) in article 5.10.30.40 (1), replace the phrase "may not be" with the phrase "is not".

(I) in regulation 5.10.40.10(2) add the word "a" in front of the phrase "principal building".

(J) the text of regulation 5.10.40.1 (3) is replaced with the following so that it reads:

"Unless otherwise stated in this By-law:

(A) a **building** may not be erected or used if:
(i) it contains **dwelling units** in a **non-residential building** or an **apartment building**, or contains rooms or suites in a **hotel**, and is in the rear of another **building**; or
(ii) it is in front of a **building** containing **dwelling units** in either a **non-residential building** or **apartment building**, or containing rooms or suites in a **hotel**, so as to produce the condition of a **building** containing **dwelling units** or rooms or suites in the rear of another **building**; and
(B) Regulations (A)(i) and (A)(ii) above do not prevent the erection of an addition to the front or rear of an existing **building** if:
(i) the addition is not detached above or below grade from the original **building**; and
(ii) the **building** with the addition complies with all other regulations of this By-law".

(K) in regulation 5.10.40.70(6), subsection (A)(ii) add the phrase "at least" in front of the phrase "3.0 metres"; in regulation 5.10.40.70(6) to add the phrase "at least" in front of the phrase "3.5 metres", subsection (iii); and in regulation 5.10.40.70(6), subsection (B) replace the word "passing" with the word "enactment".

(L) in the title of regulation 5.10.50.10 (2), replace the phrase "for a Disabled Person Access" with the phrase "Providing Barrier Free Access"; and in the text, replace the phrase

"is deemed to be **landscaped** for the purpose of calculating **landscaped** area" with the phrase "is deemed to be **landscaping** for the purpose of calculating the area of **landscaping**".

(M) in the title of regulation 5.10.60.1(4) add the word "Principal" before the word "Building".

(N) in regulation 5.10.60.20(1) add the phrase "excluding footings" after the phrase "below grade".

(O) in regulation 5.10.60.40 (1), insert the words "of the" between the words "lower maximum".

(P) delete regulation 5.10.150.1 (1).

(Q) in regulation 10.5.30.40(4) add the word "the" in front of the phrase "water surface".

(R) in regulation 10.5.30.200 (2), after the first sentence add the following sentence:

> "This exception does not replace the required lot frontage stated in this By-law for the purpose of other zoning requirements.".

(S) in regulation 10.5.40.10(2) add the phrase "a maximum of" in front of the phrase "1.5 metres".

(T) in regulation 10.5.40.60 (1) (C), delete the word "finished" from the phrase "a platform with a finished floor".

(U) in regulation 10.5.40.60 (1), after the word "**building**" in each of (B), (C), (D) and (E), insert the phrase "above **established grade**".

(V) the text of regulation 10.5.40.200 (5) is replaced with the following, so that it reads:

> "If on the date of the enactment of this By-law, in a Residential Zone category, a lawfully erected **building** or **structure** complied with the applicable former zoning bylaw 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.".

(W) in regulation 10.5.40.200 (6), insert the phrase "or a section 45 Planning Act minor variance", after the phrase "complied with the applicable former zoning bylaw for **building** separation"; and remove the phrase "or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended" after the phrase "must comply with all the requirements of this By-law".

(X) in regulation 10.5.40.200 (7), insert the phrase "or a section 45 Planning Act minor variance," after the phrase "complied with the applicable former zoning by-law for above ground separation distance between the **main walls** of the same **building** that face each other"; delete the "," preceding the phrase "that is less than that required by this By-law"; and delete the phrase "or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended" after the phrase "must comply with all the requirements of this By-law".

(Y) the text of regulation 10.5.40.200 (8) is replaced with the following, so that it reads:

"In the case of a **side yard setback** established by regulation 10.5.40.200 (5), if a **lot** in a Residential Zone category has a **lot frontage** of 12.0 metres or less and contains a **detached house**, **semi-detached house** or **duplex** then:

(A) a second floor addition to a principal building is permitted if it is not closer to a **side lot line** than the **main walls** of the existing **building**; and
(B) a rear addition to a principal **building** is permitted if it is not closer to a **side lot line** than the lesser of:
(i) the existing **building setback** between the existing **building** and the **side lot line**, or
(ii) 50% of the minimum **side yard setback** that would otherwise be required by this By-law.".

(Z) in regulation 10.5.60.20(4)(A) add the word "vehicle" before the in front of "access".

(AA) in regulation 10.5.60.20(5)(A) to add the word "vehicle" in front of the word "access" and in regulation 10.5.60.20(5)(B) replace the word "rear" with the word "side" and to delete the phrase "abutting the street" before the phrase "side lot line".

(AB) in regulation 10.5.60.20(9)(B)(ii) add the phrase "on the lot" after the phrase "principal building".

(AC) in regulation 10.5.80.200(1) add the word "principal" in front of the word "building".

(AD) replace the text in regulation 10.5.100.10 (1) with the following:

"In the Residential Zone category, vehicular access to a **parking space** on a **corner lot** must comply with the following:

(A) if a **lot** abuts a **lane**, vehicular access must only be from the **lane**;
(B) if a **lot** does not abut a **lane**, vehicular access must be from a flanking **street** that is not a major **street** shown on the Policy Areas Overlay Map; and
(C) in all other cases it may be from the **street** on which the **lot** fronts.

On a **corner lot** in the Residential Zone category:

(A) if the **lot** abuts a **lane**, vehicle access to a **parking space** must be only from the **lane**;
(B) if the **lot** does not abut a **lane**, vehicle access to a **parking space** on the **lot** must be from the flanking **street**, if that **street** is not a major **street** shown on the Policy Areas Overlay Map; and
(C) if the flanking street is a major street shown on the Policy Areas Overlay Map, and if the lot does not abut a lane, vehicle access may be from the **street** on which the **lot** fronts".

(AE) add to clause 10.5.60.20 a new regulation (11) so that it reads:

"(11) Roof projections for Ancillary Buildings or Structures

(A) The eaves of a roof may encroach into a required yard setback a maximum of 0.4 metres, if they are no closer to a lot line than 0.15 metres".

(AF) in regulation 10.5.60.50(2) replace the phrase '**gross floor area**' with the phrase 'floor area, including areas for the purpose of parking".

(AG) the text of regulation 10.5.80.1 (2) is deleted and replaced with the following, so that it reads:

"In the Residential Zone category, a **lot** with a **residential building** other than a **detached house** or **semi-detached house**, may contain an **ancillary** outdoor area used for the parking or storing of more than 3 **vehicles** if:

(A) no portion of the **ancillary** outdoor area is closer to a **residential building** on the same **lot** than 6.0 metres;
(B) the **ancillary** outdoor area is fenced;
(C) the surface area used for the parking or storing of **vehicles** is no closer to a fence than 1.5 metres;
(D) the **ancillary** outdoor area is no closer to a **lot line** that abuts a **street** than the greater of:
(i) 6.0 metres; or
(ii) the distance that a **residential building** on an adjoining **lot** is set back from its **lot line** abutting the same **street**; and
(E) there is no more than one shelter for attendants, and it:
(i) has a maximum height of 3.0 metres,
(ii) has a maximum floor area of 5.0 square metres, and
(iii) is no closer to any **lot line** abutting a **street** than 6.0 metres".

(AH) in regulation 10.5.80.10 (5) (A), replace the phrase "in a principal **building**", with "in a **building** or **structure**".

(AI) in regulation 10.5.80.40 (1) replace the phrase ‘In the Residential Zone category, if’ with the phrase ‘In the Residential Zone category, for a lot containing a **detached house** or **semi-detached house,** if’.

(AJ) in regulation 10.10.30.10 (1) (B), replace the phrase ‘a numerical value following the letter 'a' ‘, with the phrase "an 'a' value".

(AK) in regulation 10.10.30.20 (1) (B), replace the phrase "a numerical value following the letter 'f'", with the phrase "an 'f' value".

(AL) in regulation 10.10.40.10 (2), insert the phrase "the exterior portion of" between the words "for either".

(AM) the text of regulation 10.10.40.10 (5) is replaced with the following, so that it reads:

> "In an R zone, on a **residential building** with two or more **storeys**, the exterior sides of a dormer are not **main walls** if the total width of dormers projecting from the surface of a roof does not occupy more than 40% of the total width of the **building's main walls** on the same front, rear or side as the dormers, measured at the level of the uppermost **storey** below the roof.".

(AN) in regulation 10.20.30.10 (1) (B), replace the phrase "a numerical value following the letter 'a'", with the phrase "an 'a' value".

(AO) in regulation 10.20.30.20 (1) (B), replace the phrase "a numerical value following the letter 'f'", with the phrase "an 'f' value".

(AP) in regulation 10.20.40.10 (2), insert the phrase "the exterior portion of" between the words "for either".

(AQ) in regulation 10.20.40.10 (4), delete the words "and (2)" from subsection (A); change subsection (B) into subsection (C); and insert the following phrase as a new subsection (B) before the final "and":

> "(B) regulation 10.20.40.10 (2) does not apply;".

(AR) the text of regulation 10.20.40.10 (8) is replaced with the following, so that it reads:

> "In an RD zone, on a **detached house** with two or more **storeys**, the exterior sides of a dormer are not **main walls** if the total width of dormers projecting from the surface of a roof does not occupy more than 40% of the total width of the **building's main walls** on the same front, rear or side as the dormers, measured at the level of the uppermost **storey** below the roof.".

(AS) in regulation 10.40.40.10 (2), replace the cross-reference "10.20.40.10 (1)" with "10.40.40.10. (1)", and insert the phrase "the exterior portion of" between the words "for either".

(AT) the text of regulation 10.40.40.10 (6) is replaced with the following, so that it reads:

> "In an RS zone, on a **detached house** with two or more **storeys**, the exterior sides of a dormer are not **main walls** if the total width of dormers projecting from the surface of a roof does not occupy more than 40% of the total width of the **building's main walls** on

the same front, rear or side as the dormers, measured at the level of the uppermost **storey** below the roof.".

(AU) in regulation 10.80.40.10 (2), replace the cross-reference "10.20.40.10 (1)" with "10.80.40.10. (1)", and insert the phrase "the exterior portion of" between the words "for either".

(AV) the text of regulation 10.80.40.10 (6) is replaced with the following, so that it reads:

"In an RM zone, on a **detached house** with two or more **storeys**, the exterior sides of a dormer are not **main walls** if the total width of dormers projecting from the surface of a roof does not occupy more than 40% of the total width of the **building's main walls** on the same front, rear or side as the dormers, measured at the level of the uppermost **storey** below the roof.".

(AW) in regulation 15.5.30.40(4), add the word "the" before the phrase "water surface".

(AX) in regulation 15.5.40.10(2) add the phrase "a maximum of" before the phrase "1.5 metres".

(AY) in regulation 15.5.40.80(1), replace the phrase "minimum above horizontal separation distance" with the phrase "minimum above ground separation distance".

(AZ) in regulation 15.5.40.200(5) insert the phrase "or a Section 45 Planning Act minor variance," before the comma after the first appearance of the phrase "face each other"; replace the word "an" with the phrase "a lawfully existing" before the second appearance of the words "above ground"; and delete the comma after the second appearance of the phrase "face each other".

(BA) replace the text in regulation 30.5.40.10(1) with the following text so that it reads:

"Unless otherwise stated in this By-law, in the Commercial Zone category, the height of a principal **building** is measured as the distance between the average elevation of grade along the **front lot line** and the elevation of the highest point of the **building**, or in the case of a **corner lot** the average elevation of grade along all **lot lines** that abut a **street** and the elevation of the highest point of the **building**.".

(BB) in regulation 30.20.20.100(2), add the words "on a **lot**" after the words "**interior floor area**".

(BC) in article 30.20.40 create clause 40 and entitle it ‘Floor Area’. Add to clause 30.20.40.40 regulation (1) so that it all reads:

"30.20.40.40 Floor Area
30.20.40.40 (1) Floor Space Index
(A) in the CL zone the numerical value following the zone symbol, as shown on the Zoning By-law Map, is the maximum permitted **floor space index** for the **lot**."

(BD) replace the heading and text in regulation 30.20.40.70(3) with the following, so that it reads:

"(3) Side Yard Setback where a CL zone abuts a Lot in a Residential Zone
On a **lot** in a CL zone, where the **main wall** of a **building** does not contain windows or openings, the **main wall** must be set back a minimum of 3.0 metres from a **side lot line** that abuts a **lot** in a Residential Zone category".

(BE) in regulation 40.10.20.30(1) delete the following "(B) the following **ancillary** uses are permitted if they comply with the specific conditions set out for the particular use in Clause 40.10.20.100".

(BF) in regulations 40.10.20.100(1)(A) and 400.10.20.100(49), replace the phrase "and is located in Policy Area 3 (PA3) or Policy Area 4 (PA4)" with the words "and is not located in Policy Area 1"; delete the word "and" in front of the words "Victoria Park Avenue" and add the words "and Lake Ontario" after "Victoria Park Avenue".

(BG) in clause 40.10.40.40 add a regulation (5) so that it all reads:

"40.10.40.40 (5) Floor Space Index

If a zone symbol applying to a **lot** in a CR zone is followed by one or more of the following components, as shown on the Zoning By-law Map:

(A) the numerical value following the zone symbol is the maximum **floor space index** for the **lot**;
(B) the numerical value following the letter 'c' is the maximum **floor space index** for non-residential uses on the **lot;** and
(C) the numerical value following the letter 'r' is the maximum **floor space index** for residential uses on the **lot**".

(BH) delete the phrase "if the building is on a lot" from text of regulations 40.10.40.70(1)(A)(iv), (2)(A)(iv), (3)(A)(ii), 4(C), and 5(C).

(BI) replace the phrase "any abutting rear" with the words "a rear lot line" in regulations 40.10.40.70(1)(A)(iv), (2)(A)(iv), and (3)(A)(ii).

(BJ) replace the phrase "any abutting" with the word "a" in regulations 40.10.40.70(4)(C) and (5)(C).

(BK) in regulation 40.10.40.70(4)(H) replace "40.10.40.70 (F)" with "40.10.40.70(4)(F)".

(BL) to add the word "and" after regulation 40.10.40.70(4)(A)(ii) so that it reads:

"(i) a minimum of 75% of the **main wall** of the **building** facing a **front lot line** must be located at or between the **front lot lint** and the maximum setback; and".

(BM) in 40.10.40.70(4)(A)(iii) replace the word "and" with the word "or".

(BN) add the word "or" after regulation 40.10.40.70(5)(A)(i) so that it reads:

"(i) a minimum of 7.5 metres from the **rear lot line**; or".

(BO) in regulations 40.10.40.80(1) and (2) add the phrase "on the same lot" after the phrase "windows facing a main wall".

(BP) in regulation 40.10.40.80(3) replace the phrase "of the **building** on the **lot**" with the phrase "of the portion of a **building** on the same **lot** which has a height greater than 80% of the width of the **street** right-of-way it abuts".

(BQ) in regulation 40.10.40.200(1) replace the phrase "used as a **hotel**" with the phrase "which contains a **hotel**".

(BR) in regulation 40.10.50.10(1), delete "**soft**" before the word "**landscaping**".

(BS) in regulation 40.10.60.40(1), replace the phrase "the lesser of" with the phrase "in all other cases" after the phrase "11.0 metres".

(BT) in regulation 50.10.20.100(4)(E) add the word "If" in front of the words "the **lot**".

(BU) delete the word "and" at the end of regulation 50.10.40.50(1)(A) and add the word "and" at the end of regulation 50.10.40.50(1)(B).

(BV) in regulations 50.10.80.200(6) and 50.10.90.200(75), add the phrase "which lawfully existed on the **lot** on January 1, 1997," after the phrase "requirement for a **building**".

(BW) in regulation 60.5.80.10(1)(B) replace the phrase "**driveway** providing access to it from the **street**" with the phrase "**driveway** that provides access from the **street** to an area used for parking".

(BX) in regulation 150.94.30 (2) (B) replace the phrase "3.0 metres from any **lot line**." with the phrase "3.0 metres from any **lot line**, other than the portion of the **driveway** that is used to access the **street**.".

(BY) in regulation 200.5.1.10 (5), insert the comma and phrase ", except when it is required for a **secondary suite** or for a **duplex**" after the phrase "may not be in a **tandem parking space**" before the period at the end.

(BZ) in regulation 230.5.10.1(1) replace the phrase ‘If a **bicycle parking space** is’ with the phrase "Despite the bicycle parking rates set out in 230.10.1, if a **bicycle parking space** is".

(CA) add a new entry in article 900.3.10 that reads:

> "(1455) Exception RD 1455
> The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 882-2010(OMB)."

(CB) in regulation 900.3.10(13)(A)(i) delete the word "for"; in 900.3.10(13)(A)(vii) delete the phrase "not sure this type of regulation should be brought forward:"; in 900.3.10(13)(A)(viii) delete the phrase "not sure if fence regulations will be brought forward:"; in 900.3.10(13) (A)(vii) and (ix) replace the letter "m" with the word "metres"; in 900.3.10(13)(A)(ix) replace "max" with the word "maximum" and add the word "metres"

after the number "1.2"; and change "(vi)" to "(iv)"; "(vii)" to "(v)"; "(viii)" to "(vi)"; "(ix)" to "(vii)";and "(x)" to "(viii)".
(CC) in regulation 900.3.10(506)(A) replace "I t" with "it" and delete the period after the phrase "professional medical office"; in 900.3.10(506) (A) and (B) delete the quotation marks around the phrase "professional medical office"; 900.3.10(506) (C) delete the quotation marks around the phrase "dispensing pharmacy"; and 900.3.10(506) (I) delete the quotation mark after the word "pharmacy".

(CD) in regulation 900.6.10(2), add the phrase "for each dwelling unit" after the words "10.5 metres" and after the words "325 square metres" in the statement, "A **semi-detached house** is permitted, if:
(i) the minimum **lot frontage** is 10.5 metres
(ii) the minimum **lot area** is 325 square metres".

(CE) add a new entry in article 900.7.10 that reads:

"(761) Exception RA 761
The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1772."

(CF) in article 950.20.1 replace the heading "W corner of Royal Crest Road and Martin Grove" with "Southwest corner of Royal Crest Road and Martin Grove Road".

(CG) replace three headings "North York" with the following three headings for the corresponding prevailing by-law statements in article 950.30.1 as follows:

"replace the heading 'North York' with 'Southwest Corner of Palm Drive and Bathurst Street' in the 950.30.1 regulation that contains the text 'On these lands the following By-law prevails, being City of North York By-law 30114, as amended.'

replace the heading 'North York' with '3292 Bayview Avenue' in the 950.30.1 regulation that contains the text 'On these lands the following By-law prevails, being City of North York By-law: 29944 as amended.'

replace the heading 'North York' with '4116 Bathurst Street' in the 950.30.1 regulation that contains the text 'On these lands the following By-laws prevail, being City of North York By-laws: 16295; 22689; and 29984, as amended."

(CH) add a new entry in article 950.20.1, that reads as follows:

"North-east corner of Neilson Drive and Dundas Street West
On these lands the following By-law prevails, being former City of Etobicoke By-law 1772."

(CI) replace the text for 20 Senlac Road in article 950.70 with "On these lands the following by-law prevails, being City of Toronto by-law 882-2010(OMB), as amended".

(CJ) to add a new entry to the end of article 950.30.1 entitled "Lands along Hidden Trail, South of Steeles Avenue West" and containing the text that reads:

"On these lands the following by-law prevails, being City of North York By-law 27020, as amended."

(CK) in regulations; 10.10.20.30(1), 10.20.20.30(1), 10.40.20.30(1), 10.60.20.30(1), 10.80.20.30(1), 15.10.20.30(1), 30.20.20.30(1), 40.10.20.30(1), 50.10.20.30(1), 60.10.20.30(1), 60.20.20.30(1), 60.30.20.30(1), 60.40.20.30(1), 60.50.20.30(1), 80.30.20.30(1), 80.40.20.30(1), 80.50.20.30(1), 90.20.20.30(1), 90.30.20.30(1), 90.40.20.30(1) and 90.70.20.30(1), replace the clause "the following ancillary uses permitted by clause 5.10.20.30(i)" with "the following ancillary uses which are permitted by clause 5.10.20.30(i)".

(CL) in regulations 10.40.30.10(1) (C); 10.60.30.10(1) (C); and 10.80.30.10(1) (C) add the word "metres" after the number "30".

(CM) in regulations 10.20.40.50.(1), 10.40.40.50.(1), 10.40.40.50.(2), 10.80.40.50.(1), and 10.80.40.50.(2) replace "located at or above the second **storey**" with "with access from the second **storey or above**".

ENACTED AND PASSED this ~ day of ~, A.D. 2011.

**********, Mayor

ULLI S. WATKISS, City Clerk

(Corporate Seal)

Attachment A4-1 - Summary of Proposed Text Amendments

Text Changes

By-law Reference	Reason for change
1.5.3 (1)	For clarity, delete the contents of 1.5.3(1) and replace it with the following text so that it reads: Except for those lands identified on the Zoning Map in Chapter 990 as 'Not Part of This By-law', this By-law applies to all the lands in the City of Toronto.
1.50.1 (1)	Replaces "The zoning maps of this By-law are" with "The Zoning By-law Map is" in order to clarify that there is only one zoning map for this By-law. The map tiles are only provided for reference.
2.1.1	Changes the structure of this section by creating an article within it. This will allow for additional articles to be created in the future within this section. No change to the provisions.
2.1 (4) (A) (ii)	(4) Reduction of Lot Area - Conveyance to a Public Authority This is a replacement of wording to clarify that a lot that has been reduced by a public taking with still comply to the by-law if the remaining lot standards meet certain standards
5.10.1.10 (3)	Revises the last sentence in regulation 5.10.1.10 (3) to recognize that subsections (4) and (5) in this same article also refer to sections in Chapter 150.
5.10.1.10 (7)	Revises the phrase "complies to" with the phrase "complies with" for grammatical improvement.
5.10.20.100 (5)	Replace, for clarity and consistency, the title and text of regulation 5.10.20.100 (5) with the following: Transportation Use or Municipally Owned Public Parking Use If a **building** or **structure** used for a **transportation use**, or for a municipally owned **public parking** use, is located on a **lot** that is not in a Utility and Transportation Zone category, the **building** or **structure** must comply with all regulations applicable to a principal **building** on that **lot** for the zone in which the **lot** is located.
5.10.30.40 (1)	In regulation 5.10.30.40 (1), replace the words "may not be" with the words "is not" for consistency.
5.10.40.1 (3)	Changes the format of this regulation to improve clarity between provisions. This does not change the wording or intention of the regulation.
5.10.40.10 (2)	In regulation 5.10.40.10(2), insert the word "a" before the words "principal **building** or **structure**" to improve the grammar.
5.10.40.70 (6)	In regulation 5.10.40.70 (6), insert the words "at least" before "3.0 metres" in (ii) and before "3.5 metres" in (iii), and replace the word "passing" with the word "enactment" in (B), for clarity and consistency.
5.10.50.10 (2)	For consistency, in the title of regulation 5.10.50.10 (2), replace the words "for a Disabled Person Access" with "Providing Barrier Free Access", and in the text of regulation 5.10.50.10 (2) replace the phrase "is deemed to be **landscaped** for the purpose of calculating **landscaped** area" with the phrase "is deemed to be **landscaping** for the purpose of calculating the area of **landscaping**".
5.10.60.1 (4)	In the title of regulation 5.10.60.1 (4), insert the word "Principal" before the word "Building" to clarify that the regulation is referring to a principal building.
5.10.60.20 (1)	At the end of regulation 5.10.60.20 (1), add the words "except footings" to clarify that footings are exempt from setbacks.
5.10.60.40 (1)	For consistency, in regulation 5.10.60.40 (1), insert the words "of the" between the words "lower maximum".
5.10.150.1 (1)	Removes regulation 5.10.150.1 (1) because each zone category, where appropriate, has its own regulation dealing with storage of waste.
10.5.30.40 (4)	In regulation 10.5.30.40 (4), insert the word "the" between the words "if" and "water surface" to improve the grammar.

10.5.30.200 (2)	Add a sentence to the regulation to clarify that if an existing lot gets relief for a lot frontage that is less than required by the zone, the lot must still comply with other standards applicable to the larger required lot frontage.
10.5.40.10 (2)	In regulation 10.5.40.10 (2), insert the phrase "a maximum of" before "1.5 metres" for clarity and consistency.
10.5.40.60 (1) (C)	In regulation 10.5.40.60 (1) (C), remove the word "finished" from the phrase "a platform with a finished floor", for consistency.
10.5.40.60 (1) (B), (C), (D) and (E)	In regulation 10.5.40.60 (1), insert the phrase "above **established grade**" after the word "**building**" in each of (B), (C), (D) and (E), for clarity and consistency.
10.5.40.200 (5)	For consistency, replace the text of regulation 10.5.40.200 (5) with text written in the same manner as in regulation 15.5.40.200 (3), but mody to refer to the Residential Zone category instead of the Residential Apartment Zone category.
10.5.40.200 (6)	For consistency, in Regulation 10.5.40.200 (6), insert the phrase "or a section 45 Planning Act minor variance," after the phrase "complied with the applicable former zoning bylaw for **building** separation", and remove the phrase "or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended" from after the phrase "must comply with all the requirements of this By-law" before the period at the end.
10.5.40.200 (7)	For consistency and to improve grammar, in regulation 10.5.40.200 (7), insert the phrase "or a section 45 Planning Act minor variance," after the phrase "complied with the applicable former zoning bylaw for above ground separation distance between the **main walls** of the same **building** that face each other", delete the comma preceding the phrase "that is less than that required by this By-law", and remove the phrase "or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended" after the phrase "must comply with all the requirements of this By-law" before the period at the end.
10.5.40.200 (8)	For clarity and consistency, replace the text of regulation 10.5.40.200 (8) with the following: "In the case of a **side yard setback** established by regulation 10.5.40.200 (5), if a **lot** in a Residential Zone category has a **lot frontage** of 12.0 metres or less and contains a **detached house**, **semi-detached house** or **duplex** then: (A) a second floor addition to a principal building is permitted if it is not closer to a **side lot line** than the **main walls** of the existing **building**; and (B) a rear addition to a principal **building** is permitted if it is not closer to a **side lot line** than the lesser of: (i) the existing **building setback** between the existing **building** and the **side lot line**, or (ii) 50% of the minimum **side yard setback** that would otherwise be required by this By-law."
10.5.60.20 (4) (A) 10.5.60.20 (5) (A) (B)	In both regulation 10.5.60.20 (4) (A) and (5) (A), insert the word "vehicle" before the word "access", and in regulation 10.5.60.20 (5) (B), remove the phrase "abutting the street" and replace the word "rear" with the word "side", to clarify that access refers to vehicular access and to reference the correct type of yard setback.
10.5.60.20 (9) (B) (ii)	At the end of regulation 10.5.60.20 (9) (B) (ii), add the phrase "on the **lot**" to clarify that the regulation is referring to the principal building on the same lot.
10.5.60.20 (11)	Create a new regulation 10.5.60.20 (11) to allow a the eaves of a roof of an ancillary building to encroach, to a limited extent (0.4 metres), into a required yard setback applying to the ancillary building, as long as the eaves do not get closer to the lot line than 0.15 metres.
10.5.60.50 (2)	In regulation 10.5.60.50(2), replace the phrase "**gross floor area**" with the phrase "floor area, including areas for the purpose of parking" because, as defined, gross floor area does not include areas used for parking, whereas this regulation deals with the size of an ancillary building whether or not it is a detached garage.
10.5.80.1 (2)	For clarity and to improve grammar, replace the text of regulation 10.5.80.1 (2) with the following: "In the Residential Zone category, a **lot** with a **residential building** other than a **detached house** or **semi-detached house**, may contain an **ancillary** outdoor area used for the parking or storing of more than 3 **vehicles** if: (A) no portion of the **ancillary** outdoor area is closer to a **residential building** on the same **lot**

	than 6.0 metres; (B) the **ancillary** outdoor area is fenced; (C) the surface area used for the parking or storing of **vehicles** is no closer to a fence than 1.5 metres; (D) the **ancillary** outdoor area is no closer to a **lot line** that abuts a **street** than the greater of: (i) 6.0 metres; or (ii) the distance that a **residential building** on an adjoining **lot** is set back from its **lot line** abutting the same **street**; and (E) there is no more than one shelter for attendants, and it: (i) has a maximum height of 3.0 metres, (ii) has a maximum floor area of 5.0 square metres, and (iii) is no closer to any **lot line** abutting a **street** than 6.0 metres."
10.5.80.10 (5)	For clarity, in regulation 10.5.80.10 (5) (A), replace the phrase "in a principal **building**" with "in a **building** or **structure**".
10.5.80.40 (1)	In regulation 10.5.80.40 (1), add the words "detached house or semi-detached house" to clarify what type of residential buildings this regulation applies to.
10.5.80.200 (1)	In regulation 10.5.80.200 (1), insert the word "principal" before the word "**building**" to clarify that the regulation is referring to the removal of a principal building.
10.5.100.10 (1)	Replaces the existing wording to clarify where vehicle access to a lot is permitted depending on the nature of the abutting public right-of way (street or lane).
10.10.40.10 (2) 10.20.40.10 (2)	In both regulation 10.10.40.10 (2) and 10.20.40.10 (2), insert the phrase "the exterior portion of" between the words "for either" to be clear that the maximum height of the main wall applies only to the outside part of the wall; so structural members essential to the support of the roof that may be inside the envelope of the roof can be higher.
10.20.40.10 (4)	Revises regulation 10.20.40.10 (4) to be clear that regulation 10.20.40.10 (2) does not apply in the case of a house with a flat or shallow roof.
10.40.40.10 (2)	In regulation 10.40.40.10 (2), insert the phrase "the exterior portion of" between the words "for either" to clarify that it applies to each opposite pair of main walls; and correct the cross-reference to refer to regulation 10.40.40.10 (1).
10.80.40.10 (2)	In regulation 10.80.40.10 (2), insert the phrase "the exterior portion of" between the words "for either" to clarify that it applies to each opposite pair of main walls; and the cross-reference is corrected to refer to regulation 10.80.40.10 (1).
15.5.30.40 (4)	In regulation 15.5.30.40 (4), insert the word "the" between the words "if" and "water surface" to improve the grammar.
15.5.40.10 (2)	In regulation 15.5.40.10 (2), insert the phrase "a maximum of" before "1.5 metres" for clarity and consistency, and a period is added to the end to improve grammar.
15.5.40.80 (1)	In regulation 15.5.40.80 (1), correct the phrase "minimum above horizontal separation distance" by replacing the word "horizontal" with the word "ground" for clarity and consistency.
15.5.40.200 (5)	Revises regulation 15.5.40.200 (5) for grammar, clarity and consistency, by inserting the phrase "or a Section 45 Planning Act minor variance," before the comma after the first appearance of the phrase "face each other"; replacing the word "an" with the phrase "a lawfully existing" before the second appearance of the words "above ground"; and delete the comma after the second appearance of the phrase "face each other".
30.5.40.10(1)	Clarify that the height is measured to the highest point of a building in both a corner lot, and non-corner lot scenario.
30.20.40.40	Add a new provision for FSI to clarify how FSI is determined based on the zone label found on the zoning map.
30.20.20.100 (2)	Add the word 'lot' to clarify that the maximum interior floor area permitted is over the lot and not per each use.
30.20.40.70 (3)	Revises provision to be consistent with best practice approach for CR.
40.10.20.100 (1) and (49)	Clarify that Lake Ontario is the southern boundary for this rule. Also, need to include all SS2 zones even if they are not in a Policy Area because the impacts on adjacent residential areas are the same.
40.10.40.40 (5)	Add a new provision for FSI to clarify how FSI is determined based on the zone label found on

	the zoning map.
40.10.40.70 (1), (2) and (3)	Clarification for 3.0m setback from a side or rear lot line abutting a residential zone category, to clarify that this requirement is only for the abutting side or rear lot line. Previously was written so that it was applied to all side or rear lot lines regardless if they abut. This change is in keeping with the original intention for this provision.
40.10.40.70 (4) and (5)	Clarification for 3.0m setback from a side lot line abutting a residential zone category, to clarify that this requirement is only for the abutting side lot line. Previously was written so that it could be applied to all side lot lines regardless if they abut. This change is in keeping with the original intention for this provision. Further, needed to clarify that rear yard setback is *either* 7.5m or 1.5m.
40.10.40.70(4)(H)	Clarifies that the regulation referenced is 40.10.40.70(4)(F). A typographical error has omitted the '(4)'.
40.10.40.80 (1) and (2)	Clarifies that this separation is for walls on the same lot; the setbacks in 40.10.40.70 will deal with separation between walls on different lots (i.e. setbacks from the lot line).
40.10.40.80 (3)	Clarification that this separation is a requirement between the tower portions (not tower to base building).
40.10.40.200 (1)	Minor change to improve readability and grammar. No change to application or intent of provision.
40.10.50.10 (1)	Currently, the way that this is written would not allow for pedestrian access, bicycle racks, etc. while it does provide for vehicular access. Revise in order to allow for other landscape elements.
40.10.60.40 (1)	Minor modification to clarify that the maximum height is either 4 metres when abutting a residential zone category, or 11 metres in all other cases.
50.10.20.100 (4)	Clarifies that (E) only applies to lots west of Spadina Avenue. This is in keeping with the original intent on the existing restrictions from 438-86.
50.10.40.50(1)	In order to accommodate for the creation of regulation (C), move the word "and".
50.10.80.200 (6)	Clarify that this exemption only applies to existing buildings. This is in keeping with the intent of the original provision in 438-86.
50.10.90.200 (75)	Clarify that this exemption only applies to existing buildings. This is in keeping with the intent of the original provision in 438-86.
60.5.80.10 (1) (B)	Proposes wording change to clarify the intent of parking space off a driveway.
150.94.30 (2) (B)	Replaces the clause "3.0 metres from any **lot line**." with "3.0 metres from any **lot line**, other than the portion of the **driveway** that is used to access the **street**." to clarify that the portion of the driveway that accesses the street, which involves a lot line, is not subject to 3.0 metre separation requirement.
200.5.1.10 (5)	Revises regulation 200.5.1.10 (5) to be clear that a required parking space for a secondary suite or a duplex can be a tandem parking space.
230.5.10.1 (1)	Building staff have asked for clarification regarding this provision and how it relates to the other rates required by this section. Clarify that this provision applies if you are less than 200m2, regardless of what the other rate requirements are. Include wording that 'despites' the other bicycle parking rate requirements.
900.3.10 (13)	This regulation requires general clean-up in that metres is not spelled out, minimum and maximum terms need to be clean-up and the order of the regulations need to be adjusted for clarity and consistency.
900.3.10 (506)	To improve grammar in regulation 900.3.10 (506) remove quotation marks, and insert the word "it" between the words "if" and "is" in subsection (A).
900.3.10(1455)	To recognize a recent OMB decision, add a new clause to article 900.3.10, as follows: "(1455) Exception RD 1455 The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.70.1, being City of Toronto by-law 882-2010(OMB)."
900.6.10 (2)	Revises regulation 900.6.10 (2) to clarify that the semi-detached house requirements for minimum lot frontage and minimum lot area apply to each of the dwelling units in semi-detached houses on the lands that are subject to Exception RM 2.
900.7.10	Add a new clause to article 900.7.10, to recognize Etobicoke site specific by-law 1772, as follows:

	"(761) Exception RA 761 The lands subject to this exception must comply with the applicable prevailing By-law in Article 950.20.1, being former City of Etobicoke by-law 1772."
950.20.1	Add a new clause to article 950.20.1, to identify the prevailing by-law for the lands subject to Exception RA 761, as follows: "North-east corner of Neilson Drive and Dundas Street West On these lands the following By-law prevails, being former City of Etobicoke By-law 1772."
950.20.1	To clarify the location subject to the prevailing by-law, replace the listing to a prevailing by-law in article 950.20.1 so it reads: Southwest corner of Royal Crest Road and Martin Grove Road On these lands the following By-laws prevail, being former City of Etobicoke By-laws: 14068 and 1989-90.
950.30.1	To clarify the locations subject to the prevailing by-laws, replace the headings for these listings to the prevailing by-law s in article 950.30.1 so they read: Southwest Corner of Palm Drive and Bathurst Street On these lands the following By-law prevails, being City of North York By-law 30114, as amended. 3292 Bayview Avenue On these lands the following By-law prevails, being City of North York By-law: 29944 as amended. 4116 Bathurst Street On these lands the following By-laws prevail, being City of North York By-laws: 16295; 22689; and 29984, as amended.
950.30.1	Add a new clause to article 950.30.1, to identify the prevailing by-law for the lands subject to Exception RT 346, as follows: "Lands along Hidden Trail, South of Steeles Avenue West On these lands the following by-law prevails, being City of North York By-law 27020, as amended."
950.70.1	To recognize a recent OMB decision, replace the clause for 20 Senlac Road in article 950.70.1 with "On these lands the following by-law prevails, being City of Toronto by-law 882-2010(OMB), as amended."
10.10.30.10 (1) (B) 10.20.30.10 (1) (B)	For consistency, in both regulation 10.10.30.10 (1) (B) and 10.20.30.10 (1) (B), replace the phrase "a numerical value following the letter 'a'" with "an 'a' value".
10.10.30.20 (1) (B) 10.20.30.20 (1) (B)	For consistency, in both regulation 10.10.30.20 (1) (B) and 10.20.30.20 (1) (B), replace the phrase "a numerical value following the letter 'f'" with "an 'f' value".
10.10.40.10 (5) 10.20.40.10 (8) 10.40.40.10 (6) 10.80.40.10 (6)	For clarity and consistency, in each of regulations 10.10.40.10 (5), 10.20.40.10 (8), 10.40.40.10 (6) and 10.80.40.10 (6), move the reference to the type of buildings and number of storeys to be immediately after the reference to the zone; insert the phrase "the exterior sides of a dormer are not **main walls** if" after the reference to the number of storeys; and replace the words "must not" or "are not to" with the words "does not".
10.40.30.10 (1) (C) 10.60.30.10 (1) (C) 10.80.30.10 (1) (C)	At the end of each of regulations 10.40.30.10(1) (C), 10.60.30.10(1) (C) and 10.80.30.10(1) (C), add the word "metres" after the number "30" for clarity.
10.20.40.50 (1) 10.40.40.50 (1) 10.40.40.50 (2) 10.80.40.50 (1) 10.80.40.50 (2)	In each of regulations 10.20.40.50 (1), 10.40.40.50 (1), 10.40.40.50 (2), 10.80.40.50 (1) and 10.80.40.50 (2), replace the phrase "located at or above the second **storey**" with the phrase "with access from the second **storey** or above" for clarification and consistency.
10.10.20.30(1), 10.20.20.30(1), 10.40.20.30(1), 10.60.20.30(1), 10.80.20.30(1), 15.10.20.30(1),	Replace the clause "the following ancillary uses permitted by Clause 5.10.20.30(i)" with "the following ancillary uses and the uses permitted by Clause 5.10.20.30(i)" to clarify that ancillary uses in Clause 5.10.20.30(i) and in the zone are permitted.

30.20.20.30(1), 40.10.20.30(1), 50.10.20.30(1), 60.10.20.30(1), 60.20.20.30(1), 60.30.20.30(1), 60.40.20.30(1), 60.50.20.30(1), 80.30.20.30(1), 80.40.20.30(1), 80.50.20.30(1), 90.20.20.30(1), 90.30.20.30(1), 90.40.20.30(1) and 90.70.20.30(1)	

Attachment A5 - Zoning By-law Amendment #5 to By-law 1156-2010

Authority: _____ Planning and Growth Management Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ____, 2011.

Enacted by Council: ~, 2011

CITY OF TORONTO

Bill No. ~

BY-LAW No. xxxx-2011

To amend the Zoning By-law for the City of Toronto, being By-law No. 1156-2010, as amended, with respect to adding new regulations, replacing regulations, deleting existing regulations and relocating regulations.

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 the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed zoning by-law amendment.

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

1. By-law 1156-2010, as amended, is amended as follows:

(A) in Section 1.60, add a new regulation (2) to article 1.60.1, so that it reads:

"1.60.1 (2) Lands Identified as 'Not Part of This By-law'
For the purpose of determining whether lands are subject to this by-law, if there is a conflict between the Zoning By-law Map and any other Map in this By-law, the Zoning By-law Map prevails."

(B) in clause 5.10.1.10 create a new regulation (8) so that it reads:

"(8) Substantial Demolition

A **building** is substantially demolished if 50% or more of the **main walls** of the **first floor** and above have been removed."

(C) the text in 5.10.30.40(1) is deleted and replaced with the following so that it reads:

"(1) Unless otherwise stated, an access ramp or elevating device providing barrier-free access is not included in the calculation of **lot coverage**."

(D) the text of regulation 5.10.40.1 (3) is deleted and replaced with the following so that it reads:

"Unless otherwise stated in this By-law:

(A) a **building** may not be erected or used if:
(i) it contains **dwelling units** in a **non-residential building** or an **apartment building**, or contains rooms or suites in a **hotel**, and is in the rear of another **building**; or
(ii) it is in front of a **building** containing **dwelling units** in either a **non-residential building** or **apartment building**, or containing rooms or suites in a **hotel**, so as to produce the condition of a **building** containing **dwelling units** or rooms or suites in the rear of another **building**; and

(B) regulations (A)(i) and (A)(ii) above do not prevent the erection of an addition to the front or rear of an existing **building** if:
(i) the addition is not detached above or below grade from the original **building**; and
(ii) the **building** with the addition complies with all other regulations of this By-law."

(E) create regulation 5.10.60.20(2) Setback from a Lane, so that it reads:

"(A) Unless otherwise stated in this By-law, an ancillary **building** or **structure** must comply with the following minimum **building setbacks**:
(i) If the **lot** on which an ancillary **building** or **structure** is located is in a Residential Zone category or Open Space Zone category, the ancillary **building** or **structure** must be set back at least 2.5 metres from the centreline of a **lane**;
(ii) If the **lot** is not in a Residential Zone category or Open Space Zone category and the **lot** abutting the other side of the **lane** is also not in a residential or open space zone category, the ancillary **building** or **structure** must be set back 3.0 metres from the centreline of a **lane**; and
(iii) If the **lot** is not in a Residential Zone category or Open Space Zone category and the **lot** abutting the other side of the **lane** is in a Residential Zone category or Open Space Zone category, the ancillary **building** or **structure** must be set back 3.5 metres from the centreline of a **lane**.

(B) A lawfully erected ancillary **building** or **structure** that does not comply with (i), (ii) or (iii) may be added to, enlarged or altered above the **first floor**, if the enlargement or alteration is no closer to the **lot line** than the **first floor main walls** in existence on the date of the passing of this By-law."

(F) in Chapter 10 create regulation 10.5.40.40 (2) Inclusion of Attic Space for Gross Floor Area Calculation in a Residential Building, so that it reads:

"(2) Inclusion of Attic Space for Gross Floor Area Calculation in a Residential Building

Despite the definition of **gross floor area** in this By-law, for a **lot** in a Residential Zone category, the **gross floor area** of a **residential building** does include floor area above the main wall located within an area of the **residential building** such as an attic, if it is accessed by means of a permanent stair case and is habitable space."

(G) in regulation 10.5.40.60 (1) (A), after the words "**side yard setback**", insert the phrase "and there may be enclosed habitable space below this platform if the platform floor is no higher than the first floor of the principal **building** above **established grade**", before the semi-colon at the end.

(H) the text in regulation 10.5.60.20 (2) is replaced with the following, so that it reads:

"Unless otherwise stated, in the Residential Zone category the minimum **rear yard setback** for an **ancillary building** or **structure** must comply with the following:

(A) if it is located on a **through lot**, and a principal **building** on an adjacent **lot** fronts on the **street** that abuts the **rear lot line** of the **through lot**, the **ancillary building** or **structure** must be set back from the **rear lot line** a distance equal to the minimum **front yard setback** required for the principal **building** on the adjacent **lot**;
(B) if it is on a lot having a **lot depth** greater than 45 metres, and its height is greater than 2.5 metres or its floor area, including areas for the purpose of parking, is greater than 10 square metres, the minimum **rear yard setback** is equal to 50% of the height of the **ancillary building** or **structure**; and
(C) in all other cases, 0.3 metres."

(I) the text in regulation 10.5.60.20 (3) is replaced with the following, so that it reads:

"Unless otherwise stated, in the Residential Zone category, the minimum **side yard setback** for an **ancillary building** or **structure**, if it is located:
(A) in a **side yard**, is the same as the minimum **side yard setback** required for the principal **building**;
(B) in a **rear yard** and less than 1.8 metres from the principal **building**, is the same as the minimum **side yard setback** required for the principal **building**; and
(C) in a **rear yard** and 1.8 metres or more from the principal **building**:
(i) on a **corner lot**, and a principal **building** on an adjacent **lot** fronts on the **street** that abuts the **side lot line** of the **corner lot**, the **ancillary building** or **structure** must be set back from the **side lot line** that abuts the **street** a distance equal to the minimum **front yard setback** required for the principal **building** on the adjacent **lot**;
(ii) on a **lot** where the minimum required **lot frontage** is 21.0 metres or more, and its height is greater than 2.5 metres or its floor area, including areas for the purpose of parking, is greater than 10 square metres, the minimum **side yard setback** is equal to 50% of the height of the **ancillary building** or **structure**; and
(iii) in all other cases, 0.3 metres."

(J) in regulation 10.5.40.20 (1), add the phrase , "excluding the footings for the **building**" before the period at the end.

(K) in regulation 10.5.40.30 (1), add the phrase, " excluding the footings for the **building**" before the period at the end.

(L) in regulation 10.5.40.50 (2), insert the phrase "of the **storey**" after the phrase "of the finished floor".

(M) in regulation 10.5.40.70 (1), in subsection (A), insert the phrase "on the date a building permit is issued for a new or enlarged principal **building** on the subject lot" before the semi-

colon at the end of the subsection; and in subsection (B), insert the phrase "on the date a building permit is issued for a new or enlarged principal **building** on the subject lot" before the period at the end of the subsection.

(N) in regulation 10.5.40.80 (1), replace the period at the end of subsection (A)(ii) with "; and"; and after that add the following new subsection:

"(B) 25.0 metres for any portion of the **buildings** having a height greater than 11.0 metres."

(O) in regulation 10.5.50.10 (1), remove the phrase "if a **driveway** is located in the **front yard** of" and replace it with the word "on".

(P) replace the text of regulation 10.5.80.1 (1) with the following:

"There must be no fee charged for a visitor **parking space** required by this By-law for a **residential building** on a **lot** in the Residential Zone category."

(Q) replace the text of regulation 10.5.80.10 (4) with the following:

"Despite 5.10.80.20 (1) and 10.5.80.10.(2), in the Residential Zone category a required **parking space** for a **secondary suite** may be located in the front yard if it is on a driveway."

(R) in regulation 15.5.60.1 (1) replace the text with the following so that it reads:

"The regulations in Article 15.5.60 apply to detached **ancillary buildings** or **structures** in the Residential Apartment Zone category."

(S) replace the text of regulation 15.10.80.1 (1) with the following:

"There must be no fee charged for a visitor **parking space** required by this By-law for a **residential building** on a **lot** in an RA zone."

(T) remove the numeric value "2.0 metres" from regulation 15.5.60.20 (2)(A)(i) and 15.5.60.20 (2)(B)(i) and replace with numeric value "2.5 metres".

(U) remove the numeric value "2.0 metres" from regulation 15.5.60.20 (3)(C)(i)(a) and 15.5.60.20 (3)(C)(ii)(a) and replace with numeric value "2.5 metres".

(V) add clause 15.5.40.60(3) and regulations, 15.5.40.60(3)(A), 15.5.40.60(3)(B) and 15.5.40.60(3)(C) so that it reads:

"(3) Exterior Stairs, Access Ramp and Elevating Device

Exterior Stairs, Access Ramp and Elevating Device may encroach into a required yard as follows:

(A) Exterior stairs providing access to a principal **building** or **structure** in the Residential Apartment Zone category may encroach into a required yard setback, if the stairs are:

(i) no longer than 1.5 horizontal units for each 1.0 vertical unit above finished grade at the point where the stairs meet the **building** or **structure**;

(ii) no wider than 2.0 metres; and

(iii) no closer to a **lot line** than 0.6 metres; and

(B) An uncovered ramp providing access to a principal **building** or **structure** in the Residential Apartment Zone category may encroach into a required yard setback, if the ramp is:

(i) no longer than 12 horizontal units for each 1.0 vertical unit above finished grade at the point where the ramp meets the **building** or **structure**;

(ii) no wider than 1.5 metres for each sloped ramp segment; and

(iii) no closer to a **lot line** than 0.6 metres; and

(C) An elevating device providing access to a principal **building** or **structure** in the Residential Apartment Zone category may encroach into a required yard setback, if the elevating device:

(i) elevates no higher than the **first floor** of the **building**;

(ii) has a maximum area of 3.0 square metres; and

(iii) is no closer to a **lot line** than 0.6 metres."

(W) add regulation 30.20.40.60(10) so that it reads:

"(1) Permitted Encroachments – Permitted Angular Planes

Despite clauses 30.5.75.1 (2), 30.5.75.1 (4), 30.20.40.60 (1), 30.20.40.60 (2), 30.20.40.60 (3), 30.20.40.60 (5), 30.20.40.60 (6), 30.20.40.60(7), and 30.20.40.60 (8), in the CL zone, no encroachments are permitted into the **angular plane** required by clause 30.20.40.70(2)."

(X) add regulation 30.20.40.70(5) so that it reads:

"(5) Side Yard Setback for a Wall with Windows or Openings
On a **lot** in a CL zone, where the **main wall** of a **building** contains windows or openings, the **main wall** must be set back a minimum of 5.5 metres from a **side lot line** that is not adjacent to a **street** or **lane**."

(Y) add clause 30.20.40.80 and regulation 30.20.40.80(1) so that it reads:

"**30.20.40.80 Separation**

(1) For a **lot** in a CL zone, all **main walls** of a **building** must comply with the following:
(A) if a **main wall** of the **building** has windows and a line projected at a right angle from one of these **main walls** intercepts another such wall on the same lot, the minimum above ground distance between the **main walls** must be 11.0 metres; or
(B) if a **main wall** of the **building** has windows facing a **main wall** which does not have windows and a line projected at a right angle from one of these **main walls** intercepts the other **main wall**, the minimum above ground distance between them must be 5.5 metres."

(Z) add clause 30.20.40.200 and regulations 30.20.40.200(1), (2), (3), (4) and (5) so that they read:

"(1) Existing Buildings Not Complying With Maximum Height
If on the date of enactment of this bylaw in a Commercial Local Zone (CL), a lawfully erected **building** or **structure** complied with the applicable former zoning bylaw for height, or has a height that was permitted for this building or structure by a section 45 Planning Act minor variance and that lawfully existing height is greater than the height permitted by Regulation 30.20.40.10(1) of this bylaw, then the maximum building height for that existing **building** or **structur**e is its height on the date of enactment of this bylaw; any addition, extension or alteration to the **building** must comply with all the applicable requirements of this by-law or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

(2) Existing Buildings Not Complying With Maximum Floor Area
If on the date of enactment of this By-law, in a Commercial Local Zone (CL), a lawfully erected **building** or **structure** complied with the applicable former zoning bylaw for **gross floor area**, or has a **gross floor area** that was permitted for this **building** or **structure** by a section 45 Planning Act minor variance and that lawfully existing **gross floor area** is greater than the **gross floor area** permitted by this By-law, then the maximum **gross floor area** for that existing **building** or **structure** is its **gross floor area** on the date of enactment of this By-law; any addition, extension or alteration to the **building** or **structure** must comply with all the applicable requirements of this By-law or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

(3) Existing Buildings Not Complying With Minimum Yard Setbacks
If on the date of the enactment of this By-law, in a Commercial Local Zone (CL), a lawfully erected **building** or **structure** complied with the applicable former zoning bylaw 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 set back from a **front lot line, rear lot line** or any **side lot line** less than that required by this By-law, then the minimum **front yard setback**, **rear yard setback** or **side yard setback** for that existing **building** or **structure** is the existing **building setback** from the **front lot line, rear lot line** or **side lot line** that lawfully existed on the date of the enactment of this By-law; any addition, extension or alteration to the **building** or **structure** must comply with all the applicable requirements of this By-law or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

(4) Existing Buildings Not Complying With Minimum Separation Between Main Walls of the Same Building
If on the date of the enactment of this By-law, in a Commercial Local Zone (CL), a lawfully erected **building** complied with the applicable former zoning bylaw for above ground separation distance between the **main walls** of the same **building** that face each other, and has an above ground separation distance between the **main walls** of the same **building** that face each other, that is less than that required by clause 30.20.40.80 of this By-law, then the minimum above ground separation distance between those parts of the existing **main walls** is the separation distance which lawfully existed on the date of the enactment of this By-law; any addition, extension or alteration to a **building** must comply

with all the requirements of this By-law or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

(5) Existing Buildings Not Complying With Required Angular Planes
If on the date of the enactment of this By-law, in a Commercial Local Zone (CL), a lawfully erected **building** complied with the applicable former zoning bylaw for height and **building setbacks**, or with the height and **building setbacks** permitted for this **building** or **structure** by a section 45 Planning Act minor variance, then the existing **building** is not required to comply with the **angular plane** requirements of clause 30.20.40.70(2) of this By-law; any addition, extension or alteration to a **building** must comply with all the requirements of this By-law or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended."

(AA) in Chapter 30 create article 30.5.60 Ancillary Buildings and Structures and Clause 30.5.60.40. Height . Add to 30.5.60.40. Height, regulation (1) Height of Ancillary Buildings and Structures, so that it reads:

"(1) Height of Ancillary Buildings and Structures
Unless otherwise stated in this By-law, in the Commercial Zone category, the height of an ancillary **building or structure** is measured as the distance between the **average grade** and the elevation of the highest point of the **building or structure**."

(AB) replace existing regulation 40.10.20.40(1) so that it reads:

"(1) Permitted Building Types

In a CR zone a non-residential building is permitted if it does not contain a dwelling unit. In addition, a dwelling unit is permitted in the following building types if the buildings comply with the applicable regulations in Clause 40.10.20.100:
Apartment Building (18)
Mixed Use Building (51)
Townhouse (52)"
.

(AC) add regulation 40.10.40.10(6)(B) so that it reads:

"(B) if on the date of the enactment of this By-law, an existing principal **building** complying with the applicable former zoning by-law for height has a height which is less than that required by (A) above, then an addition to this principal **building** is not required to comply with (A) provided that the height of the addition is not less than the existing height of the principal **building**."

(AD) delete the words "located on the ground and" from regulations 40.10.40.50(1)(B) and 50.10.40.50(1)(B).

(AE) delete the words "which is constructed after the date of enactment of this By-law" from regulations 40.10.40.70(1), (2), and (3).

(AF) delete the words "which is constructed after the date of enactment of this By-law which has a height equal to or less than the width of the right-of-way of the street it abuts" from 40.10.40.70(4) and (5).

(AG) delete the words "**rear lot line**" after the word "entire" and replace with the words "required **rear yard setback**" in regulations 40.10.40.70(4)(D) and (5)(D).

(AH) delete the words "an elevation" after the words "starting at" and replace with the words "a height" in regulations 40.10.40.70(4)(D) and (5)(D).

(AI) delete regulations 40.10.40.70(4)(E)(iii) and 40.10.40.70(5)(E)(iii)

(AJ) add regulations 40.10.40.200(8), (9), (10), (11), (12), (13), (14) and (15) so that they read:

"(8) Existing Buildings Not Complying With Maximum Floor Area
If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), a lawfully erected **building** or **structure** complied with the applicable former zoning bylaw for **gross floor area**, or has a **gross floor area** that was permitted for this **building** or **structure** by a section 45 Planning Act minor variance and that lawfully existing **gross floor area** is greater than the **gross floor area** permitted by this By-law, then the **maximum gross floor area** for that existing **building** or **structure** is its **gross floor area** on the date of enactment of this By-law; any addition, extension or alteration to the **building** or **structure** must comply with all the applicable requirements of this By-law or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

(9) Existing Buildings Not Complying With Minimum Yard Setbacks
If on the date of the enactment of this By-law, in a Commercial Residential Zone (CR), a lawfully erected **building** or **structure** complied with the applicable former zoning bylaw 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 set back from a **front lot line, rear lot line** or any **side lot line** less than that required by this By-law, then the minimum **front yard setback, rear yard setback** or **side yard setback** for that existing **building** or **structure** is the existing **building setback** from the **front lot line**, **rear lot line** or **side lot line** that lawfully existed on the date of the enactment of this By-law; any addition, extension or alteration to the **building** or **structure** must comply with all the applicable requirements of this By-law or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

(10) Existing Buildings Not Complying With Minimum Separation Between Buildings
If on the date of the enactment of this By-law, in a Commercial Residential Zone (CR), two or more lawfully erected **buildings** are located on the same **lot** and complied with the applicable former zoning bylaw for building separation and have an existing above ground separation distance between the **buildings** that is less than that required by clause 40.10.40.80(3) of this By-law, then the minimum above ground separation distance required between those existing **buildings** is the separation distance that lawfully existed on the date of the enactment of this By-law; any addition, extension or alteration to a **building** must comply with all the requirements of this bylaw or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

(11) Existing Buildings Not Complying With Minimum Separation Between Main Walls of the Same Building

If on the date of the enactment of this By-law, in a Commercial Residential Zone (CR), a lawfully erected **building** complied with the applicable former zoning bylaw for above ground separation distance between **the main walls** of the same **building** that face each other, and has an above ground separation distance between the **main walls** of the same **building** that face each other, that is less than that required by clauses 40.10.40.80(1) and 40.10.40.80(2) of this By-law, then the minimum above ground separation distance between those parts of the existing **main walls** is the separation distance which lawfully existed on the date of the enactment of this By-law; any addition, extension or alteration to a **building** must comply with all the requirements of this By-law or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

(12) Existing Buildings Not Complying With Required Angular Planes
If on the date of the enactment of this By-law, in a Commercial Residential Zone (CR), a lawfully erected **building** complied with the applicable former zoning bylaw for height and **building setbacks**, or with the height and **building setbacks** permitted for this **building** or **structure** by a section 45 Planning Act minor variance, then the existing **building** is not required to comply with the **angular plane** requirements of clauses 40.10.40.70(4) or 40.10.40.70(5) of this By-law; any addition, extension or alteration to a **building** must comply with all the requirements of this By-law or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

(13) Existing Buildings Not Complying With Minimum Main Wall Facing a Front Lot Line
If on the date of the enactment of this By-law, in a Commercial Residential Zone (CR), a lawfully erected **building** complied with the applicable former zoning bylaw for the minimum percentage of the **main wall** of the **building** facing a **front lot line** located at or between the **front lot line** and the maximum **building setback** from the **front lot line**, and has a minimum percentage of the **main wall** facing the **front lot line** located at or between the **front lot line** and the maximum **building setback** from the **front lot line**, that is less than that required by clauses 40.10.40.70(1)(A), 40.10.40.70(2)(A), and 40.10.40.70(A) of this By-law, then the minimum percentage of **the main wall** of the **building** facing a **front lot line** located at or between the **front lot line** and the maximum **building setback** is that percentage which lawfully existed on the date of the enactment of this By-law; any addition, extension or alteration to a **building** must comply with all the requirements of this By-law or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

(14) Existing Buildings Not Complying With Minimum Street Wall Setback for Tower from Base Building
If on the date of the enactment of this By-law, in a Commercial Residential Zone (CR), a lawfully erected **building** complied with the applicable former zoning bylaw for **building setbacks** from a **main wall** that faces a **street yard**, and has a **main wall** facing a **street yard** which has a **building setback** , that is less than that required by clause 40.10.40.70(3)(B) of this By-law, then the minimum **building setback** for a **main wall** facing a **street yard** is the **building set back** which lawfully existed on the date of the enactment of this By-law; any addition, extension or alteration to a **building** must comply with all the requirements of this By-law or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended.

(15) Existing Buildings Not Complying With Maximum Interior Floor Area per Floor for Tower Portion of Mixed Use or Residential Buildings
If on the date of the enactment of this By-law, in a Commercial Residential Zone (CR), a lawfully erected **building** complied with the applicable former zoning bylaw for maximum **gross floor area**, and has a maximum **interior floor area** per floor that is greater than that required by clause 40.10.40.40(2) of this by-law, then the maximum **interior floor area** per floor is that which lawfully existed on the date of the enactment of this By-law; any addition, extension or alteration to a **building** must comply with all the requirements of this By-law or a variance finally approved pursuant to Section 45 of the Planning Act, R.S.O. 1990, c.P. 13, as amended."

(AK) delete regulations 40.10.80.200(2) and (3).

(AL) in regulation 40.10.20.20(1) Principal Use – Conditional – CR Zone list, delete "**dwelling unit** (18)", and to regulation 40.10.20.10(1) Principal Use – CR Zone, immediately above the word **park**, add '**dwelling unit** in a permitted building type".

(AM) in Chapter 40 create article 40.10.60 Ancillary Buildings and Structures and clause 40.10.60.40. Height. Add to clause 40.10.60.40. Height, regulation (1) Height of Ancillary Buildings and Structures, so that it reads:

"(1) Height of Ancillary Buildings and Structures
Unless otherwise stated in this By-law, in the Commercial Residential Zone category, the height of an ancillary **building or structure** is measured as the distance between the **average grade** and the elevation of the highest point of the **building or structure**."

(AN) in regulation 40.10.20.100 replace regulation (18) with following:

"(18) Apartment Building Type Condition

An **apartment building is** only permitted in a CR zone that has an 'r' value greater than 0.0."

(AO) in regulation 40.10.20.100 create a new regulation (51) to read as follows:

"(51) Mixed Use Building Type Condition

A **mixed use building** is only permitted in a CR zone that has an 'r' value greater than 0.0."

(AP) in regulation 40.10.20.100 create a new regulation (52) to read as follows:

"(52) Townhouse Building Type Condition
A **townhouse building** is only permitted in a CR zone that
(A) has an 'r' value greater than 0.0; and
(B) is not located in Policy Area 3 (PA3) or Policy Area 4 (PA4)"

(AQ) delete regulation 40.10.20.40(2) in its entirety.

(AR) replace the text in regulation 40.10.40.10(7), so that it reads:

"(7) Minimum Height of First Floor
In a CR zone:
(A) the minimum height of the **first floor** is 4.5 metres; or
(B) if on the date of the enactment of this By-law, an existing principal **building** complying with the applicable former zoning by-law for **first floor** height has a minimum **first floor** height which is less than that required by (A) above, then an addition to this principal **building** is not required to comply with (A) provided that the **first floor** height of the addition is not less than the existing **first floor** height of the principal **building**."

(AS) in regulation 40.10.40.60(10), add "40.5.75.1(2), 40.5.75.1(4)," in front of "40.10.40.10(8)".

(AT) add condition 50.10.20.100(47) as a condition to the following conditional uses under regulation 50.10.20.20(1) so that they read:

"**Cabaret** (2, 47)
Nightclub (2, 4, 38, 47)
Entertainment Place of Assembly (46, 47)
Sports Place of Assembly (46, 47)
Place of Assembly (32, 47)"

(AU) delete condition 50.10.20.100(47) as a condition to the following conditional use under regulation 50.10.20.20(1) so that it reads:

"**Hotel** (6)"

(AV) add regulation 50.10.20.100(49) so that it reads as follows:

"(49) Outdoor Displays or Sales Condition
In a CRE zone, outdoor display or sale of goods or commodities is permitted if it complies with the following:
(A) no goods or commodities must be placed within 15.0 metres of a **lot line** that abuts a **lot** in a Residential Zone category;
(B) the cumulative area used for the outdoor display or sale of goods or commodities may not exceed 250 square metres; and
(C) the storage or warehousing of goods in a **vehicle** is not permitted."

(AW) in regulation 50.10.20.30(1) add new condition 50.10.20.100(49) "Outdoor Sales or Display (49)".

(AX) replace existing regulation 50.10.20.100(41) so that it reads as follows:

"(41) Nursing Home Condition
A **nursing home**, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:
(i) be located on a **lot** which:
(a) has a **front lot line** or **side lot line** abutting a major **street** identified on the Policy Areas Overlay Map; or

(b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection."

(AY) add regulation 50.10.40.50(1)(C) so that it reads:

"(C) a maximum of 25% of the outdoor component may be in the form of a green roof."

(AZ) delete the number "2.5" and replace it with the number "1.5" in regulation 50.10.40.60(1)(B);

(BA) replace regulation 50.10.1.10 (1) with the following so that it reads:

"(1)Interpretation of Zone Label for Floor Space Index
The zone symbol on the Zoning By-law Map for Commercial Residential Employment Zone category zones consists of the letters CRE indicating the primary land use permitted in the respective zone which is followed in the zone label by:
(A) a numerical value representing the maximum permitted **floor space index** of all land uses on a **lot** and that may then be followed by one or more of the following in brackets:
(i) the letter 'c' followed by a numerical value indicating the maximum **floor space index** permitted for non-residential uses on a **lot**; and
(ii) the letter 'r' followed by a numerical value indicating the maximum **floor space index** permitted for residential uses on a **lot**; and
(iii) the letter 'e' followed by a numerical value indicating the maximum **floor space index** permitted for employment uses on a **lot**."

(BB) in regulation 50.10.20.10(1) at the end of the phrase "In a CRE zone, the following 'c' uses are permitted" add the following phrase "if they comply with the maximum **floor space index** values associated with the letter 'c':"; and at the end of the phrase "In a CRE zone, the following 'r' uses are permitted" add the following phrase "if they comply with the maximum **floor space index** values associated with the letter 'r':"; and at the end of the phrase "In a CRE zone, the following 'e' uses are permitted" add the following phrase "if they comply with the maximum **floor space index** values associated with the letter 'e':" .

(BC) in regulation 60.5.40.10(1) replace the text with the following so that it reads:

"Unless otherwise stated in this By-law, in the Employment Industrial Zone category, the height of a principal building is measured as the distance between the elevation of the average elevation of grade along the front lot line and the elevation of the highest point of the building."

(BD) add clause 60.10.40.40 and regulation 60.10.40.40(1) so that it reads:

"**60.10.40.40 Floor Area**
(1) In the EL zone the numerical value following the zone symbol, as shown on the Zoning By-law Map, is the maximum permitted **floor space index** for the **lot**."

(BE) add clause 60.20.40.40 and regulation 60.20.40.40(1) so that it reads:

"**60.20.40.40 Floor Area**

(1) In the E zone the numerical value following the zone symbol, as shown on the Zoning By-law Map, is the maximum permitted **floor space index** for the **lot**."

(BF) add clause 60.30.40.40 and regulation 60.30.40.40(1) so that it reads;

"**60.30.40.40 Floor Area**
(1) In the EH zone the numerical value following the zone symbol, as shown on the Zoning By-law Map, is the maximum permitted **floor space index** for the **lot**."

(BG) add clause 60.40.40.40 and regulations 60.40.40.40(1), 60.40.40.40(1)(A) and 60.40.40.40(1)(B) so that it reads:

"**60.40.40.40 Floor Area**
(1) In the EO zone, the numerical value following the zone symbol indicates the maximum **floor space index** on the **lot**, and may be followed by:
(A) the letter 'e' with an associated numerical value, indicates the maximum **floor space index** for employment industrial uses, as listed in the principal use list and principal use conditional list in the EO zone; and
(B) the letter 'o' with an associated numerical value, indicating the maximum **floor space index** for office uses, as listed in the principal use list and principal use conditional list in the EO zone."

(BH) replace regulation 60.50.20.100(6) with the following so that it reads:

"(6) Manufacturing Use Near a Lot in a Residential Zone Category Condition
In an EC zone, on a **lot** abutting a Residential zone category or having a lot line that is separated by a **street** less than 20 metres from a **lot** in a Residential zone category, **manufacturing use** listed in clause 60.50.20.20 are permitted if:
(A) the **interior floor area** for all **manufacturing uses** on the **lot** does not exceed 5000 square metres; and
(B) the use is contained in a wholly enclosed **building**."

(BI) add clause 60.50.40.40 and regulations 60.50.40.40(1), 60.50.40.40(1)(A) and 60.50.40.40(1)(B) so that it reads:

"60.**50.40.40 Floor Area**
In the EC zone, the numerical value following the zone symbol indicates the maximum **floor space index** on the **lot**, and may be followed by:
(A) the letter 'e' with an associated numerical value, indicates the maximum **floor space index** for employment industrial uses, as listed in the principal use list and principal use conditional list in the EC zone; and
(B) the letter 'c' with an associated numerical value, indicating the maximum **floor space index** for office uses, as listed in the principal use list and principal use conditional list in the EC zone."

(BJ) in Chapter 80 create clause 80.5.60.40. Height. Add to 80.5.60.40. Height, regulation (1) Height of Ancillary Buildings and Structures, so that it reads:

"(1) Height of Ancillary Buildings and Structures

Unless otherwise stated in this By-law, in the Institutional Zone category, the height of an ancillary **building or structure** is measured as the distance between the **average grade** and the elevation of the highest point of the **building or structure**."

(BK) in regulation 80.10.20.10(1) remove **Crisis Care shelter**, **Group Home**, **Municipal Shelter**, **Place of Worship**, **Residential Care Home**, from the list and add to 80.10.20.20(1) the uses and conditions shown as follows:

"**Crisis Care shelter** (12)
Group Home (13)
Municipal Shelter (14)
Place of Worship (15)
Residential Care Home (13)"

(BL) in regulation 80.10.20.100 add the following regulations:

"**(12) Crisis Care shelter**
In an I zone, a **Crisis Care shelter** must also comply with the applicable requirements of Section 150.20.

(13) Group Home
In an I zone, a **Group Home** and **Residential Care Home** must also comply with the applicable requirements of Section 150.15.

(14) Municipal Shelter
In an I zone, a **Municipal Shelter** must also comply with the applicable requirements of Section 150.22.

(15) Place of Worship
In an I zone, a **Place of Worship** must also comply with the applicable requirements of Section 150.50."

(BM) in regulation 80.10.40.50 (1) replace the text with the following so that it reads:

"**Amenity space** must be provided as follows, if a permitted use is located in a **building** in an I zone and the use contains a **dwelling unit** or **bed-sitting room**:
(i) at a minimum rate of 0.9 square metres for each **dwelling unit** and **bed-sitting room**; and
(ii) a minimum of 75% of the **amenity space** must be in the principal **building**."

(BN) add to 80.40.60.40. Height, regulation (2) Height of Ancillary Buildings and Structures, so that it reads:

"(2) Height of Ancillary Buildings and Structures
Unless otherwise stated in this By-law, in the Institutional School Zone (IS), the height of an ancillary **building or structure** is measured as the distance between the **average grade** and the elevation of the highest point of the **building or structure**."

(BO) in Chapter 80 create clause 80.50.60.40. Height. Add to 80.50.60.40. Height, regulation (1) Height of Ancillary Buildings and Structures, so that it reads:

"(1) Height of Ancillary Buildings and Structures
Unless otherwise stated in this By-law, in the Institutional Place of Worship Zone (IPW), the height of an ancillary **building or structure** is measured as the distance between the **average grade** and the elevation of the highest point of the **building or structure**."

(BP) in regulation 150.25.20.1(2) replace the text with the following so that it reads:

"For the purposes of this By-law, in any area identified with the letter 'B' on the Rooming House Overlay, such as B1, B2, B3, B4, B5, B6, B7, B8 and B9, a rooming house means a **building** in which living accommodation is provided to more than three persons in separate rooms, each of which may contain food preparation facilities or sanitary facilities, but not both. A rooming house may contain one or more **dwelling units**. A **group home**, **residential care home**, **nursing home**, **retirement home**, **seniors community house**, **religious residence**, **student residence**, **tourist home**, or **hotel** is not a rooming house."

(BQ) in regulation 150.10.20.1 (4), after the phrase "in an R zone", delete the phrase "other than an R zone with a numerical value of 2 following the letter 'u' in the zone label,".

(BR) in regulation 150.10.40.40 (2), revise the title by changing "in an R Zone" to "in an R(u2) Zone"; and in the text of 150.10.40.40 (2), before the comma after the phrase "In an R zone", insert the phrase "with a numerical value of 2 following the letter 'u' in the zone label".

(BS) add new regulation 150.10.40.40 (3), to clause 150.10.40.40, as follows:

"(3) Secondary Suite – Interior Floor Area Requirement in an R Zone
In an R zone, other than an R zone with a numerical value of 2 following the letter 'u' in the zone label, if there is more than one **secondary suite**, the average **interior floor area** for each **dwelling unit**, including the principal **dwelling unit** and every **secondary suite**, must be no less than 65 square metres."

(BT) add new article 150.10.80 **Parking**, to Section 150.10, and add new regulation 150.10.80 (1) to the new article 150.10.80, as follows:

"(1) Secondary Suite – Parking Space Requirement in an R Zone
Despite the requirements of Table 200.5.10.10, in an R zone, other than an R zone with a numerical value of 2 following the letter 'u' in the zone label, no **parking space** is required for the first **secondary suite**."

(BU) in Table 200.5.10.10 for a **Hotel** / Motel the text in (B) is deleted and replaced with the following so that it reads:

"(B) in all other areas of the City, at a minimum rate of 0.4 per 100 square metres of gross floor area."

(BV) in Table 200.5.10.10 add the following to the table in alphabetical order using the Land Use column:

Land Use	Parking Rate	AM	PM	Eve
Adult Entertainment Establishment	Same parking rate and occupancy rate as Entertainment Place of Assembly			
Amusement Arcade	Same parking rate and occupancy rate as Retail Store			
Animal Shelter	Same parking rate and occupancy rate as Kennel			
Artist Studio	Same parking rate and occupancy rate as Retail Store			
Cabaret	Same parking rate and occupancy rate as Entertainment Place of Assembly			
Columbarium	Same parking rate and occupancy rate as Cemetery			
Crematorium	Same parking rate and occupancy rate as Cemetery			
Custom Workshop	Same parking rate and occupancy rate as Manufacturing Use			
District Heating and Cooling Plant	Same parking rate and occupancy rate as Manufacturing Use			
Drive-in Easting Establishment	Same parking rate and occupancy rate as Eating Establishment			
Funeral Visitation Centre	Same parking rate and occupancy rate as Cemetery			
Gaming Establishment	Same parking rate and occupancy rate as Entertainment Place of Assembly			
Holistic Centre	Same parking rate and occupancy rate as Medical Office			
Industrial Gas Manufacturing	Same parking rate and occupancy rate as Manufacturing Use			
Industrial Sales and Service Use	Same parking rate and occupancy rate as Manufacturing Use			
Laboratory	Same parking rate and occupancy rate as Office			
Mausoleum	Same parking rate and occupancy rate as Cemetery			
Mixed Use Building	Same parking rate and occupancy rate as Apartment Building			
Mixed Use Building Visitors	Same parking rate and occupancy rate as Apartment Building – Visitor Parking			
Performing Arts Studio	Same parking rate and occupancy rate as Education Use			

Pesticide or Fertilizer Manufacturing	Same parking rate and occupancy rate as Manufacturing Use			
Pet Services	Same parking rate and occupancy rate as Personal Service Shop			
Petrochemical Manufacturing	Same parking rate and occupancy rate as Manufacturing Use			
Power Generation Use	Same parking rate and occupancy rate as Manufacturing Use			
Production Studio	Same parking rate and occupancy rate as Office			
Public Utility	Same parking rate and occupancy rate as Manufacturing Use			
Public Works Yard	Same parking rate and occupancy rate as Contractor's Establishment			
Recovery Facility	Same parking rate and occupancy rate as Manufacturing Use			
Religious Residence	Parking spaces must be provided at a minimum rate of 0.1 for each dwelling unit or bed-sitting room.	100%	100%	100%
Residential Care Home	Same parking rate and occupancy rate as Crisis Care Shelter			
Salvage Yard	Same parking rate and occupancy rate as Manufacturing Use			
Seniors Community House	Same parking rate and occupancy rate as Dwelling Unit			
Shipping Terminal	Same parking rate and occupancy rate as Warehouse			
Software Development and Processing	Same parking rate and occupancy rate as Office			
Student Residence	Parking spaces must be provided at a minimum rate of 0.1 for each dwelling unit or bed-sitting room.	100%	100%	100%
Take-out Eating Establishment	Same parking rate and occupancy rate Same parking rate and occupancy rate Eating establishment			
Transportation Use	Same parking rate and occupancy rate as Railway Service and Repair Yard; Railway Station			
Vehicle Depot	Same parking rate and occupancy rate as Warehouse			
Waste Transfer Station	Same parking rate and occupancy rate as Contractor's Establishment			
Zoo	The minimum number of parking space to be provided is the greater of: (A) 24; and (B) 3.5 for each 100 square metres of gross floor area of all buildings.	100%	100%	100%
All Uses Not otherwise listed	Minimum of 2.0 parking spaces for each 100 square metres of gross floor area.			

(BW) add regulation **220.5.10.200**(2) so that it reads:

"**220.5.10.200**(2) Loading Space Exemption
If a building contains less than 30 dwelling units and is located on a lot having a lot area of less than 1,000 square metres no type G loading space is required."

(BX) replace the text of 220.20(2) so that it reads:

"The maximum slope of a **driveway** leading to a **loading space** is
(A) 8% if it is a Type "G" **loading space**; and
(B) 15% in all other cases."

(BY) in regulation 230.5.10.1(1) replace the phrase "two **bicycle parking space** " with the phrase "no **bicycle parking space**".

(BZ) add a new regulation 230.5.1.10(5)(C) so that it reads:

"(C) if a **stacked bicycle space** is provided, the minimum vertical clearance for each **bicycle parking space** is 1.2 metres."

(CA) in regulation 230.5.1.10(6) replace the text with the following so that it reads:

"An area used to provide **bicycle parking spaces** must have a minimum vertical clearance of:
(A) 2.4 metres if it is a stacked bicycle parking space; and
(B)1.9 metres in all other cases."

(CB) Chapter 700 is replaced in its entirety with the following so that it reads:

"**Chapter 700 Non-conformity / Non-compliance**

700.1 General
700.1.10 Interpretation

(1) Chapter 700 regulations applies to a specific zoning by-law requirement that has been changed by this By-law and as a result places previously conforming or complying buildings, structures or lands into non-compliance. These Chapter 700 regulations apply only to the extent that a specific standard is in conflict with the same standard under this By-law. If the standard is not identical, for instance, comparing a side yard setback to a side yard setback if abutting a street, Chapter 700 does not apply.

700.5 Regulations Applying to a Non-complying Parking Space
700.5.1 General

(1) Parking Space Deficiency - Addition, Enlargement or Alteration
If the number of **parking spaces** lawfully existing on a **lot** on the date of the enactment of this By-law is less than the minimum number of parking spaces required and an addition, enlargement or alteration to the **building** is made that increases the gross floor area, then:
(A) the total number of existing **parking spaces** on the **lot** must be retained; and

(B) the additional **parking spaces required for the addition enlargement or alteration** must be provided at the rate required by this By-law or is permitted by a Section 45 Planning Act minor variance.

(2) Parking Space Deficiency - Change of Use
If the number of **parking spaces** lawfully existing on a **lot** on the date of the enactment of this By-law is less than the minimum number of **parking spaces** required by this By-law, a use may be changed to another use permitted in the zone, if:
(A) the total number of **parking spaces** on the **lot** is not decreased and any additional **parking spaces** required can be accommodated on the **lot**; or
(B) the number of **parking space** to be provided is permitted by a Section 45 Planning Act minor variance.

700.10 Regulations Applying to a Non-complying Lot
700.10.1 General

(1) Addition, Enlargement or Alteration to Buildings or Structures on Non-Complying Lots
If on the date of the enactment of this By-law a lawfully existing **building** or **structure** is on a **lot** with a **lot area** or **lot frontage** that complied with the applicable former zoning by-law and which is less than the **lot area** or frontage required by this By-law, the existing **building** or **structure** may be added to, enlarged or altered if the addition, enlargement, or alteration complies with all applicable regulations of this By-law or is permitted by a Section 45 Planning Act minor variance.

(2) Vacant Lot Having Lot Frontage Less Than Required
If on the date of the enactment of this By-law a vacant **lot** complied with the regulations of the applicable former zoning by-law and has a **lot frontage** less than that required by this By-law, but not less than 6.0 metres, a **detached house** may be constructed, on the **lot**, if the **lot** is located in a Residential Zone category and it complies with all other applicable regulations of this By-law or is permitted by a Section 45 Planning Act minor variance.

(3) Undersized Lot - Vacant Lot With Lot Depth Less Than Required
If on the date of the enactment of this By-law a vacant **lot** complied with the applicable former zoning by-law and has a **lot depth** that is less than that required by this By-law, a **detached house** or **semi-detached house** may be constructed, on the **lot**, if the **lot** is located in a Residential Zone category and it complies with all other applicable regulations of this By-law or is permitted by a Section 45 Planning Act minor variance.

700.20 Regulations Applying to a Non-complying Building
700.20.1 General

(1) Non-complying building setbacks
If on the date of the enactment of this By-law a lawfully erected **building** or **structure** complied with the applicable former zoning by-law and is closer to a **lot line** or the **main wall** of a **building** or **structure** than permitted by this By-law, it may be added to, altered or enlarged if it complies with the **building setback** and building separation existing on the date of the enactment of this By-law and all other applicable regulations of this By-law, or is permitted by a Section 45 Planning Act minor variance.

(2) Height - Exemption for Certain Buildings or Structures
If on the date of the enactment of this By-law a lawfully erected **building** has a **building** height that complied with the applicable former zoning bylaw or by a section 45 Planning Act minor variance and that height is greater than the height permitted by this By-law, the **building** may be used for a use permitted in the zone, if it complies with all other applicable regulations of this By-law or is permitted by a Section 45 Planning Act minor variance.

(3) Addition, Enlargement or Alteration to Non-Complying Buildings or Structures
If on the date of the enactment of this By-law, a lawfully erected **building** or **structure** complied with the applicable **building** regulations of the former zoning by-law and does not comply with the **building** regulations of this By-law, it may be added to, enlarged or altered if the addition, enlargement or alteration complies with all applicable regulations of this By-law or is permitted by a Section 45 Planning Act minor variance.

(4) Non-Complying Building or Structure Damaged by Acts Beyond Owner's Control
If a lawfully erected **building** or **structure** that does not comply with the **building** regulations for the zone in which it is located has been damaged or destroyed as a result of matters beyond the control of the owner, it may be reconstructed or repaired if there is no increase in the non-compliance.

(5) Non-Complying Building or Structure - Restoration to a Safe Condition
If a lawfully erected **building** or **structure** that does not comply with the **building** regulations for the zone in which it is located has been determined to be in an unsafe condition by the City of Toronto, the unsafe portion of the **building** or **structure** may be repaired or restored to a safe condition if the restoration or repair will not increase the height, size, or volume or change the use of the **building** or **structure**; and the restoration or repair will not alter the location of any part of the **building** or **structure** unless permitted by a Section 45 Planning Act minor variance.

(6) Reconstruction of Existing Legal Non-complying Building
The regulations for Restoration to a Safe Condition in 700.20.1(5) and Reconstruction due to Acts Beyond Owner's Control in 700.20.1(4) also apply to an existing legal non-complying **Building**.

700.30 Regulations Applying to a Non-conforming Use
700.30.1 General

(1) Legal Non-conforming use
This By-law does not prevent the use of **premises** for a purpose not permitted by this By-law within the zone in which it is located, if such use lawfully existed on date of the enactment of this By-law, and if it continues to be used for that purpose.

(2) Reconstruction of Existing Building Containing a Legal Non-conforming Use
A **building** or **structure** containing a legal non-conforming use may be reconstructed under the rules for Restoration to a Safe Condition in 700.20.1(5) and Reconstruction due to Acts Beyond Owner's Control in700.20.1(4).

700.40 Regulations Applying to a Non-conforming Bicycle Parking Space

700.30.1 General

(1) Bicycle Parking Space Deficiency - Addition, Enlargement or Alteration
If the number of **bicycle parking spaces** lawfully existing on a **lot** on the date of the enactment of this By-law is less than the minimum number of parking spaces required and an addition, enlargement or alteration to the **building** is made that increases the gross floor area, then:
(A) the total number of existing **bicycle parking spaces** on the **lot** must be retained; and
(B) the additional **bicycle parking spaces required for the addition enlargement or alteration** must be provided at the rate required by this By-law or is permitted by a Section 45 Planning Act minor variance.

(2) Bicycle Parking Space Deficiency - Change of Use
If the number of **bicycle parking spaces** lawfully existing on a **lot** on the date of the enactment of this By-law is less than the minimum number of **bicycle parking spaces** required by this By-law, a use may be changed to another use permitted in the zone, if:
(A) the total number of **bicycle parking spaces** on the **lot** is not decreased and any additional **bicycle parking spaces** required can be accommodated on the **lot**; or
(B) the number of **bicycle parking space** to be provided is permitted by a Section 45 Planning Act minor variance."

(CC) in the Definitions Chapter create definition 800 (453) the definition for 'Mixed Use Building', so that it reads:

"(453) Mixed Use Building
means a building containing a dwelling unit and another permitted principal use."

(CD) amend the 800(475) by replace in the phrase "**townhouse**, or **triplex**" with the phrase "**townhouse**, **triplex** and **mixed use building**".

(CE) in the Definitions Chapter create definition 800 (779) the definition for 'Stacked Bicycle Parking Space', so that it reads:

"(779) Stacked Bicycle Parking Space
means a horizontal bicycle parking space that is positioned above or below another bicycle parking space and equipped with a mechanical device providing floor level access to both bicycle parking spaces."

(CF) amend 900.6.10 (331) Exception RM 331 by adding a new sub-clause (H) that reads:

"(H) On the lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 687-2007, as amended."

(CG) amend 900.6.10 (332) Exceptions RM 332 and RM 333 by adding (G) to each that reads:

"(G) On the lands the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 687-2007, as amended."

(CH) in regulations 900.11.10(480), (481), (483), (563) and (704), add the following new provision as (B):

"(B)If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in clause 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900, Chapter 950, or Chapter 955, exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:
(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply; and
(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply."

(CI) in regulations 900.11.10(913), (916), (918), (971), (973), (986), (987) and (988), delete the text and replace with the following so that they read:

"Exception CR 913
The lands subject to this exception must comply with the following:
(A)Regulation 955.10(96)

Exception CR 916
The lands subject to this exception must comply with the following:
(A)Regulation 955.10(99).

Exception CR 918
The lands subject to this exception must comply with the following:
(A)Regulation 955.10(101).

Exception CR 971
The lands subject to this exception must comply with the following:
(A) the applicable prevailing bylaw in Article 950.60.1., being City of York Prevailing By-law 758.

Exception CR 973
The lands subject to this exception must comply with the following:
(A) the applicable prevailing bylaw in Article 950.60.1., being City of York Prevailing By-law 197.

Exception CR 986
The lands subject to this exception must comply with the following:
(A) Regulation 955.10(129).

Exception CR 987
The lands subject to this exception must comply with the following:
(A) Regulation 955.10(130).
Exception CR 988
The lands subject to this exception must comply with the following:
(A)Regulation 955.10(131)."

(CJ) in regulations 900.11.10(793), (969), and (972), delete the text and replace with the following so that they read:

"Exception CR 793
The lands subject to this exception must comply with the following:
(A) the applicable prevailing bylaw in Article 950.60.1., being former City of York Prevailing By-law 461.

Exception CR 969
The lands subject to this exception must comply with the following:
(A) Regulation 955.10(119).

Exception CR972
The lands subject to this exception must comply with the following:
(A) Regulation 955.10(120)."

(CK) replace regulation 900.11.10(300) with the following so that it reads:

"The lands subject to this exception must comply with the following:
(A) Regulation 955.10(525); and
(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in clause 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900, Chapter 950, or Chapter 955, exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:
(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;
(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and
(iii) the minimum rear yard setback is 12.0 metres."

(CL) replace regulation 900.11.10(33) with the following so that it reads:

"The lands subject to this exception must comply with the following:
(A) Regulation 955.10(60); and
(B) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in clause 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900, Chapter 950, or Chapter 955, exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:
(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply; and
(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply."

(CM) the text of regulations 900.11.10(212)(A), (1178)(B), (1218)(B), (1253)(E), (1456)(D), (1487)(C), (1525)(D), (1603)(D),(1722)(A), (1750)(F), (2041)(C), (2048)(C), (2063)(B), (2086)(D), (2214)(B), (2257)(A), (2258)(A), (2259)(A), (2260)(A), (2263)(B), (2277)(C), (2286)(B), (2306)(G), (2345)(F), (2347)(B), (2458)(D), (2459)(D), (2460)(F), (2461)(E), (2462)(E), (2463)(F), (2464)(B), (2465)(C), (2466)(D), (2468)(B), (2470)(B), (2482)(C), (2494)(B), (2495)(B), (2496)(B), (2497)(B), (2498)(B), (2499)(B), (2500)(C), (2501)(C), (2502)(D), (2504)(D), (2505)(E), (2506)(E), (2507)(F), (2508)(D), (2509)(E), (2510)(C), and (2511)(D), is replaced with the following:

"If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in clause 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900, Chapter 950, or Chapter 955, exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) where the **main wall** of a **building** does not contain windows or openings, the **main wall** must be set back a minimum of 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category, otherwise no **setback** is required for a **main wall** that does not contain windows or openings."

(CN) in regulations 900.10.10(52),(202),(301),(1186), (1187) and (1188) delete the text and replace with the following so that they read:

"Exception CR 52
The lands subject to this exception must comply with the following:
(A) Regulation 955.10(52).

Exception CR202
The lands subject to this exception must comply with the following:
(A) the applicable prevailing By-laws in Article 950.30.1., being former City of North York By-laws 21425, and 24694.

Exception CR301
The lands subject to this exception must comply with the following:
(A) Regulation 955.10(526).

Exception CR1186
The lands subject to this exception must comply with the following:
(A) the applicable prevailing by-law in Article 950.70.1, being City of Toronto By-law 950-2005.

Exception CR1187
The lands subject to this exception must comply with the following:
(A) the applicable prevailing by-law in Article 950.70.1, being City of Toronto By-law 950-2005.

Exception CR1188
The lands subject to this exception must comply with the following:
(A) the applicable prevailing by-law in Article 950.70.1, being City of Toronto By-law 950-2005."

(CO) add regulation 900.11.10(2570) so that it reads:

"The lands subject to this exception must comply with all the following:
(A) Prevailing By-law section 955.10 (999)"

(CP) add regulation 900.11.10(2572) so that it reads:

"The lands subject to this exception must comply with the following:
(A) If on the date of enactment of this By-law, for a **lot** in a Commercial Residential Zone (CR), the maximum permitted height as set out in clause 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900, Chapter 950, or Chapter 955, exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;
(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;
(iii) the maximum height of any portion of a **building** on a **lot** cannot be greater than 70% of the horizontal distance of that portion of the **building** from an RD, or RM zone which abuts the **rear lot line** of the CR **lot** or which is separated from the **rear lot line** by a **lane**; and
(iv) the requirement in (iii) above, only applies to RM zones where the maximum number of permitted **dwelling units** is less than six. "

(CQ) add regulation 900.12.10(89) so that it reads:

"On or between the even numbered addresses of 326 - 360 KING ST W, and 80 JOHN ST, the applicable prevailing by-law in Article 950.70.1, being City of Toronto by-laws 908-00 and 454-04, as amended."

(CR) add regulation 900.11.10(2571) so that it reads:

"The lands subject to this exception must comply with all the following:
(A) Prevailing By-law section 955.10 (1153)."

(CS) in regulations 900.11.10(913), (916), (918), (971), (973), (986), (987) and (988) add the following new provision as (B):

"(B) If on the date of enactment of this By-law, for a **lot** in a Commercial Residential Zone (CR), the maximum permitted height as set out in clause 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900, Chapter 950, or Chapter 955, exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;
(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;
(iii) the maximum height of any portion of a **building** on a **lot** cannot be greater than 70% of the horizontal distance of that portion of the **building** from an RD, or RM zone which abuts the **rear lot line** of the CR **lot** or which is separated from the **rear lot line** by a **lane**; and
(iv) the requirement in (iii) above, only applies to RM zones where the maximum number of permitted **dwelling units** is less than six."

(CT) add the following new regulations 900.11.10(793)(B), (969)(B), (972)(B), (974)(C), (975)(C), (976)(C), (977)(C), and (978)(C) so that they read:

"If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in clause 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900, Chapter 950, or Chapter 955, exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;

(iii) the maximum height of any portion of a **building** on a **lot** cannot be greater than 70% of the horizontal distance of that portion of the **building** from an RD, or RM zone which abuts the **rear lot line** of the CR **lot** or which is separated from the **rear lot line** by a **lane**;

(iv) the requirement in (iii) above, only applies to RM zones where the maximum number of permitted **dwelling units** is less than six; and

(v) the maximum permitted height of any portion of a **building** or structure constructed within 6.0 metres of the **front lot line** is 9.0 metres."

(CU) in regulations 900.10.10(14), (52),(202),(301), (347), (487), (701), (703), (1186), (1187) and (1188) add the following after regulation (A):

"(B) the **angular plane** requirements of 40.10.40.70(5)(D) do not apply; and

(C) the **rear yard setback** requirements of 40.10.40.70(5)(A)(i) and 40.10.40.70(5)(A)(ii) do not apply."

(CV) add the following new regulations 900.11.10 (1170)(C), (1581)(B), (1597)(E), (1764)(D), (1785)(C), (1971)(C), (2209)(F), (2215)(F), (2343)(F), (2353)(G), (2404)(E), (2414)(D) so that they read:

"If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in clause 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900, Chapter 950, or Chapter 955, exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;

(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and

(iii) where the **main wall** of a **building** does not contain windows or openings, the **main wall** must be set back a minimum of 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category, otherwise no **setback** is required for a **main wall** that does not contain windows or openings."

(CW) add the following new regulations 900.11.10 (1622)(F), (1652)(C), (2250)(G), (2252)(H), (2340)(F), (2344)(H), (2346)(F), (2518)(F), (2519)(F), (2526)(F), (2527)(X), (2529)(W), (2530)(V), (2531)(Y), (2535)(F), (2538)(I), (2539)(H), (2540)(K), (2541)(I), (2542)(E), and (2559)(F) so that they read as follows:

"If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in clause 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900, Chapter 950, or Chapter 955, exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:

(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;
(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply;
(iii) where the **main wall** of a **building** does not contain windows or openings, the **main wall** must be set back a minimum of 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category, otherwise no **setback** is required for a **main wall** that does not contain windows or openings; and
(iv) **angular planes** required for the lands by Chapter 900, Chapter 950, or Chapter 955, must be complied with."

(CX) delete the text of regulation 900.11.10 (2416) and replace with the following:

"Exception CR 2416
The lands subject to this exception must comply with the following:
(A) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in clause 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900, Chapter 950, or Chapter 955, exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:
(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;
(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and
(iii) where the **main wall** of a **building** does not contain windows or openings, the **main wall** must be set back a minimum of 3.0 metres from any **rear lot line** that abuts a **lot** in a Residential Zone category, otherwise no **setback** is required for a **main wall** that does not contain windows or openings.
(B) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(758).
(C) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(759).
(D) On 101 EGLINTON AVE E, the applicable prevailing by-law in Article 950.50.1., being former City of Toronto by-law 327-67, as amended."

(CY) delete the text of regulation 900.11.10 (2503) and replace with the following:

Exception CR 2503
The lands subject to this exception must comply with the following:
(A) Despite 40.10.20.100 (2), a **Nightclub** is not a permitted use;
(B) The minimum setback from a **lot line** abutting Yonge Street is 3.0 metres; and
(C) If on the date of enactment of this By-law, in a Commercial Residential Zone (CR), the maximum permitted height as set out in clause 40.10.40.10(4) or in an applicable site or area specific regulation found in Chapter 900, Chapter 950, or Chapter 955, exceeds the width of the right-of-way of the **street** it abuts then the following provisions apply:
(i) the **angular plane** requirements of 40.10.40.70(4)(D) and 40.10.40.70(4)(F) do not apply;
(ii) the **rear yard setback** requirements of 40.10.40.70(4)(A)(iii) and 40.10.40.70(4)(A)(iv) do not apply; and
(iii) where the **main wall** of a **building** does not contain windows or openings, the **main wall** must be set back a minimum of 3.0 metres from any **rear lot line** that

abuts a **lot** in a Residential Zone category, otherwise no **setback** is required for a **main wall** that does not contain windows or openings.

(D) On 30 ALVIN AVE, 2 ST CLAIR AVE E, 22 ST CLAIR AVE E, the applicable prevailing by-law in Article 950.50.1, being former City of Toronto by-law 130-74, as amended.

(E) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(769).

(F) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(770).

(G) On these lands the applicable prevailing section of former City of Toronto by-law 438-86, being Article 955.10.(772)."

(CZ) add regulation 900.11.10(2585) so that it reads:

"Exception CR2585
The lands subject to this exception must comply with the following:
(A) The applicable prevailing by-law in Article 950.70.1, being City of Toronto by-law 59-2011 (OMB), as amended."

(DA) add the following to article 950.70.1:

"10 Park Lawn Road
On these lands the following by-law prevails, being City of Toronto by-law 59-2011(OMB), as amended."

(DB) add regulation 955.10(1153) so that it reads:

"1150-1176 (even numbers) Morningside Ave
On these lands, numbers 115, 206, and 302 of Performance Standard Chart – Schedule 'B' of the former City of Scarborough Zoning By-law 14402 prevail."

(DC) delete regulations 40.10.20.100(41) and 50.10.20.100(41).

(DD) delete **"Nursing Home"** as a Principal Use - Conditional under Clauses 40.10.20.20 and 50.10.20.20, and add **"Nursing Home"** as a Principal Use under Clauses 40.10.20.10 and 50.10.20.10.

ENACTED AND PASSED this ~ day of ~, A.D. 2011.

**********, ULLI S. WATKISS,
Mayor City Clerk

(Corporate Seal)

Attachment A5-1 - Summary of Proposed Text Amendments

Text Changes

By-law Reference	Reason for change
1.60	Creates a new regulation (2) to assist in clarifying the interpretation of the exclusion of lands when they are identified as "Not Part of This By-law'.
5.10.30.40(1)	Rewrites regulation to clarify the exclusion of certain elements from the calculation of lot coverage.
5.10.40.1(1)	Rewrite the regulation to clarify the restriction of constructing a house behind a house.
5.10.60.20(2)	Adds a new regulation to clarify the setback requirements for ancillary building and structures relative to the width of a lane.
10.5.40.20 (1)	In regulation 10.5.40.20 (1), foundation footings at the base of a main wall are to be exempt from the measurement of the building length, which is consistent with their exemption from the measurement of building setback.
10.5.40.30 (1)	In regulation 10.5.40.30 (1), foundation footings at the base of a main wall are to be exempt from the measurement of the building depth, which is consistent with their exemption from the measurement of building setback.
10.5.40.40(2)	Add regulation to clarify that gross floor area includes useable attic space.
10.5.40.50 (2)	The revision to regulation 10.5.40.50 (2) clarifies that the "finished floor" that a platform gains access from is the finished floor of a storey in the building.
10.5.40.60 (1) (A)	Revises regulation 10.5.40.60 (1) (A) to enable an enclosed habitable space to be underneath a first-floor porch, to the extent that the porch is allowed to encroach into the required front yard.
10.5.40.70 (1)	Regulation 10.5.40.70 (1) (A) and (B) requires that a front yard setback be based on the average of the existing setback for buildings on either side of a lot, under certain circumstances. The revision clarifies that the neighbouring building(s) be existing as of the day when the building permit is issued for the building on the subject property.
10.5.40.80 (1)	In regulation 10.5.40.80 (1), the distance separation between parts of buildings above 11 metres in height was overlooked, so sub-clause (B) is being inserted, which is consistent with the same provision in the Residential Apartment Zone category.
10.5.50.10 (1)	The front yard landscaping ratios in regulation 10.5.50.10 (1) are to apply regardless of whether or not there is a driveway running through the front yard, so that the phrase "if a **driveway** is located in the **front yard** of" is being removed (and replaced with the word "on"), better reflecting the front yard landscaping bylaw amendments enacted in 2006.
10.5.60.20 (2)	Revises the text of regulation 10.5.60.20 (2) to better reflect the existing bylaws, as the larger setback of half-the-height of the ancillary building previously applied only to larger lots. Because this is an issue if the lot is not very deep, the revision applies the larger setback to larger ancillary buildings on lots that have a depth greater than 45 metres. Change the height threshold for a larger ancillary building from 2.0 metres to 2.5 metres, to be consistent with the height limit of an ancillary building situated close to the principal building. Because a parking area is not included in "gross floor area", as defined, the revision also clarifies that the floor area threshold for a larger ancillary building includes area used for parking. Re-order the regulation for better comprehension.
10.5.60.20 (3)	Revises the text of regulation 10.5.60.20 (3) to better reflect the existing bylaws, as the larger setback of half-the-height of the ancillary building previously applied only to zones of larger lots. Because this is an issue in zones where lots are not very wide, the revision applies the larger setback to larger ancillary buildings in those zones where the minimum required lot frontage is 21 metres or more. Change the height threshold for a larger ancillary building from 2.0 metres to 2.5 metres, to be consistent with the height limit of an ancillary building situated close to the principal building. Because a parking area is not included in "gross floor area", as defined, the revision also clarifies that the floor area threshold for a larger ancillary building includes area used for parking. Re-order the regulation for better comprehension.

10.5.80.10 (4)	With the passage of By-law 201-2011, which replaced Regulation 10.5.80.10 (3), a corresponding revision to Regulation 10.5.80.10 (4) is appropriate to clarify that a parking space which may be required for a secondary suite can be located in the part of a driveway running through a front yard, which is consistent with provisions for a second suite in the previous by-laws.
15.5.40.60 (3)	The permission found in the regulations for the Residential Zone category allowing exterior stairs, access ramp, and elevating device to encroach into a required yard setback is also to be in the Residential Apartment Zone category, with the creation of a new Regulation 15.5.40.60 (3), for consistency.
15.5.60.1 (1)	Add regulation to clarify that the rules of article 15.5.60 apply to ancillary buildings and structures.
15.5.60.20 (2)	In regulation 15.5.60.20 (2), change the height threshold for a larger ancillary building from 2.0 metres to 2.5 metres, to be consistent with the height limit of an ancillary building situated close to the principal building.
15.5.60.20 (3)	In regulation 15.5.60.20 (3), change the height threshold for a larger ancillary building from 2.0 metres to 2.5 metres, to be consistent with the height limit of an ancillary building situated close to the principal building.
30.5.60.40(1)	Adds a regulation to clarify the interpretation of height for ancillary buildings and structures.
30.20.40.60 (10)	Add a new provision for no encroachments into the angular planes (includes certain restrictions on certain energy uses that are not permitted to encroach into the angular planes). This is consistent with the best practice approach for the CR zone.
30.20.40.70 (5)	Add a new provision for setbacks for windows and opening (to be consistent with the best practice approach for the CR zone).
30.20.40.80 (1)	Adds a new provision for setbacks between main walls on the same lot (to be consistent with the best practice approach for CR zone).
30.20.40.200 (1) to (5)	Adds a new exemption clauses to provide relief for existing buildings that were established legally under the former zoning but that do not comply with height, maximum floor area, minimum yard setbacks, main wall separation, and angular planes in the new By-law.
40.10	Revises and restructures regulations to introduce a mix use building as a permitted building type and revises regulations in 40.10.20 to correspond with permissions for mixed use buildings.
40.10.20.100 (41)	This condition refers to 150.130, but there is no 150.130, or any reference to **Nursing Home** in Chapter 150. A related use, **Retirement Home**, is permitted without conditions in the CR zone. Move **Nursing Home** to a permitted use with no conditions for the CR zone. Delete condition 40.10.20.100(41), and move **Nursing Home** from a Principal Use - Conditional under Clause 40.10.20.20, to a Principal Use under Clause 40.10.20.10.
40.10.40.10 (6)	Building staff have raised the issue of whether or not this should be applied to additions to existing buildings that are less than the minimum height. This clarifies that additions should be exempt, so long as they are no lower than the height of the existing building.
40.10.40.10 (7)	Building staff have raised the issue of whether or not this should be applied to additions to existing buildings that are less than the minimum height. This clarifies that additions should be exempt, so long as they are no lower than the height of the existing building.
40.10.40.50 (1)	Former City of Toronto had a requirement that the outdoor component be on the ground floor. Given that green roofs are now permitted, and that outdoor amenity space is often located on the roof of podiums, should provide more flexibility in terms of where this can be located (delete requirement that the outdoor component must be on the ground floor).
40.10.40.60 (10)	Adds wind energy device and renewable energy device to list of encroachments that cannot penetrate the angular planes.
40.10.40.70 (1), (2), (3), (4), (5)	Revises the introductory paragraphs in each of these regulations in order to clarify which provisions apply to existing buildings. Also, add exemption clauses for the CR zone to exempt existing buildings that were legally established under the former zoning, but that don't comply with certain requirements of the new by-law. New additions to an existing building would be subject to the new rules.
40.10.40.70 (4), (5)	Revises the introductory paragraphs in each of these regulations in order to clarify which provisions apply to buildings in Standard Set 2(SS2) and Standard Set 3 (SS3) areas where the as-of-right height limit is greater than the width of the street right-of-way. These changes are necessary to avoid conflict between the existing maximum height limit and the angular plane requirements contained in the SS2 and SS3 provisions of the new Zoning Bylaw. These changes are consistent

	with what is allowed under the former zoning by-laws for these areas. See related entries under Chapter 900 changes.
40.10.40.70 (4), (5)	Revises these regulations in order to clarify that the rear angular plane requirement of the 1156-2010 is measured from the required rear yard setback and not the rear lot line. This was always the intention of this provision and is consistent with the diagrams used in the public consultation as well as the direction from the Mid-rise Study.
40.10.40.200 (8) to (15)	NEW provisions are proposed to provide relief for existing buildings that were established legally under the former zoning by-laws but that do not comply with the New By-law for maximum floor area, minimum yard setbacks, separation, angular planes, setback from base building for tower, maximum interior floor area for a tower, and minimum main wall facing a front lot line. These exemptions do not apply to new additions to existing buildings.
40.10.60.40 (1)	Adds a regulation to clarify the interpretation of height for ancillary buildings and structures.
40.10.80.200 (2) and (3)	Deletes provisions. These are old parking provisions from East York that should not have been carried forward in light of the new parking and loading standards.
50.10.20.20 (1)	Condition (47) was intended to apply to cabaret, nightclub, entertainment place of assembly, and sports place of assembly uses (as per the policies of the King-Spadina and King-Parliament Secondary Plans), and should not apply to a hotel use. Add condition (47) to the conditional uses listed above, and delete as a condition from hotel.
50.10.1.10(1)	Rewrites regulation completely to clarify the interpretation of the floor space index values attributed to the commercial 'c', residential 'r' and employment 'e' indicators in the zone label.
50.10.20.10(1)	Rewrites regulation completely to clarify the interpretation for the permission of uses based upon the floor space index values attributed to the commercial 'c', residential 'r' and employment 'e' indicators in the zone label.
50.10.20.30 (1)	Outdoor Sales or Display (a permitted ancillary use) does not have conditions in the CRE. Add the same conditions to be consistent with the CR zone.
50.10.20.100 (41)	This condition refers to 150.130, but there is no 150.130, or any reference to **Nursing Home** in Chapter 150. A related use, **Retirement Home**, is permitted without conditions in the CRE zone. Move **Nursing Home** to a permitted use with no conditions for the CRE zone. This is consistent with the permissions in 438-86. Delete condition 50.10.20.100(41) and move **Nursing Home** from a Principal Use - Conditional under Clause 50.10.20.20, to a Principal Use under Clause 50.10.20.10.
50.10.40.50 (1)	Adds green roof permission to be consistent with the approach taken in the CR. Former City of Toronto had a requirement that the outdoor component be on the ground floor. Given that green roofs are now permitted, and that outdoor amenity space is often located on the roof of podiums, should provide more flexibility in terms of where this can be located (deleted requirement that the outdoor component).
50.10.40.60 (1)	Changes the permitted encroachment for a platform above the first floor from 2.5m to 1.5m to be consistent with the CR zone.
60.5.40.10(1)	Rewrites regulation to clarify the calculation of building height.
60.50.20.100(6)	This is a complete rewrite of the exception to clarify the understanding of the intent of the regulation.
80.5.60.40(1)	Adds a regulation to determine the calculation of height for ancillary buildings and structures.
80.10.20.10(1) 80.10.20.20(1)	Revise the permitted use list to move certain uses from permitted use list to the conditional use list and apply the applicable conditions.
80.10.40.50(1)	Adds a regulation to clarify the provision of amenity space in the Institutional (I) zone
80.40.60.40(1) 80.50.60.40(1)	Adds a regulation to clarify the means of determining height of an ancillary building and structure.
150.10.20.1 (4)	Regulation 150.10.20.1 (4), indicates that more than one secondary suite is permitted in an "R" zone, but not if that zone has a maximum limit of 2 dwelling units, which is the translation of the "R1S" zone found in By-law 438-86 of the former City of Toronto. However, in that previous bylaw, the R1S zone can have more than one extra ancillary unit, subject to unique requirements for the minimum size of the original house and each unit. Therefore, revise regulation 150.10.20.1 (4) by removing the phrase "other than an R zone with a numerical value of 2 following the letter 'u' in the zone label".

150.10.40.40 (2)	Regulation 150.10.40.40 (2), stipulates a minimum size for the original house and each unit if there is more than one secondary suite in an "R" zone. However, this is actually the requirement for the "R1S" zone found in By-law 438-86 of the former City of Toronto, which now comprises the "R(u2)" zone. Therefore, revise regulation 150.10.40.40 (2) to apply only where there is a "numerical value of 2 following the letter 'u' in the zone label".
150.10.40.40 (3)	Adds a new regulation 150.10.40.40 (3) to clause 150.10.40.40 to apply the same average unit size for houses that are converted to have more than one secondary suite in "R" zones without a numerical value of 2 following the letter 'u' in the zone label, in order to properly reflect the requirement for the "R2", "R3", "R4" and "R4A" zones found in By-law 438-86 of the former City of Toronto.
150.10.80 (1)	Adds a new regulation 150.10.80 (1) for houses that are converted to have more than one secondary suite in "R" zones without a numerical value of 2 following the letter 'u' in the zone label, in order to properly reflect the parking requirement for the "R2", "R3", "R4" and "R4A" zones found in By-law 438-86 of the former City of Toronto.
150.25.20.1(2)	Replaces the text with a rewritten regulation to clarify the definition of a rooming house for the purposes of the Rooming House Overlay Map
200	Corrects parking space rates for Hotel / Motel and for clarity created new parking standards for uses that were defined but not reflected in the parking rates table by specific name reference as listed parking rates table in the amending by-law .
220.5.10.200(2)	Adds exemption for loading space requirement on small lots.
220.20.(2)	Amends the maximum slope of a driveway if used for type 'G' loading space.
230.5.10.1(1)	Replaces the existing provision in 230.5.10.1(1) to eliminate bicycle parking requirement for small scale uses less than 200 Square Metres.
230.5.1.10(5) 230.5.1.10(6)	Adds dimension requirements for a stacked bicycle parking space.
700.20.1(4)	700.20.1(4) has been relocated to Chapter 5.10.1.10 (8).
700	The entire Chapter is rewritten to address issues of clarity and consistency. Regulations were added to address bicycle parking space requirements for existing buildings in a similar basis as vehicle parking spaces.
900.11.10 (300)	Proposes changes to these sections apply to particular commercial residential zones in the former town of Leaside. These are now CR zones with a Standard Set 2 classification. In these areas, the existing permitted height is greater than the width of the street right-of-way, which creates a conflict with the angular plane provisions in Chapter 40. Exemptions from angular plane provisions and rear yard setback requirement are necessary in order to allow for existing height limits to be reached. This is consistent with the existing zoning standards for these sites.
900.11.10 (33)	Proposes changes to these sections apply to particular commercial residential zones in the former City of North York. These are now CR zones with a Standard Set 2 classification. In these areas, the existing permitted height is greater than the width of the street right-of-way, which creates a conflict with the angular plane provisions in Chapter 40. Exemptions from angular plane provisions and rear yard setback requirement are necessary in order to allow for existing height limits to be reached. This is consistent with the existing zoning standards for these sites.
900.11.10 (various)	Proposedschanges to these sections apply to particular commercial residential zones in the former City of Toronto. These are now CR zones with a Standard Set 2 classification. In these areas, the existing permitted height is greater than the width of the street right-of-way, which creates a conflict with the angular plane provisions in Chapter 40. Exemptions from angular plane provisions and rear yard setback requirement are necessary in order to allow for existing height limits to be reached. This is consistent with the existing zoning standards for these sites. All the affected exception numbers are listed below: 900.11.10(212),(1170), (1178), (1218), (1253), (1456), (1487), (1525), (1581), (1597), (1603), (1622), (1652),(1722), (1750), (1764), (1785), (1971), (2041), (2048), (2063), (2086), (2209), (2214), (2215), (2250), (2252), (2257), (2258), (2259), (2260), (2263), 2277), (2286), (2306), (2340), (2343), (2344), (2345), (2346), (2347), (2353), (2404), (2414), (2416), (2458), (2459),

	(2460), (2461), (2462), (2463), (2464), (2465), (2466), (2468), (2470), (2482), (2494), (2495), (2496), (2497), (2498), (2499), (2500), (2501), (2502), (2503), (2504), (2505), (2506), (2507), (2508), (2509), (2510), (2511), (2518), (2519), (2526), (2527), (2529), (2530), (2531), (2535), (2538), (2539), (2540), (2541), (2542), and (2559).
900.11.10 (1150), (913), (916), (918), (971), (973), (986), (987), (988)	Proposes changes to these sections apply to particular commercial residential zones in the former City of York (not fronting onto Weston Road or John Street). These are now CR zones with a Standard Set 2 classification. In these areas, the existing permitted height is greater than the width of the street right-of-way (and don't front onto Weston Rd or John St), which creates a conflict with the angular plane provisions in Chapter 40. Exemptions from angular plane provisions and rear yard setback requirement are necessary in order to allow for existing height limits to be reached. This is consistent with the existing zoning standards for these sites.
900.11.10 (1169), (793), (969), (972), (974), (975), (976), (977), (978)	Proposes changes to these sections apply to particular commercial residential zones in the former City of York (fronting onto Weston Road or John Street). These are now CR zones with a Standard Set 2 classification. In these areas, the existing permitted height is greater than the width of the street right-of-way, which creates a conflict with the angular plane provisions in Chapter 40. Exemptions from angular plane provisions and rear yard setback requirement are necessary in order to allow for existing height limits to be reached. This is consistent with the existing zoning standards for these sites.
900.11.10 (703), (301), (52), (1188), (347), (14), (202), (1187), 487, (701), (1186)	Proposes changes to these sections apply to particular commercial residential zones which are now CR zones with a Standard Set 3 classification. In these areas, the existing permitted height is greater than the width of the street right-of-way, which creates a conflict with the angular plane provisions in Chapter 40. Exemptions from angular plane provisions and rear yard setback requirement are necessary in order to allow for existing height limit to be reached. This is consistent with the existing standards for these sites.
900.11.10 (563), (481), (480), (483), (704)	Proposes changes to these sections apply to particular commercial zones in the former City of Scarborough These are now CR zones with a Standard Set 2 classification. In these areas, the existing permitted height is greater than the width of the street right-of-way, which creates a conflict with the angular plane provisions in Chapter 40. Exemptions from angular plane provisions and rear yard setback requirement are necessary in order to allow for existing height limits to be reached. This is consistent with the existing zoning standards for these sites.
900.11.10 (2585)	This prevailing By-law is the result of an OMB decision in 2006, but was only recently assigned a By-law number. Create a new exception to capture this site-specific by-law as a prevailing by-law in order to reflect the existing permissions for this site. Add By-law 59-2011(OMB) to the list of prevailing by-laws in 950.70.1 under the heading '10 Park Lawn Road.'
900.11.10 (2572)	Proposes changes to these sections apply to particular commercial residential zones in the former City of York. These are now CR zones with a Standard Set 2 classification. In these areas, the existing permitted height is greater than the width of the street right-of-way, which creates a conflict with the angular plane provisions in Chapter 40. Exemptions from angular plane provisions and rear yard setback requirement are necessary in order to allow for existing height limits to be reached. This new CR exception (x2572) was created for sites that did not have existing exception numbers already. These are found, for the most part, along Eglinton Avenue West between Keele Street and Bathurst Street. This is consistent with the existing zoning standards for these sites.
900.11.10 (2571)	This site was previously subject to CR (x482), but a different CR (x482) applies to another site (duplicate exception). In keeping with intent of former Scarborough zoning, create a new exception for this property CR (x2571) to reflect existing provisions.
900.11.10 (2570)	Creates a new CR exception and CR zoning for what was previously assigned as a CL zone. The CL zoning was applied based on the understanding the site was designated Neighbourhoods. After further review, it was determined the site is designated Mixed Use. A CR zone is typically applied to Mixed Use Areas and better reflects the existing permissions on the site. This new CR exception carries forward the existing permissions for this site.
900.12 (89)	Creates new exception CREx89 to reflect prevailing by-laws 908-2000, and 454-2004 that were not previously captured.
955.10 (1153)	Creates new record in prevailing by-law section that links back to new exception CR (x2571) which was created to replace a duplicate exception number in order to reflect existing provisions.

10.5.80.1 (1) and 15.10.80.1 (1)	The intent of both regulations 10.5.80.1 (1) and 15.10.80.1 (1) is that no fee is to be charged for a visitor parking space, which is what Chapter 200 requires for certain types of residential buildings. To be more clear, the revision spells out that this regulation pertains to "a visitor parking space required by this By-law for a residential building".
60.10.40.40, 60.20.40.40, 60.30.40.40, 60.40.40.40, 60.50.40.40	Introduces an explanation of how the floor space index is to be interpreted in the zoning label.

Attachment A6 - Zoning By-law Amendment #6 to By-law 1156-2010

Authority: _____ Planning and Growth Management Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ____, 2011.

Enacted by Council: ~, 2011

CITY OF TORONTO

Bill No. ~

BY-LAW No. xxxx-2011

To amend the Zoning By-law for the City of Toronto, being By-law No. 1156-2010, as amended, with respect to standardize boundary line location on the Zoning By-law Map and Overlay Maps.

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 the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed zoning by-law amendment.

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

1. By-law 1156-2010, as amended, is amended as follows:

(A) change the height value to "HT 11.0 ST 3" on the Height Overlay Map for the lands generally on the east side of Humber Trail, between Humberview Road to the north and Humbercrest Road to the south, as shown on Diagram 1.

(B) change the height value to "HT 10.0 ST 2" and to delete from the Height Overlay Map for the lands generally to the north of Briar Hill Avenue, from just west of Bathurst Street to Caldow Road to the east, as shown on Diagrams 2a, 2b, 2c, 2d, 2e, and 2f.

(C) change the height values to "HT 10.0", and "HT10.0 ST 2" on the Height Overlay Map for the lands generally near Pine Forest Road to the south and commencing north generally to Rochester Avenue and St Ives Avenue; to Lawrence Avenue West and Wanless Crescent; to Braeside Road and Haslermere Road; and further north to Riverview Drive as shown on Diagrams 3a, 3b, 3c, 3d, 3e, and 3f.

(D) change the height value to "HT 10.0" on the Height Overlay Map for the lands generally just north of Morrison Avenue, commencing at Harvie Avenue to the west to Westmount Avenue to the east, as shown on Diagrams 4a, 4b, 4c, 4d, 4e, and 4f.

(E) adjust the boundaries of the "CR" and "CRE" zones to the centerline of the public lanes known as Lot Street Lane and Jack Cooper Lane in the area generally south of Queen Street West between Spadina Avenue and Peter Street.

(F) adjust the boundaries of the "HT 30.0", "HT 39.0" and "HT 16.0" height areas to the centerline of the public lanes known as Lot Street Lane and Jack Cooper Lane in the area generally south of Queen Street West between Spadina Avenue and Peter Street.

(G) delete the height value "HT 10.0" on the Height Overlay Map for the lands generally on the west side of Westmount Avenue, just north of Rosecliffe Avenue, as shown on Diagram 5.

(H) change the height value to "HT 10.0" on the Height Overlay Map for the lands on the south side of Barrie Avenue, west of Atlas Avenue, as shown on Diagram 6.

(I) change the height values to "HT 10.0", and "HT10.0 ST 2" and to delete from the Height Overlay Map for the lands generally just north of the intersection of Lawrence Avenue West and Rosewell Avenue, west of Elm Road and commencing north generally to Douglas Avenue near Sylvan Valley Way; and commencing generally further north to Cranbrooke Avenue; Brookdale Avenue; Fairlawn Avenue; St Germain Avenue; Melrose Avenue; Deloraine Avenue; Old Orchard Grove; and to Roe Avenue as shown on Diagrams 7a, 7b, 7c, 7d, 7e, 7f, 7g, 7h, and 7i.

(J) change the height values to "HT 12" and "HT 24.0 ST 8" on the Height Overlay Map so that the height value for 9 Raglan Avenue is "HT 24.0 ST 8" and for 12 Raglan Avenue is "HT 12" as shown on Diagram 8.

(K) change the height value to "HT 10.0" on the Height Overlay Map for the lands on the west side of Jane Street, just north and south of Raymond Avenue as shown on Diagram 9.

(L) delete the height values on the Height Overlay Map for the area shown on Diagram 10a and to add the height value "HT 9.5" on the Height Overlay Map for the area shown on Diagram 10b for the lands generally on west side of Long Branch Avenue, between Park Boulevard to the north and Lake Promenade East to the south.

(M) change the height value to "HT 10.0 ST 2" on the Height Overlay Map for 6186 Kingston Road, as shown on Diagram 11.

(N) change the height value to "HT 10.0" on the Height Overlay Map for 279 Cortleigh Boulevard and 168 and 169 Hillhurst Boulevard, as shown on Diagram 12.

(O) change the lot coverage value to "30" on the Lot Coverage Overlay Map for the lands generally south of Spring Garden Avenue and west of Dudley Avenue, as shown on Diagram 13.

(P) change the lot coverage value to "35" and to delete from the Lot Coverage Overlay Map for the lands north of Brookdale Avenue, east of Avenue Road and west of Elm Road and commencing generally further north to Fairlawn Avenue; St Germain Avenue; Melrose Avenue; Deloraine Avenue; Old Orchard Grove; and to Roe Avenue as shown on Diagrams 14a, 14b, 14c, 14d, 14e, and 14f.

(Q) change the lot coverage value to "35" and to delete from the Lot Coverage Overlay Map for the lands generally near Pine Forest Road to the south and commencing north generally to Rochester Avenue and St Ives Avenue; to Lawrence Avenue West and Wanless Crescent; to Braeside Road and Haslermere Road; and further north to Riverview Drive as shown on Diagrams 15a, 15b, 15c, 15d, 15e, and 15f.

(R) change the lot coverage value to "30" on the Lot Coverage Overlay Map for the lands generally commencing at the Franklin Avenue, just east of Linelle Street and commencing north to Cameron Avenue, Florence Avenue, Johnston Avenue, and to Poyntz Avenue as shown on Diagrams 16a and 16b.

(S) change the lot coverage value to "30" on the Lot Coverage Overlay Map for the lands generally at Park Home Avenue and Beecroft Road and commencing north to Betty Ann Drive, as shown on Diagram 17.

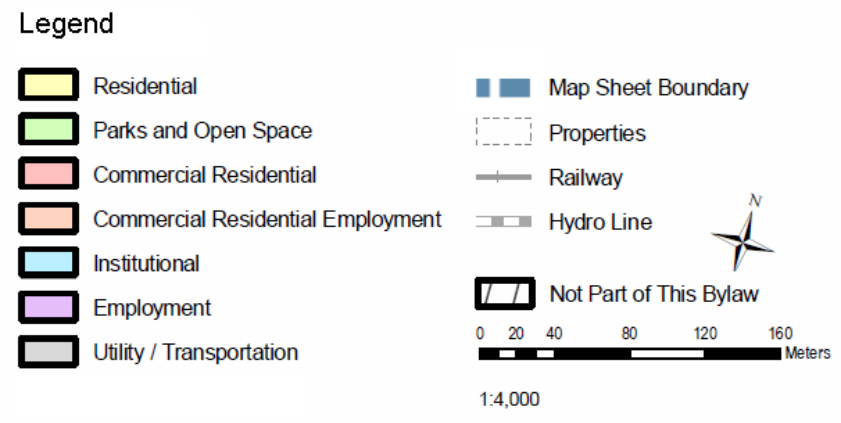
(T) change the lot coverage value to "30" on the Lot Coverage Overlay Map for the lands generally at the southeast corner of the Queenslea Avenue and Grattan Street intersection commencing east to Walwyn Avenue and commencing further east along the south side of Lamont Avenue to Cypress Street, as shown on Diagrams 18a, 18b, and 18c.

(U) adjust the boundary of the height value "HT 10, ST 2" to include all of 433 Woburn Avenue, as shown on Diagram 33.

(V) adjust the boundary of the zoning lines on the zoning map, to match the property boundaries for the lands as shown on Diagram 34.

(W) adjust the boundary of all zoning lines located within the right-of-way of a street so that the zoning boundary is located along the centre line of the street.

(X) amend the legend at the bottom of the Zoning By-law Map so that it the phrase 'Zone Categories' is replace by the word 'Legend' and relocate the "Not Part of This By-law' to a location under the words 'Hydro Line'. The amended legend area is to look like the following:

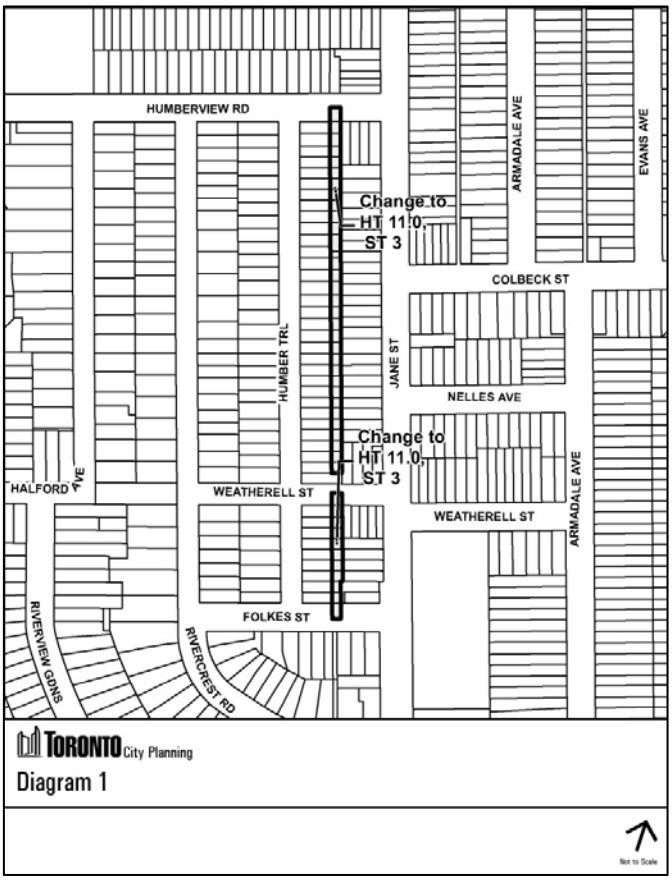


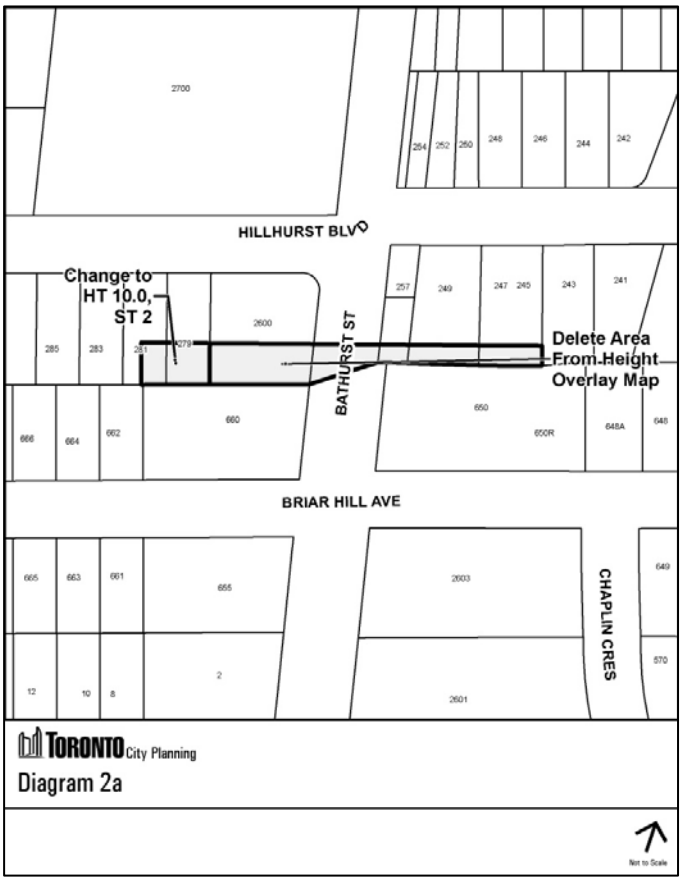
ENACTED AND PASSED this ~ day of ~, A.D. 2011.

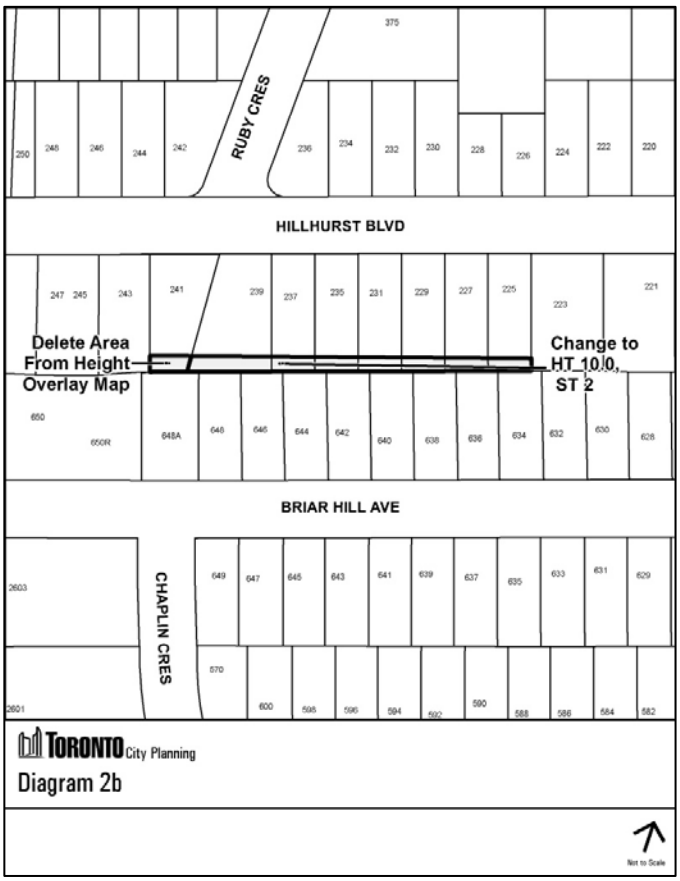
**********,
Mayor

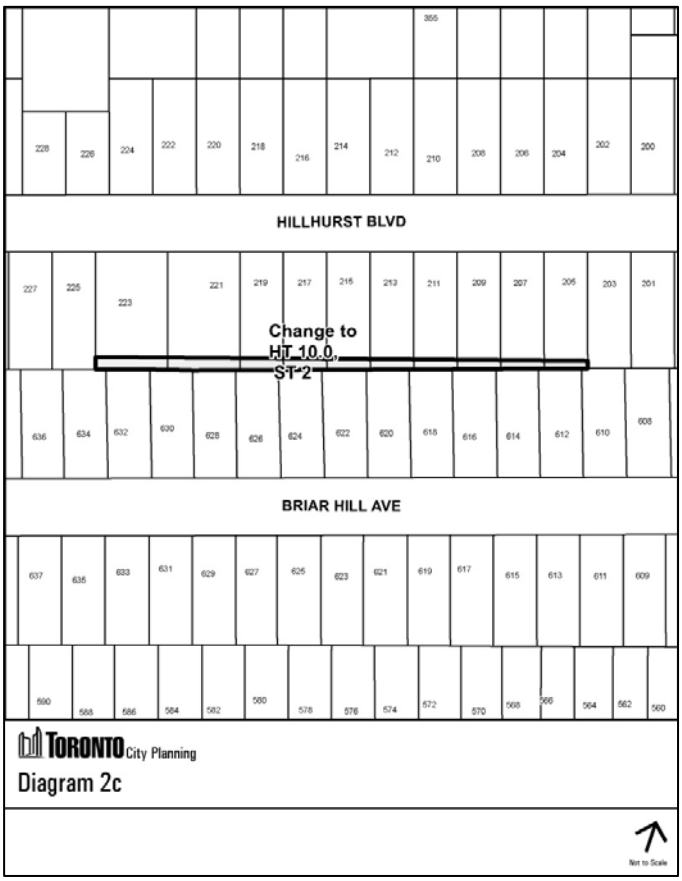
ULLI S. WATKISS,
City Clerk

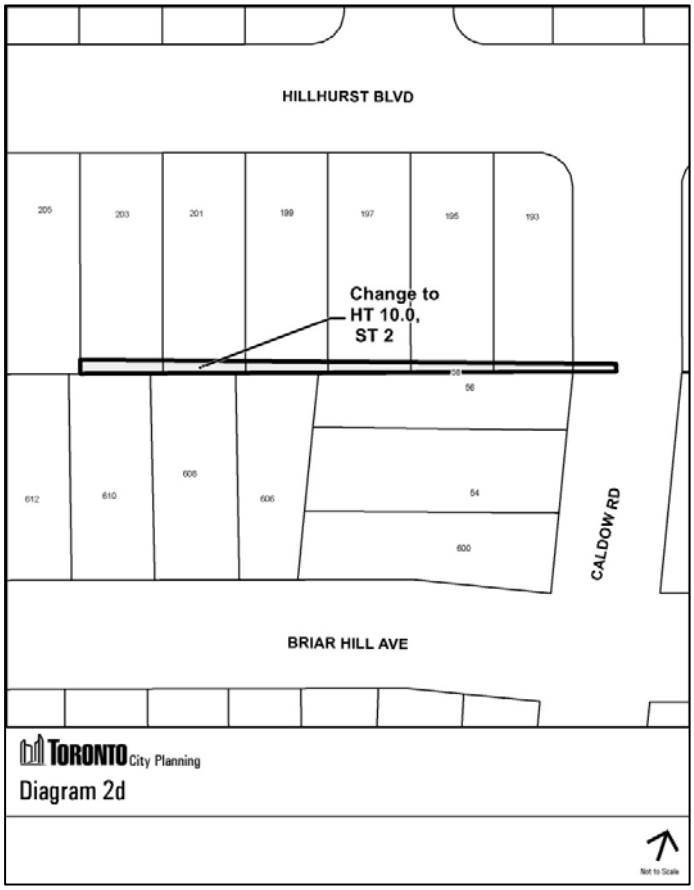
(Corporate Seal)


HUMBERVIEW RD
ARMADALE AVE
EVANS AVE
Change to HT 11.0, ST 3
COLBECK ST
HUMBER TRL
JANE ST
NELLES AVE
Change to HT 11.0, ST 3
HALFORD AVE
WEATHERELL ST
WEATHERELL ST
ARMADALE AVE
RIVERVIEW GDNS
FOLKES ST
RIVERCREST RD
TORONTO City Planning
Diagram 1
Not to Scale


HILLHURST BLVD
Change to HT 10.0, ST 2
BATHURST ST
Delete Area From Height Overlay Map
BRIAR HILL AVE
CHAPLIN CRES
TORONTO City Planning
Diagram 2a
Not to Scale


RUBY CRES
HILLHURST BLVD
Delete Area From Height Overlay Map
Change to HT 10.0, ST 2
BRIAR HILL AVE
CHAPLIN CRES
TORONTO City Planning
Diagram 2b
Not to Scale

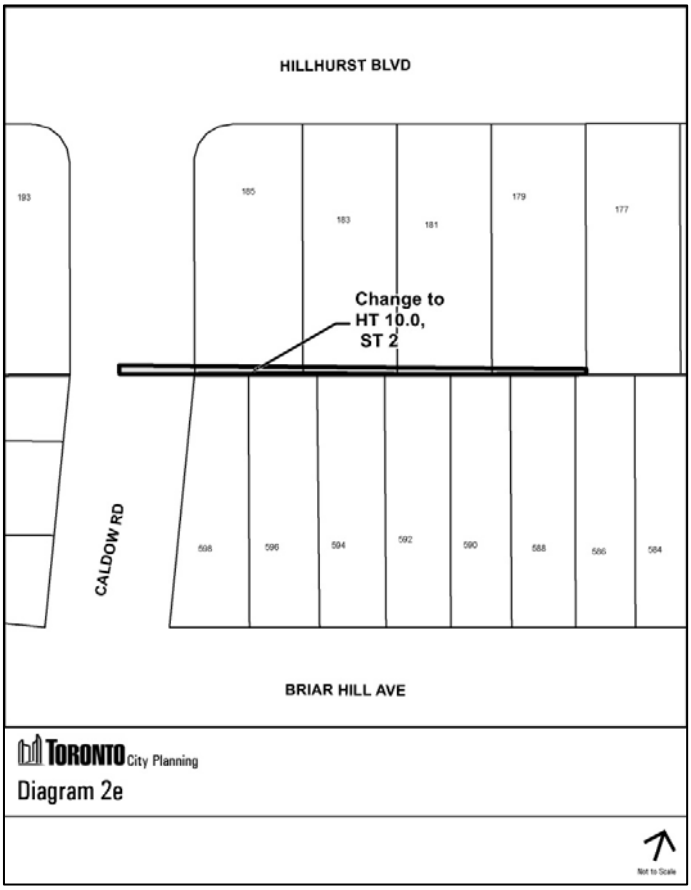

HILLHURST BLVD
Change to HT 10.0, ST 2
BRIAR HILL AVE
TORONTO City Planning
Diagram 2c
Not to Scale



TORONTO City Planning

Diagram 2d

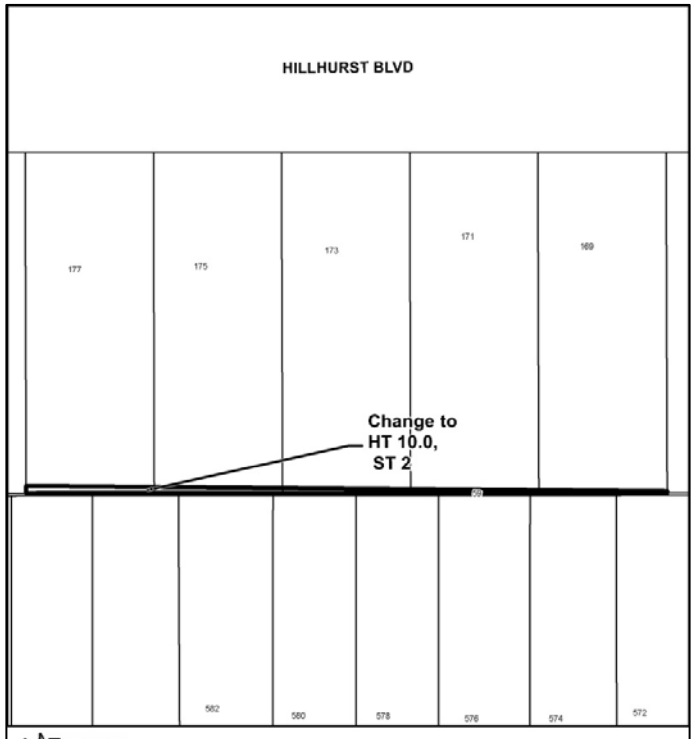
Not to Scale



TORONTO City Planning

Diagram 2e

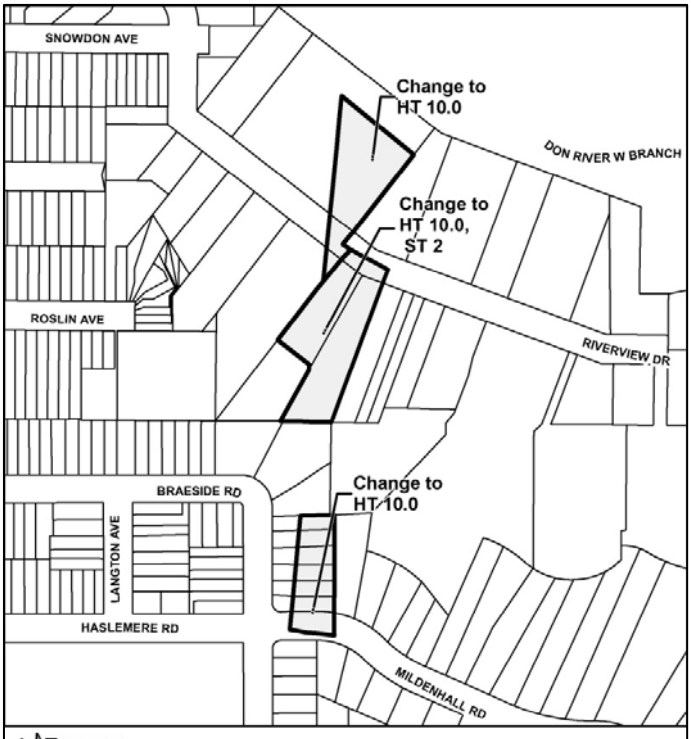
Not to Scale



TORONTO City Planning

Diagram 2f

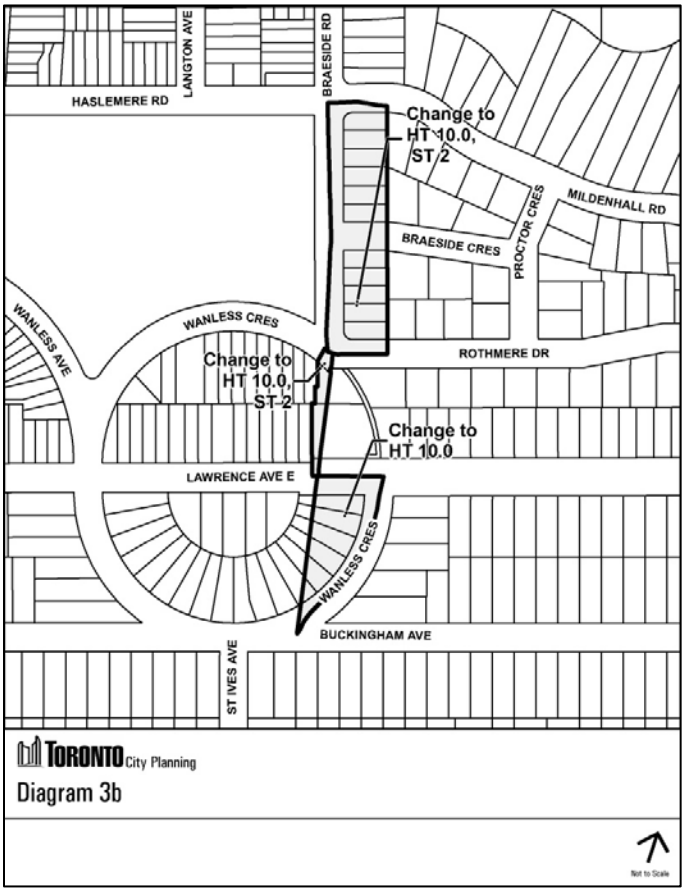
Not to Scale

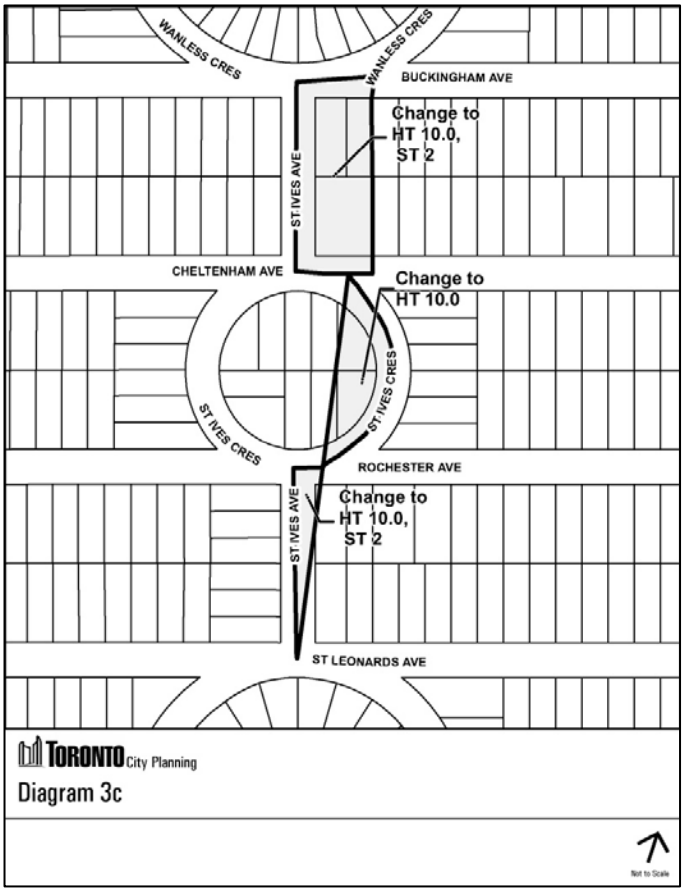


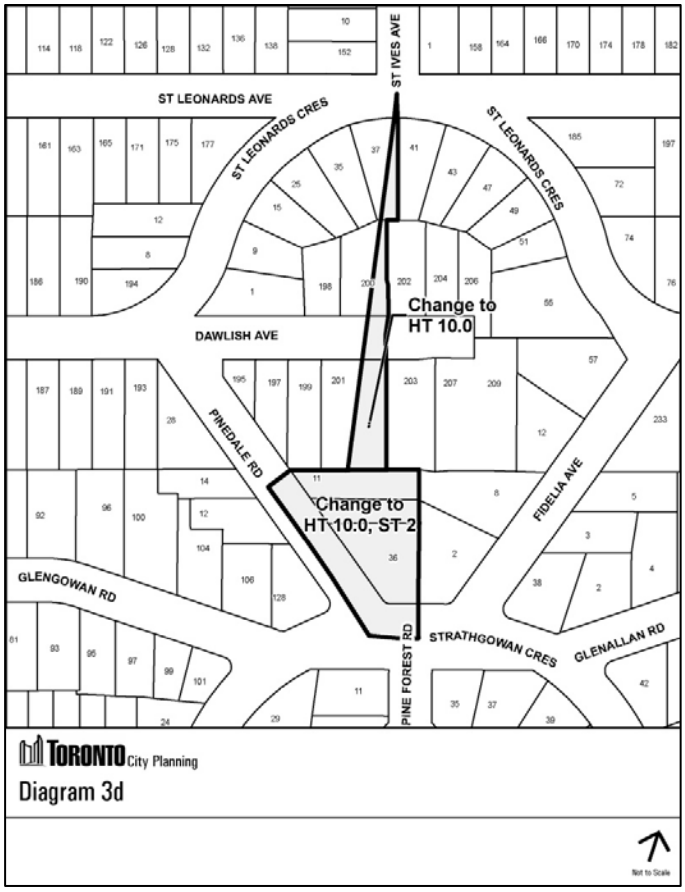
TORONTO City Planning

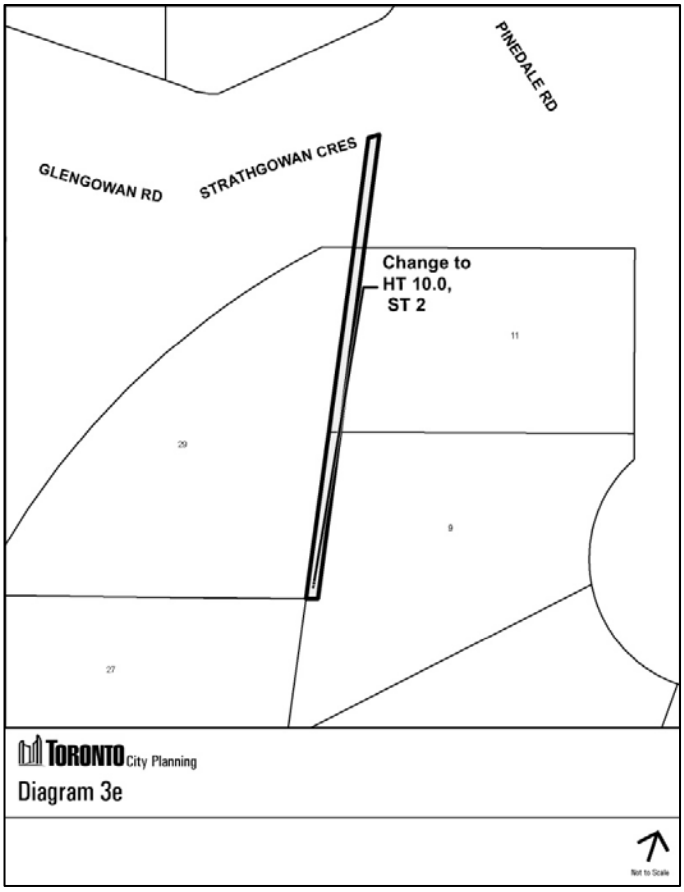
Diagram 3a

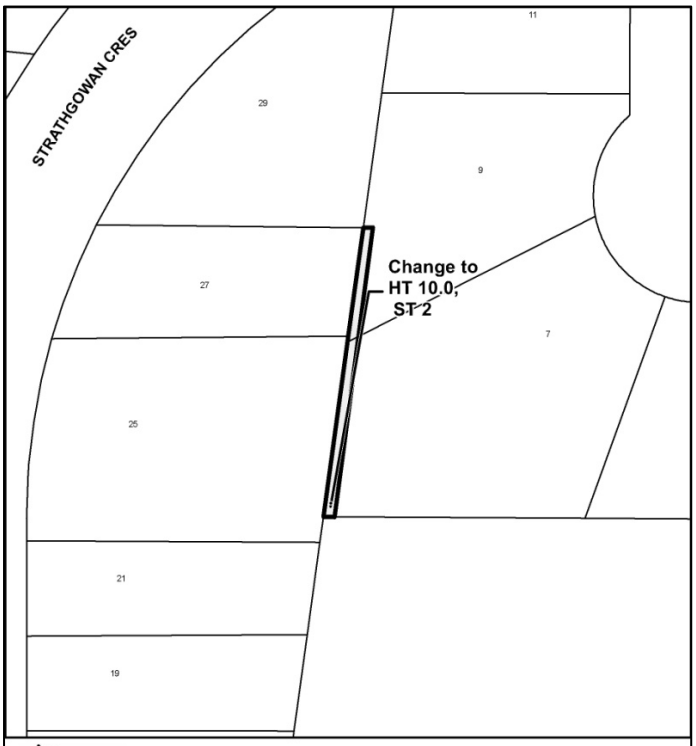
Not to Scale


HASLEMERE RD
LANGTON AVE
BRAESIDE RD
Change to HT 10.0, ST 2
MILDENHALL RD
PROCTOR CRES
BRAESIDE CRES
WANLESS AVE
WANLESS CRES
Change to HT 10.0, ST 2
ROTHMERE DR
Change to HT 10.0
LAWRENCE AVE E
WANLESS CRES
BUCKINGHAM AVE
ST IVES AVE
TORONTO City Planning
Diagram 3b


WANLESS CRES
WANLESS CRES
BUCKINGHAM AVE
Change to HT 10.0, ST 2
ST IVES AVE
CHELTENHAM AVE
Change to HT 10.0
ST IVES CRES
ST IVES CRES
ROCHESTER AVE
ST IVES AVE
Change to HT 10.0, ST 2
ST LEONARDS AVE
TORONTO City Planning
Diagram 3c


ST IVES AVE
ST LEONARDS AVE
ST LEONARDS CRES
ST LEONARDS CRES
Change to HT 10.0
DAWLISH AVE
PINEDALE RD
FIDELIA AVE
Change to HT 10.0, ST 2
GLENGOWAN RD
PINE FOREST RD
STRATHGOWAN CRES
GLENALLAN RD
TORONTO City Planning
Diagram 3d

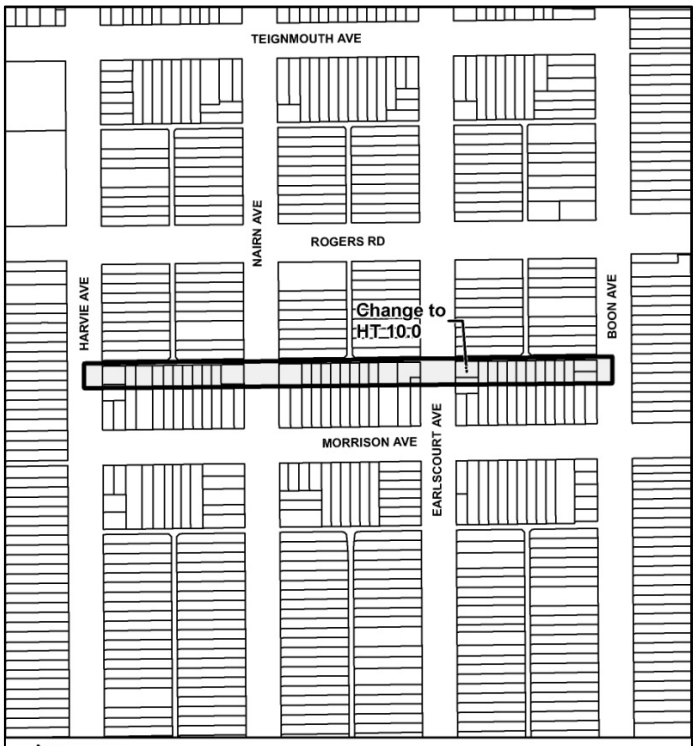

PINEDALE RD
GLENGOWAN RD
STRATHGOWAN CRES
Change to HT 10.0, ST 2
TORONTO City Planning
Diagram 3e



TORONTO City Planning

Diagram 3f

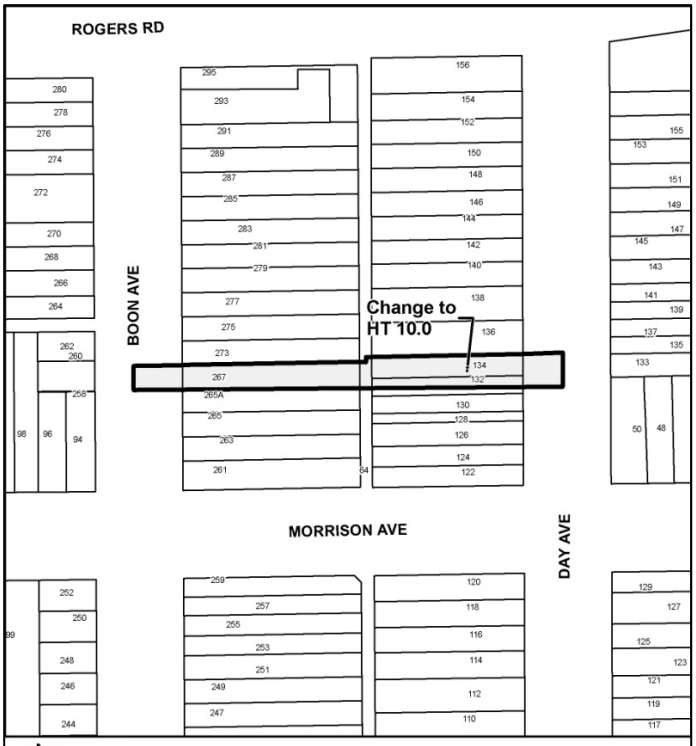
Not to Scale



TORONTO City Planning

Diagram 4a

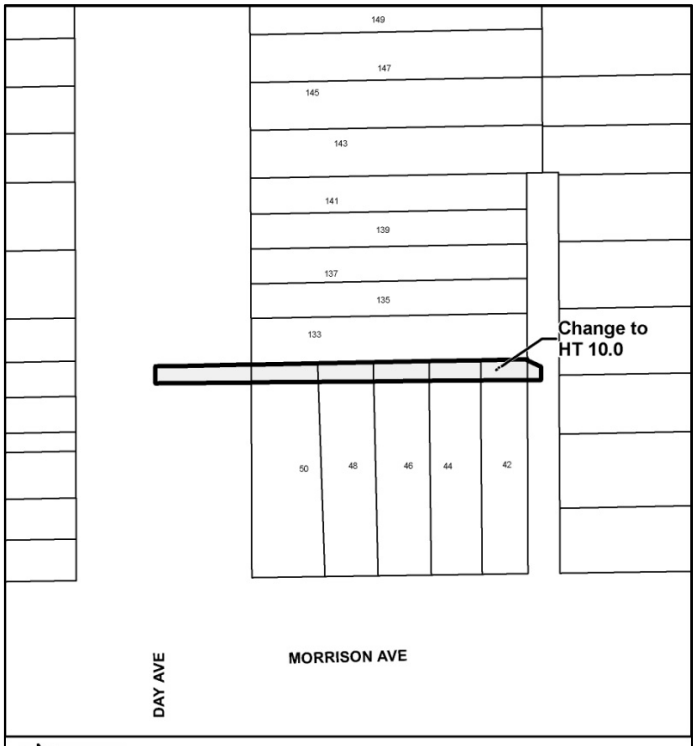
Not to Scale



TORONTO City Planning

Diagram 4b

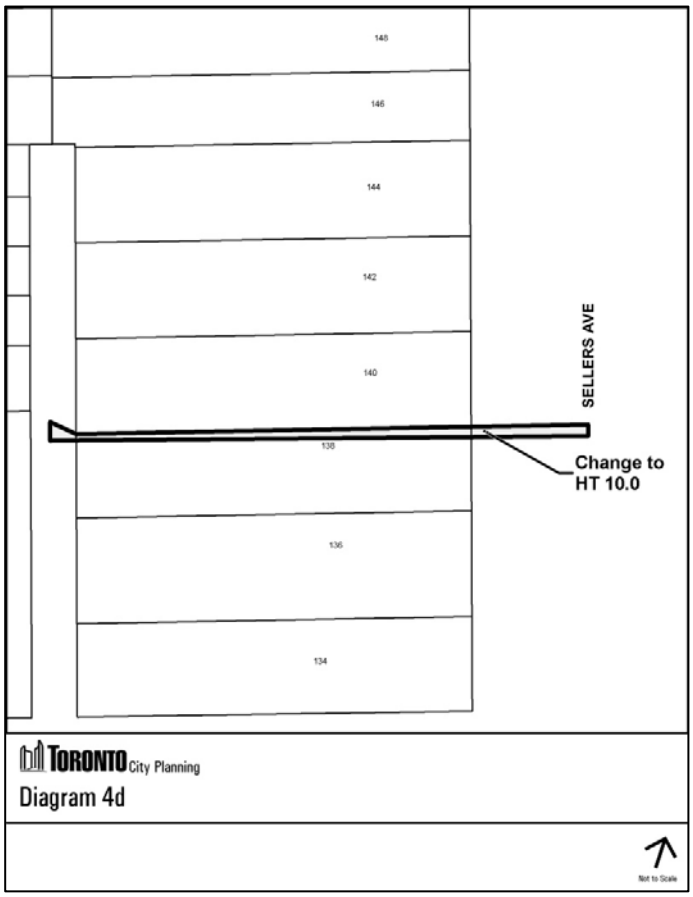
Not to Scale



TORONTO City Planning

Diagram 4c

Not to Scale



TORONTO City Planning

Diagram 4d

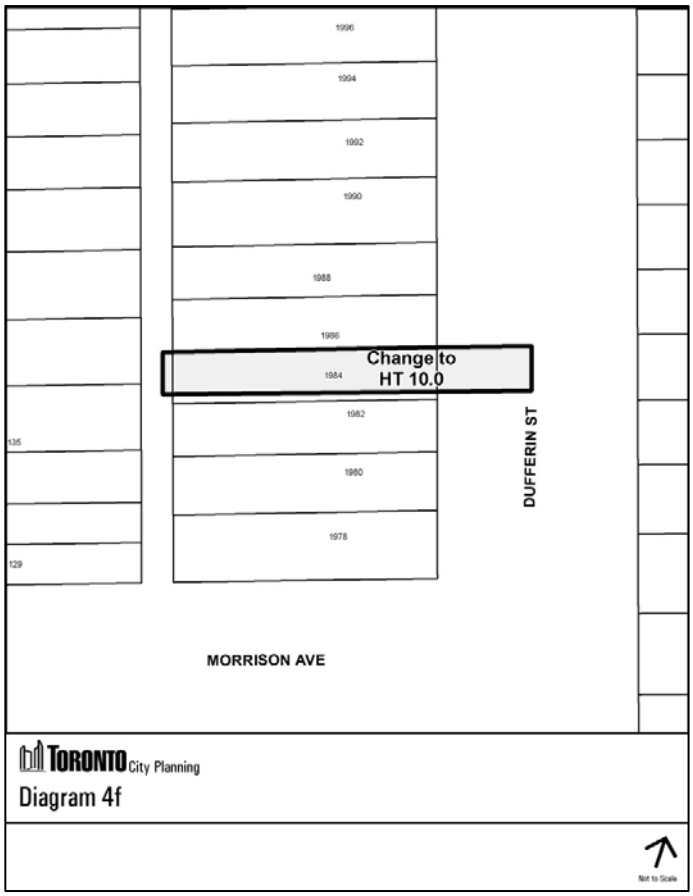
Not to Scale



TORONTO City Planning

Diagram 4e

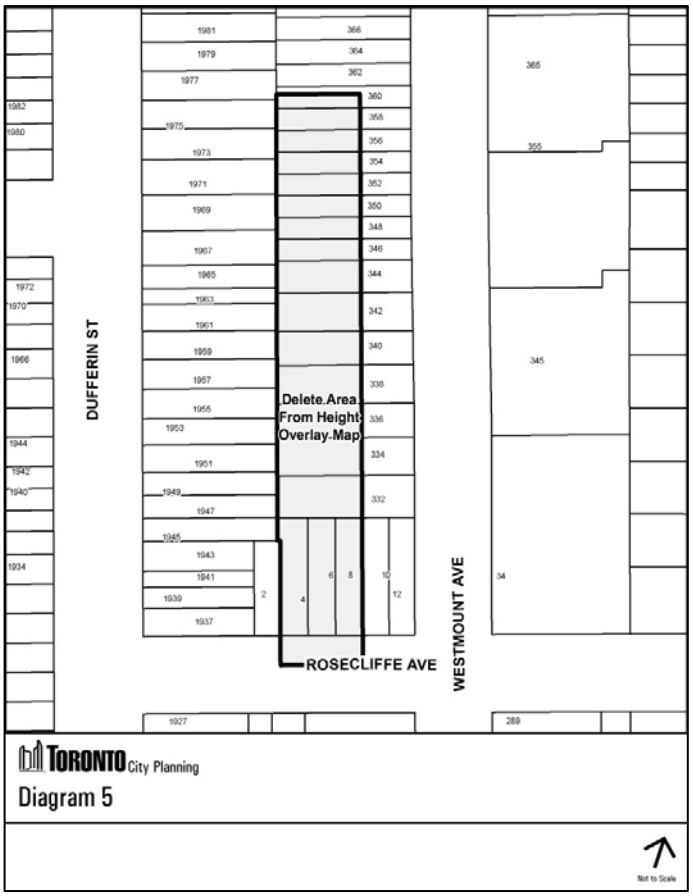
Not to Scale



TORONTO City Planning

Diagram 4f

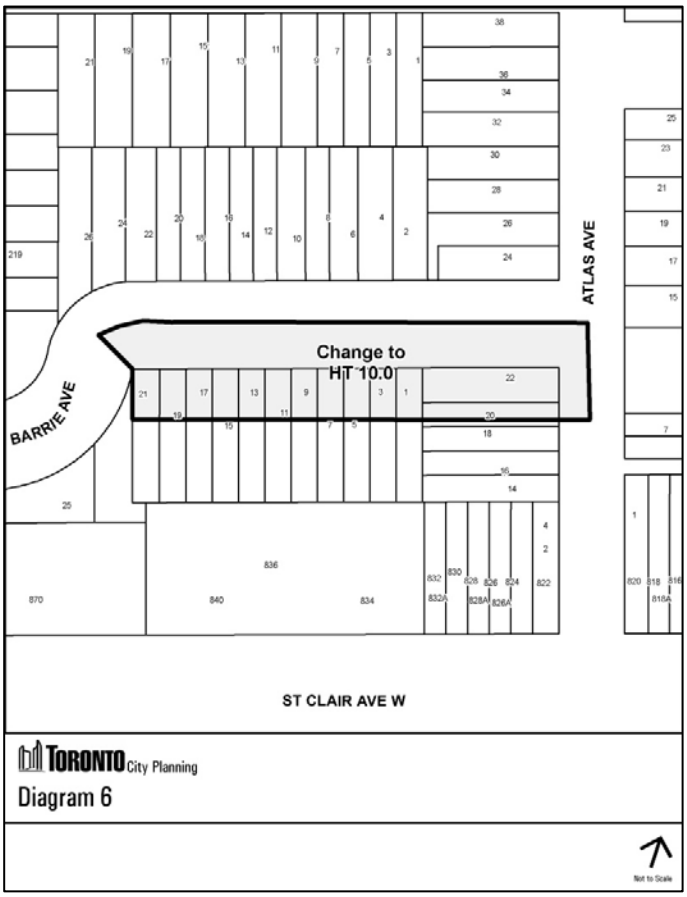
Not to Scale

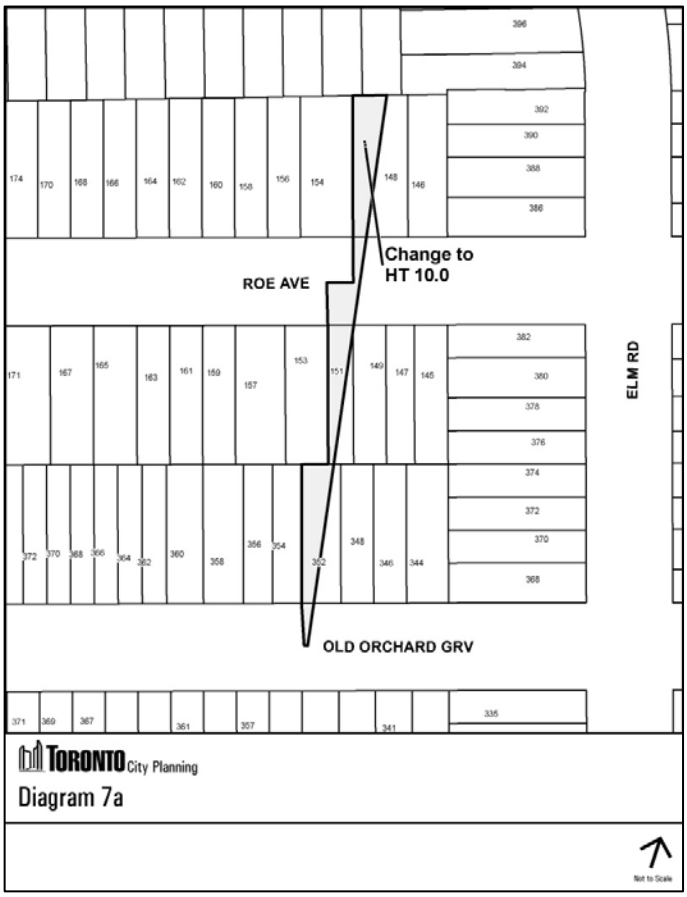


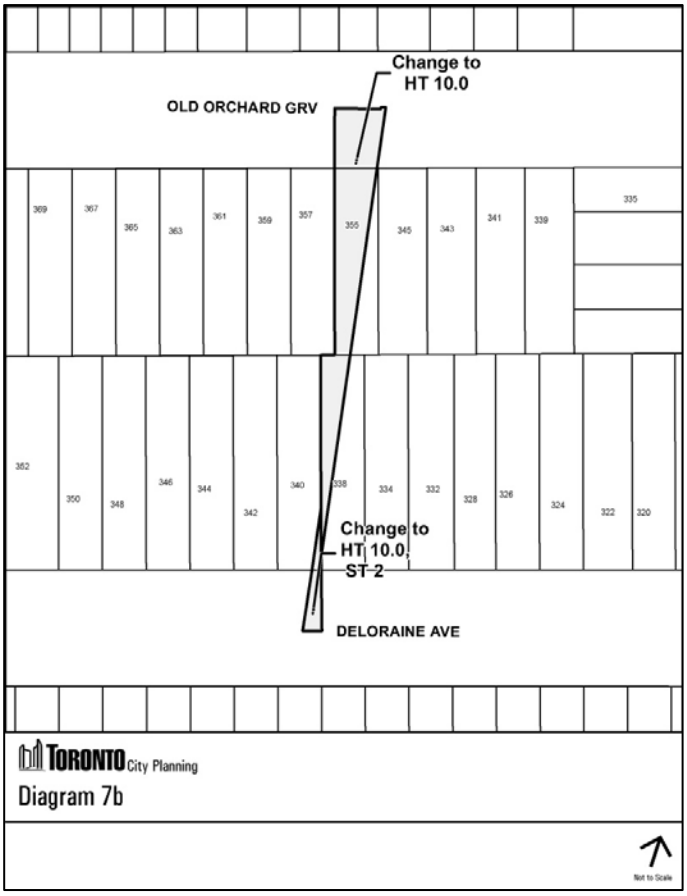
TORONTO City Planning

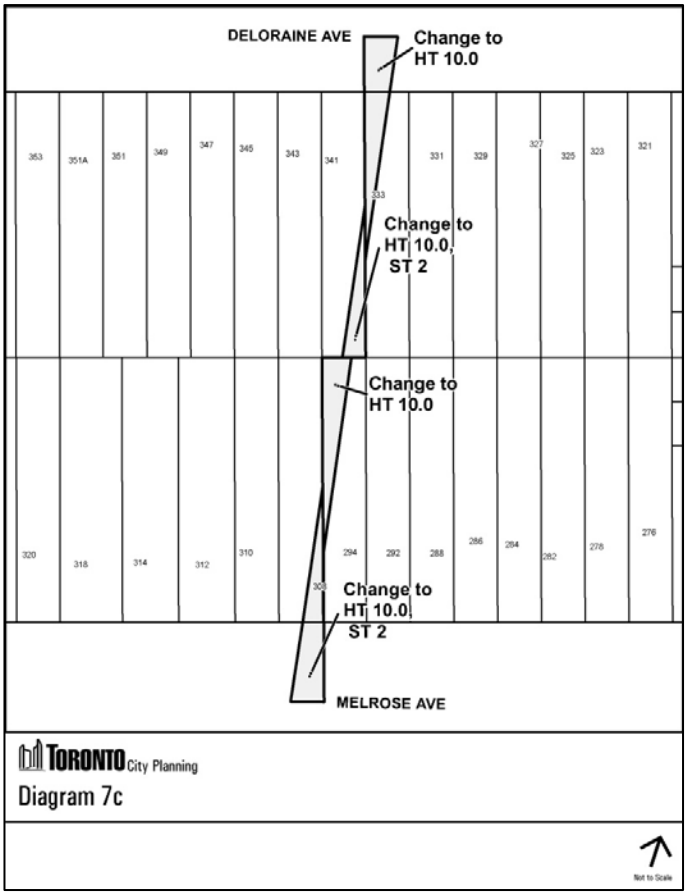
Diagram 5

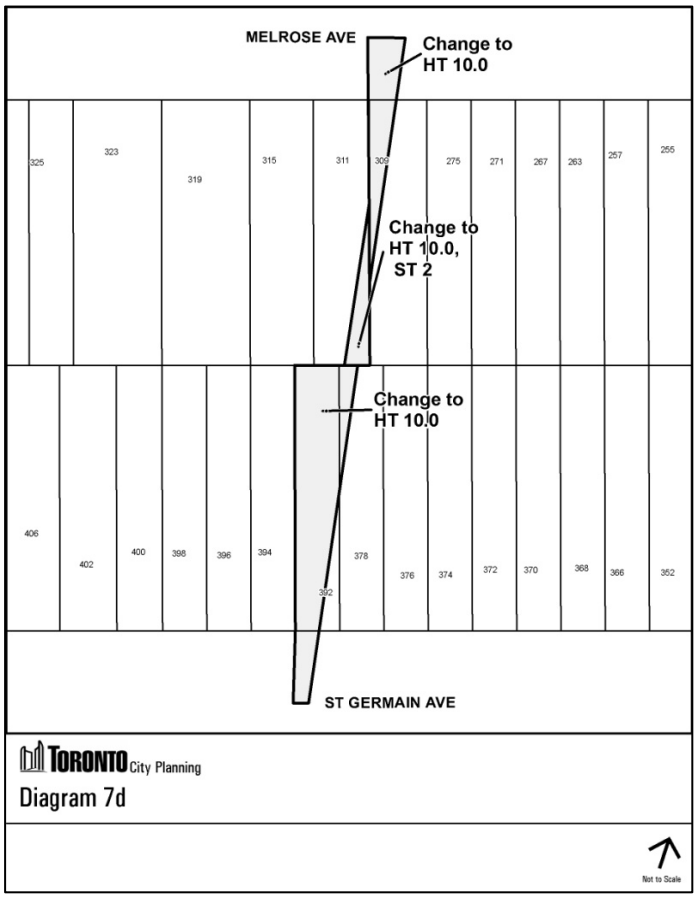
Not to Scale

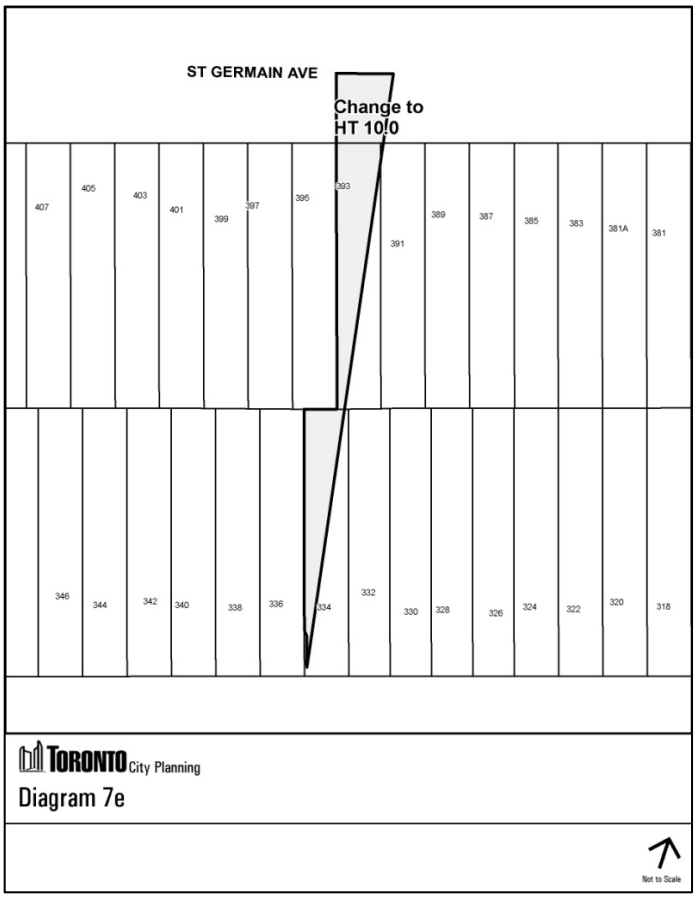

Change to
HT 10.0
ATLAS AVE
BARRIE AVE
ST CLAIR AVE W
TORONTO City Planning
Diagram 6
Not to Scale

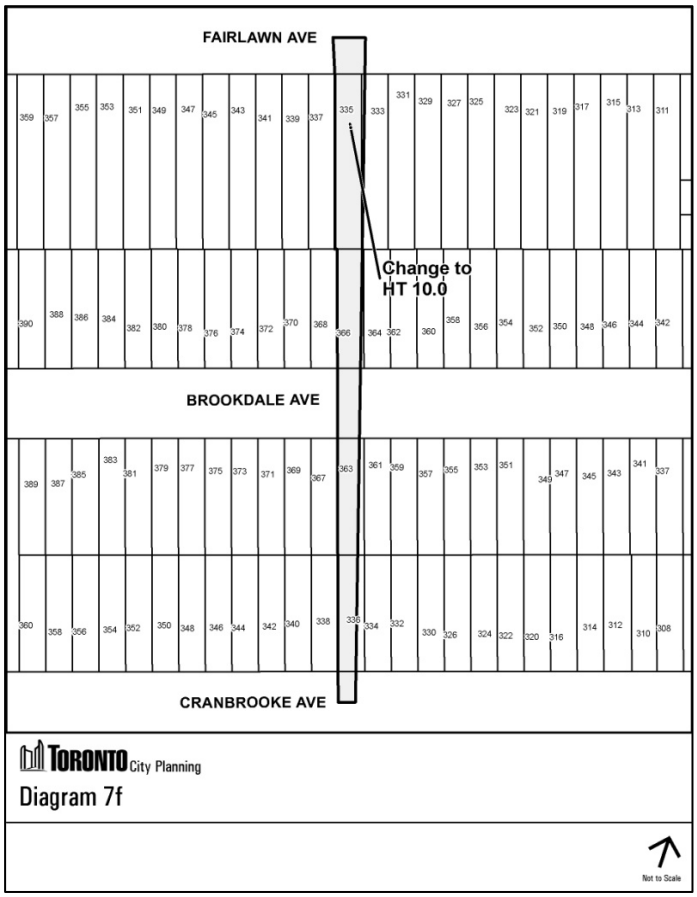

Change to
HT 10.0
ROE AVE
ELM RD
OLD ORCHARD GRV
TORONTO City Planning
Diagram 7a
Not to Scale

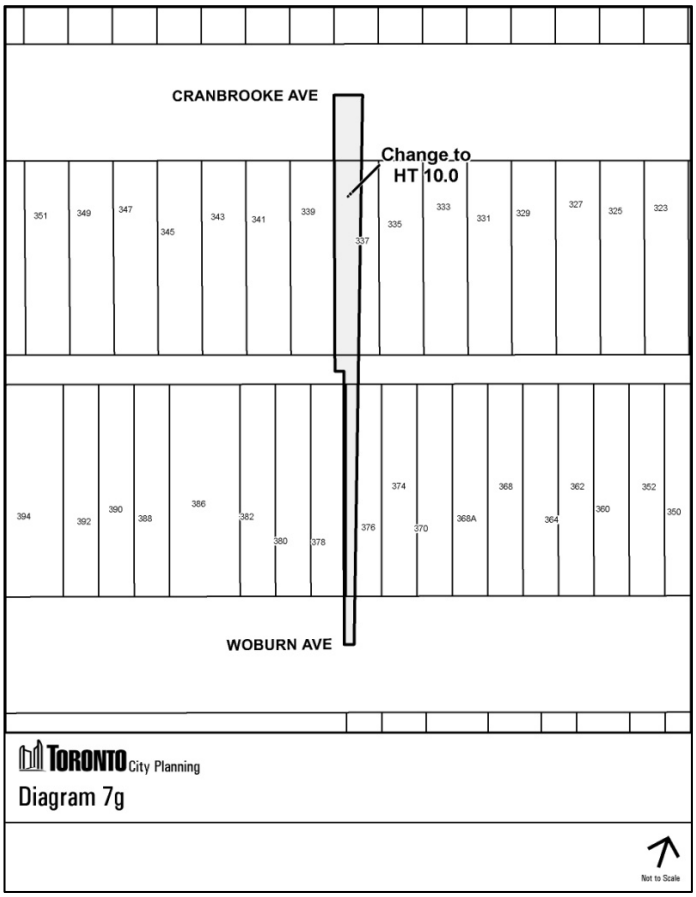

Change to
HT 10.0
OLD ORCHARD GRV
Change to
HT 10.0,
ST 2
DELORAINE AVE
TORONTO City Planning
Diagram 7b
Not to Scale

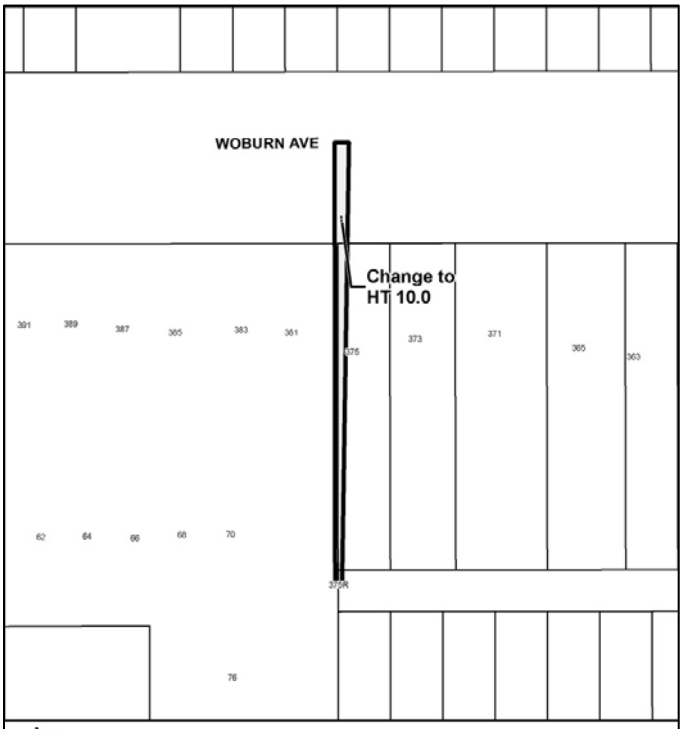

DELORAINE AVE
Change to
HT 10.0
Change to
HT 10.0,
ST 2
Change to
HT 10.0
Change to
HT 10.0,
ST 2
MELROSE AVE
TORONTO City Planning
Diagram 7c
Not to Scale


MELROSE AVE
Change to HT 10.0
Change to HT 10.0, ST 2
Change to HT 10.0
ST GERMAIN AVE
TORONTO City Planning
Diagram 7d
Not to Scale


ST GERMAIN AVE
Change to HT 10.0
TORONTO City Planning
Diagram 7e
Not to Scale

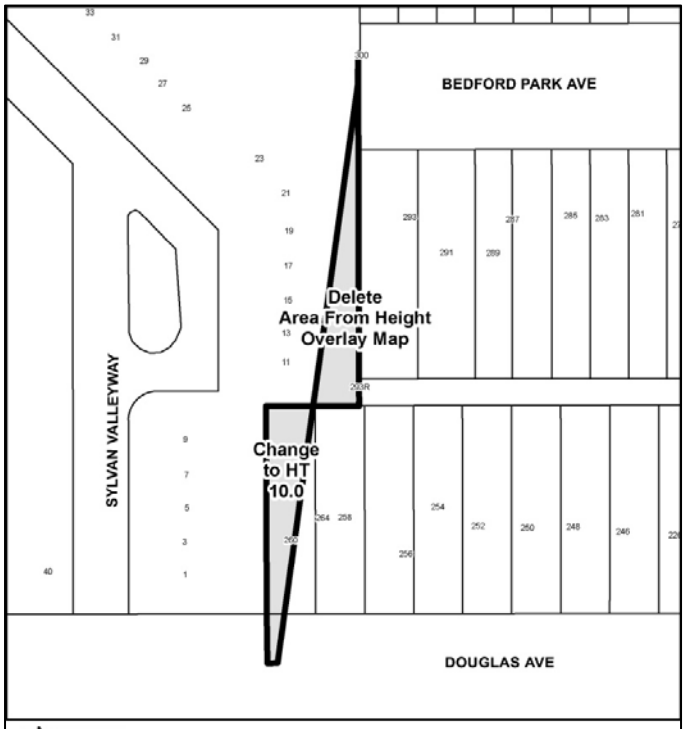

FAIRLAWN AVE
Change to HT 10.0
BROOKDALE AVE
CRANBROOKE AVE
TORONTO City Planning
Diagram 7f
Not to Scale


CRANBROOKE AVE
Change to HT 10.0
WOBURN AVE
TORONTO City Planning
Diagram 7g
Not to Scale



TORONTO City Planning

Diagram 7h



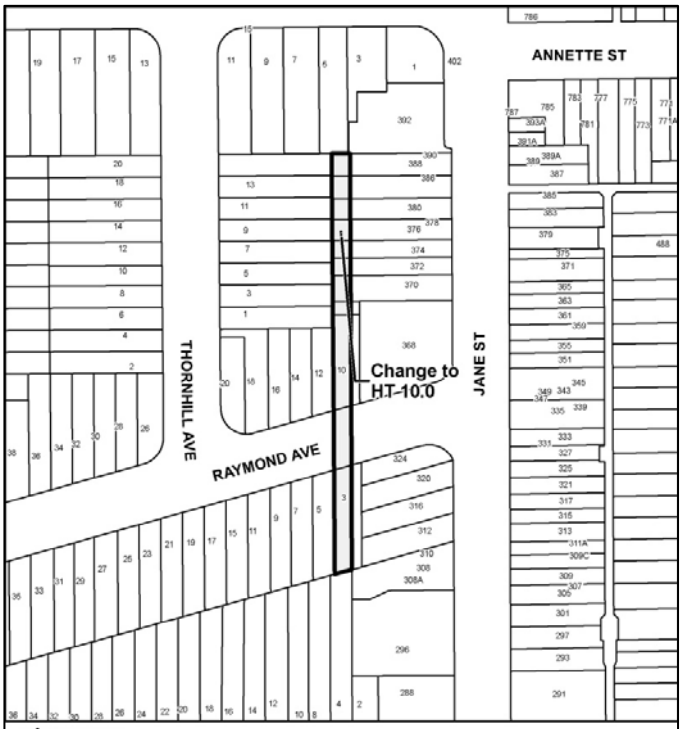
TORONTO City Planning

Diagram 7i



TORONTO City Planning

Diagram 8



TORONTO City Planning

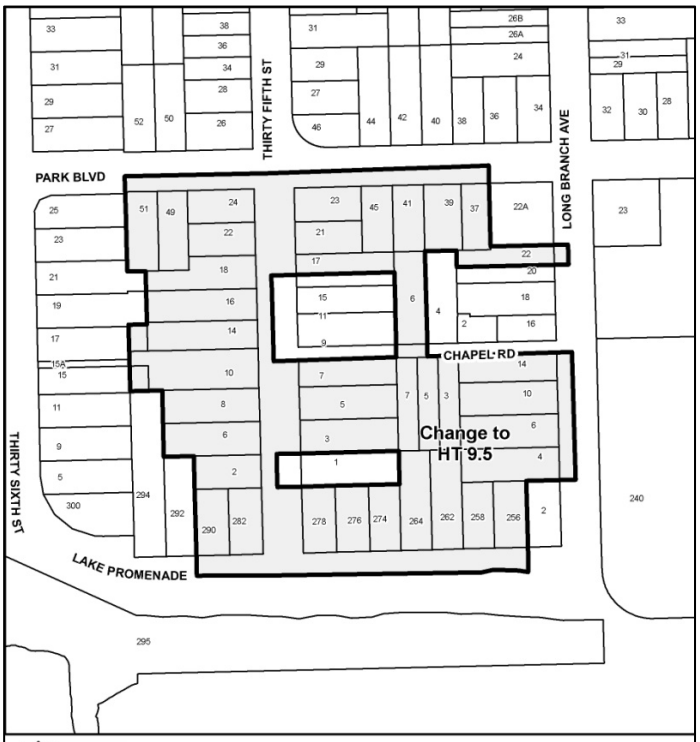
Diagram 9



TORONTO City Planning

Diagram 10a

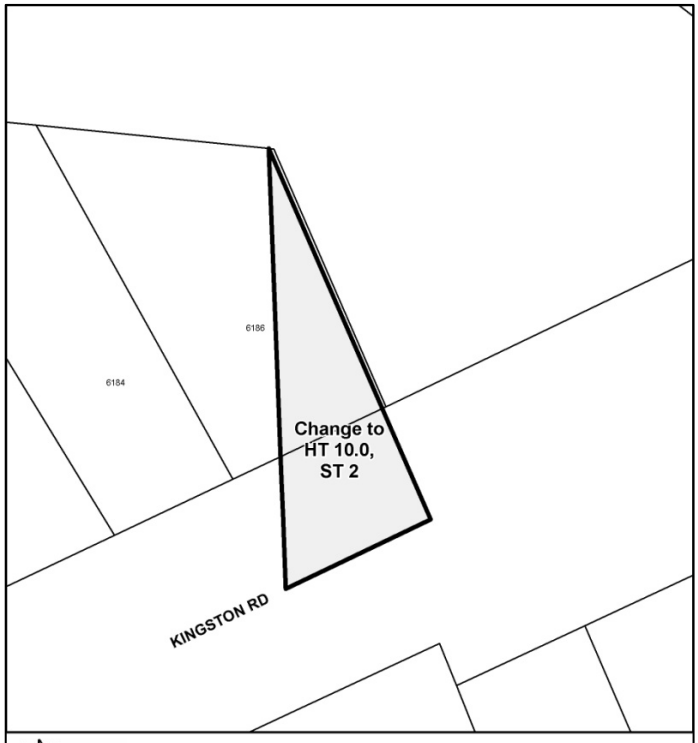
Not to Scale



TORONTO City Planning

Diagram 10b

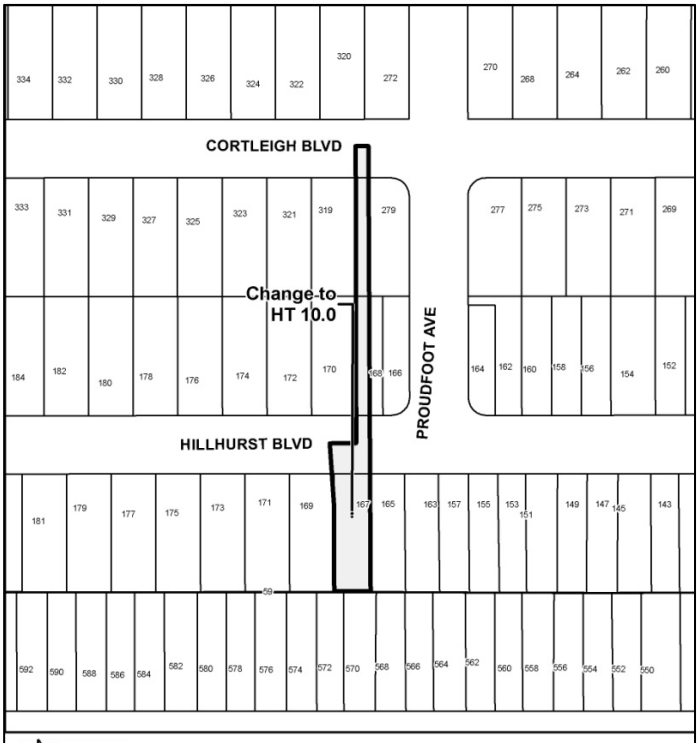
Not to Scale



TORONTO City Planning

Diagram 11

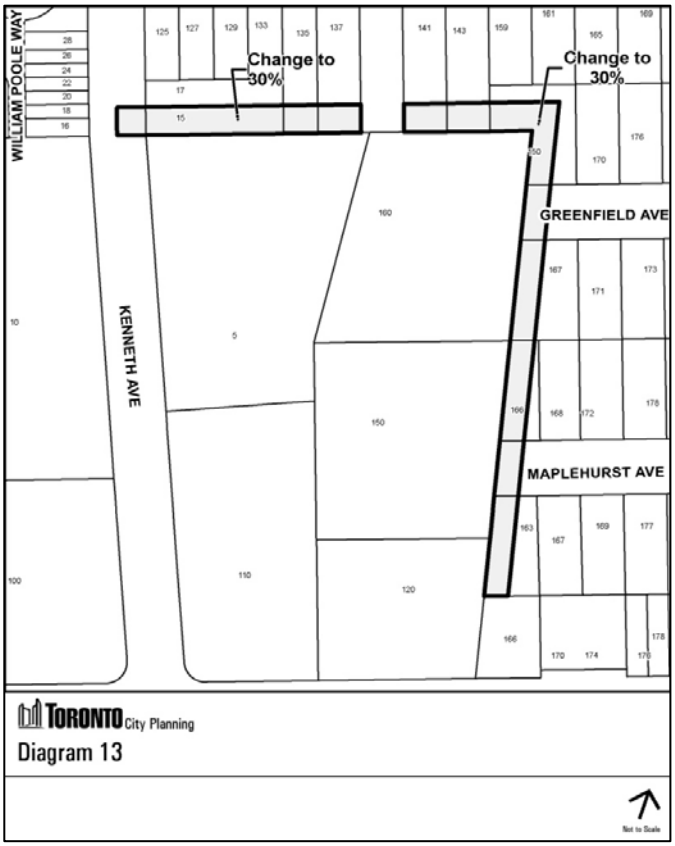
Not to Scale

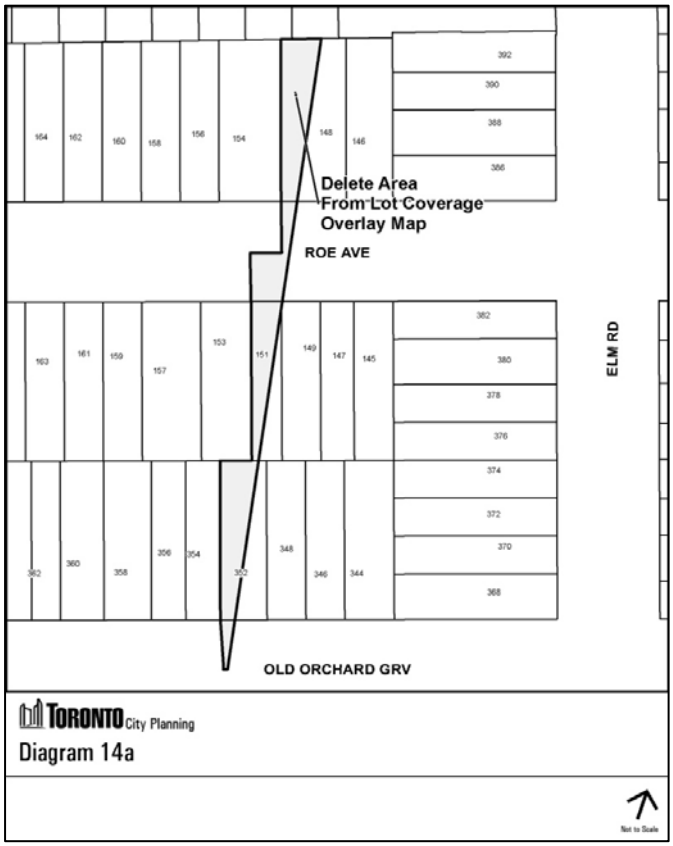


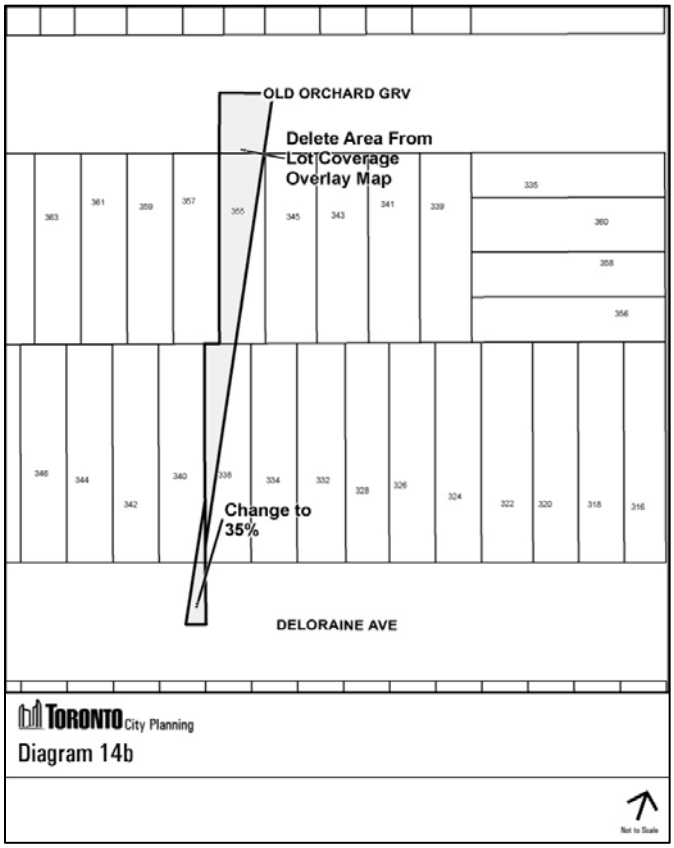
TORONTO City Planning

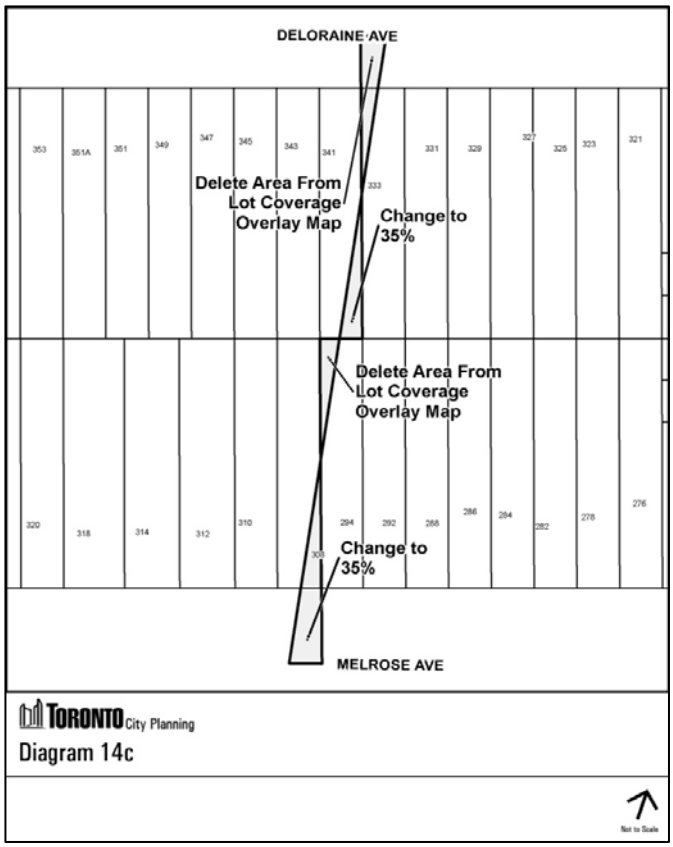
Diagram 12

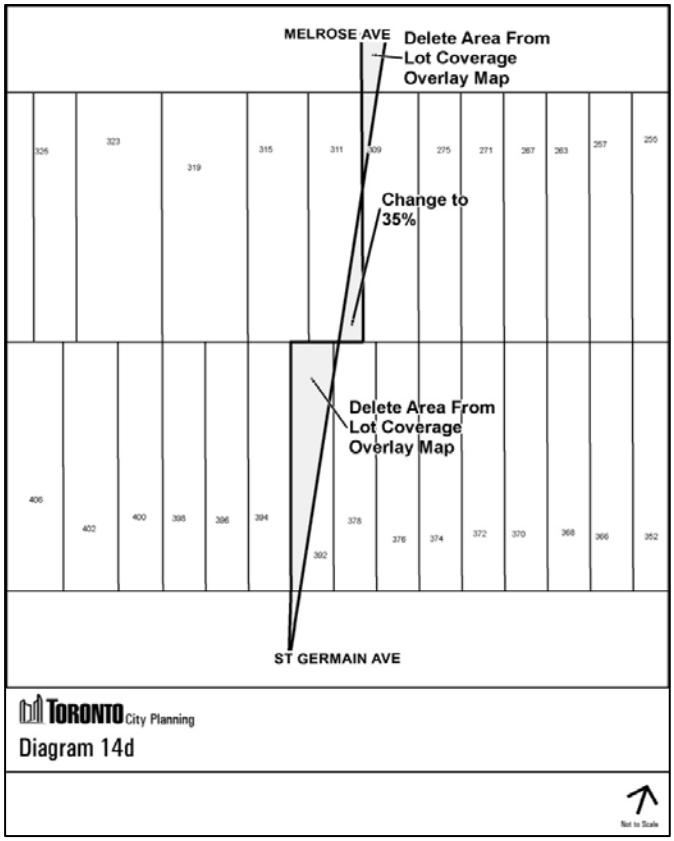
Not to Scale

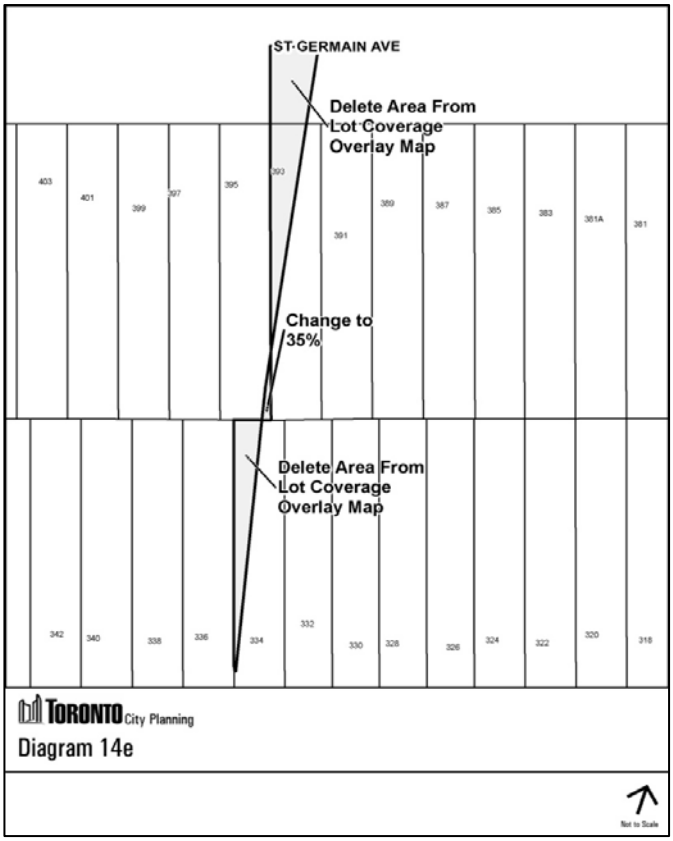

WILLIAM POOLE WAY
KENNETH AVE
GREENFIELD AVE
MAPLEHURST AVE
Change to 30%
Change to 30%
TORONTO City Planning
Diagram 13
Not to Scale

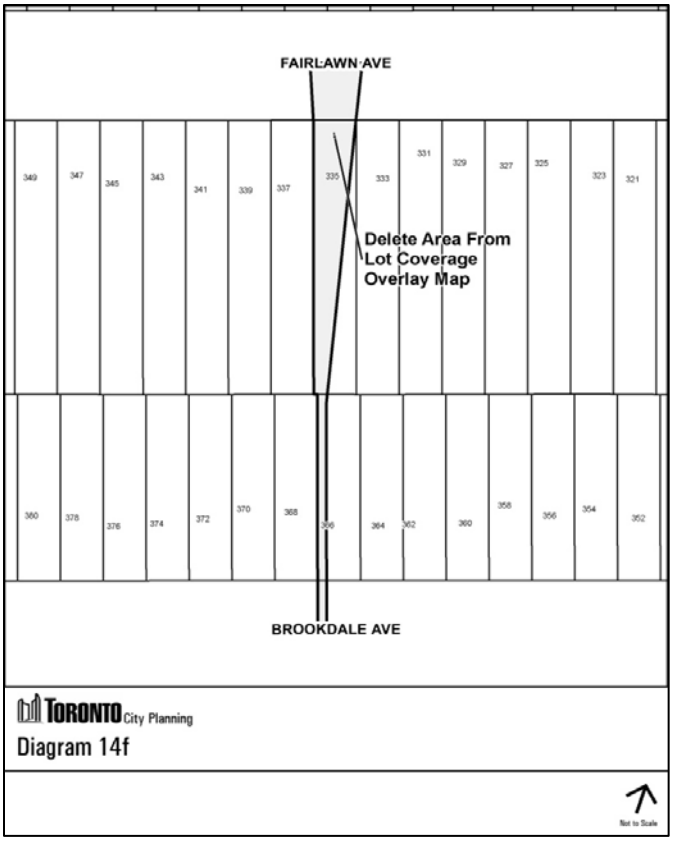

ROE AVE
ELM RD
OLD ORCHARD GRV
Delete Area From Lot Coverage Overlay Map
TORONTO City Planning
Diagram 14a
Not to Scale

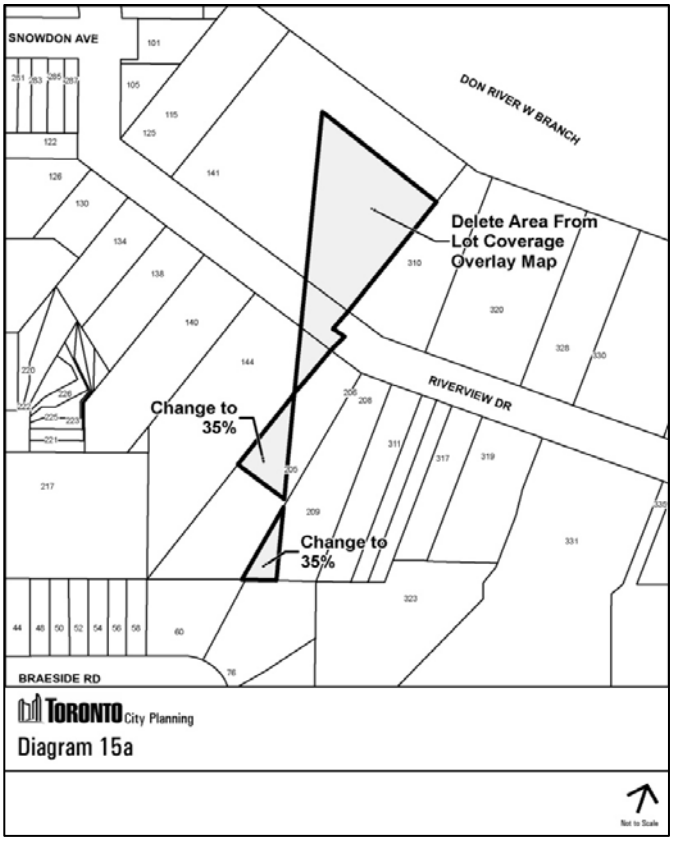

OLD ORCHARD GRV
Delete Area From Lot Coverage Overlay Map
Change to 35%
DELORAINE AVE
TORONTO City Planning
Diagram 14b
Not to Scale

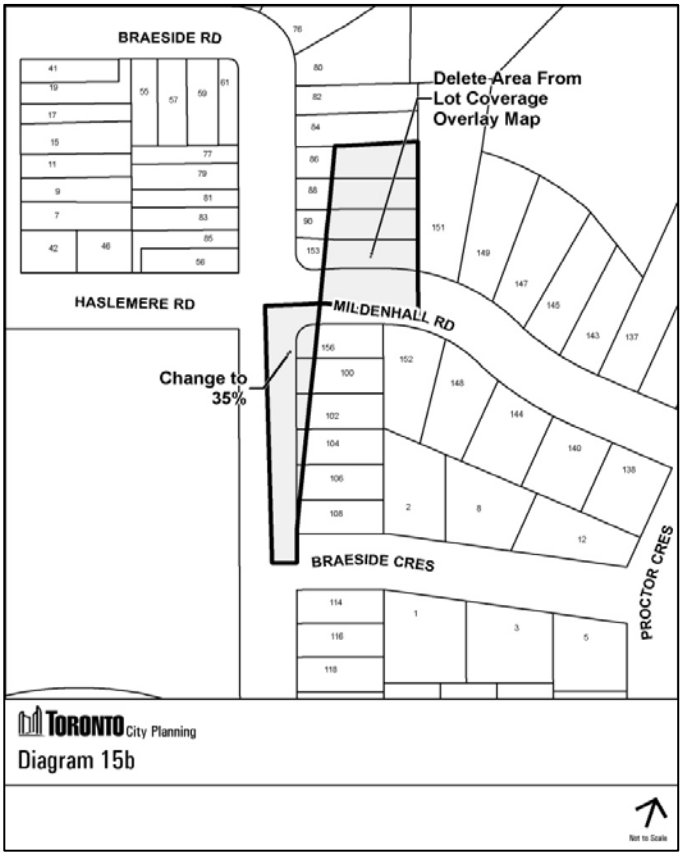

DELORAINE AVE
Delete Area From Lot Coverage Overlay Map
Change to 35%
Delete Area From Lot Coverage Overlay Map
Change to 35%
MELROSE AVE
TORONTO City Planning
Diagram 14c
Not to Scale

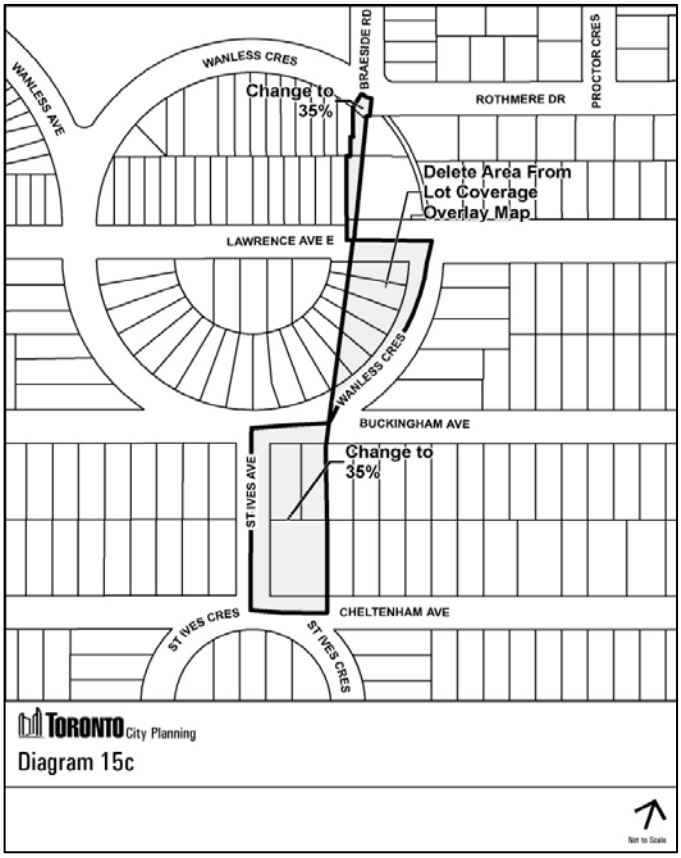

MELROSE AVE
Delete Area From Lot Coverage Overlay Map
Change to 35%
Delete Area From Lot Coverage Overlay Map
ST GERMAIN AVE
TORONTO City Planning
Diagram 14d
Not to Scale

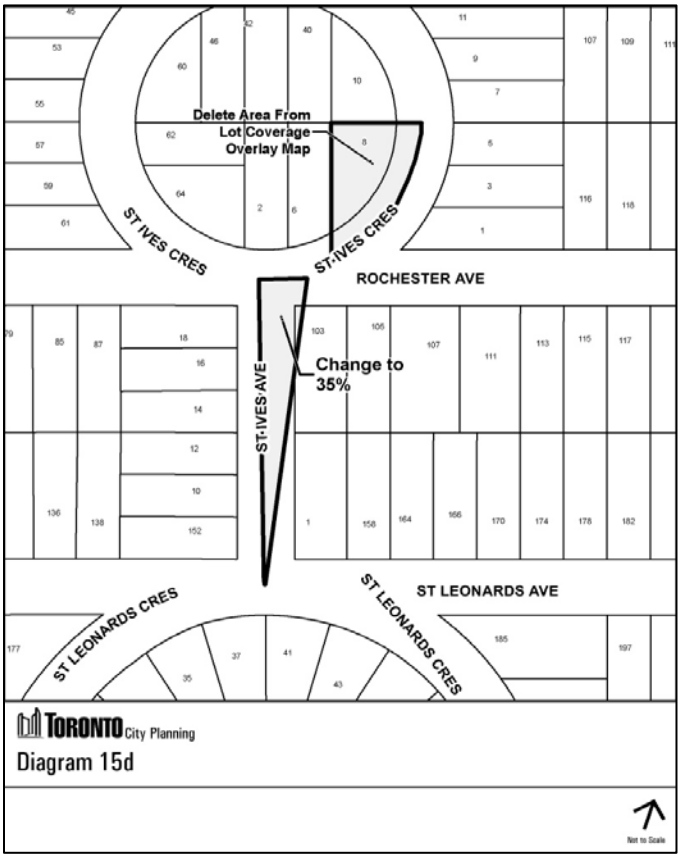

ST GERMAIN AVE
Delete Area From Lot Coverage Overlay Map
Change to 35%
Delete Area From Lot Coverage Overlay Map
TORONTO City Planning
Diagram 14e
Not to Scale


FAIRLAWN AVE
Delete Area From Lot Coverage Overlay Map
BROOKDALE AVE
TORONTO City Planning
Diagram 14f
Not to Scale


SNOWDON AVE
DON RIVER W BRANCH
Delete Area From Lot Coverage Overlay Map
RIVERVIEW DR
Change to 35%
Change to 35%
BRAESIDE RD
TORONTO City Planning
Diagram 15a
Not to Scale


BRAESIDE RD
HASLEMERE RD
MILDENHALL RD
BRAESIDE CRES
PROCTOR CRES
Delete Area From
Lot Coverage
Overlay Map
Change to
35%
TORONTO City Planning
Diagram 15b
Not to Scale


WANLESS CRES
WANLESS AVE
BRAESIDE RD
PROCTOR CRES
ROTHMERE DR
LAWRENCE AVE E
BUCKINGHAM AVE
ST IVES AVE
ST IVES CRES
CHELTENHAM AVE
Change to
35%
Delete Area From
Lot Coverage
Overlay Map
TORONTO City Planning
Diagram 15c
Not to Scale


ST IVES CRES
ROCHESTER AVE
ST IVES AVE
ST LEONARDS AVE
ST LEONARDS CRES
Delete Area From
Lot Coverage
Overlay Map
Change to
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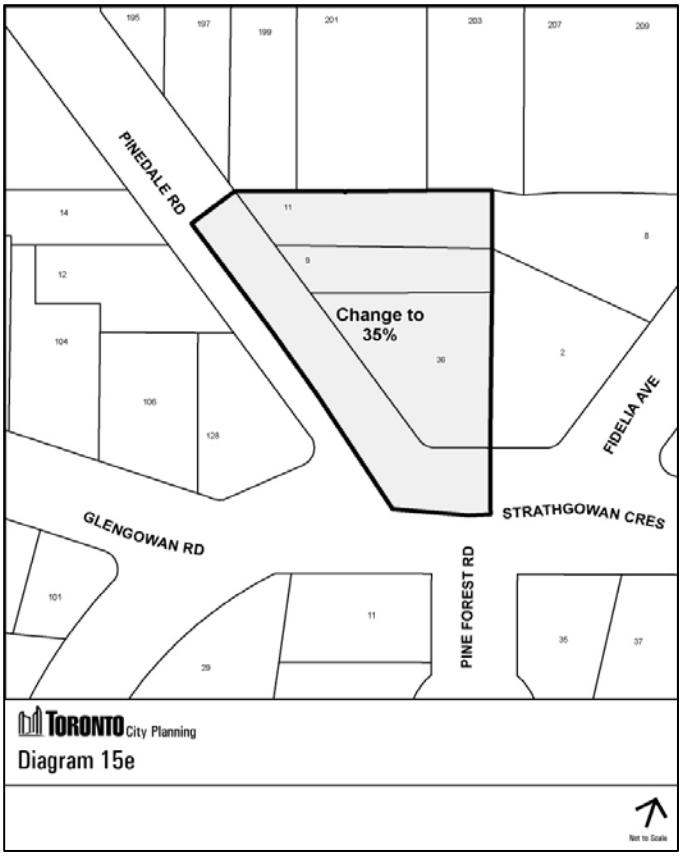
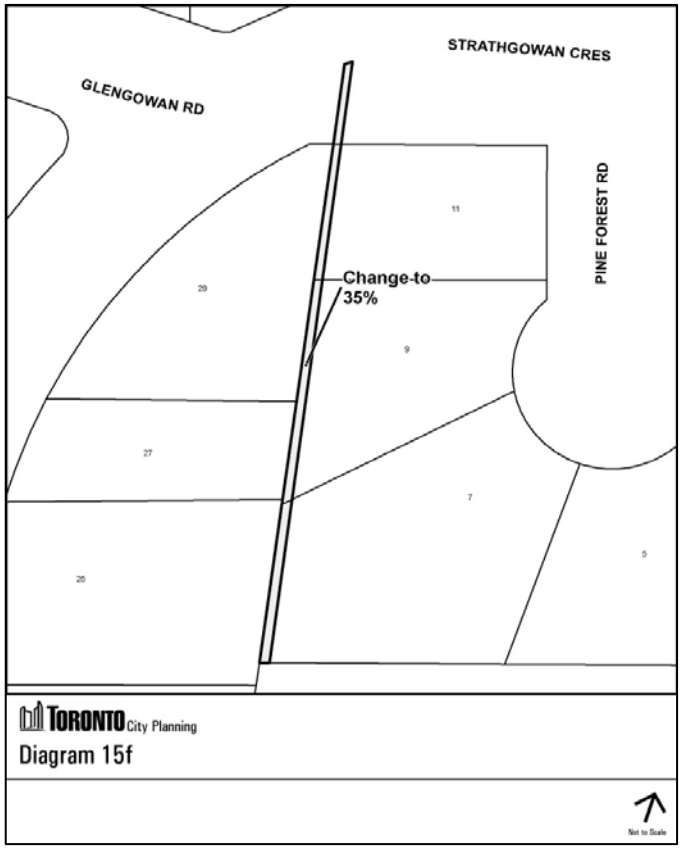
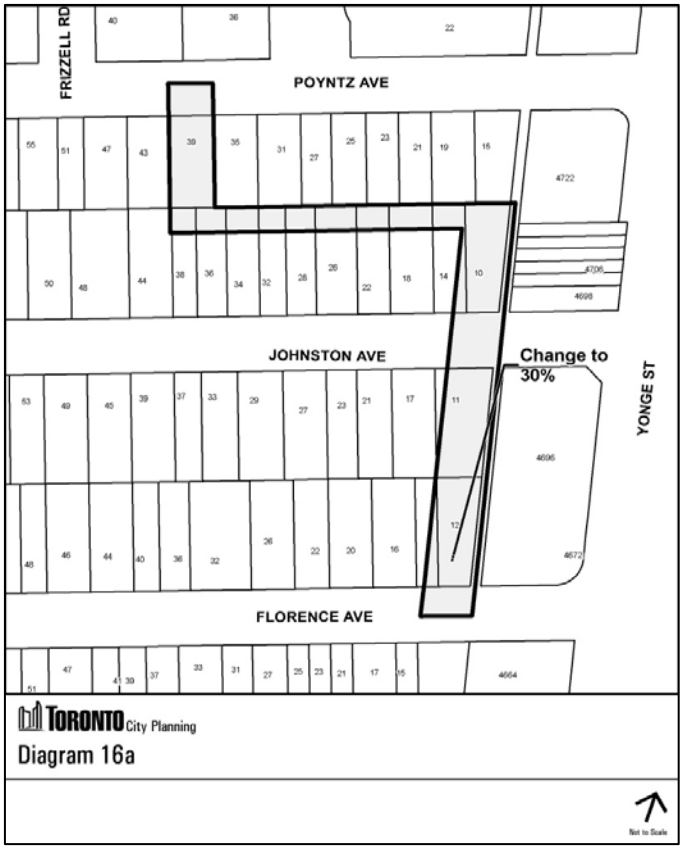
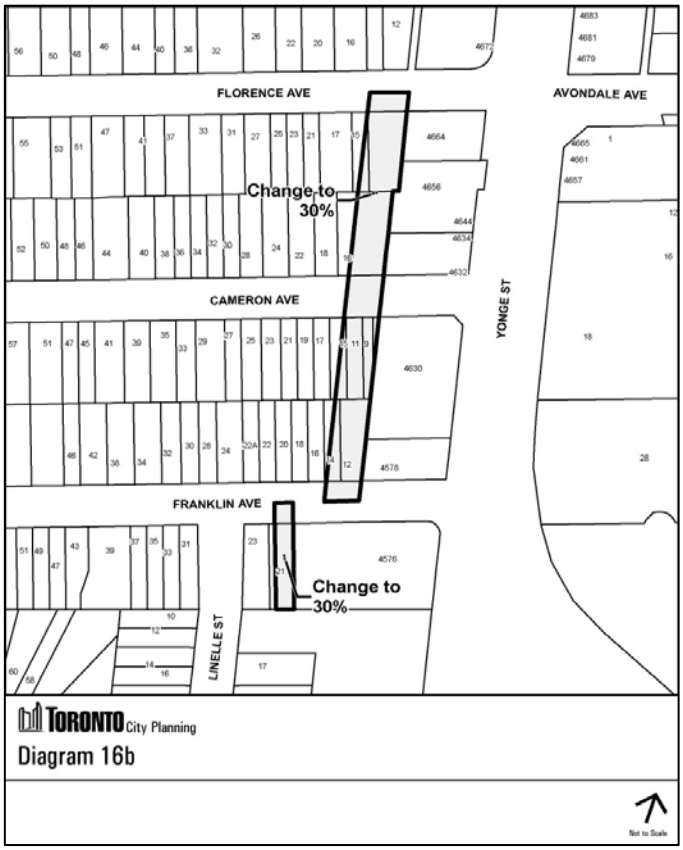
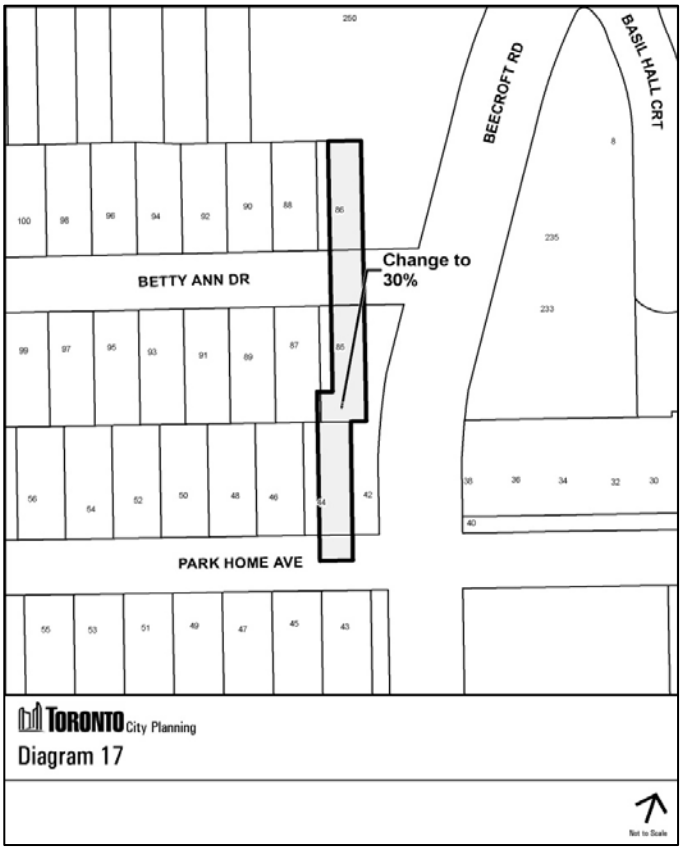
TORONTO City Planning
Diagram 15d
Not to Scale


PINEDALE RD
FIDELIA AVE
STRATHGOWAN CRES
GLENGOWAN RD
PINE FOREST RD
Change to
35%
TORONTO City Planning
Diagram 15e
Not to Scale

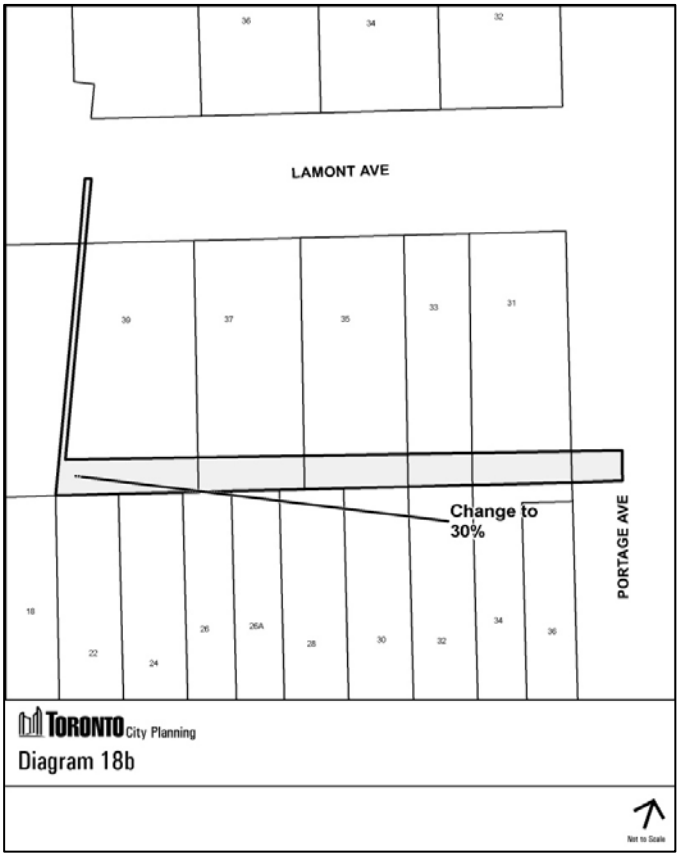

STRATHGOWAN CRES
GLENGOWAN RD
PINE FOREST RD
Change to 35%
TORONTO City Planning
Diagram 15f
Not to Scale


FRIZZELL RD
POYNTZ AVE
JOHNSTON AVE
FLORENCE AVE
YONGE ST
Change to 30%
TORONTO City Planning
Diagram 16a
Not to Scale

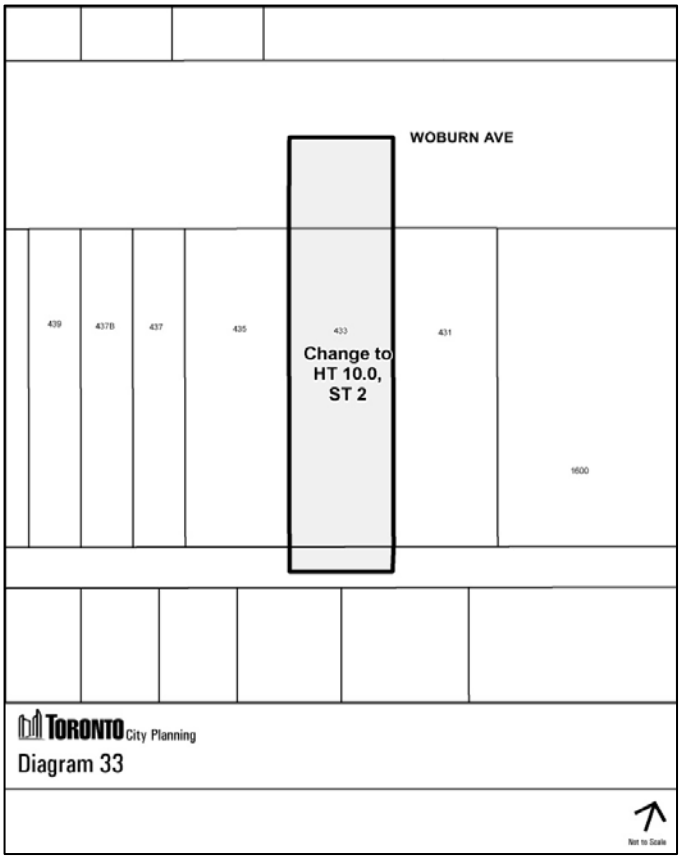

FLORENCE AVE
AVONDALE AVE
CAMERON AVE
FRANKLIN AVE
YONGE ST
LINELLE ST
Change to 30%
Change to 30%
TORONTO City Planning
Diagram 16b
Not to Scale

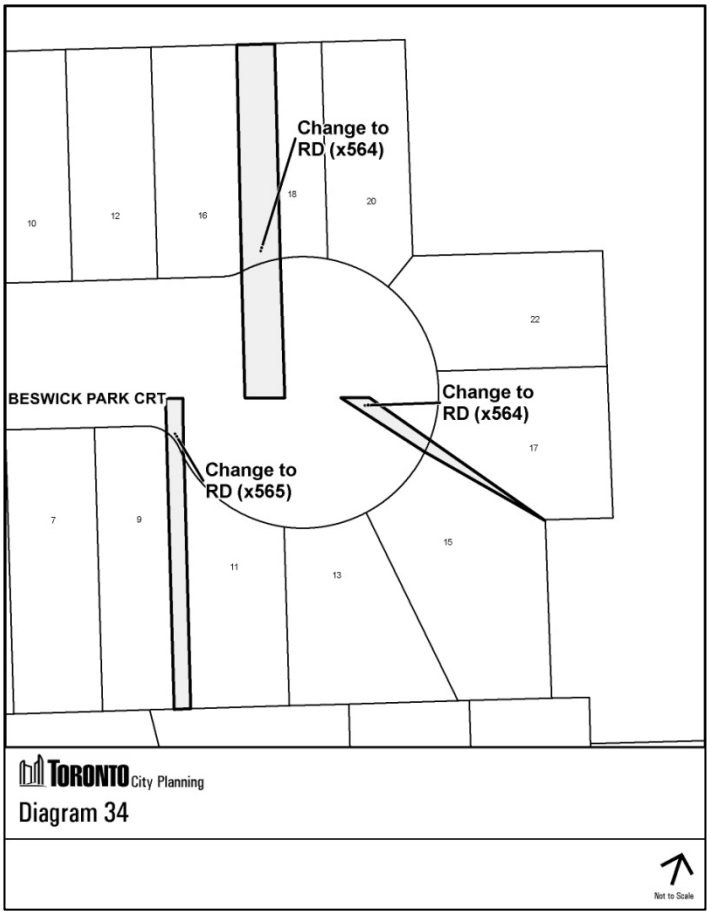

BEECROFT RD
BASIL HALL CRT
BETTY ANN DR
PARK HOME AVE
Change to 30%
TORONTO City Planning
Diagram 17
Not to Scale


QUEENSLEA AVE
QUEENSLEA AVE
WALWYN AVE
Change to 30%
LAMONT AVE
GRATTAN ST
TORONTO City Planning
Diagram 18a
Not to Scale


LAMONT AVE
Change to 30%
PORTAGE AVE
TORONTO City Planning
Diagram 18b
Not to Scale


RANWOOD DR
LAMONT AVE
Change to 30%
PORTAGE AVE
CYPRESS ST
ROBERT ST
TORONTO City Planning
Diagram 18c
Not to Scale


WOBURN AVE
Change to HT 10.0, ST 2
TORONTO City Planning
Diagram 33
Not to Scale


Change to
RD (x564)
Change to
RD (x564)
Change to
RD (x565)
BESWICK PARK CRT
10
12
16
18
20
22
17
7
9
11
13
15
TORONTO City Planning
Diagram 34
Not to Scale

Attachment A7 - Zoning By-law Amendment #7 to By-law 1156-2010

Authority: _____ Planning and Growth Management Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ____, 2011.

Enacted by Council: ~, 2011

CITY OF TORONTO

Bill No. ~

BY-LAW No. xxxx-2011

To amend the Zoning By-law for the City of Toronto, being By-law No. 1156-2010, as amended, with respect to the removal of properties that were incorrectly included in the Zoning By-law, by identifying those properties as 'Not Part of This By-law'.

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 the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed zoning by-law amendment.

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

1. By-law 1156-2010, as amended, is amended as follows:

(A) make 53-67 Saulter Street, "Not Part of This By-law" as shown on Diagram 1.

(B) make 1 Woodfield Road, "Not Part of This By-law" as shown on Diagram 2.

(C) make the property immediately north of 58, 60 and 62 Hillary Avenue, "Not Part of This By-law" as shown on Diagram 3.

(D) make 946 and 950 Islington Avenue, "Not Part of This By-law" as shown on Diagram 4.

(E) make 277 Gladstone Avenue, "Not Part of This By-law" as shown on Diagram 5.

(F) make 25 Esandar Drive, 943-963 Eglinton Avenue East (south side) and 23 Brentcliffe Road "Not Part of This By-law" as shown on Diagram 7.

(G) make 841 Progress Avenue, "Not Part of This By-law" as shown on Diagram 8.

(H) make 2781 Markham Road, "Not Part of This By-law" as shown on Diagram 10.

(I) make 155, 157 and 165 Stephenson Avenue, "Not Part of This By-law" as shown on Diagram 11.

(J) make 5 Civic Road, "Not Part of This By-law" as shown on Diagram 12.

(K) make 55 Civic Road, 133 Manville Road and 128 Sinnott Road, "Not Part of This By-law" as shown on Diagram 13.

(L) make 956, 962, 980, 994, 1030, 1040, 1048, 1050, 1066, 1068, 1072, 1078, 1084, 1088 and 1092 Islington Avenue, 110, 112 and 114 Jutland Road and 99 Advance Road, "Not Part of This By-law" as shown on Diagrams 14a and 14b.

(M) make 194R Bloor Street West, "Not Part of This By-law" as shown on Diagram 15.

(N) make 943-963 Eglinton Avenue East and 23 Brentcliffe Road, "Not Part of This By-law" as shown on Diagram 16.

(O) make 55 Comstock Road, "Not Part of This By-law" as shown on Diagram 17.

(P) make 3 Dresden Road and 112 Faywood blvd, "Not Part of This By-law" as shown on Diagram 18.

(Q) make 149 Elder Street, "Not Part of This By-law" as shown on Diagram 19.

(R) make 1864 to 1876 Queen Street East (even numbers only) "Not Part of This By-law" as shown on Diagram 20.

(S) make 629, 633 and 675 Eastern Avenue, "Not Part of This By-law" as shown on Diagram 21.

(T) make 35 Creekside Road, "Not Part of This By-law" as shown on Diagram 22.

(U) make 534 and 536 Glencairn Avenue, "Not Part of This By-law" as shown on Diagram 23.

(V) make 6 to 222 Ossington Avenue, 9 to 235 Ossington Avenue, 994 and 996 Queen Street West, 43, 53 and 56 Argyle Street and 51 and 55 Halton Street "Not Part of This By-law" as shown on Diagrams 24a and 24b.

(W) make the rear portion of 42 Edgewood Avenue, "Not Part of This By-law" as shown on Diagram 25.

(X) make 358, 360 and 362 Spadina Road, "Not Part of This By-law" as shown on Diagram 26.

(Y) make 1 Front Street and 8 The Esplanade, "Not Part of This By-law" as shown on Diagram 27.

(Z) make 252 Adelaide Street East, "Not Part of This By-law" as shown on Diagram 28.

(AA) make 42 Park Lawn Road, "Not Part of This By-law" as shown on Diagram 29.

(AB) make 100 and 104 John Street, "Not Part of This By-law" as shown on Diagram 30.

(AC) make 15 and 21 Grenville Street, "Not Part of This By-law" as shown on Diagram 31.

(AD) make 134 Peter Street, 364 to 370 Richmond Street and 375R Queen Street West, "Not Part of This By-law" as shown on Diagram 32.

(AE) make 95 to 103 Charles Street East, "Not Part of This By-law" as shown on Diagram 33.

(AF) make 1095, 1097, 1099, 1101 and 1103 Yonge Street, "Not Part of This By-law" as shown on Diagram 34.

(AG) make 2000 Queen Street East and 2 Bellefair Avenue, "Not Part of This By-law" as shown on Diagram 35.

(AH) make 456, 458 and 460 Parliament Street, "Not Part of This By-law" as shown on Diagram 36.

(AI) make 1604 Queen Street East, "Not Part of This By-law" as shown on Diagram 37.

(AJ) make 2320 Gerrard Street East, "Not Part of This By-law" as shown on Diagram 38.

(AK) make 554 Danforth Road and 64 North Woodrow Boulevard, "Not Part of This By-law" as shown on Diagram 39.

(AL) make 423 and 427 Dundas Street East, "Not Part of This By-law" as shown on Diagram 40.

(AM) make 2225 Gerrard Street East, "Not Part of This By-law" as shown on Diagram 41.

(AN) make 162 and 164 Cumberland Street, "Not Part of This By-law" as shown on Diagram 42.

(AO) make 150 Bloor Street West, and 175 Cumberland Street, "Not Part of This By-law" as shown on Diagram 43.

(AP) make 2575 and 2625 Danforth Avenue, "Not Part of This By-law" as shown on Diagram 44.

(AQ) make 524, 528 and 534 St Clair Avenue West, "Not Part of This By-law" as shown on Diagram 45.

(AR) make 23, 25, 27 and 29 Stafford Street, "Not Part of This By-law" as shown on Diagram 46.

(AS) make 2819 St Clair Avenue East, "Not Part of This By-law" as shown on Diagram 47.

(AT) make 8 Victoria Avenue West, "Not Part of this By-law as shown on Diagram 48.

(AU) make 1 Centre Street, "Not Part of This By-law" as shown on Diagram 49.

(AV) make 44 and 46 Halford Avenue, "Not Part of This By-law" as shown on Diagram 50.

(AW) make 60 Nesbitt Drive, "Not Part of This By-law" as shown on Diagram 51.

(AX) make 138 Glen Albert Drive, "Not Part of This By-law" as shown on Diagram 52.

(AY) make 110 Ferris Road, "Not Part of This By-law" as shown on Diagram 53.

(AZ) make 7 Pine Crescent, "Not Part of This By-law" as shown on Diagram 54.

(BA) make 2 Cedarcrest Boulevard , "Not Part of this By-law" as shown on Diagram 55.

(BB) make 29 Meadowvale Road, "Not Part of This By-law" as shown on Diagram 56.

(BC) make the lands to the west of the Davenport Road and Bay Street intersection, "Not Part of This By-law" as shown on Diagram 57.

(BD) make the lands north of Buttonwood Avenue and west of Charlton Settlement Avenue , "Not Part of this By-law" as shown on Diagram 58.

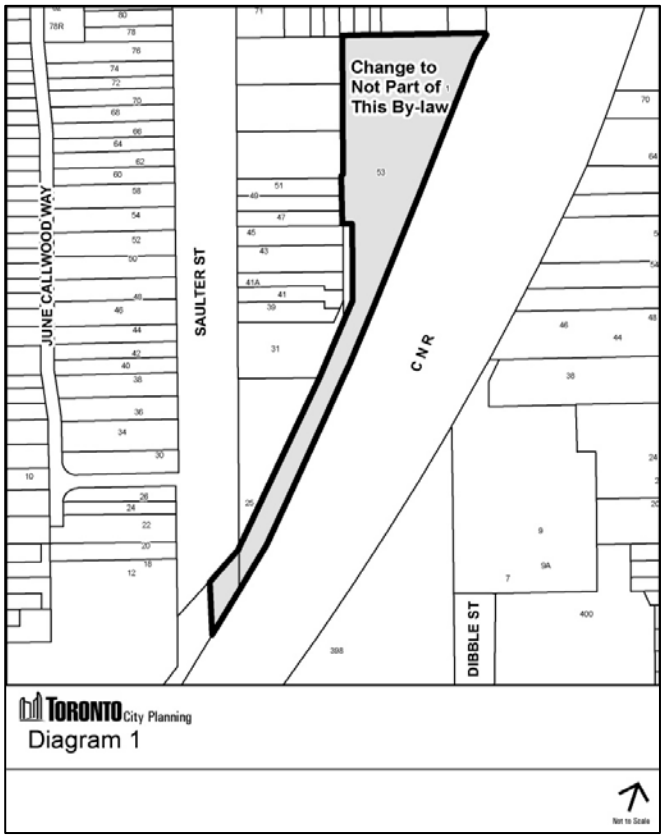
(BE) make the lands on the east side of Gooch Avenue and south of Gardenview Crescent, "Not Part of this By-law" as shown on Diagram 59.

ENACTED AND PASSED this ~ day of ~, A.D. 2011.

**********, Mayor

ULLI S. WATKISS, City Clerk

(Corporate Seal)


Change to
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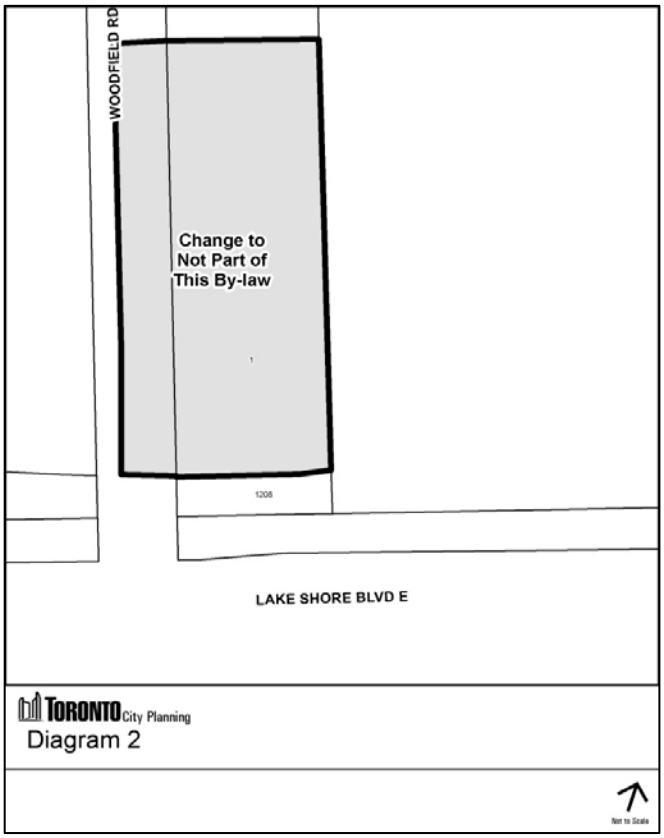
This By-law
JUNE CALLWOOD WAY
SAULTER ST
C N R
DIBBLE ST
TORONTO City Planning
Diagram 1


WOODFIELD RD
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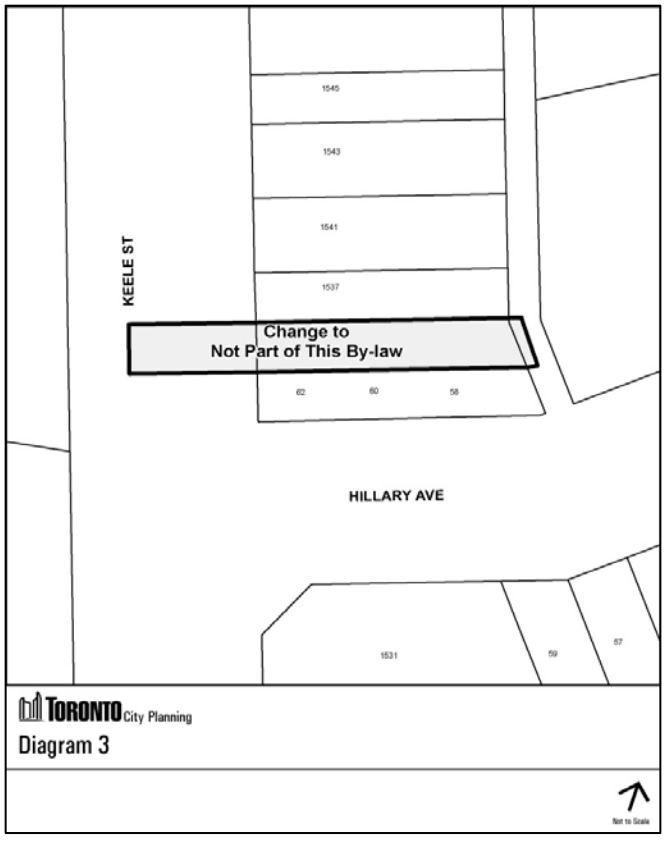
Not Part of
This By-law
LAKE SHORE BLVD E
TORONTO City Planning
Diagram 2


KEELE ST
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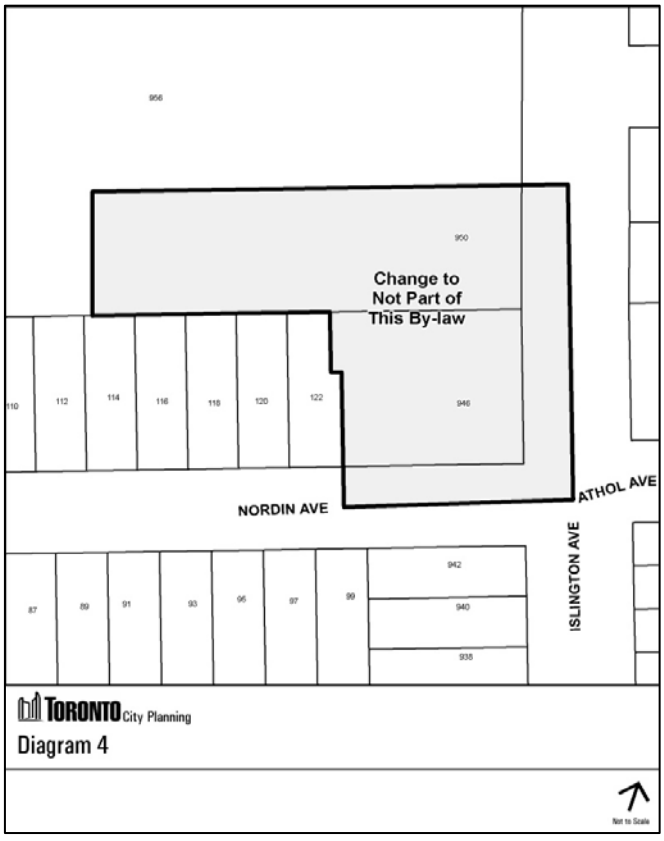
Not Part of This By-law
HILLARY AVE
TORONTO City Planning
Diagram 3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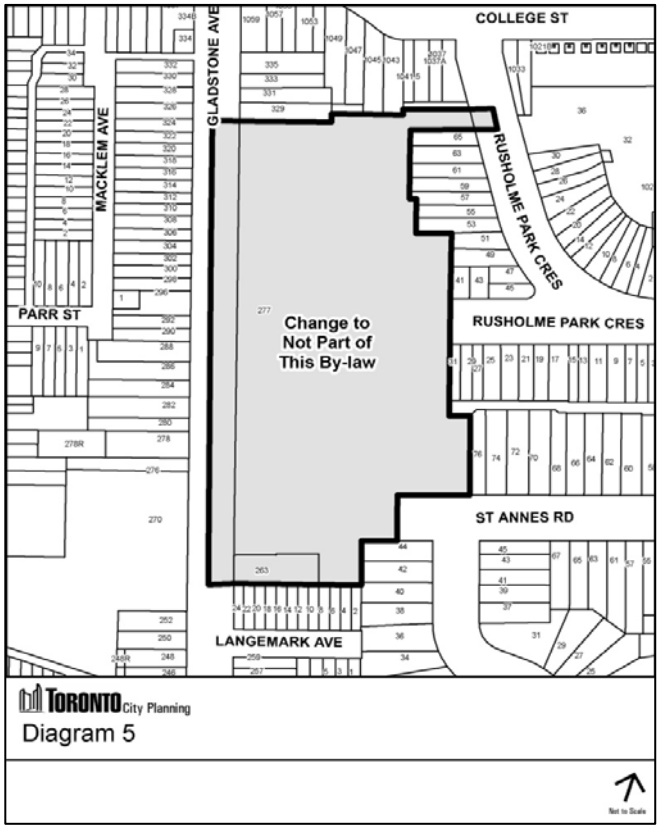
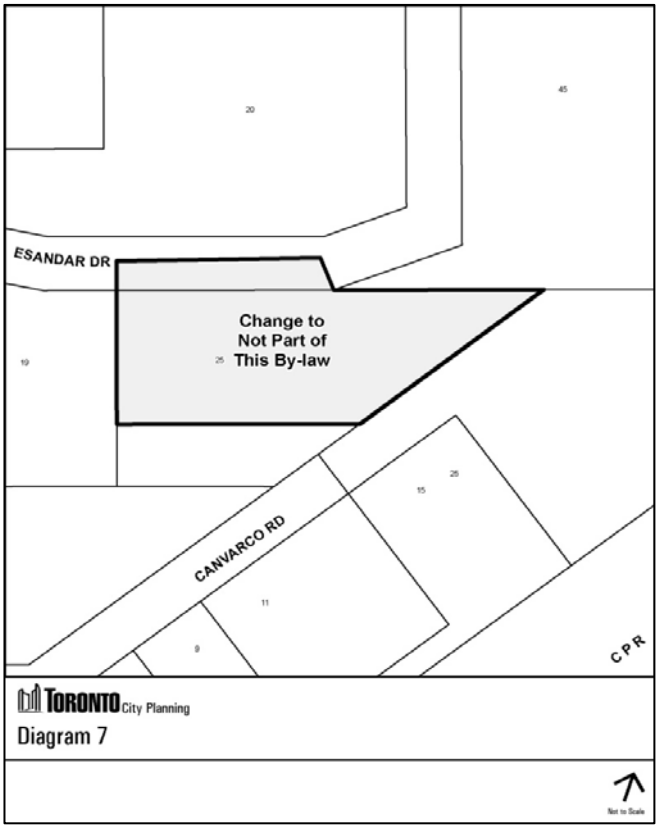
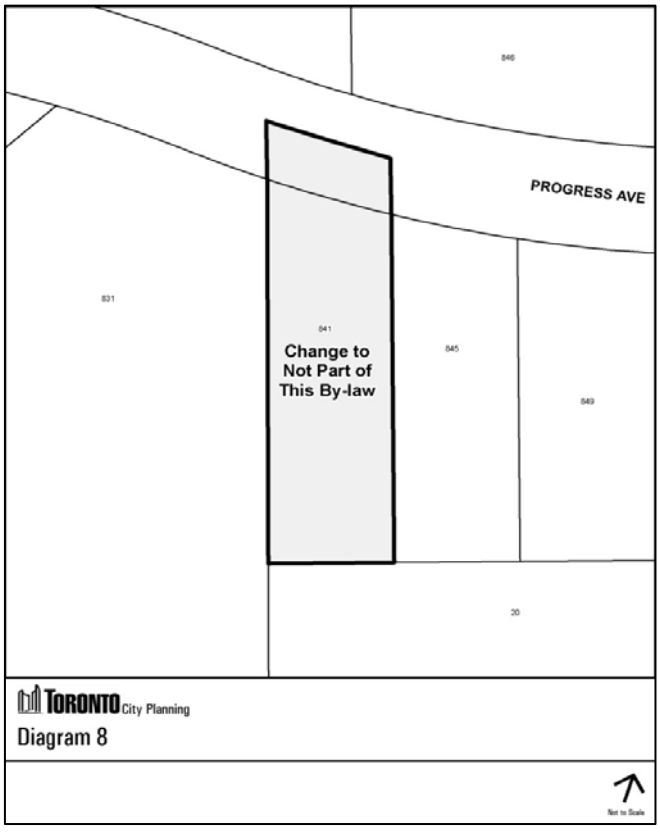
This By-law
NORDIN AVE
ATHOL AVE
ISLINGTON AVE
TORONTO City Planning
Diagram 4


COLLEGE ST
GLADSTONE AVE
MACKLEM AVE
RUSHOLME PARK CRES
PARR ST
Change to
Not Part of
This By-law
RUSHOLME PARK CRES
ST ANNES RD
LANGEMARK AVE
TORONTO City Planning
Diagram 5


ESANDAR DR
Change to
Not Part of
This By-law
CANVARCO RD
CPR
TORONTO City Planning
Diagram 7


PROGRESS AVE
Change to
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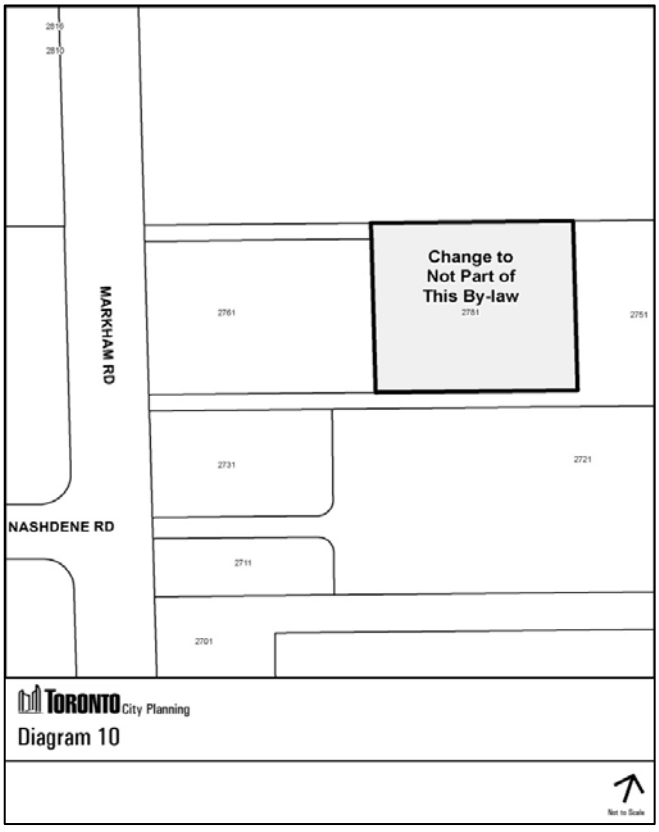
This By-law
TORONTO City Planning
Diagram 8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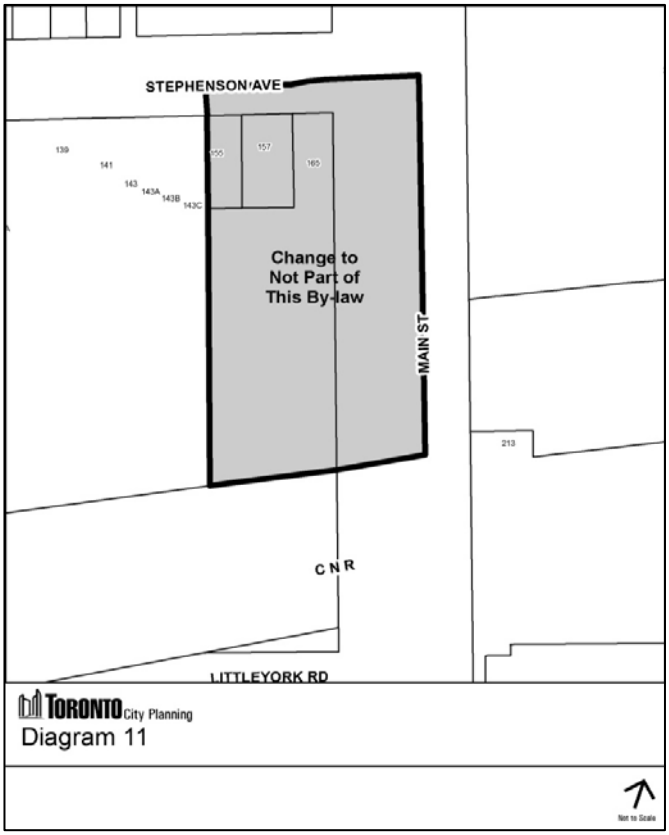
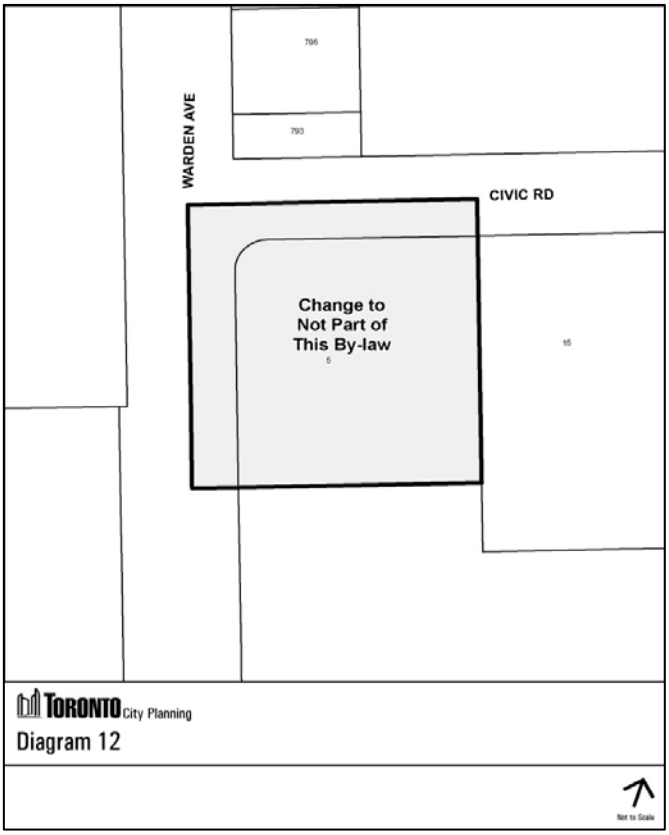
This By-law
NASHDENE RD
TORONTO City Planning
Diagram 10


STEPHENSON AVE
139
141
143
143A
143B
143C
155
157
165
Change to
Not Part of
This By-law
MAIN ST
213
C N R
LITTLEYORK RD
TORONTO City Planning
Diagram 11
Not to Scale


796
793
WARDEN AVE
CIVIC RD
Change to
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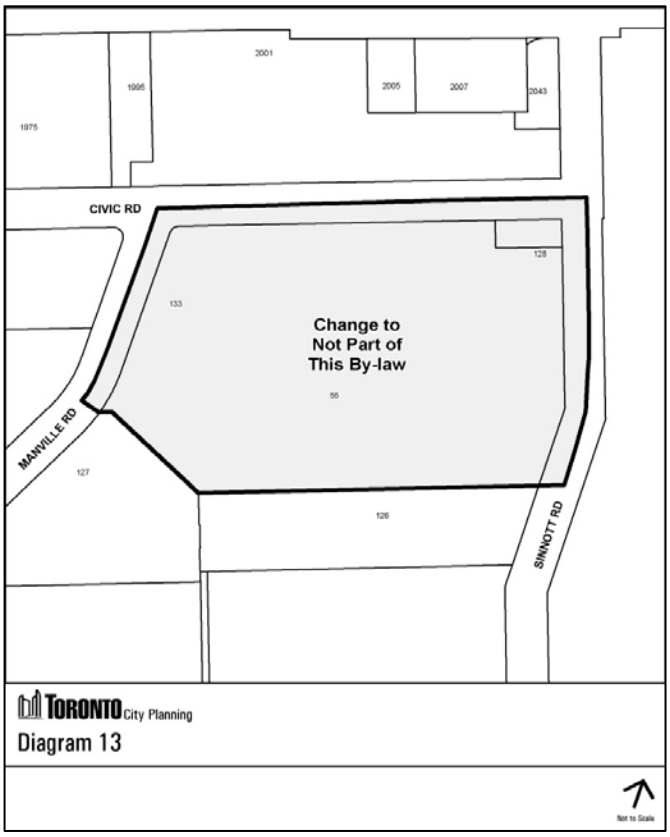
This By-law
5
15
TORONTO City Planning
Diagram 12
Not to Scale


2001
1995
2005
2007
2043
1975
CIVIC RD
128
133
Change to
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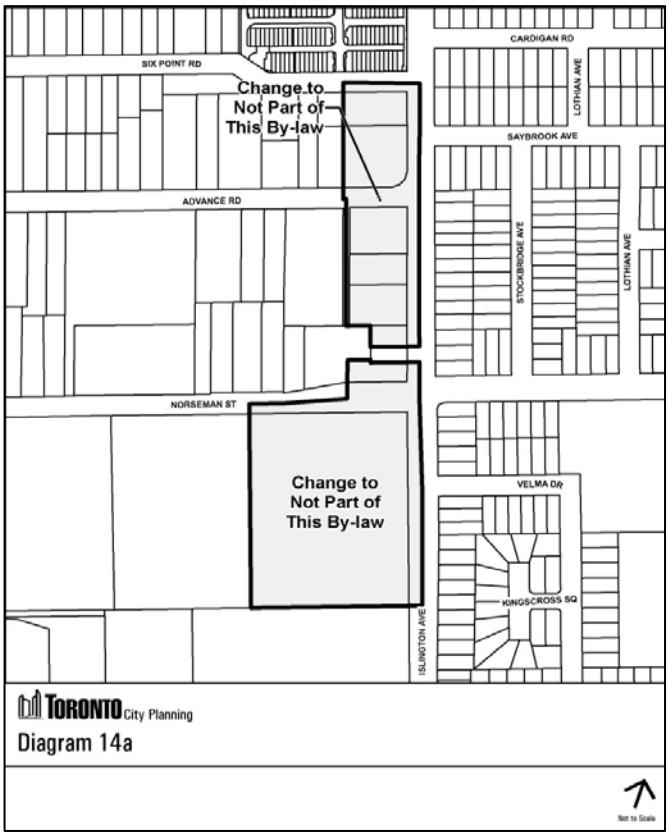
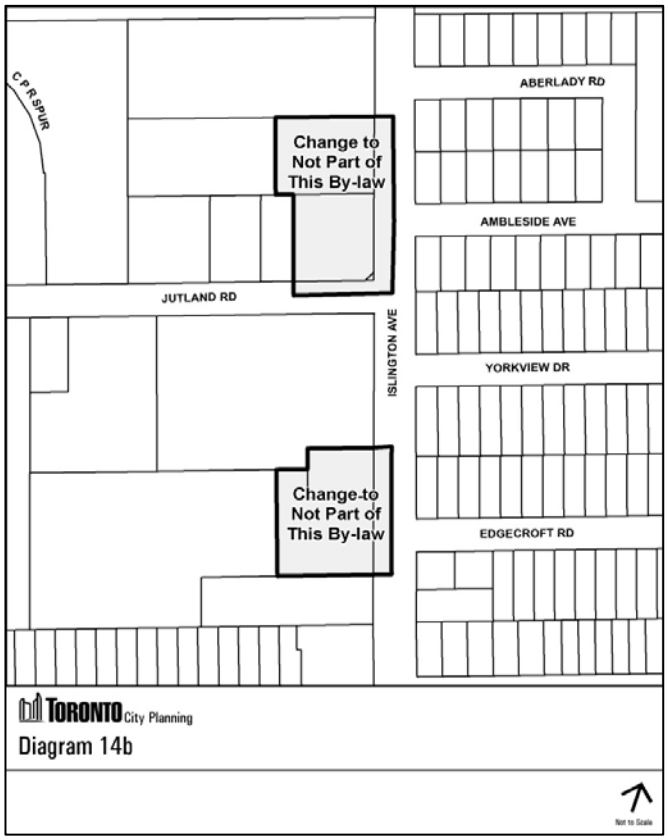
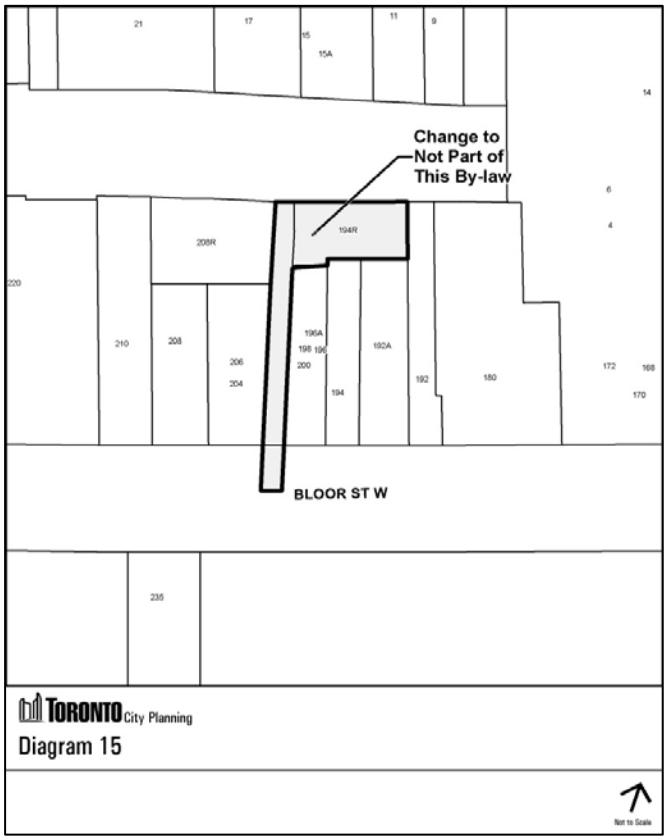
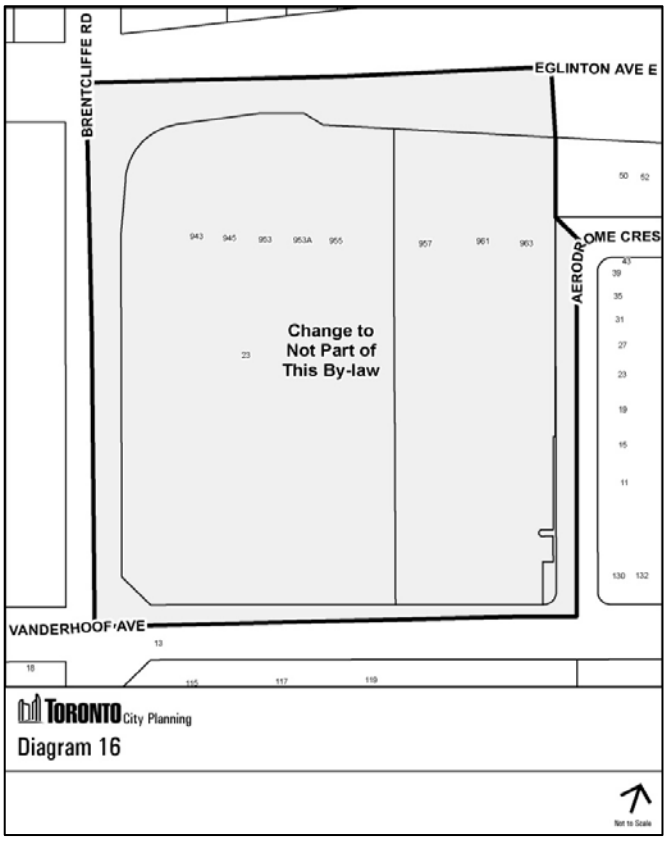
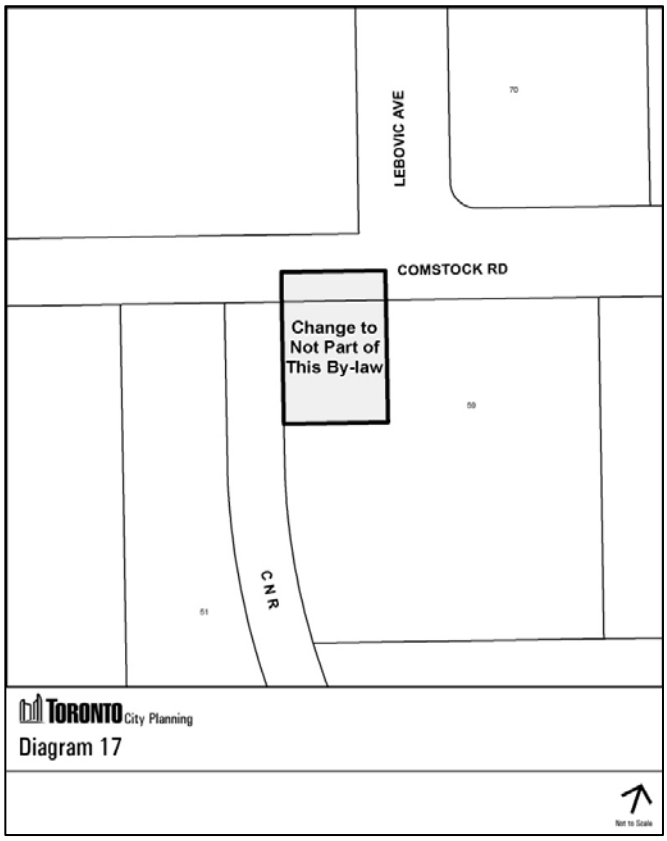
This By-law
55
MANVILLE RD
127
126
SINNOTT RD
TORONTO City Planning
Diagram 13
Not to Scale


CARDIGAN RD
SIX POINT RD
Change to
Not Part of
This By-law
LOTHIAN AVE
SAYBROOK AVE
ADVANCE RD
STOCKBRIDGE AVE
LOTHIAN AVE
NORSEMAN ST
Change to
Not Part of
This By-law
VELMA DR
KINGSCROSS SQ
ISLINGTON AVE
TORONTO City Planning
Diagram 14a
Not to Scale


C P R SPUR
ABERLADY RD
Change to
Not Part of
This By-law
AMBLESIDE AVE
JUTLAND RD
ISLINGTON AVE
YORKVIEW DR
Change to
Not Part of
This By-law
EDGECROFT RD
TORONTO City Planning
Diagram 14b
Not to Scale


Change to
Not Part of
This By-law
BLOOR ST W
TORONTO City Planning
Diagram 15
Not to Scale


BRENTCLIFFE RD
EGLINTON AVE E
AERODROME CRES
Change to
Not Part of
This By-law
VANDERHOOF AVE
TORONTO City Planning
Diagram 16
Not to Scale


LEBOVIC AVE
COMSTOCK RD
Change to
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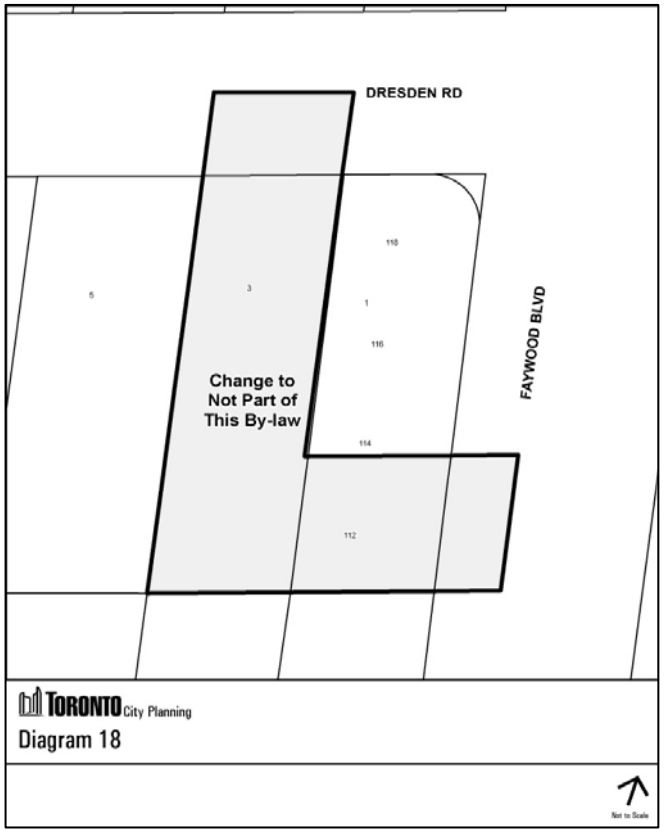
This By-law
C N R
TORONTO City Planning
Diagram 17
Not to Scale


DRESDEN RD
FAYWOOD BLVD
Change to
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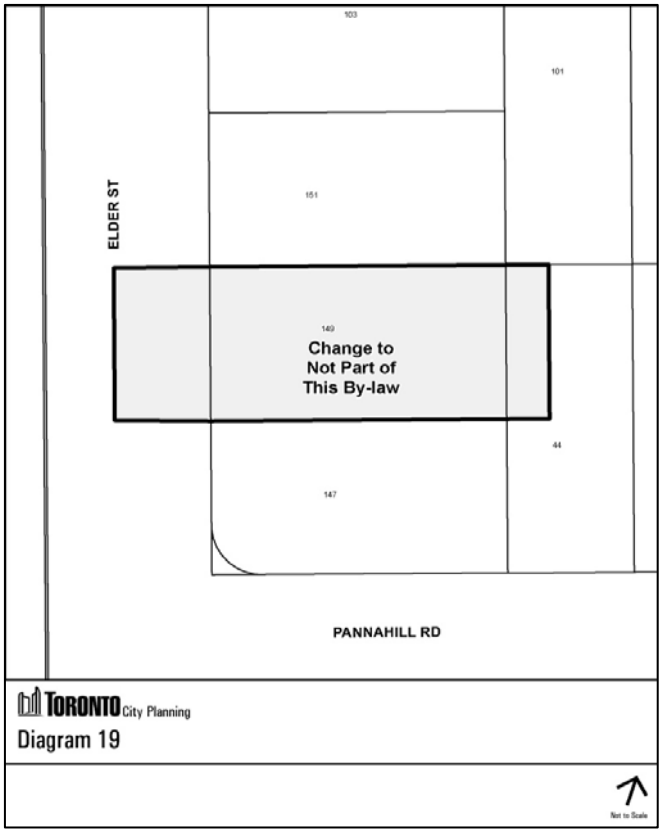
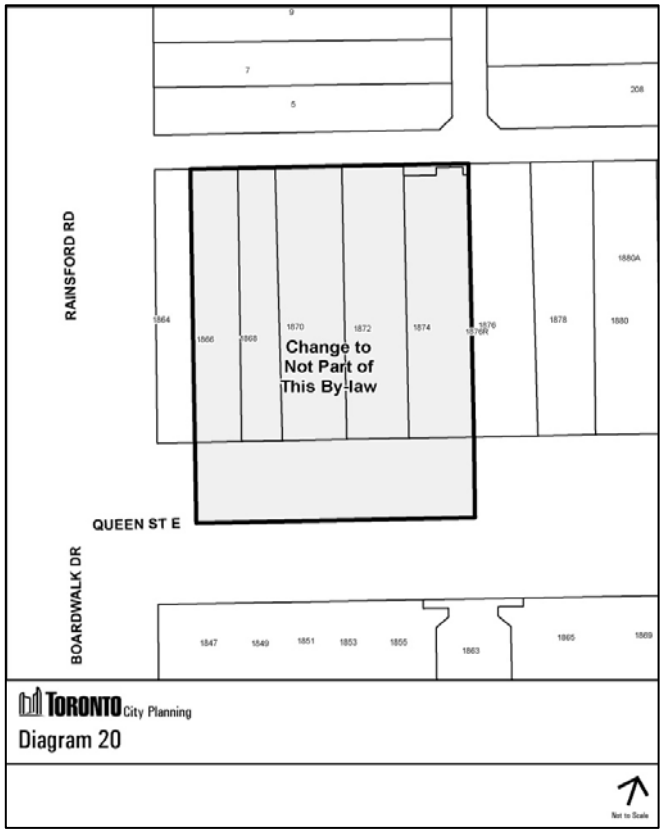
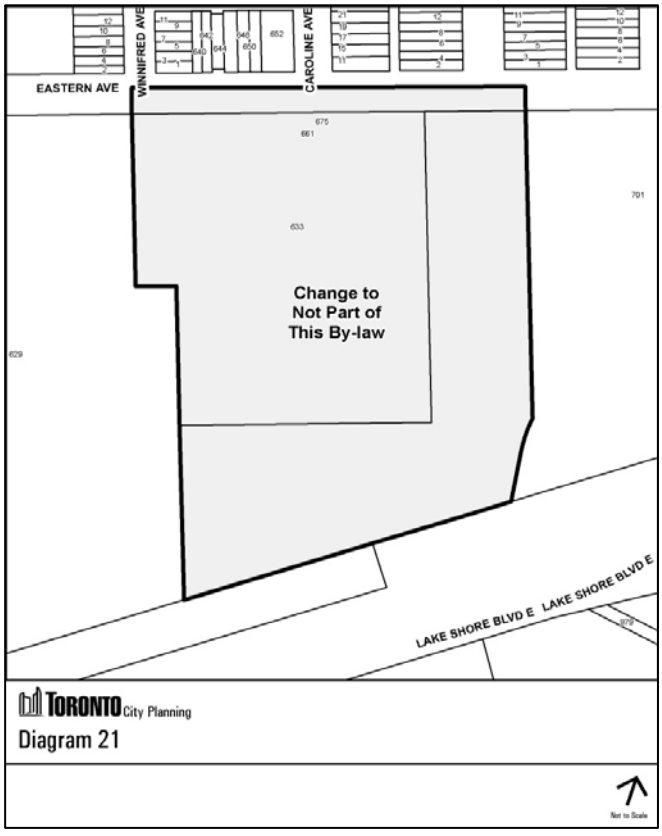
This By-law
TORONTO City Planning
Diagram 18


ELDER ST
Change to
Not Part of
This By-law
PANNAHILL RD
TORONTO City Planning
Diagram 19


RAINSFORD RD
Change to
Not Part of
This By-law
QUEEN ST E
BOARDWALK DR
TORONTO City Planning
Diagram 20


EASTERN AVE
WINNIFRED AVE
CAROLINE AVE
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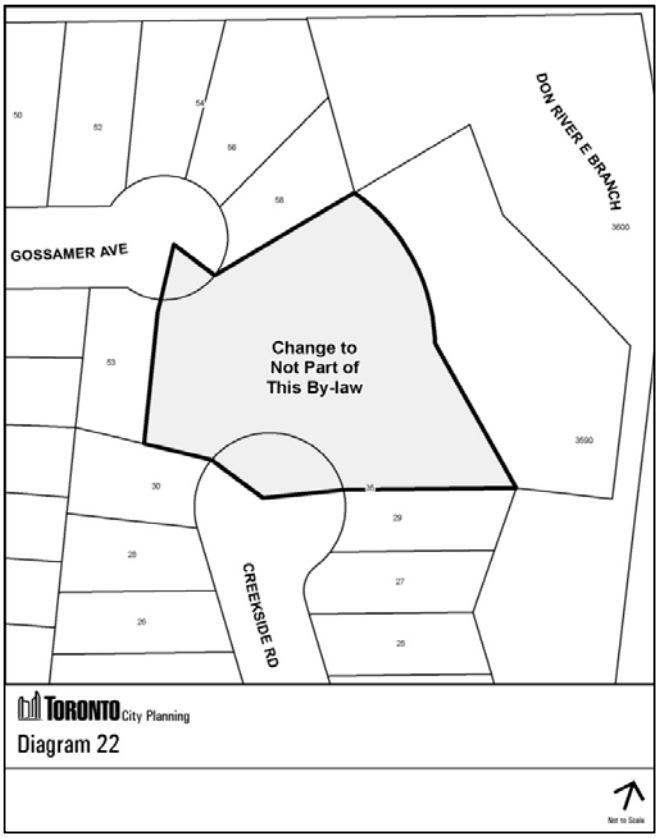
This By-law
LAKE SHORE BLVD E
LAKE SHORE BLVD E
TORONTO City Planning
Diagram 21


DON RIVER E BRANCH
GOSSAMER AVE
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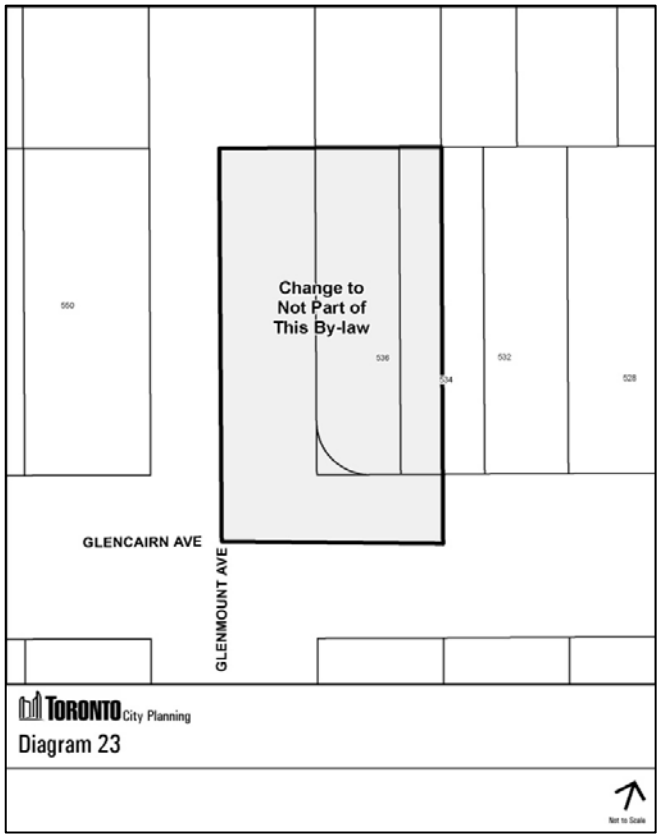
CREEKSIDE RD
TORONTO City Planning
Diagram 22
Not to Scale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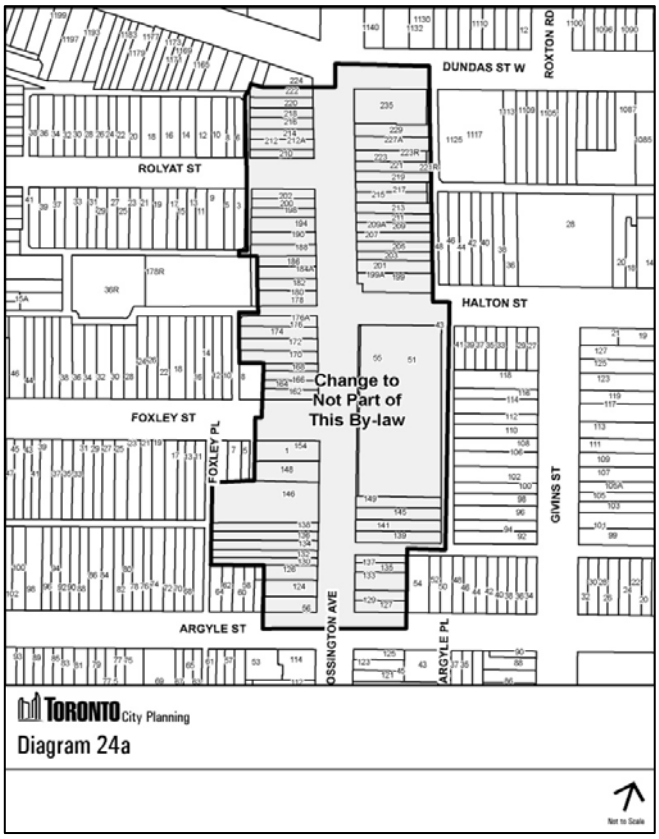
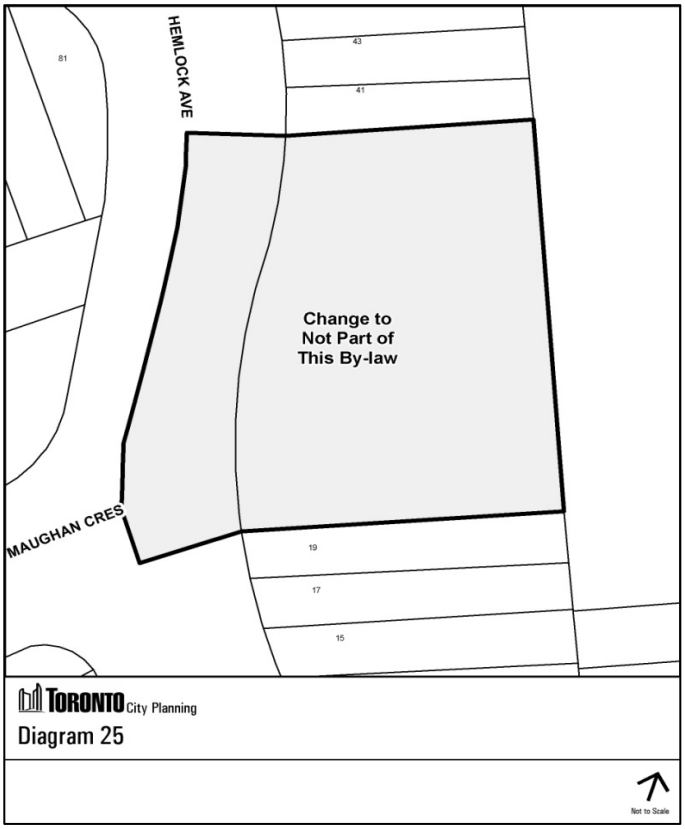
GLENCAIRN AVE
GLENMOUNT AVE
TORONTO City Planning
Diagram 23
Not to Scale


DUNDAS ST W
ROXTON RD
ROLYAT ST
HALTON ST
Change to
Not Part of
This By-law
FOXLEY ST
FOXLEY PL
GIVINS ST
OSSINGTON AVE
ARGYLE ST
ARGYLE PL
TORONTO City Planning
Diagram 24a
Not to Scale


FOXLEY PL
OSSINGTON AVE
ARGYLE ST
ARGYLE PL
HUMBERT ST
Change to
Not Part of
This By-law
BRUCE ST
GIVINS ST
BROOKFIELD ST
REBECCA ST
FREEDOM ST
QUEEN ST W
WORKMAN WAY
TORONTO City Planning
Diagram 24b
Not to Scale


HEMLOCK AVE
MAUGHAN CRES
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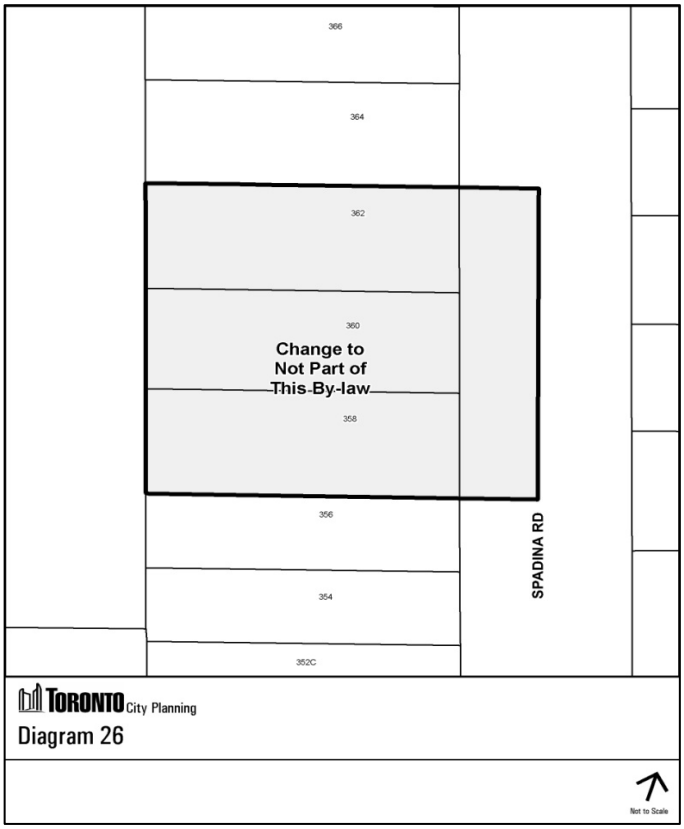
This By-law
81
43
41
19
17
15
TORONTO City Planning
Diagram 25
Not to Scale


366
364
362
360
358
356
354
352C
SPADINA RD
Change to
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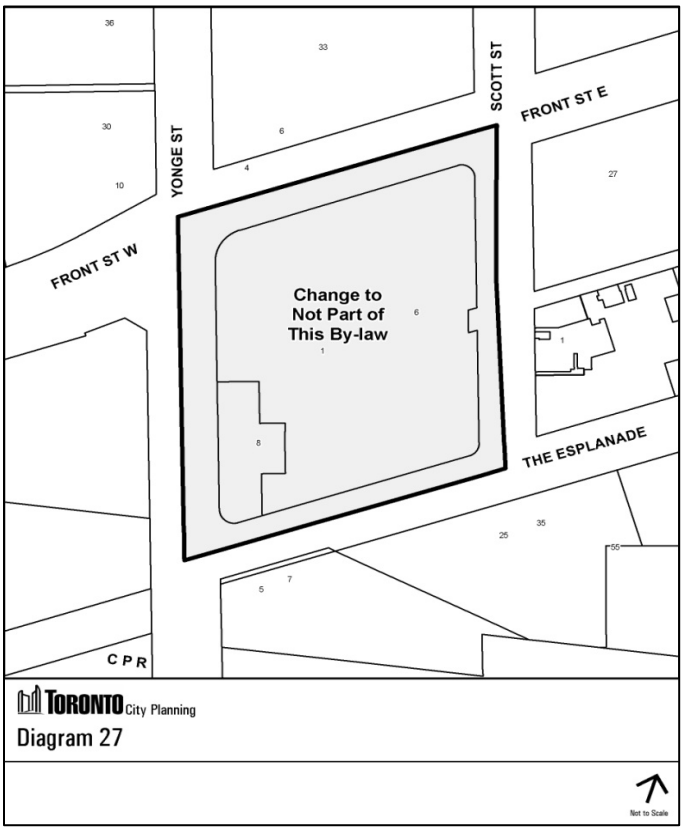
TORONTO City Planning
Diagram 26
Not to Scale


SCOTT ST
FRONT ST E
YONGE ST
FRONT ST W
THE ESPLANADE
C P R
Change to
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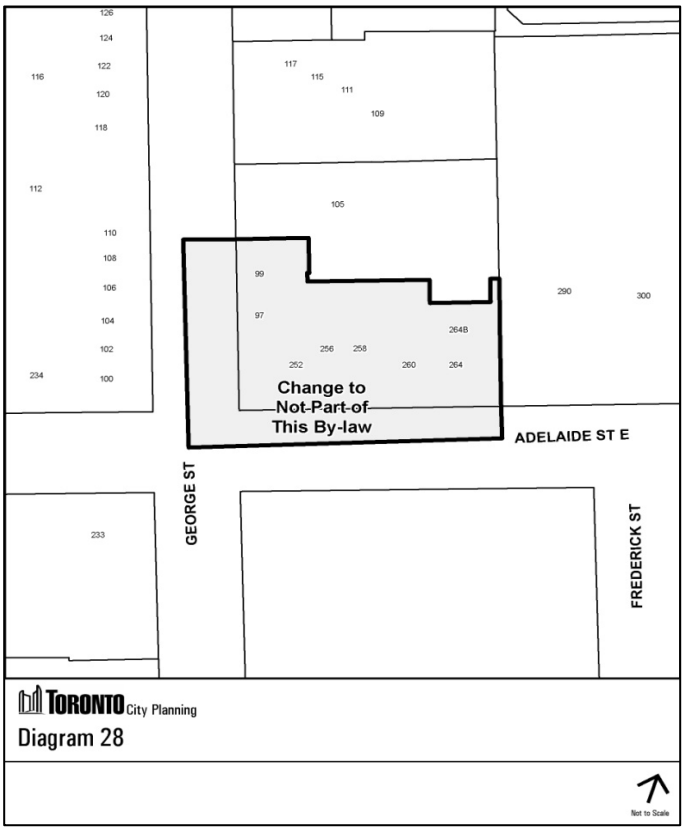
This By-law
36
33
30
10
6
4
27
1
8
25
35
55
5
7
TORONTO City Planning
Diagram 27
Not to Scale


ADELAIDE ST E
GEORGE ST
FREDERICK ST
Change to
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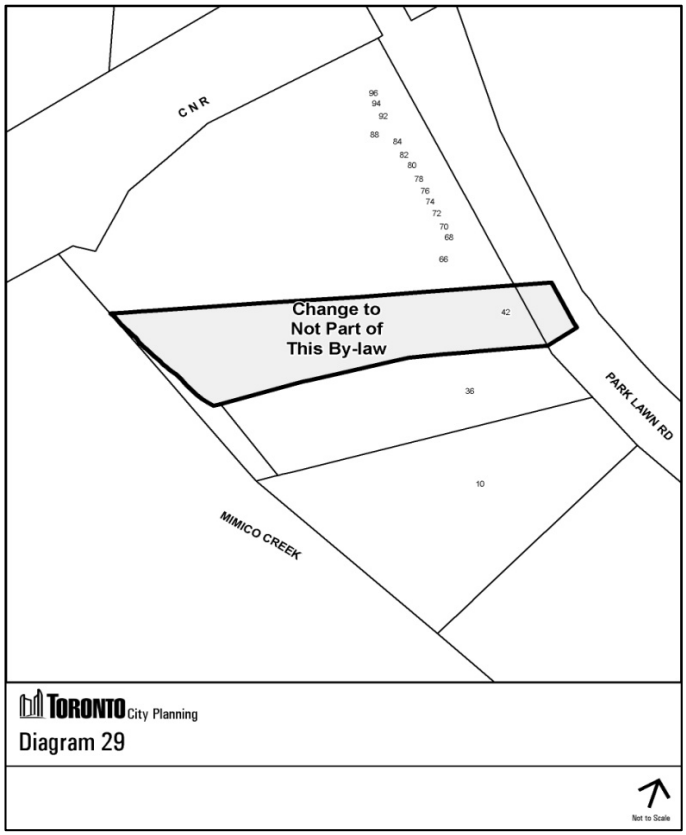
This By-law
126
124
122
120
118
116
117
115
111
109
112
105
110
108
106
104
102
100
234
99
97
264B
256
258
252
260
264
290
300
233
TORONTO City Planning
Diagram 28
Not to Scale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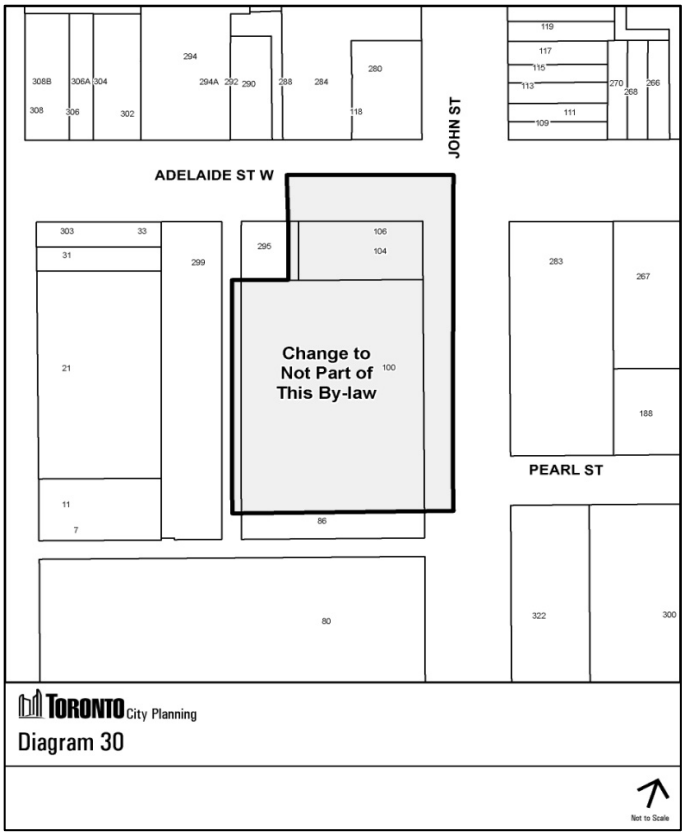
This By-law
PARK LAWN RD
MIMICO CREEK
TORONTO City Planning
Diagram 29
Not to Scale


JOHN ST
ADELAIDE ST W
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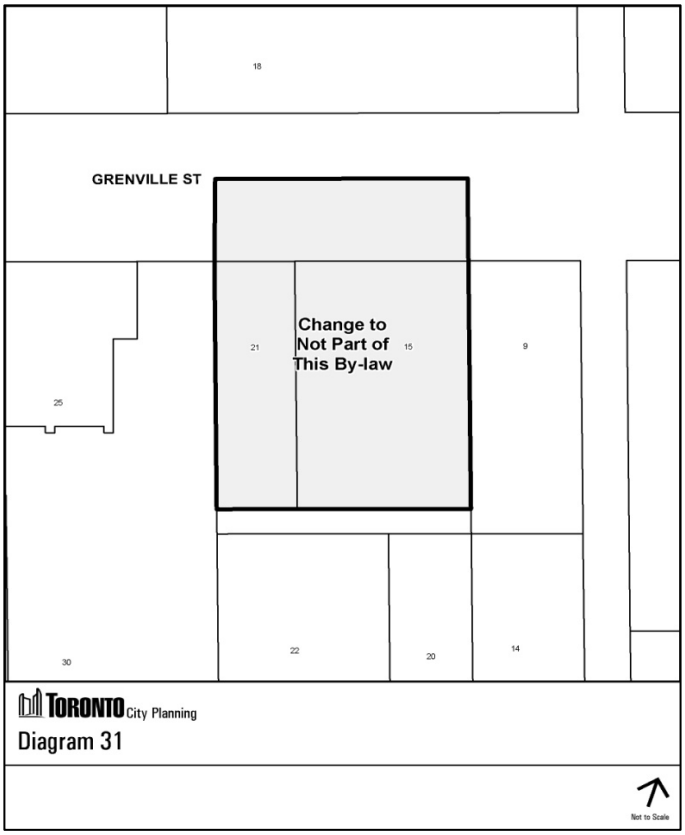
This By-law
PEARL ST
TORONTO City Planning
Diagram 30
Not to Scale


GRENVILLE ST
Change to
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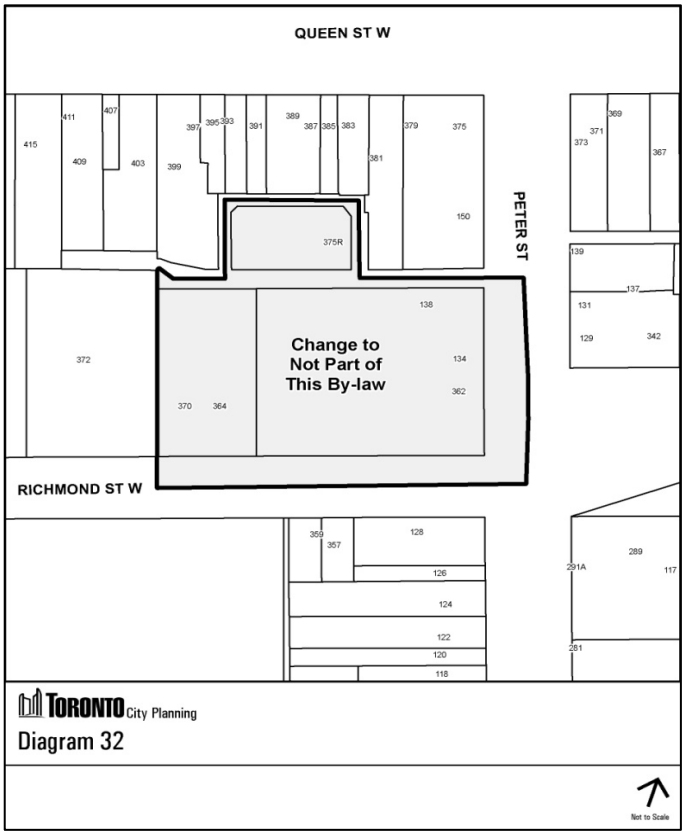
This By-law
TORONTO City Planning
Diagram 31
Not to Scale


QUEEN ST W
PETER ST
Change to
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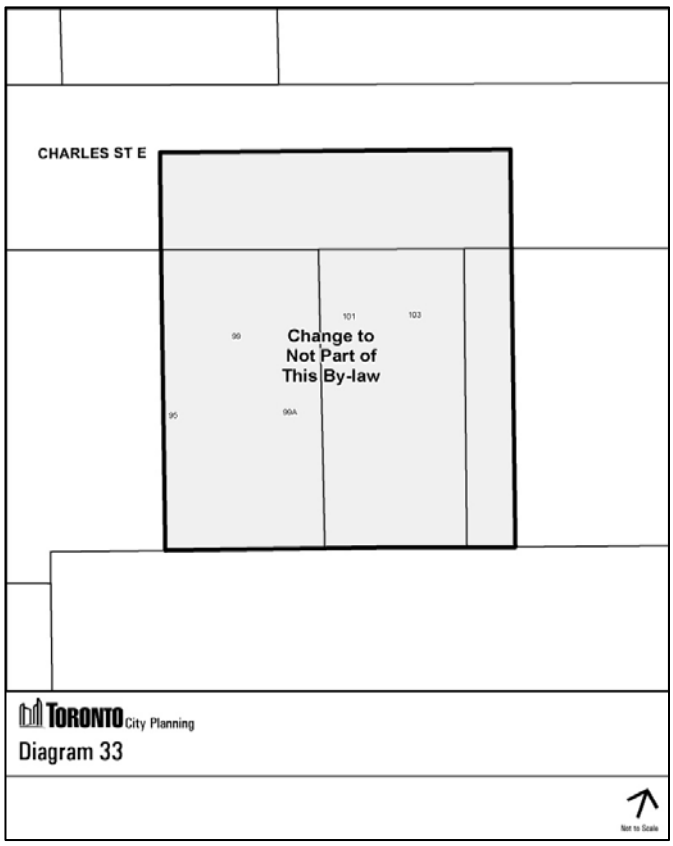
This By-law
RICHMOND ST W
TORONTO City Planning
Diagram 32
Not to Scale


CHARLES ST E
Change to
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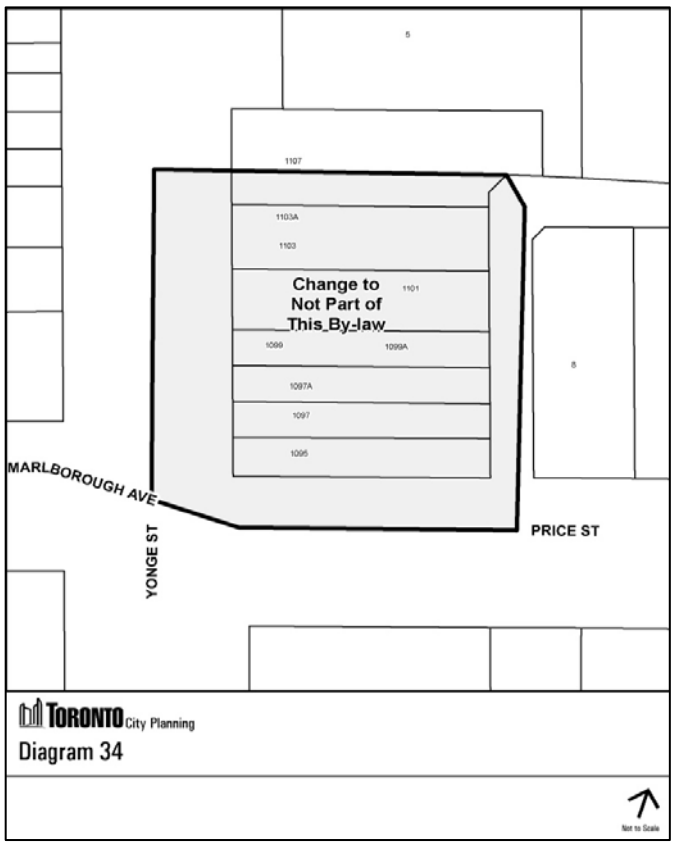
This By-law
99
101
103
95
99A
TORONTO City Planning
Diagram 33
Not to Scale


5
1107
1103A
1103
Change to
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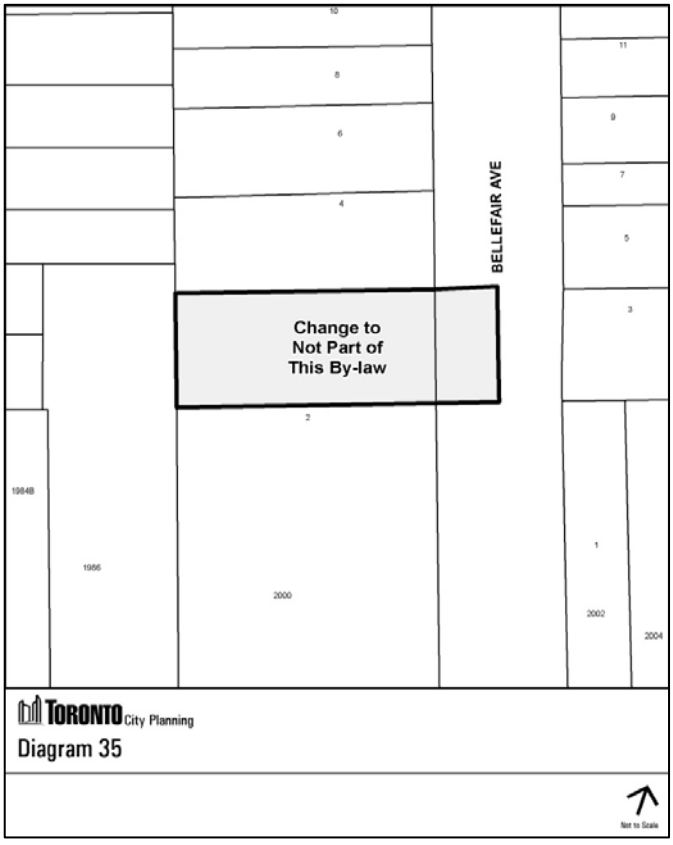
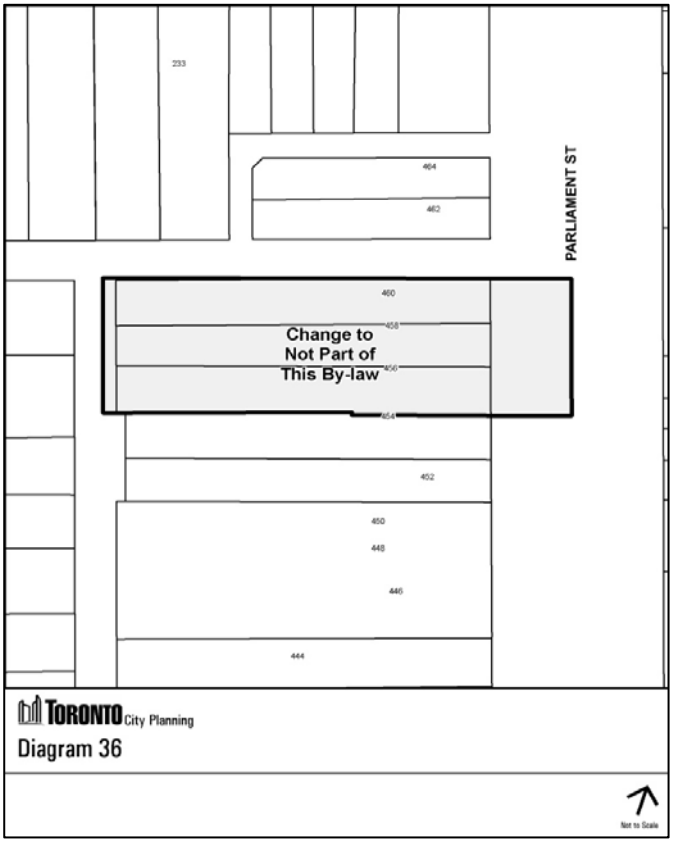
This By-law
1101
1099
1099A
8
1097A
1097
1095
MARLBOROUGH AVE
YONGE ST
PRICE ST
TORONTO City Planning
Diagram 34
Not to Scale


10
8
6
4
BELLEFAIR AVE
11
9
7
5
3
Change to
Not Part of
This By-law
2
1984B
1986
2000
1
2002
2004
TORONTO City Planning
Diagram 35
Not to Scale


233
464
462
PARLIAMENT ST
460
458
Change to
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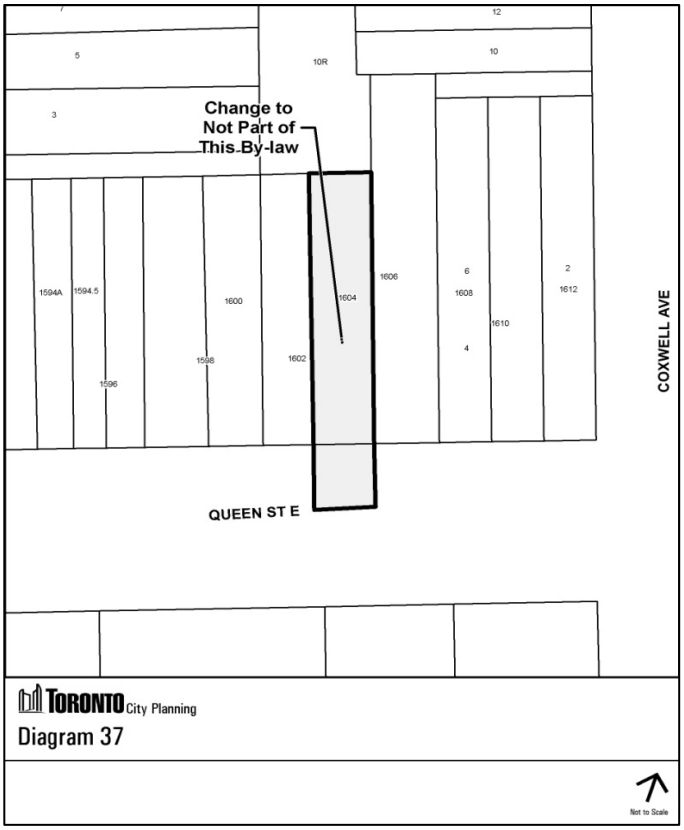
This By-law
456
454
452
450
448
446
444
TORONTO City Planning
Diagram 36
Not to Scale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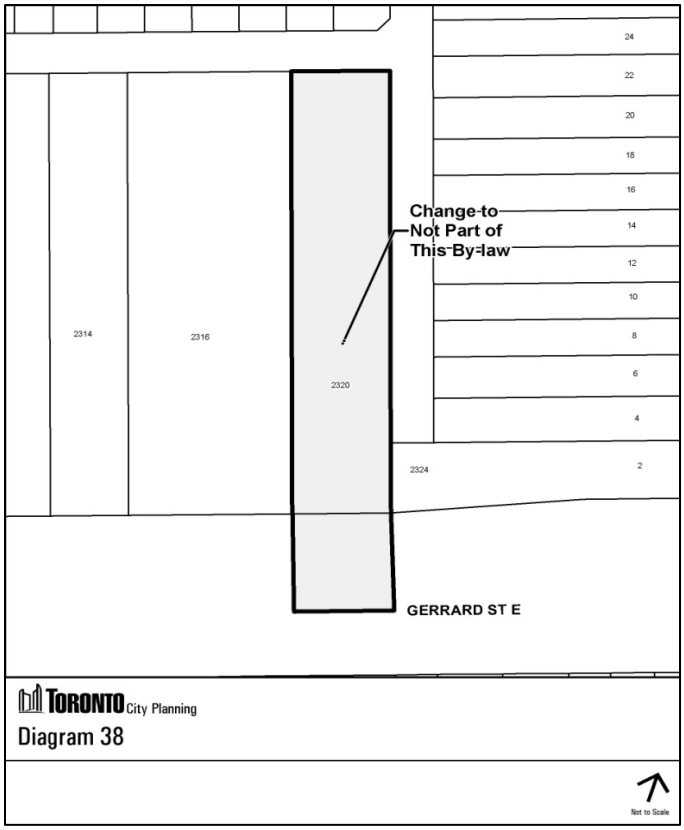
COXWELL AVE
QUEEN ST E
TORONTO City Planning
Diagram 37
Not to Scale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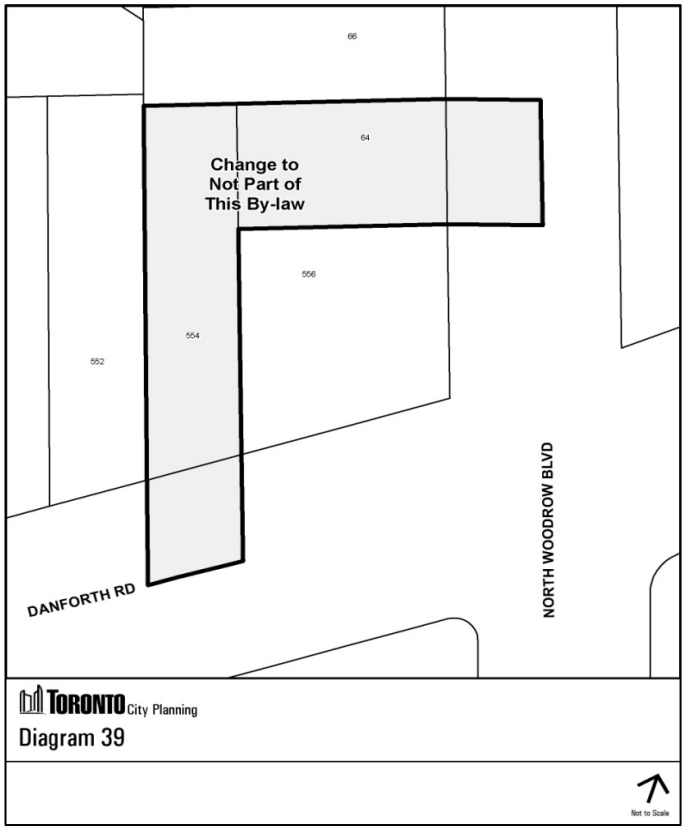
GERRARD ST E
TORONTO City Planning
Diagram 38
Not to Scale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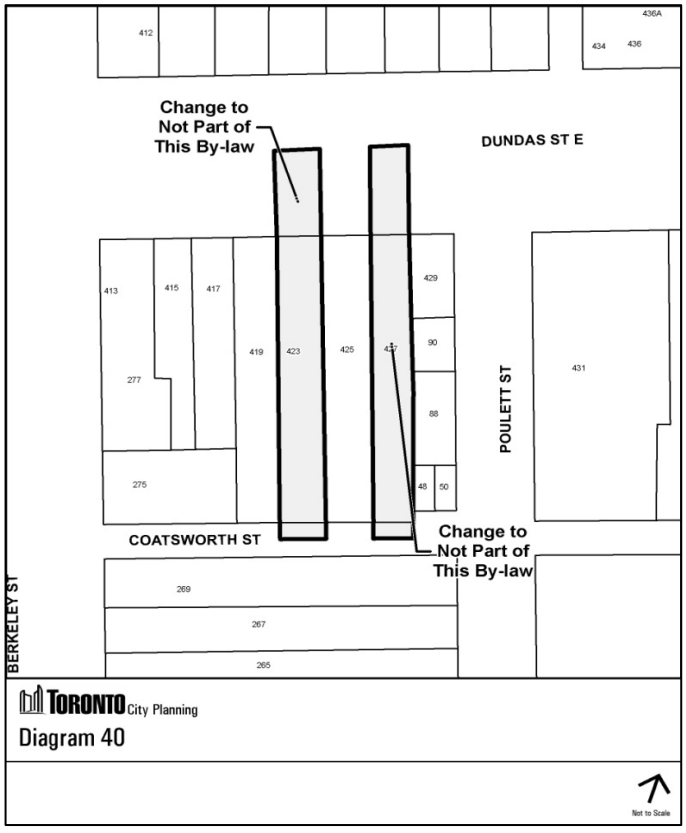
This By-law
NORTH WOODROW BLVD
DANFORTH RD
TORONTO City Planning
Diagram 39
Not to Scale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This By-law
DUNDAS ST E
POULETT ST
COATSWORTH ST
Change to
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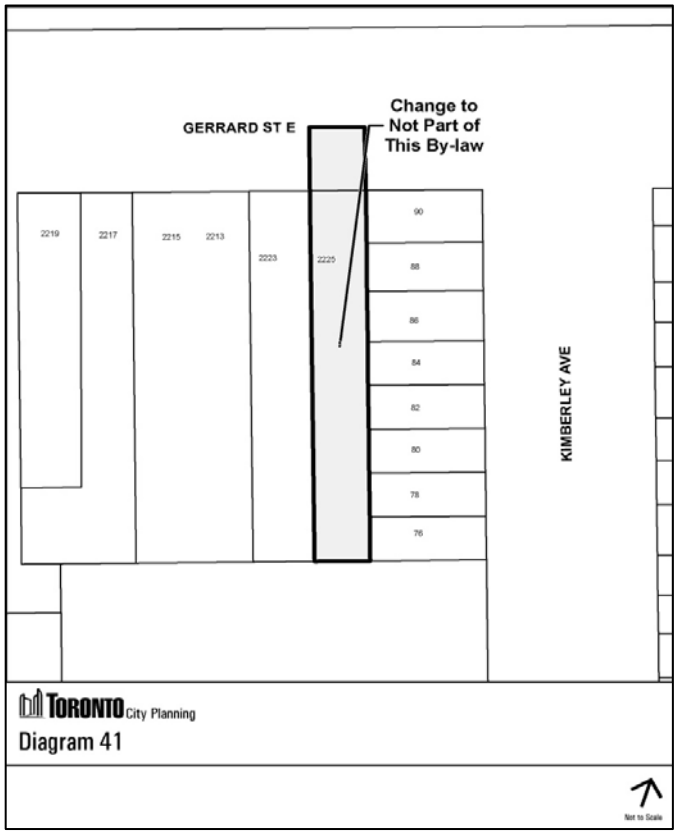
This By-law
BERKELEY ST
TORONTO City Planning
Diagram 40
Not to Scale


GERRARD ST E
Change to
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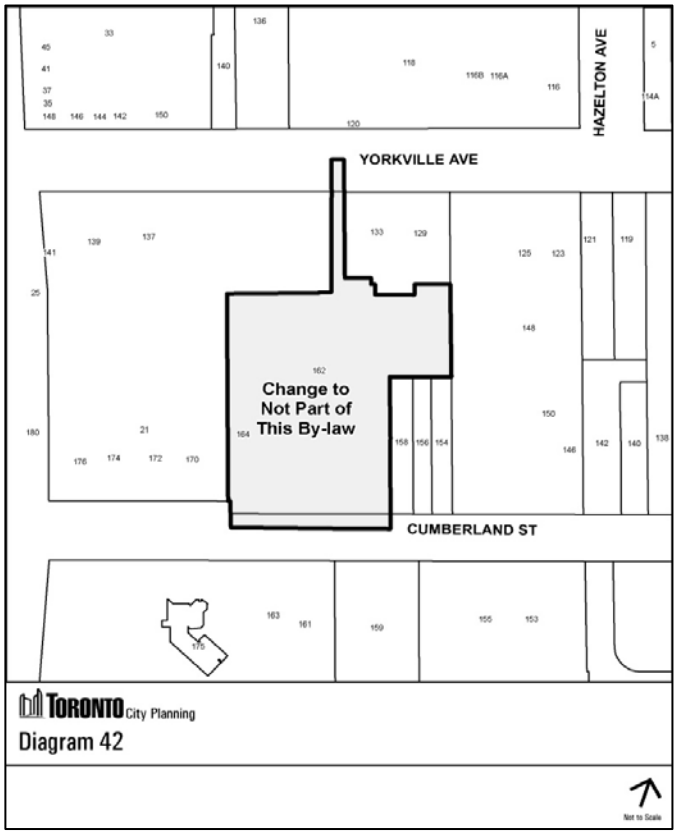
This By-law
KIMBERLEY AVE
TORONTO City Planning
Diagram 41
Not to Scale


HAZELTON AVE
YORKVILLE AVE
Change to
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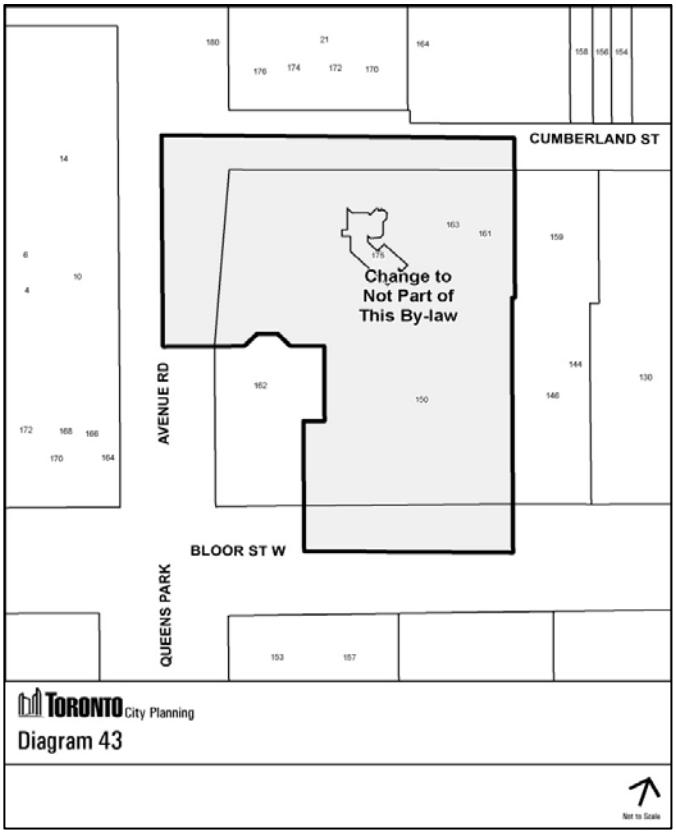
This By-law
CUMBERLAND ST
TORONTO City Planning
Diagram 42
Not to Scale


CUMBERLAND ST
Change to
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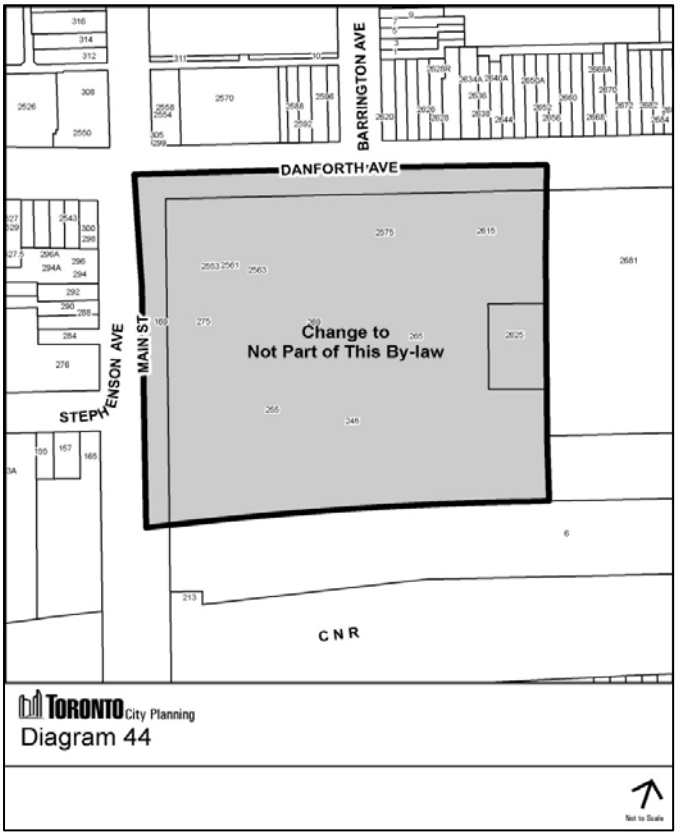
This By-law
AVENUE RD
BLOOR ST W
QUEENS PARK
TORONTO City Planning
Diagram 43
Not to Scale


BARRINGTON AVE
DANFORTH AVE
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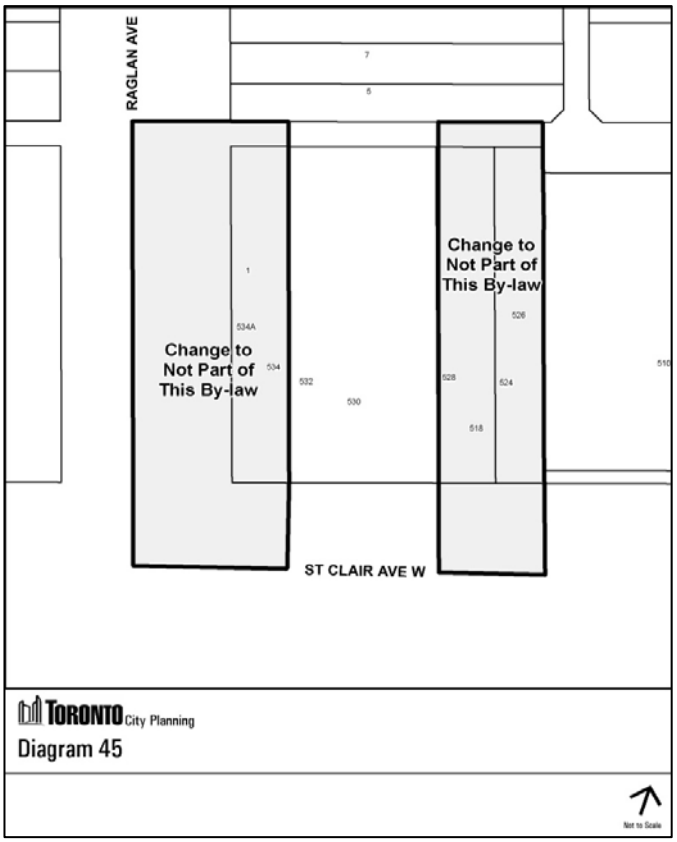
STEPHENSON AVE
MAIN ST
CNR
TORONTO City Planning
Diagram 44
Not to Scale


RAGLAN AVE
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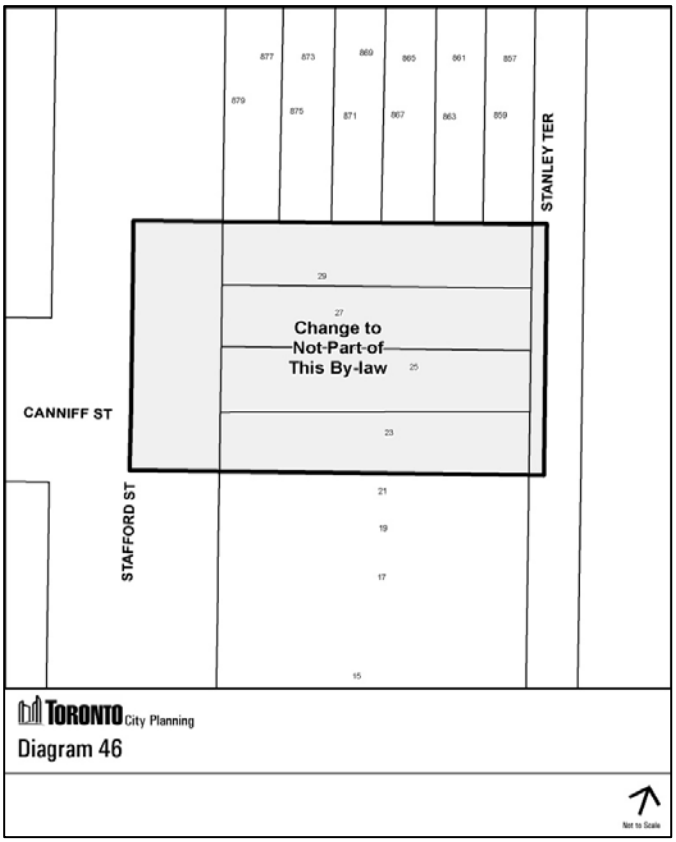
ST CLAIR AVE W
TORONTO City Planning
Diagram 45


STANLEY TER
CANNIFF ST
STAFFORD ST
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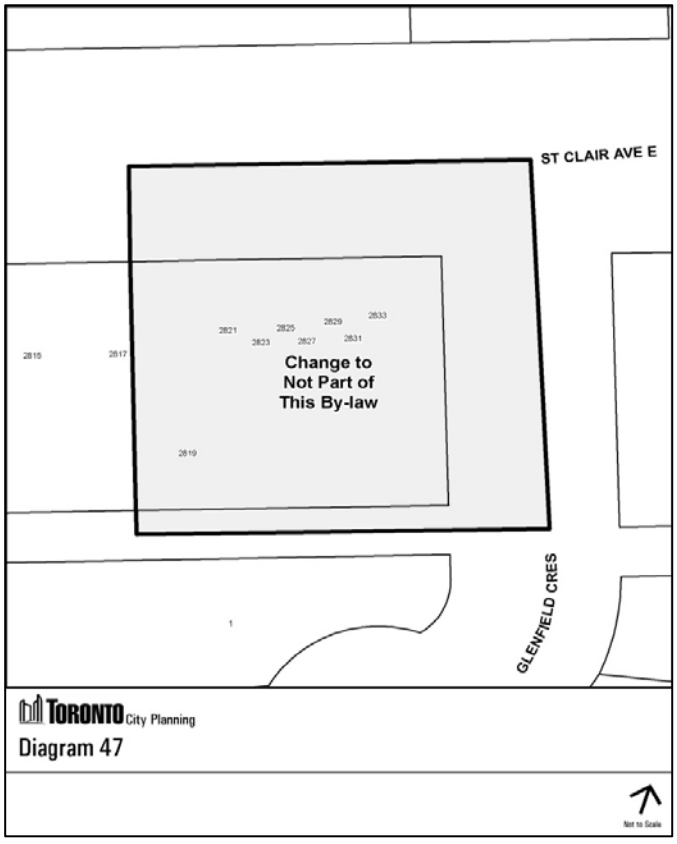
TORONTO City Planning
Diagram 46


ST CLAIR AVE E
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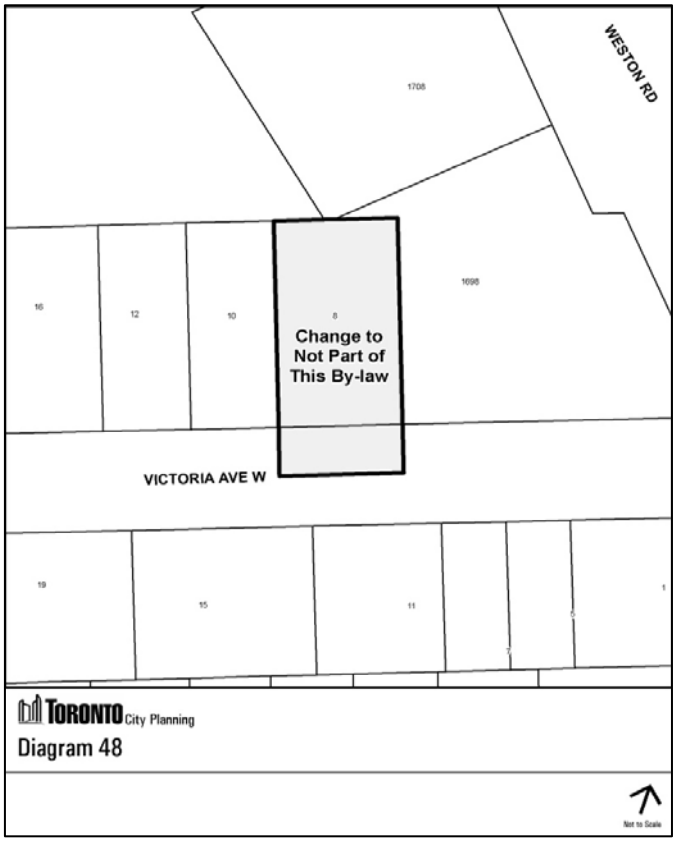
GLENFIELD CRES
TORONTO City Planning
Diagram 47


WESTON RD
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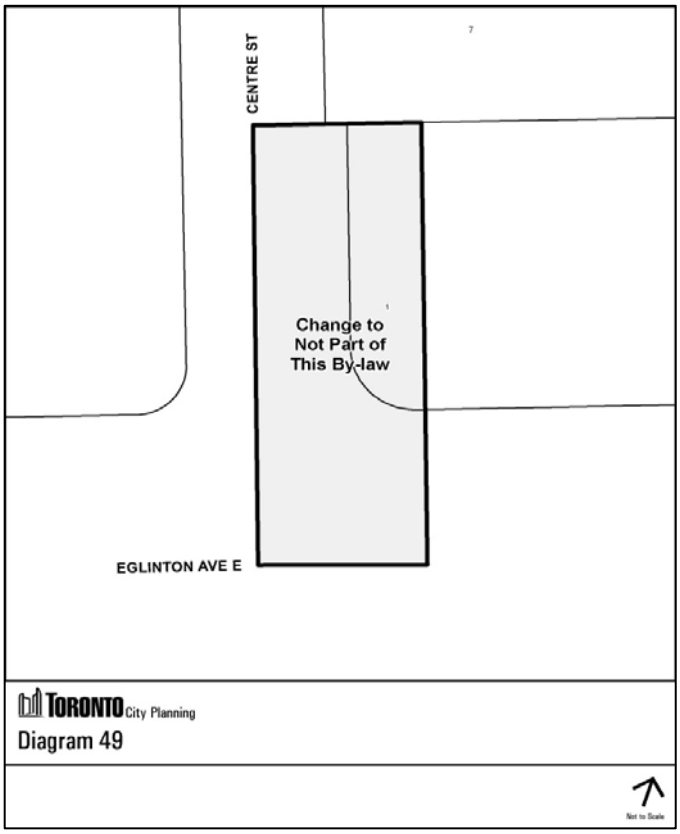
VICTORIA AVE W
TORONTO City Planning
Diagram 48


CENTRE ST
7
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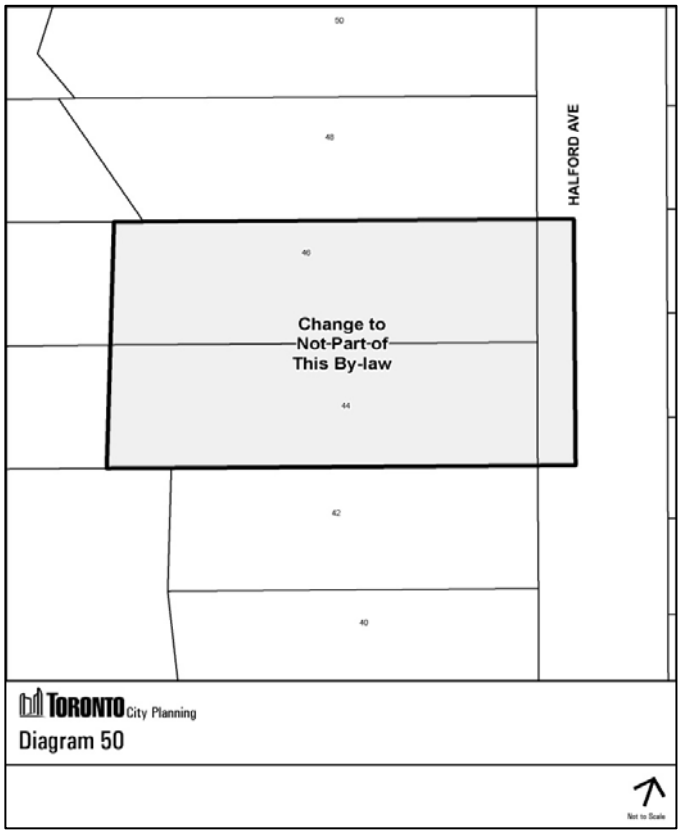
This By-law
EGLINTON AVE E
TORONTO City Planning
Diagram 49
Not to Scale


50
48
HALFORD AVE
46
Change to
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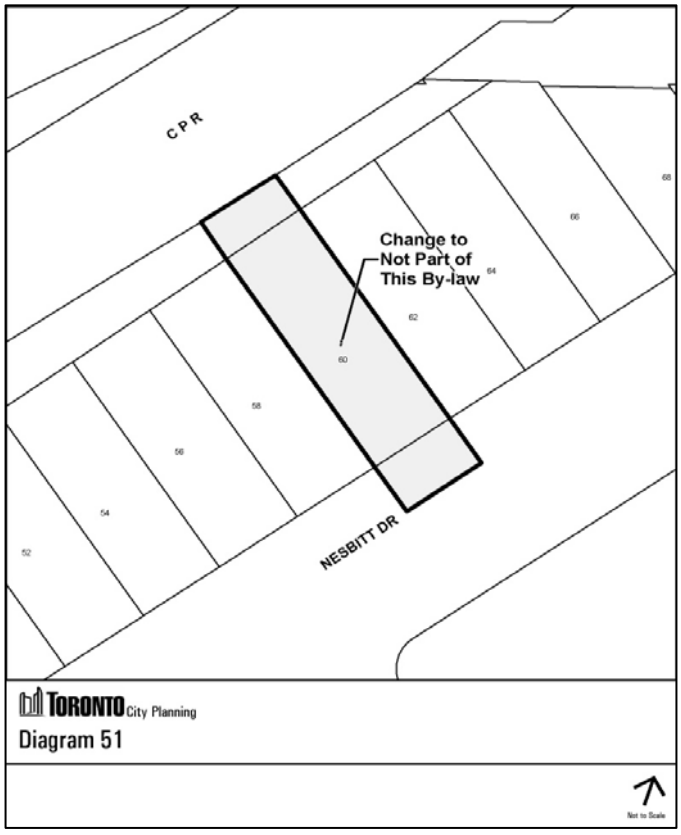
This By-law
44
42
40
TORONTO City Planning
Diagram 50
Not to Scale


CPR
68
66
64
62
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54
52
Change to
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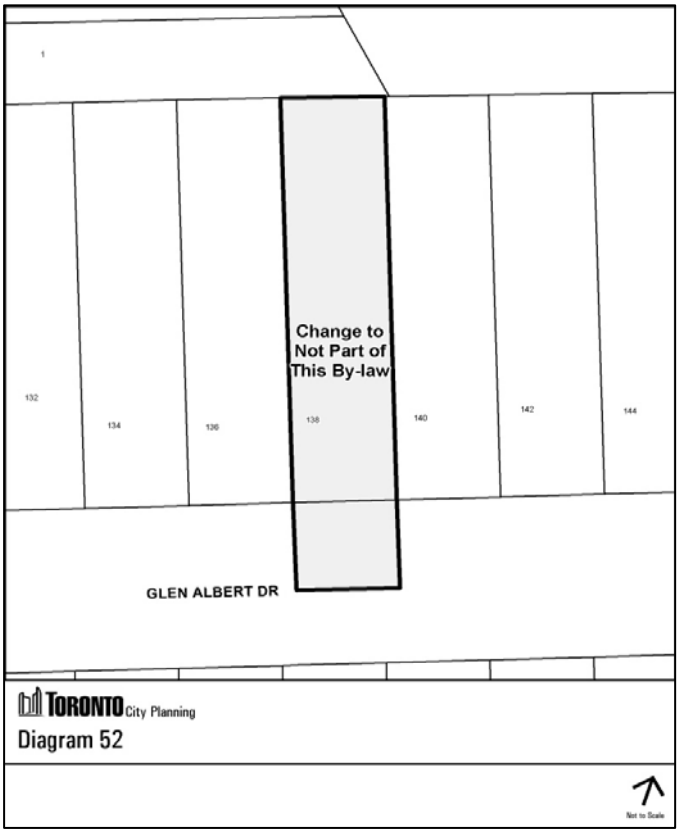
This By-law
NESBITT DR
TORONTO City Planning
Diagram 51
Not to Scale


1
132
134
136
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140
142
144
Change to
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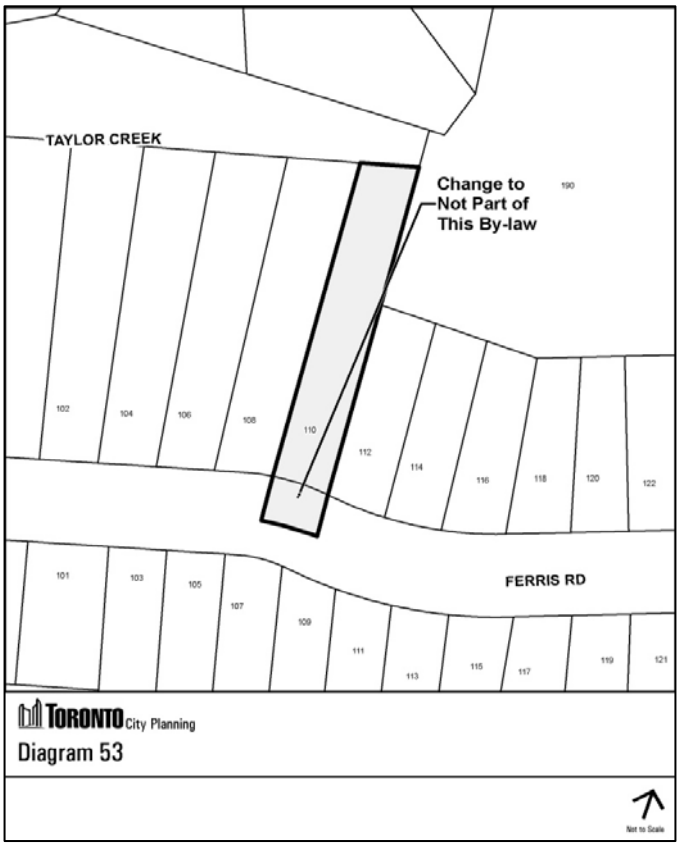
This By-law
GLEN ALBERT DR
TORONTO City Planning
Diagram 52
Not to Scale


TAYLOR CREEK
Change to
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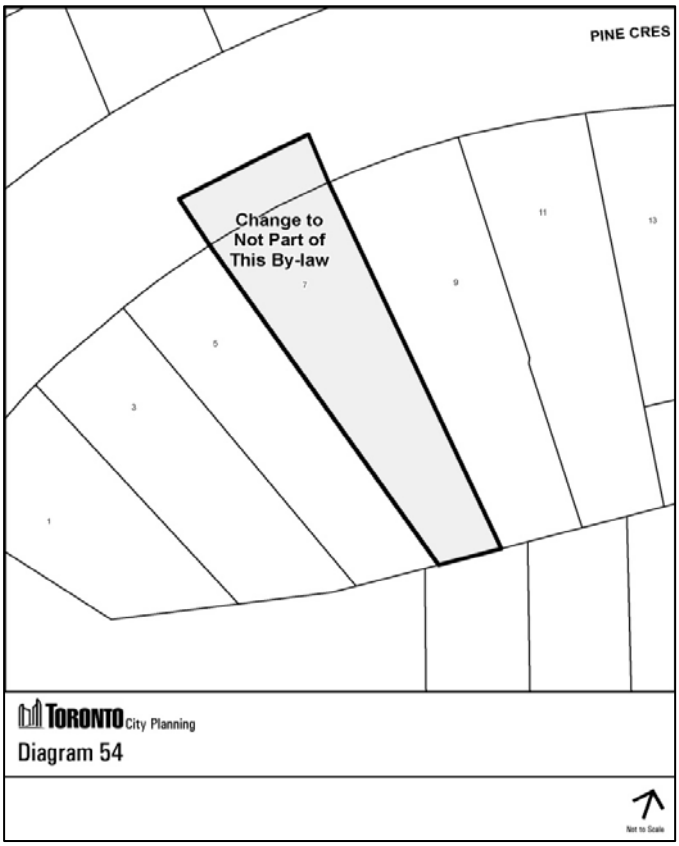
This By-law
FERRIS RD
TORONTO City Planning
Diagram 53


PINE CRES
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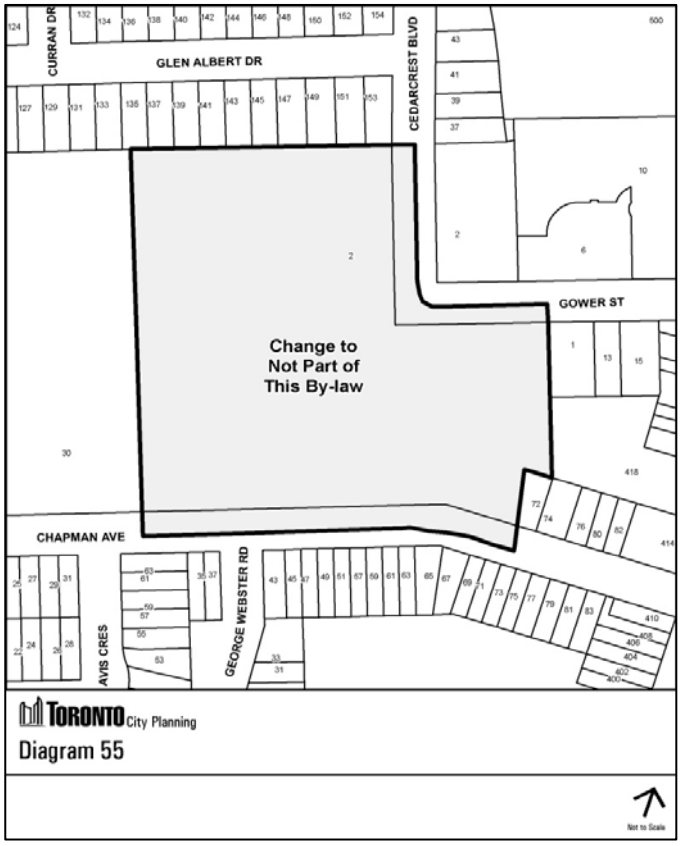
This By-law
TORONTO City Planning
Diagram 54


CURRAN DR
GLEN ALBERT DR
CEDARCREST BLVD
GOWER ST
Change to
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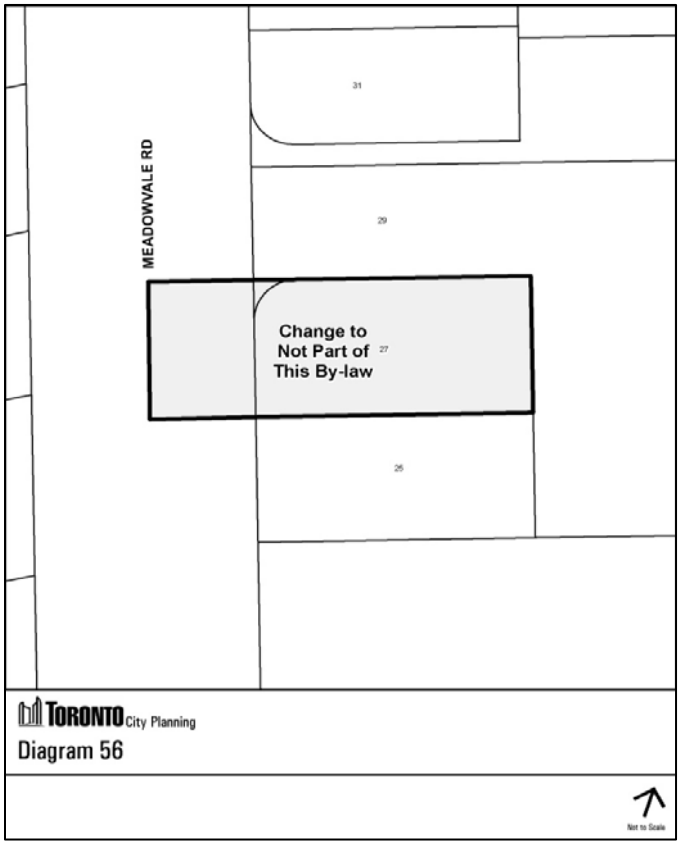
This By-law
CHAPMAN AVE
AVIS CRES
GEORGE WEBSTER RD
TORONTO City Planning
Diagram 55


MEADOWVALE RD
Change to
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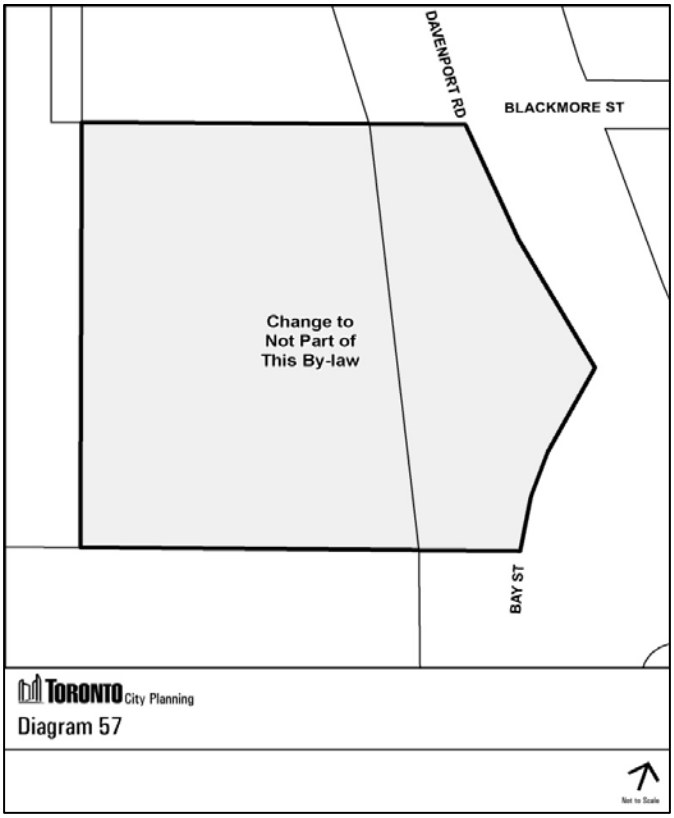
This By-law
TORONTO City Planning
Diagram 56


DAVENPORT RD
BLACKMORE ST
Change to
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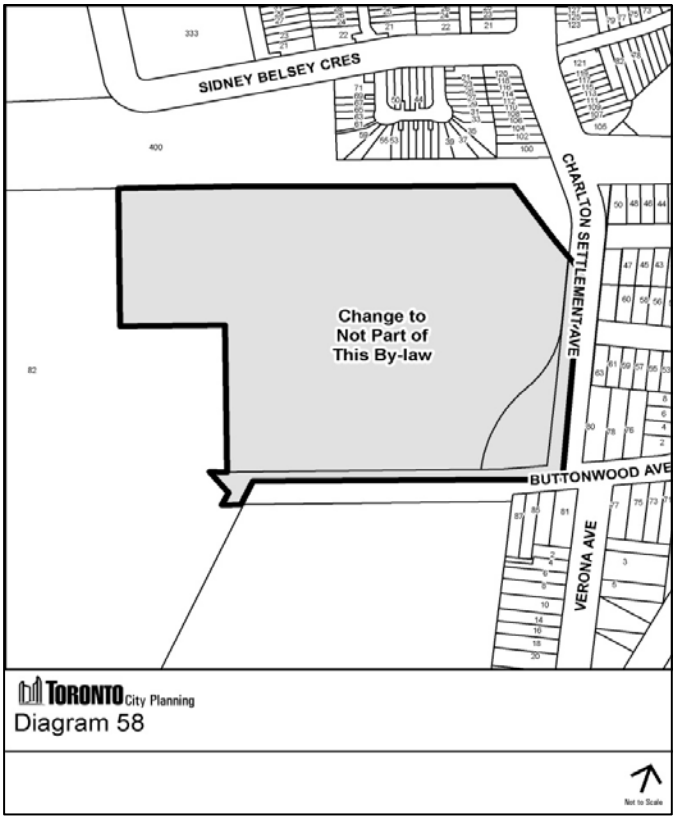
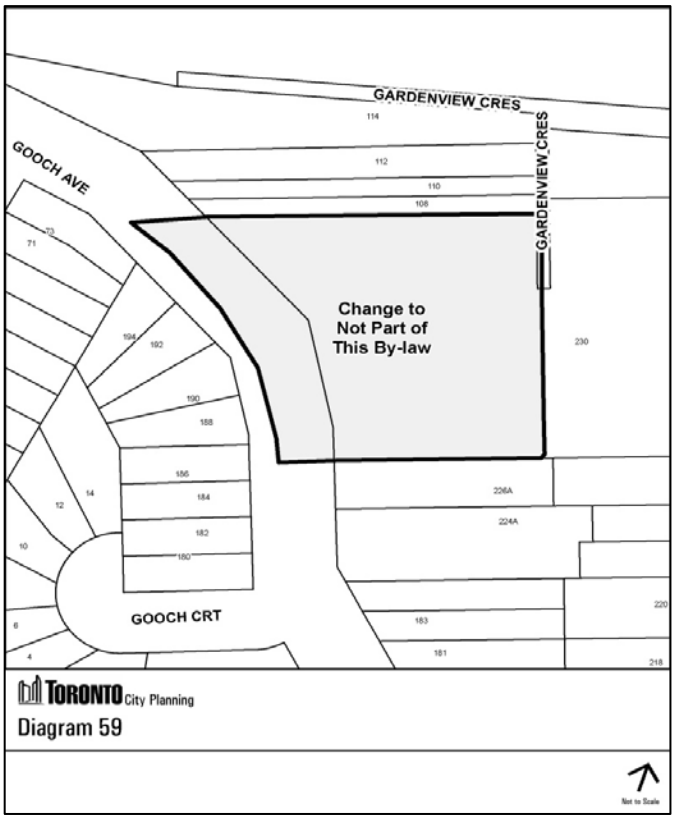
This By-law
BAY ST
TORONTO City Planning
Diagram 57
Not to Scale


SIDNEY BELSEY CRES
CHARLTON SETTLEMENT AVE
Change to
Not Part of
This By-law
BUTTONWOOD AVE
VERONA AVE
TORONTO City Planning
Diagram 58
Not to Scale


GARDENVIEW CRES
GOOCH AVE
GARDENVIEW CRES
Change to
Not Part of
This By-law
GOOCH CRT
TORONTO City Planning
Diagram 59
Not to Scale

Attachment A8 - Zoning By-law Amendment #8 to By-law 1156-2010

Authority: _____ Planning and Growth Management Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ____, 2011.

Enacted by Council: ~, 2011

CITY OF TORONTO

Bill No. ~

BY-LAW No. xxxx-2011

To amend the Zoning By-law for the City of Toronto, being By-law No. 1156-2010, as amended, with respect to correcting labels on some parts of the Zoning By-law Map and Overlay Maps.

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 the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed zoning by-law amendment.

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

1. By-law 1156-2010, as amended, is amended as follows:

(A) delete Exception No. x307 from the Zoning Label for 2691, 2711 and 2721 Markham Road and 850, 860 and 864 Tapscott Road, as shown on Diagram 1.

(B) add FSI value 1.0 to Zoning Label E(x229) for the lands north of O'Connor Drive and Curity Avenue as shown on Diagrams 2a and 2b.

(C) add FSI value 1.0 to Zoning Label E(x231) for 30 Northline Road, as shown on Diagram 3.

(D) add FSI value 1.0 to Zoning Label E(x270) for 3 Dohme Avenue, as shown on Diagram 4.

(E) add FSI value 1.0 to Zoning Label E(x271) for 18 Cranfield Road, as shown on Diagram 5.

(F) add FSI value 1.0 to Zoning Label E(x272) for 15 Bermondsey Road, as shown on Diagram 6.

(G) add FSI value 1.0 to Zoning Label E(x273) for 46 Northline Road, as shown on Diagram 7.

(H) add FSI value 1.0 to Zoning Label E(x274) for 50 Northline Road, as shown on Diagram 8.

(I) replace "HT10 ST2" label with "HT11.5 ST3" label on the zoning by-law height overlay maps for the lands known as 65,67,69,71,83,87,260,262,264,266,268 and 270 Fisherville Road as shown on Diagrams 9a and 9b.

(J) add FSI value 1.0 to Zoning Label E(x17) for 1600 Birchmount Road, found on Zoning Map 55M-23, as shown on Diagram 10.

(K) replace "HT10 ST2" label with "HT11.5 ST3" label on the zoning by-law height overlay maps for the lands as shown on Diagrams 11a, 11b, 11c, 11d, and 11e.

(L) add FSI value 1.0 to Zoning Label E for 120-122 Industry Street, as shown on Diagram 12.

(M) add FSI value 1.0 to Zoning Label E(x56) for 1629 The Queensway, as shown on Diagram 13.

(N) add FSI value 1.0 to Zoning Label E(x57) for 1611,1611A and 1619 The Queensway, as shown on Diagram 14.

(O) add FSI value 1.0 to Zoning Label E(x58) for 1589 The Queensway, as shown on Diagram 15.

(P) add FSI value 1.0 to Zoning Label E(x59) for 1575 The Queensway, as shown on Diagram 16.

(Q) replace the zone label "RT(x34)" with "RT(x346)" on the zoning by-law map for the lands along Hidden Trail, Stillwater Crescent, Millersgrove Drive and Fawnhaven Court south of Fisherville Road as shown on Diagram 17.

(R) replace the zone labels "RD(f12.0; a370; d0.4)(x1008)" for 3 to 20 King Street Crescent and "RD(f12.0; a370; d0.4)" for 3A to 37 Little Avenue and 2108, 2110, 2112 and 2114 Lawrence Avenue West with "RD(a300)(x1007)" as shown on Diagram 18.

(S) add to the zone label "RA(f24.0; au139)" the exception "(x761)" for the lands at the north-east corner of Neilson Drive and Dundas Street West as shown on Diagram 19.

(T) replace exception "(x716)" with exception "(x674)" for 1737 Lawrence Avenue East so that the zone label reads "CR 2.5 (c2.5; r2.5) SS2 (x674)", found on Zoning Map 55L-21, as shown on Diagram 20.

(U) replace exception "(x482)" with exception "(x2571)" for 1150-1176 Morningside Ave so that the zone label reads "CR 0.3 (c0.3; r0.0) SS3 (x2571)", as shown on Diagram 21.

(V) replace the zone label "CR 0.4 (c0.0; r0.4) SS3 (x501)" with "CR 0.4 (c0.4; r0.0) SS3 (x501)" for 2850 Kingston Road and 783 St. Clair Avenue East, as shown on Diagram 22.

(W) replace the height shown as "HT 8, ST 8" with a height of "HT 8, ST 3" for 1620 Albion Road, as shown on Diagram 23.

(X) delete 1297 and 1299 Woodbine Avenue from the Coverage Overlay Map, as shown on Diagram 24.

(Y) replace exception "(x1698)" with exception "(x2556)" for 169-177 Church Street, and to replace exception "(x1697)" with exception "(x2556)" for 159-163 Church Street so that the zone label reads "CR 3.0 (c2.0; r3.0) SS1 (x2556)", as shown on Diagram 25.

(Z) replace the zone label "CL 0.8(x48)" with the zone label "CR 0.8 (c0.8; r0) SS3 (x2570)" for 9940 Sheppard Avenue East, as shown on Diagram 26.

(AA) delete exception "(x54)" from the "CRE" zone labels, for Portland Street north of Front Street, Niagara Street West or Portland Street and Front Street west of Portland Street as shown on Diagram 27.

(AB) replace the height shown in metres as "HT 16.5" and storeys as "ST 5" with a height in metres of "HT 10.5" and storeys of "ST 3" for 378 Deloraine Avenue, 397-399 Old Orchard Grove, 394-398 Old Orchard Grove, 191-195 Roe Avenue, 188-194 Roe Avenue, 345, 347, and 367 Melrose Avenue, 368-370 Melrose Avenue, 359-365 Fairlawn Avenue, 378 Fairlawn Avenue, 443 St. Germain Avenue, 444 St. Germain Avenue, as shown on Diagrams 28a, 28b, 28c, and 28d.

(AC) replace the height shown in metres as "HT 10.5" and storeys as "ST 3" with a height in metres of "HT 16.5" and storeys of "ST 5" for 1500-1574 Avenue Road, 1590-1600 Avenue Road, 1507-1549 Avenue Road, 286-296 Lawrence Avenue West, as shown on Diagrams 29a and 29b.

(AD) replace the height shown as "HT 10.0, ST 3" with a height of "HT 10.5, ST 3" for 375, and 377 Fairlawn Avenue, as shown on Diagram 30.

(AE) replace "HT10" label with "HT14.0" label on the zoning by-law height overlay maps for Kingston Road east of Woodbine Avenue, as shown on Diagram 31.

(AF) replace the zone label "RD(f15.0; a550)(x5)" for 20 Senlac Road with "RD(x1455)", as shown on Diagram 32.

(AG) replace RA (f21.0; a925; d0.85) for 2382 Keele Street with RM (d0.85), as shown on Diagram 33.

(AH) delete Exception No. 1313 (x1313) from all RD labels for the lands south of Lawrence Avenue West and Avenue Road, northwest of Bathurst Street and Davenport Road, west of Avenue Road north and south of St. Clair Avenue west, and Glen Oak Drive, Benlamond Drive and Norwood Road south of Gerrard Street East and Glenmount Park Road.

(AI) delete Exception No. 297 (x297) from all R labels for land south of Bloor Street West and Lansdowne Avenue and south of Gerrard Street East and Pickering Street.

(AJ) delete Exception No. 1307 from the Zoning Label for 60-98, 61-93 Forest Hill Road, 219 and 221 Lonsdale Road and 170 and 172 Heath Street, as shown on Diagram 34.

(AK) delete Exception No. 329 from the Zoning Label for 1307-1409 Avenue Road, 256-264, 245-247 Glenview Avenue, 227-241, 240 Glengrove Avenue and 221, 230 Glencairn Avenue, as shown on Diagram 35.

(AL) delete Exception No. 292 (x292) from all R labels for the lands north of St. Clair Avenue West and Runnymede Road, southeast of Danforth Avenue and Ladysmith Avenue and near Woodbine Avenue and Queen Street East.

(AM) replace exception "(x674)" with exception "(x716)" for 1765 and 1775 Lawrence Avenue East so that the zone label reads "CR 2.5 (c2.5; r2.5) SS2 (x716)", as shown on Diagram 36.

(AN) replace the lot coverage value of "33" with "35" on the Lot Coverage Overlay Map for the lands generally south of Dentonia Park Avenue, west of Victoria Park Avenue and east to along Sibley Avenue as shown on Diagrams 37a and 37b.

(AO) replace "d0.15" with "d1.5" so the zone label reads "RA(f30.0; a1370; d1.5)" for 1797 Jane Street, as shown on Diagram 38.

(AP) replace the zone label "RS(f10.5; a315) with "RS(18.0; a665)" for 731 Burnhamthorpe Road and 95 Old Burnhamthorpe Road as shown on Diagram 39.

(AQ) replace "(u220)" with "(au220)" so the zone label reads "RT(au220)" for 12 Castlegrove Boulevard as shown on Diagram 40.

(AR) replace "RD(f120.0; a464)(x195) with "RD(f12.0;a464)(x195)" for the lands on Anson Avenue, Nicolan Road, Randall Crescent, Wadena Court and Brimley Road, as shown on Diagram 41.

(AS) add FSI value 0.6 to Zoning Label RD(f12.0), for the lands on Old Park Road north of Eglinton Avenue West, as shown on Diagram 42.

(AT) add FSI value 1.0 to Zoning Labels R(x71), R(x183) and R(x7), for the lands on Draper Street north of Front Street, as shown on Diagram 43.

(AU) add FSI value 0.6 to Zoning Labels RD(f12.0) and RD(f12.0)(x1335), for the lands on Monclair Avenue and Lonsmount Drive as shown on Diagram 44.

(AV) add FSI value 0.6 to Zoning Label RD(f15.0)(x1332) and add FSI value 0.35 to Zoning Label RD(f15.0)(x1332), for the lands west of Spadina Road north of Burton Road, as shown on Diagram 45.

(AW) add FSI value 0.6 to Zoning Label RD(f15.0)(x1332) and add FSI value 0.35 to Zoning Labels RD(f15.0)(x1332), for the lands on Brownside Avenue, Archer Road, Dunloe Road, Spadina Road and Killbarry Road, as shown on Diagram 46.

(AX) add FSI value 0.6 to Zoning Label RD(x1335), for the lands on Chaplin Crescent north of Eglinton Avenue West, as shown on Diagram 47.

(AY) add FSI value 0.6 to Zoning Label RD(f15.0)(x1398), for the lands on Crescent Road, as shown on Diagram 48.

(AZ) replace the zone label "RM(f12.0; u2; d0.8)(x252)" with "RS(f18.0; a550; d0.6)" for the Clairton Crescent area as shown on Diagram 50.

(BA) replace "a1875" with "a1375" so the zone label reads (RA(30.0; a1375; d1.5) for 2961 Dufferin Street as shown on Diagram 51.

(BB) replace "f10.5" with "f7.5" and "a325" with "a185" in the zone label RD(f10.5; a325; d0.4) so the zone label reads "RD(f7.5; a185; d0.4)" for the area east of Royal York Road and generally south of Symons Street and Miles Road, as shown on Diagram 52.

(BC) replace "d0.6" with "d0.4" so the zone label reads "RD(f7.5; a230; d0.4)" for the area south of Birmingham Street, north of Lake Shore Boulevard West and generally east of Twenty Second Street and west of Kipling Avenue as shown on Diagram 53.

(BD) delete Exception No. 1247 from all RD labels for 48 Weatherell Street, 7 Folkes Street, 11Rivercrest Road, 509, 511, 513, 515, 517, 519, 549 and 551 Christie Street, 407 Walmer Road and Edmond Gate south of Edmund Avenue.

(BE) delete Exception No. 1412 for lands west of Bayview Avenue and Broadway Avenue.

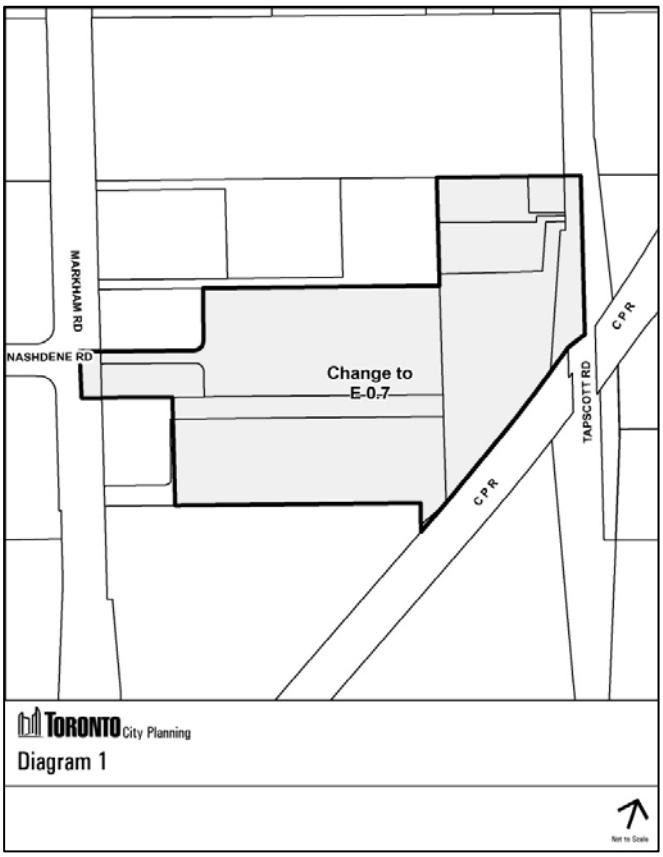
(BF) replace "f18.5" with "f18.0" in the zone label so the zone label reads "RS(f18.0; a665)" for the area along Graystone Gardens generally west of Willrod Road, as shown on Diagram 54.

(BG) replace "HT23.0" label with "HT10.0" label on the zoning by-law height overlay maps for the lands south of St. Clair Avenue West, West of Christie Street, North of Davenport Road and on Lansdowne Avenue, shown on Diagrams 55a, 55b and 55c.

ENACTED AND PASSED this ~ day of ~, A.D. 2011.

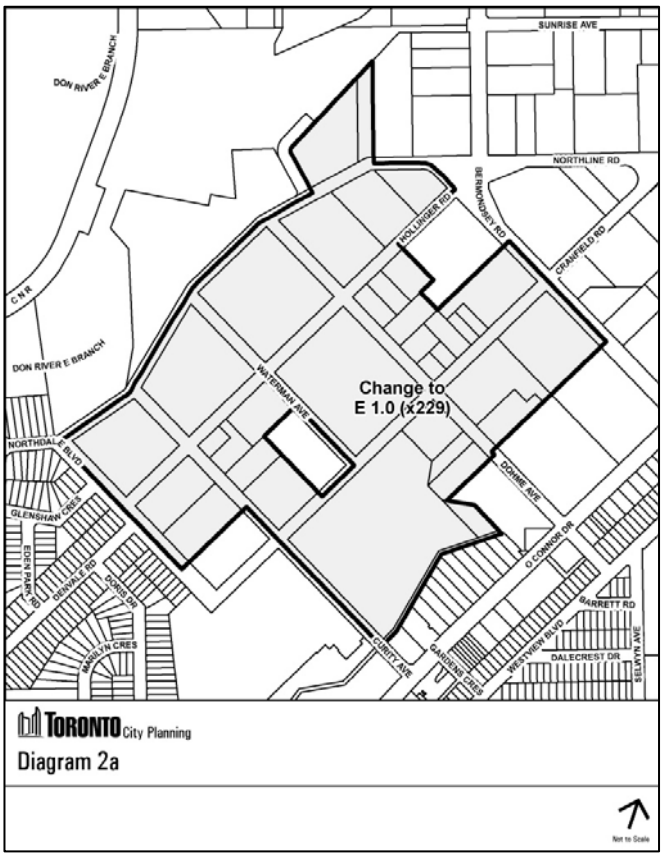
**********, ULLI S. WATKISS,
Mayor City Clerk

(Corporate Seal)



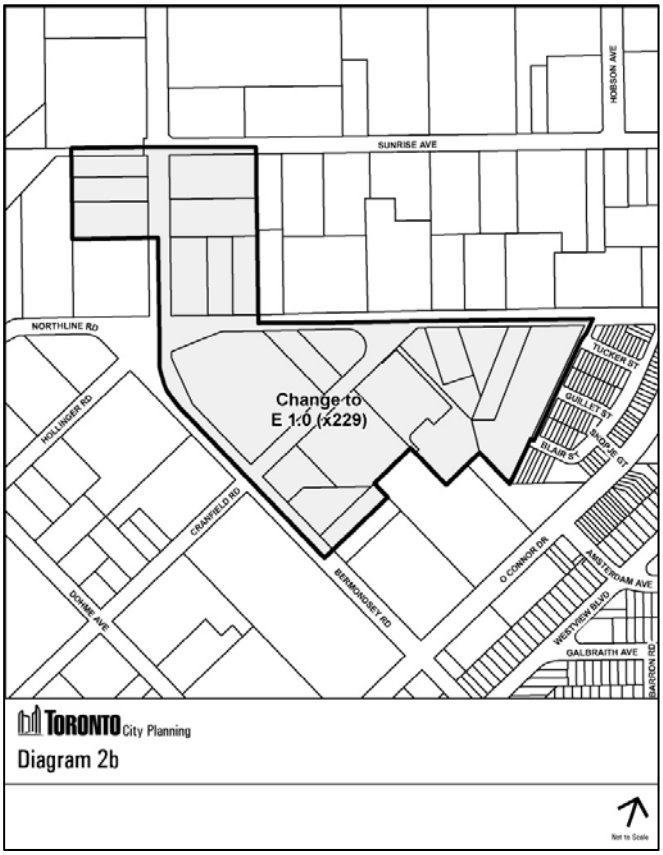
TORONTO City Planning

Diagram 1



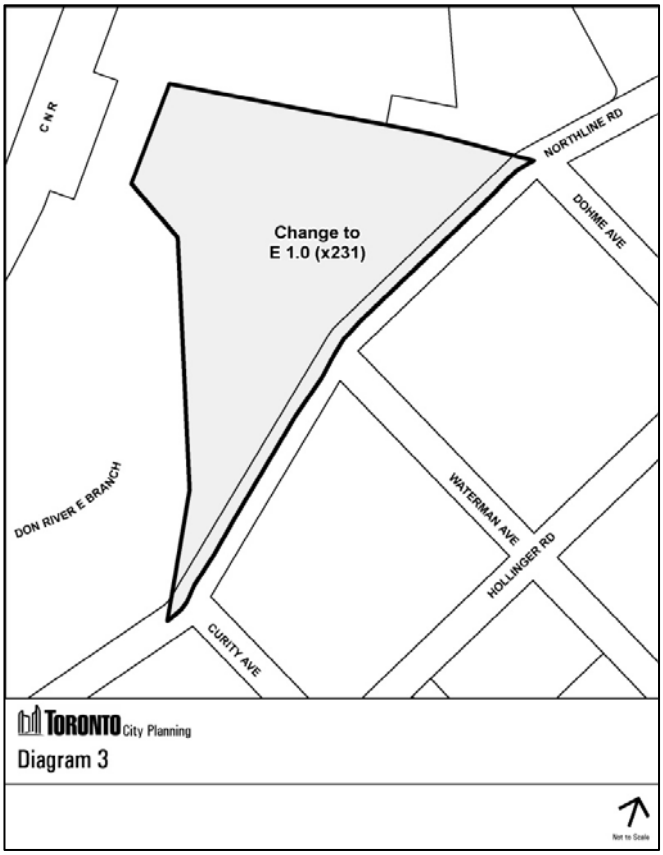
TORONTO City Planning

Diagram 2a



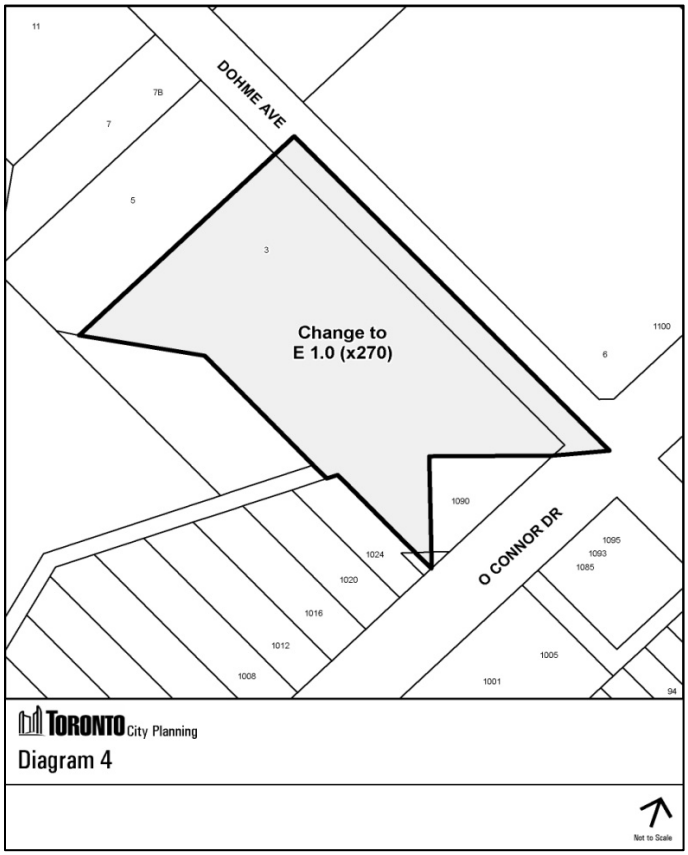
TORONTO City Planning

Diagram 2b



TORONTO City Planning

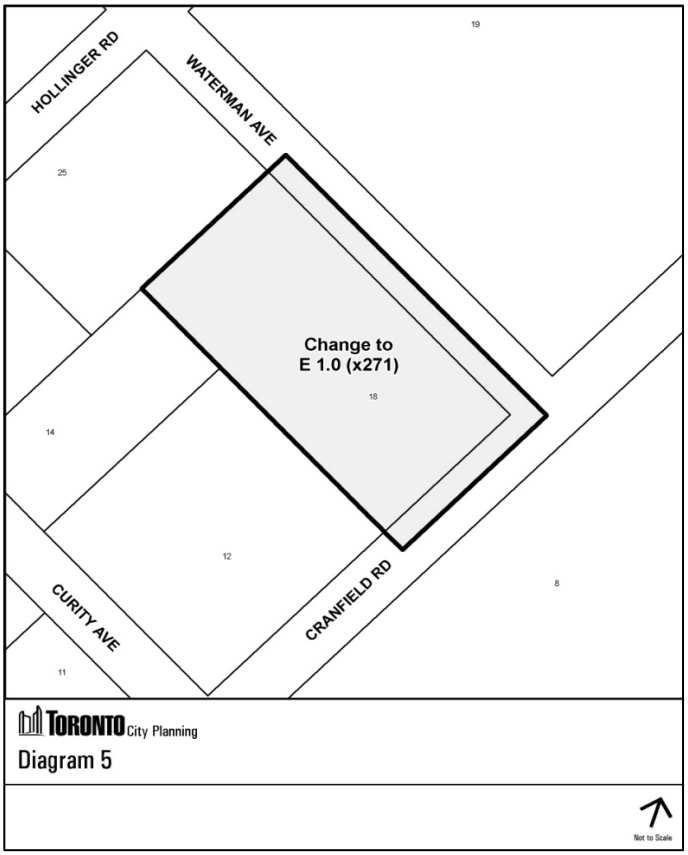
Diagram 3



TORONTO City Planning

Diagram 4

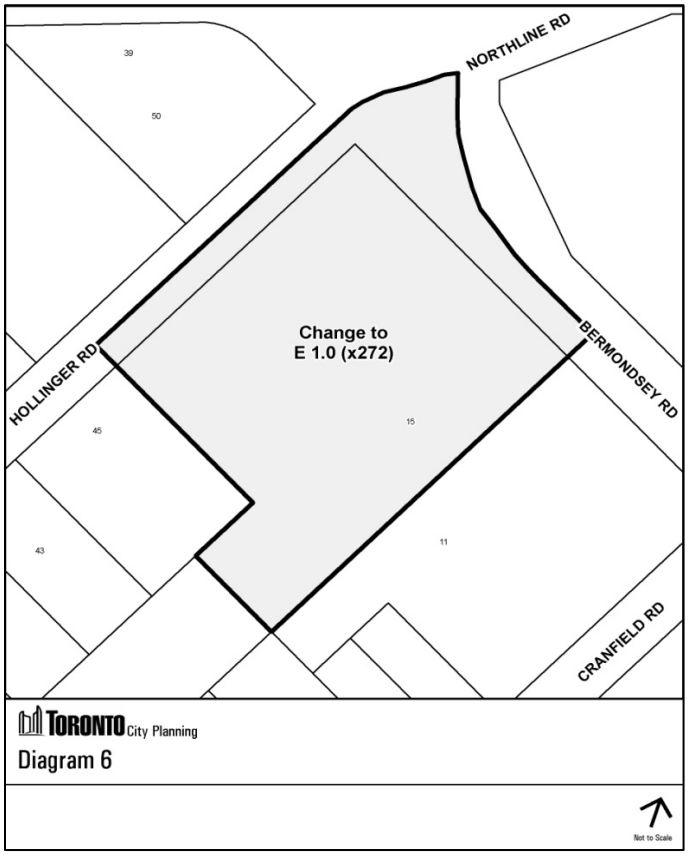
Not to Scale



TORONTO City Planning

Diagram 5

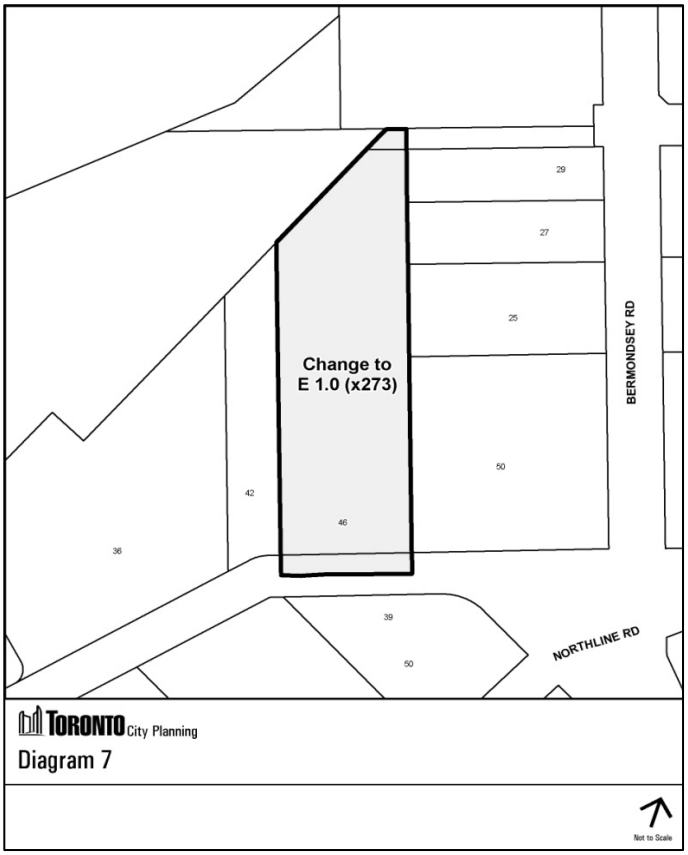
Not to Scale



TORONTO City Planning

Diagram 6

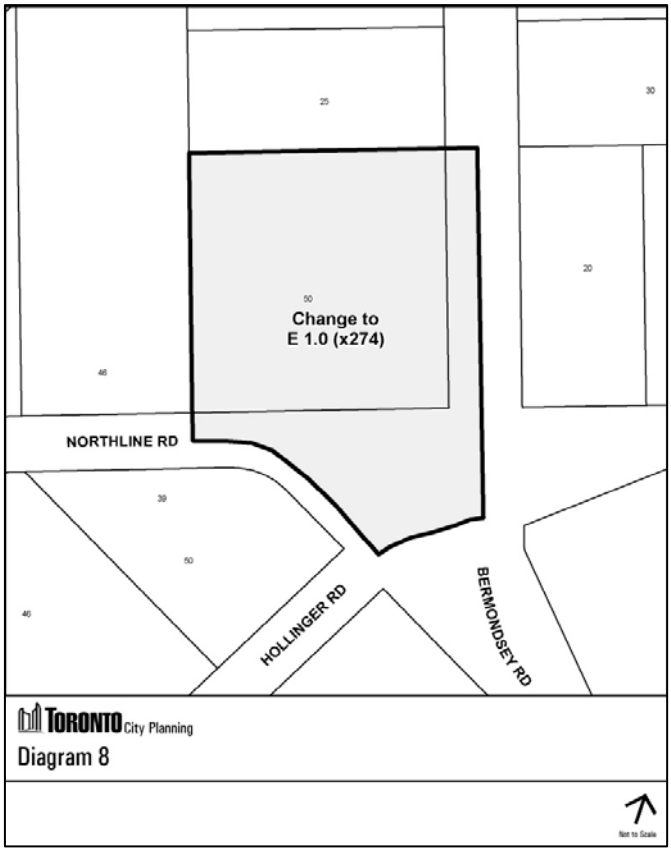
Not to Scale



TORONTO City Planning

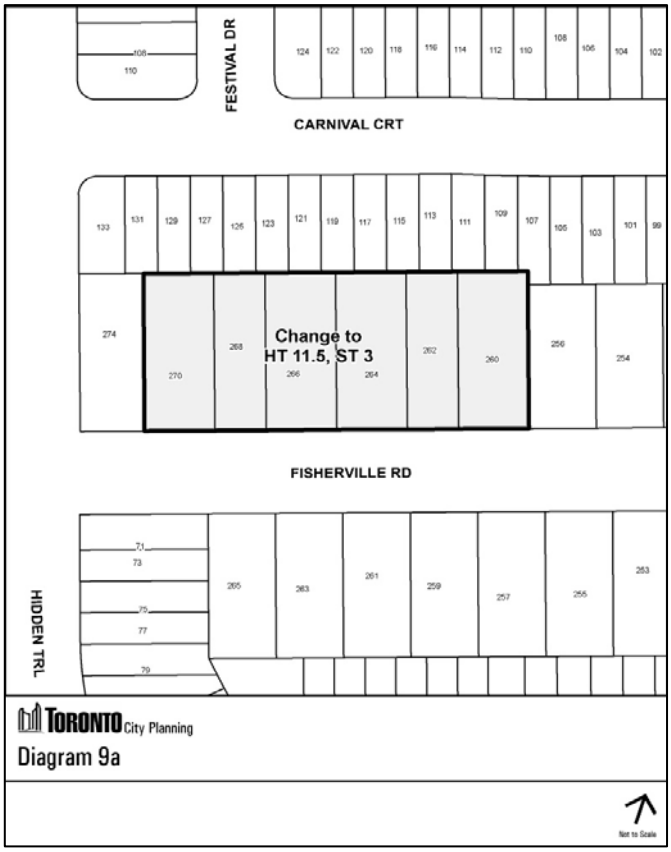
Diagram 7

Not to Scale



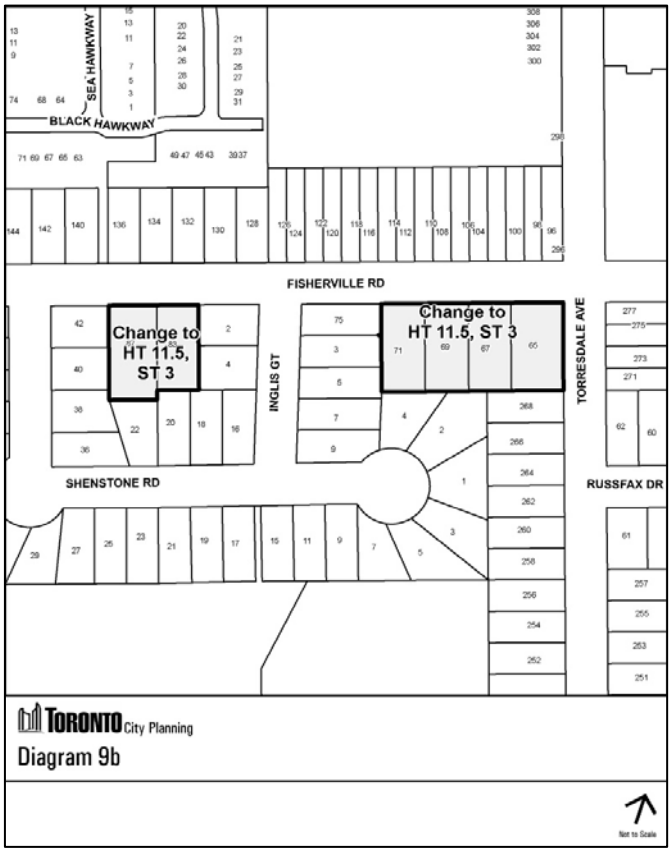
TORONTO City Planning

Diagram 8



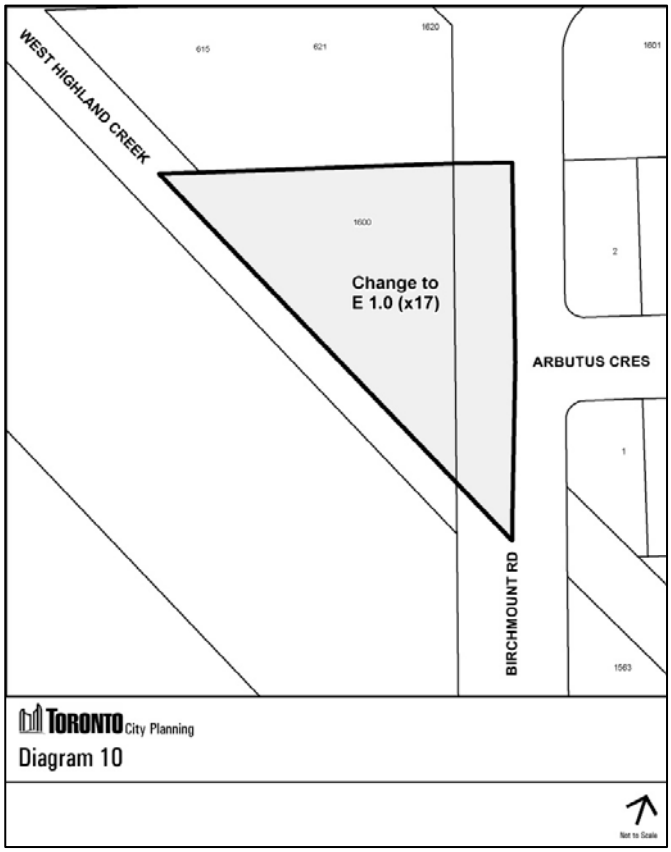
TORONTO City Planning

Diagram 9a



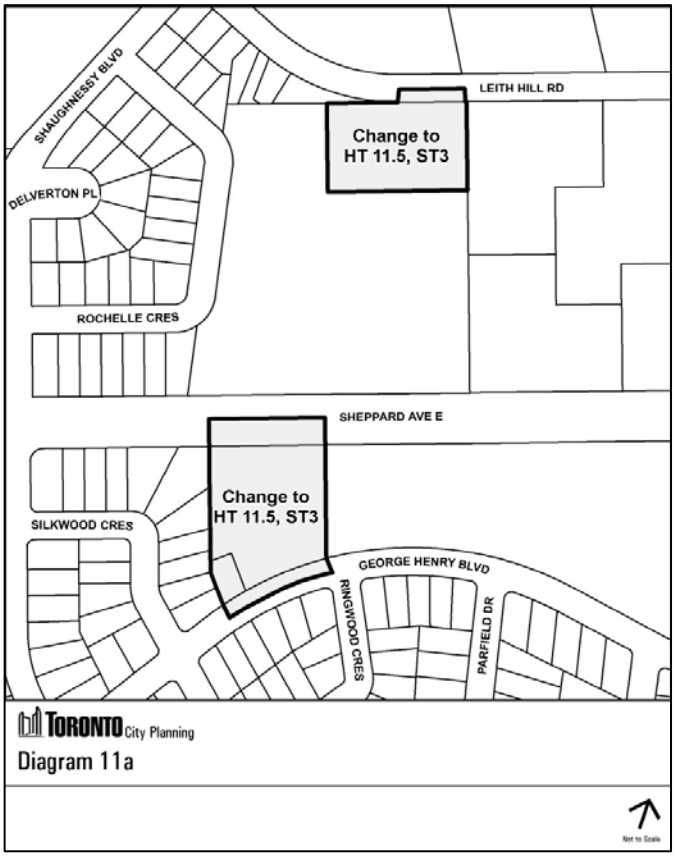
TORONTO City Planning

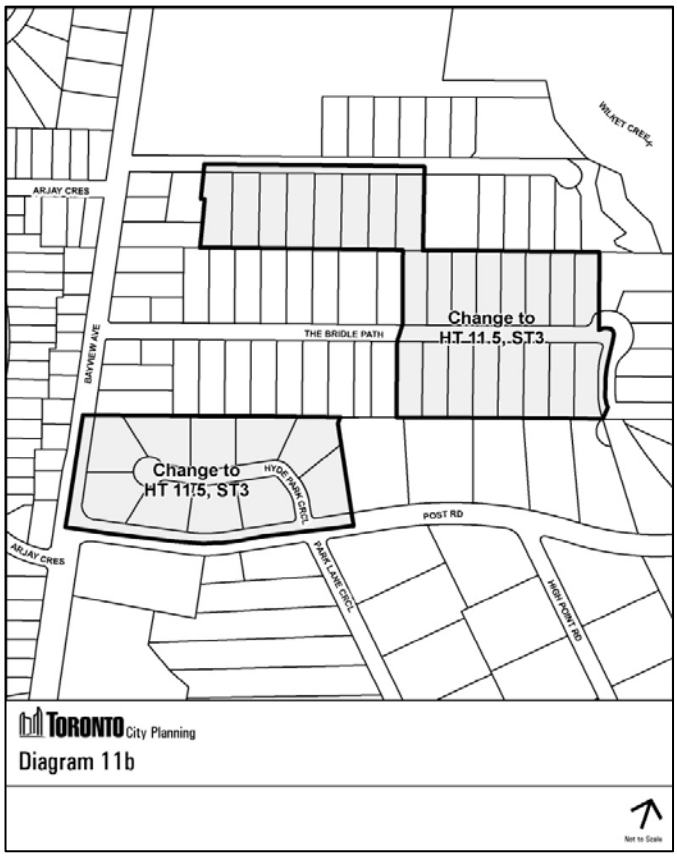
Diagram 9b

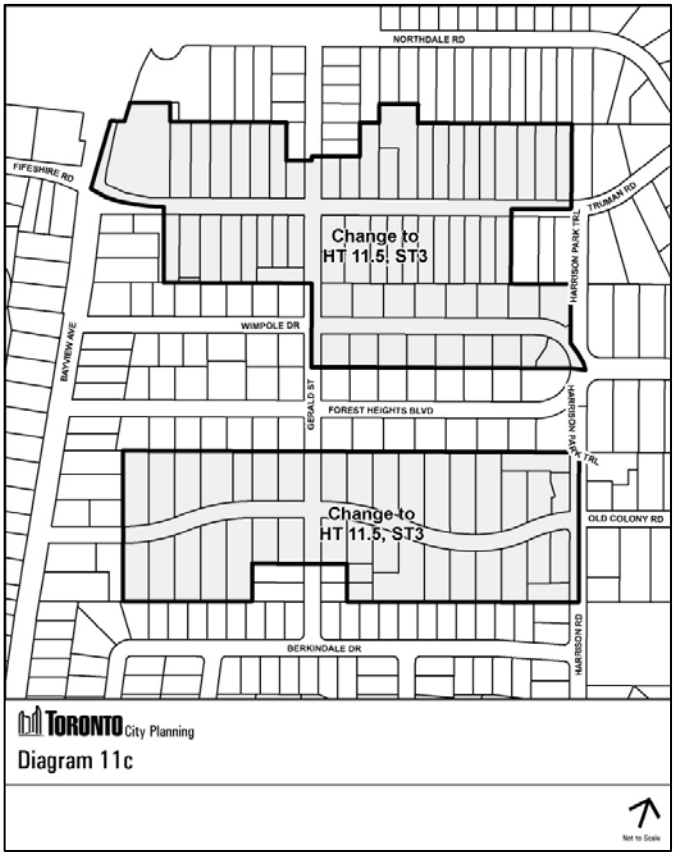


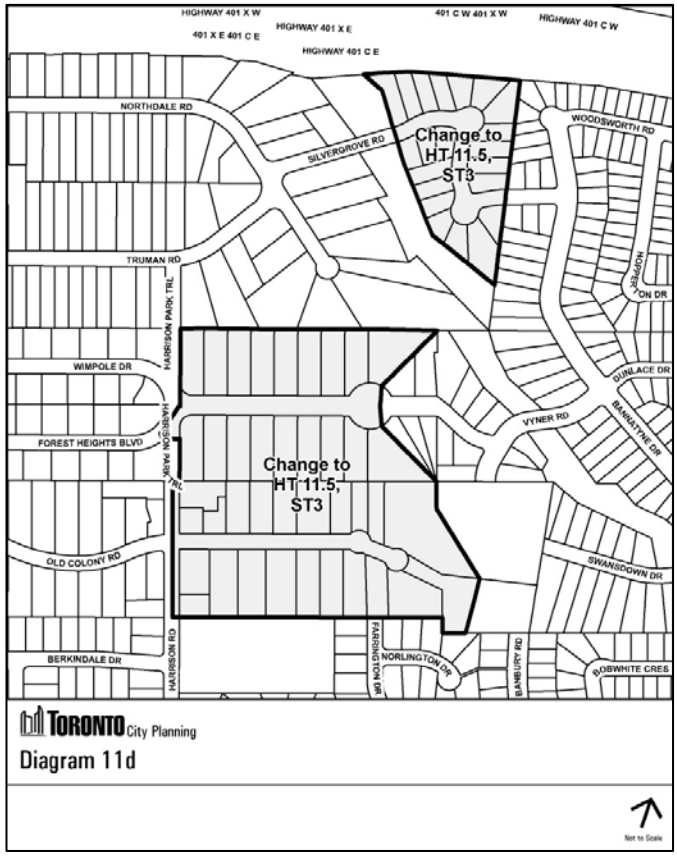
TORONTO City Planning

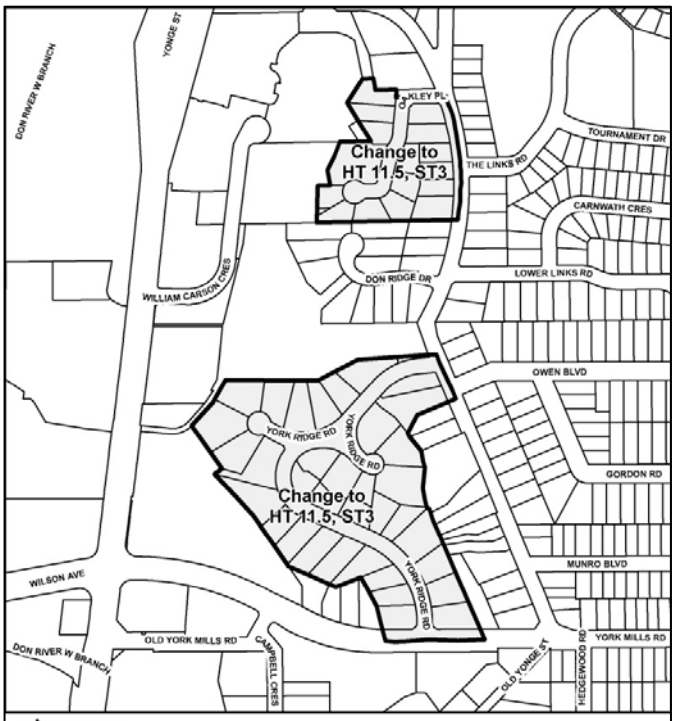
Diagram 10


SHAUGHNESSY BLVD
LEITH HILL RD
Change to
HT 11.5, ST3
DELVERTON PL
ROCHELLE CRES
SHEPPARD AVE E
Change to
HT 11.5, ST3
SILKWOOD CRES
GEORGE HENRY BLVD
RINGWOOD CRES
PARFIELD DR
TORONTO City Planning
Diagram 11a
Not to Scale


WILKET CREEK
ARJAY CRES
BAYVIEW AVE
THE BRIDLE PATH
Change to
HT 11.5, ST3
Change to
HT 11.5, ST3
HYDE PARK CRCL
POST RD
ARJAY CRES
PARK LANE CRCL
HIGH POINT RD
TORONTO City Planning
Diagram 11b
Not to Scale


NORTHDALE RD
FIFESHIRE RD
TRUMAN RD
Change to
HT 11.5, ST3
HARRISON PARK TRL
WIMPOLE DR
BAYVIEW AVE
GERALD ST
FOREST HEIGHTS BLVD
HARRISON PARK TRL
Change to
HT 11.5, ST3
OLD COLONY RD
BERKINDALE DR
HARRISON RD
TORONTO City Planning
Diagram 11c
Not to Scale

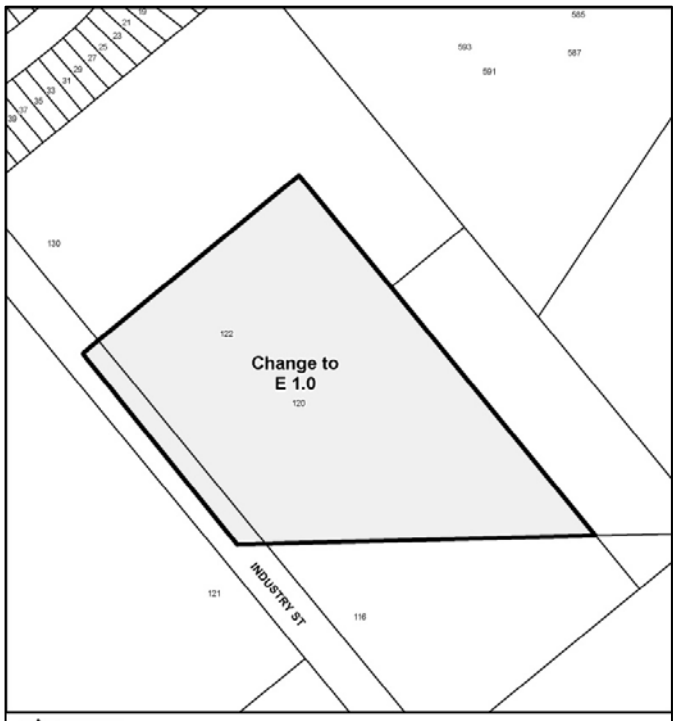

HIGHWAY 401 X W
401 X E 401 C E
HIGHWAY 401 X E
HIGHWAY 401 C E
401 C W 401 X W
HIGHWAY 401 C W
NORTHDALE RD
SILVERGROVE RD
Change to
HT 11.5,
ST3
WOODSWORTH RD
TRUMAN RD
HARRISON PARK TRL
HOPPERTON DR
WIMPOLE DR
DUNLACE DR
VYNER RD
BANNATYNE DR
FOREST HEIGHTS BLVD
HARRISON PARK TRL
Change to
HT 11.5,
ST3
OLD COLONY RD
SWANSDOWN DR
BERKINDALE DR
HARRISON RD
FARRINGTON DR
NORLINGTON DR
BANBURY RD
BOBWHITE CRES
TORONTO City Planning
Diagram 11d
Not to Scale



TORONTO City Planning

Diagram 11e

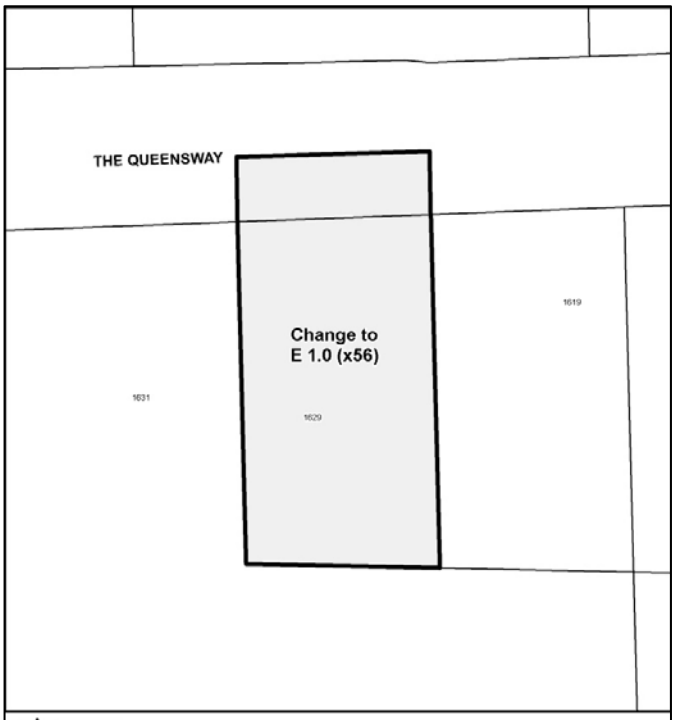
Not to Scale



TORONTO City Planning

Diagram 12

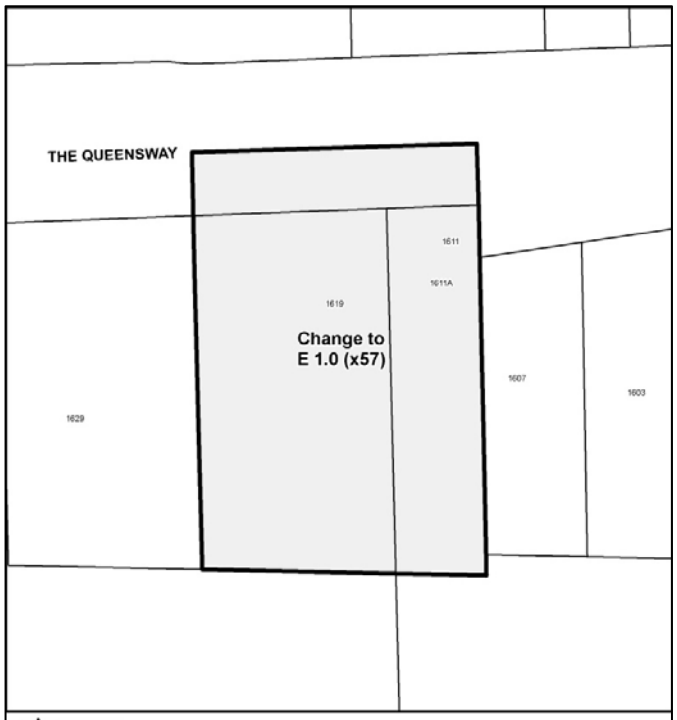
Not to Scale



TORONTO City Planning

Diagram 13

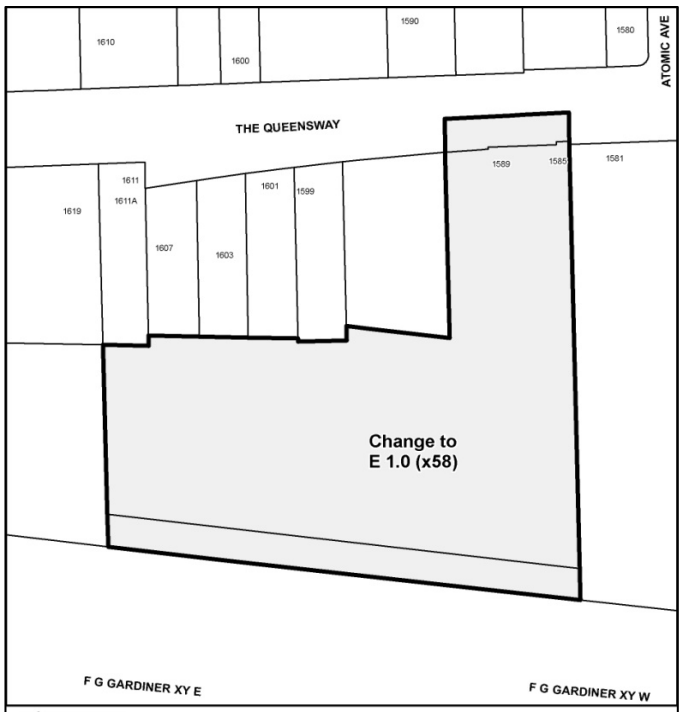
Not to Scale



TORONTO City Planning

Diagram 14

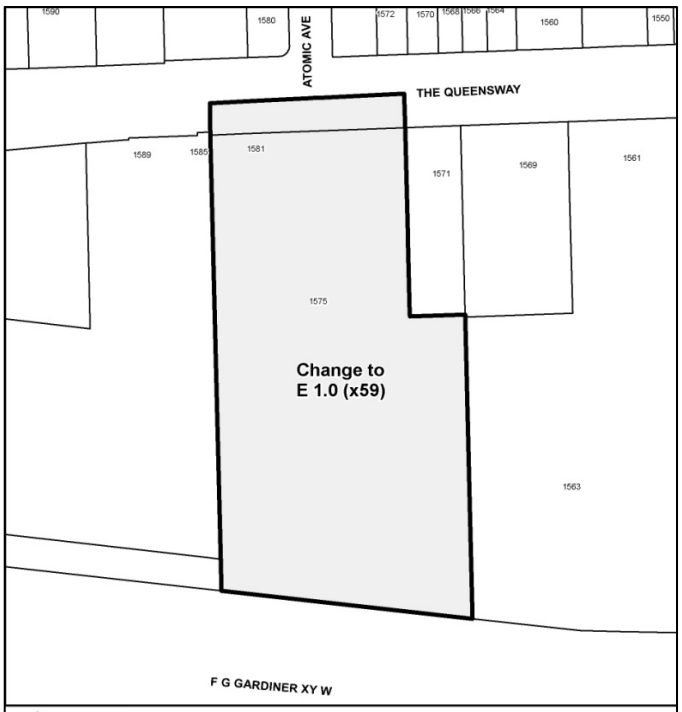
Not to Scale



TORONTO City Planning

Diagram 15

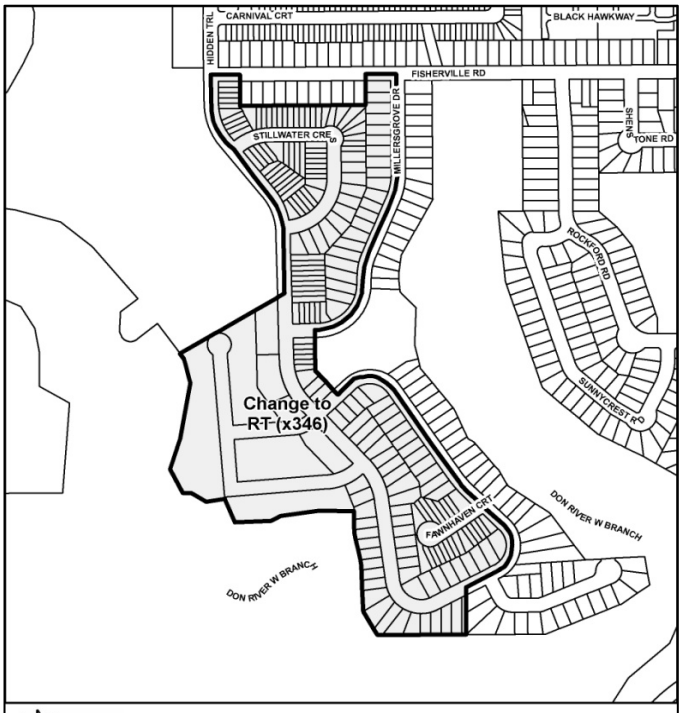
Not to Scale



TORONTO City Planning

Diagram 16

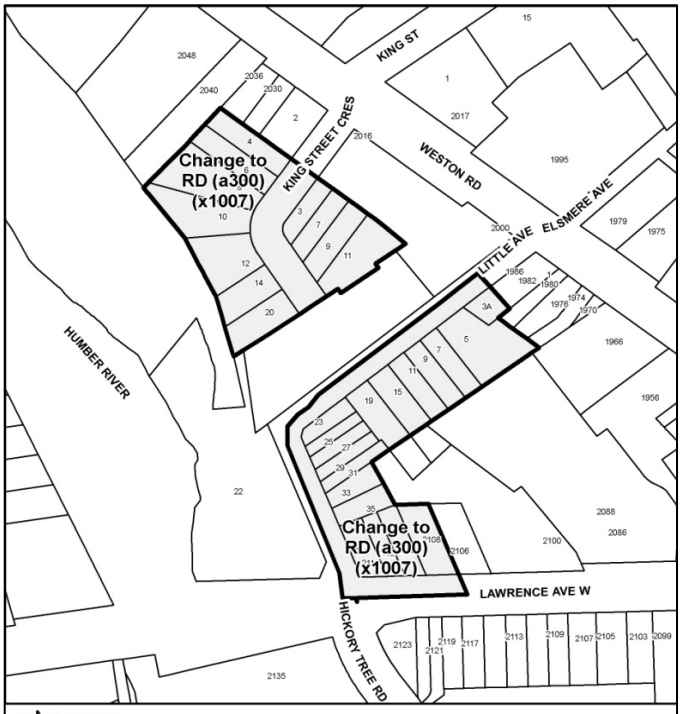
Not to Scale



TORONTO City Planning

Diagram 17

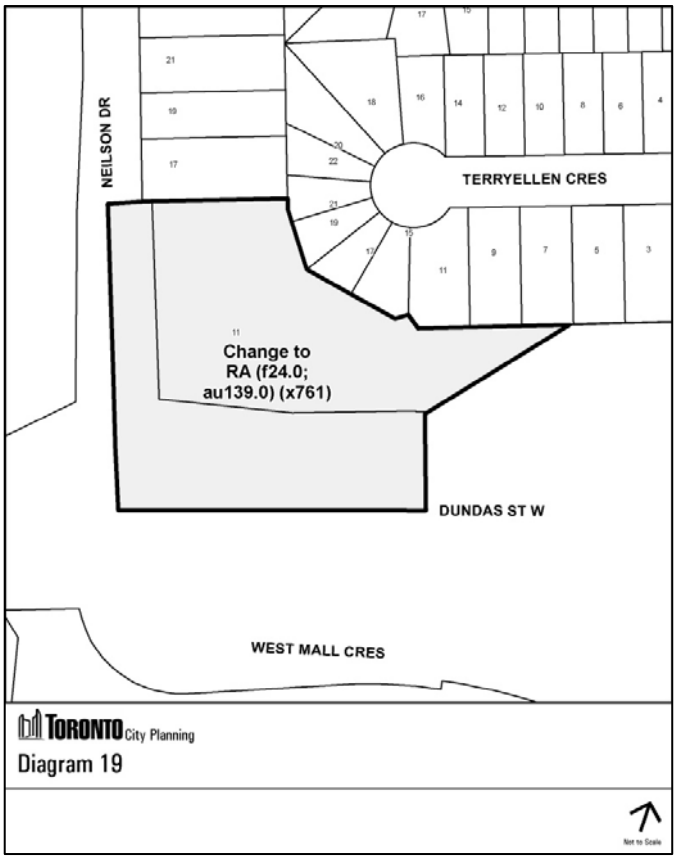
Not to Scale

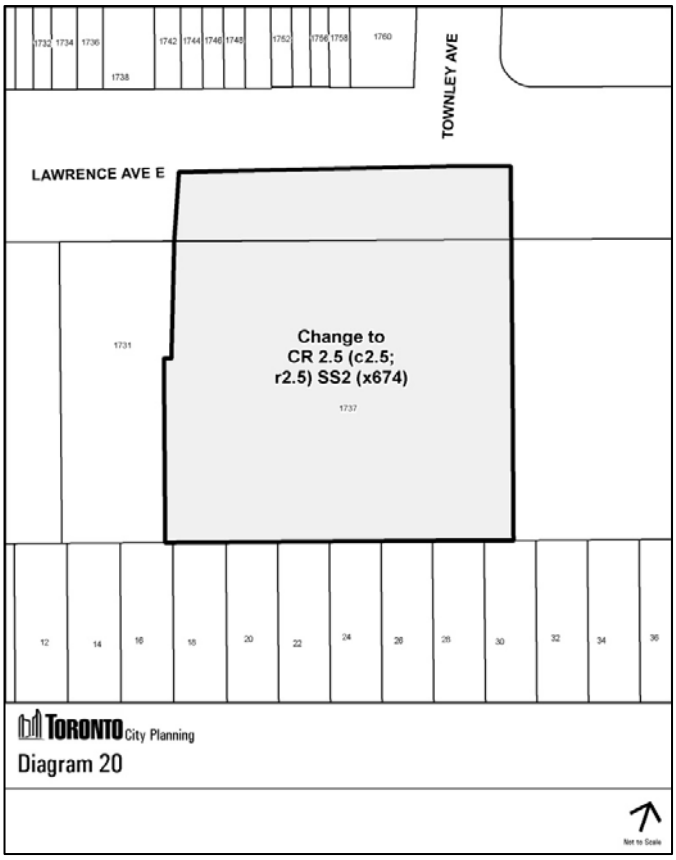


TORONTO City Planning

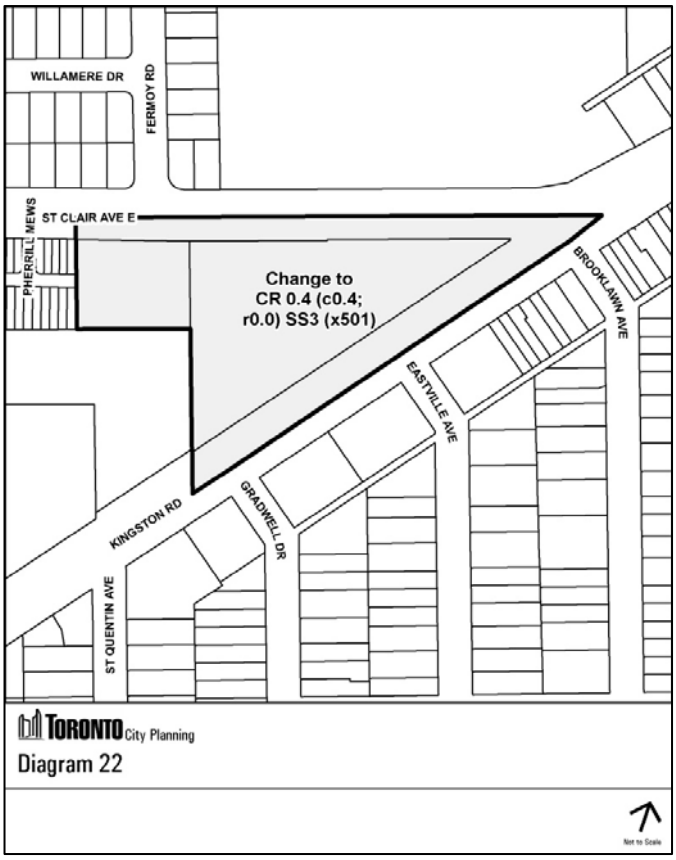
Diagram 18

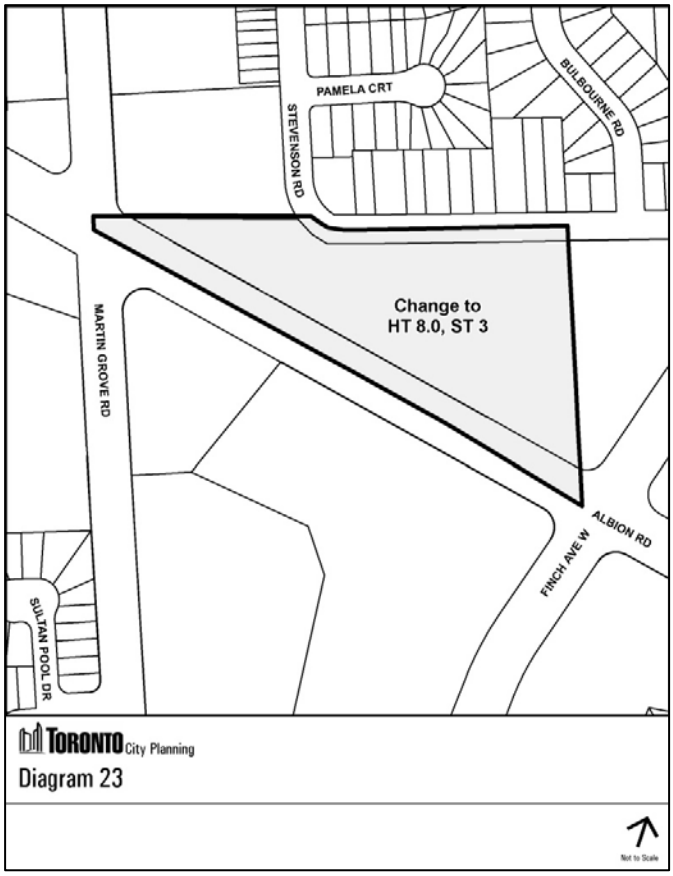
Not to Scale


NEILSON DR
TERRYELLEN CRES
Change to
RA (f24.0;
au139.0) (x761)
DUNDAS ST W
WEST MALL CRES
TORONTO City Planning
Diagram 19
Not to Scale


TOWNLEY AVE
LAWRENCE AVE E
Change to
CR 2.5 (c2.5;
r2.5) SS2 (x674)
TORONTO City Planning
Diagram 20
Not to Scale


SHEPPARD AVE E
MURISON BLVD
MILNER AVE
MORNINGSIDE AVE
Change to
CR 0.3 (c0.3;
r0.0) SS3 (x2571)
TORONTO City Planning
Diagram 21
Not to Scale

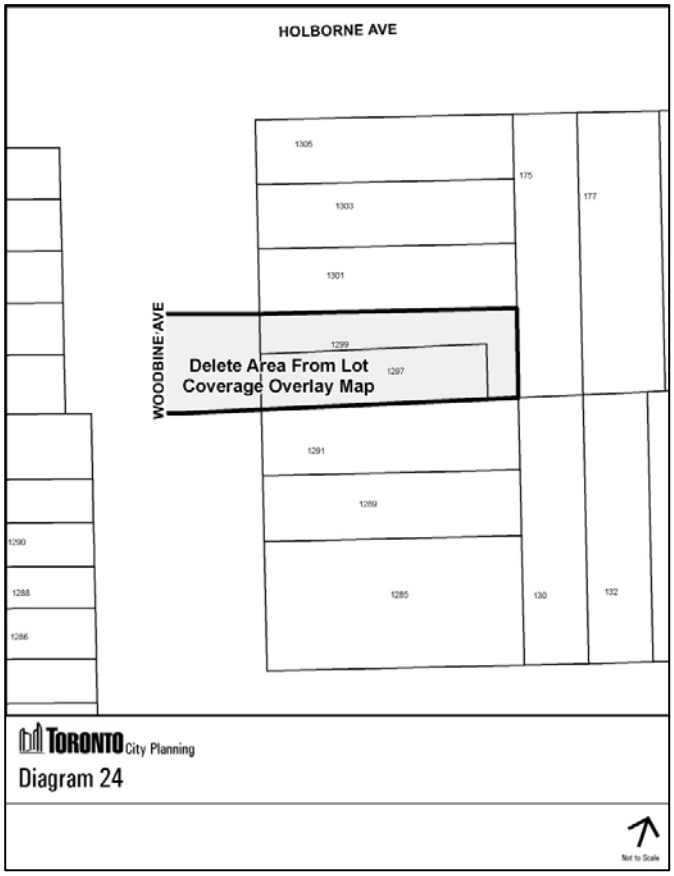

WILLAMERE DR
FERMOY RD
ST CLAIR AVE E
PHERRILL MEWS
Change to
CR 0.4 (c0.4;
r0.0) SS3 (x501)
BROOKLAWN AVE
EASTVILLE AVE
KINGSTON RD
GRADWELL DR
ST QUENTIN AVE
TORONTO City Planning
Diagram 22
Not to Scale



TORONTO City Planning

Diagram 23

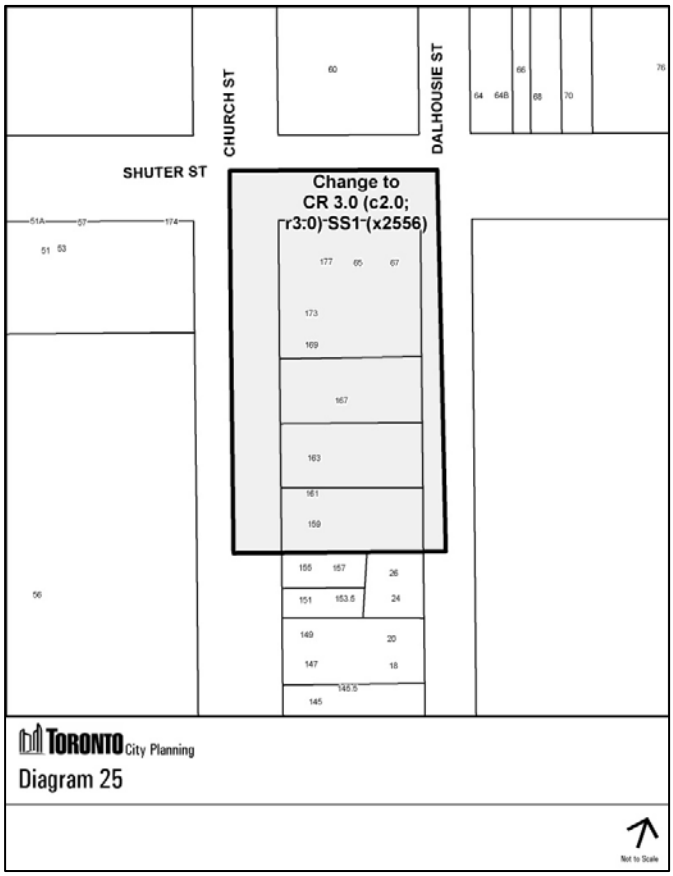
Not to Scale



TORONTO City Planning

Diagram 24

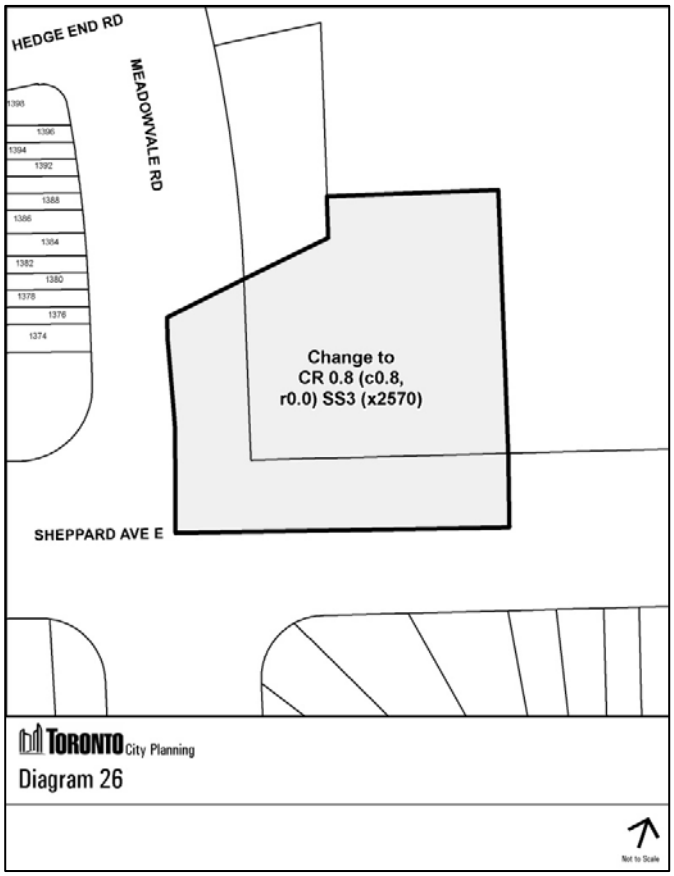
Not to Scale



TORONTO City Planning

Diagram 25

Not to Scale



TORONTO City Planning

Diagram 26

Not to Scale