Technical Amendments to City-wide By-law 569-2013 to Address Specific Appeals

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<td>Planning &amp; Growth Management Committee</td>
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**SUMMARY**

As part of the process of enacting the new City-wide Zoning By-law, a Transition Protocol was established with criteria to determine which properties would be left out of the new Zoning By-law. One category in the Protocol refers to sites with complete applications for a zoning by-law amendment. Another involves lands with complete applications for site plan approval. Due to the time required to produce the Zoning By-law map for the May 7-10, 2013 meeting of City Council, staff were unable to identify and remove sites that had submitted complete applications prior to the City-wide Zoning By-law enactment on May 9, 2013.

This report proposes amendments to remove lands from Zoning By-law 569-2013 that had complete applications and met the Transition Protocol criteria, but were not removed prior to Council enactment of the by-law. In addition, the correction of a number of minor typographical errors and corrections to zoning labels and zoning boundaries is also being recommended through this amending by-law. The amendments proposed will address 12 appeals to By-law 569-2013.
RECOMMENDATIONS

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

1. Planning and Growth Management Committee recommend that City Council enact amendments to Zoning By-law 569-2013 substantially in accordance with Attachment 1.

2. Planning and Growth Management Committee recommend City Council authorize the City Solicitor to make such stylistic and technical changes to the amendments to Zoning By-law 569-2013 as may be required.

Financial Impact

There is no financial impact associated with approval of this report.

ISSUE BACKGROUND

In preparing the City-wide Zoning By-law, a Transition Protocol was established to remove properties from the new Zoning By-law with complete applications for zoning by-law amendment and site plan approval prior to its enactment. Consistent with this Protocol, properties were removed from the draft Zoning By-law until approximately two weeks before the May 7-10, 2013 City Council meeting. Additional complete applications were submitted while the Zoning By-law document was printed for Council. Staff was unable to remove the subject properties from the Zoning By-law Map prior to enactment. It is proposed that those properties that met the Transition Protocol requirements now be removed from By-law 569-2013, so that the applications may proceed under the former general zoning by-laws in keeping with the Transition Protocol.

Amendments to By-law 569-2013 are proposed through this report that will address specific matters in the appeals to By-law 569-2013 by correcting references to former by-law permissions and to specific Council approved by-law amendments to former general zoning by-laws. There are also amendments proposed that clarify mapping references for particular properties involving the corrections to the Zoning By-law Map, Height Overlay Map and the Lot Coverage Overlay Map.
In addition, the attached proposed amendment provides corrections to a number of minor typographical errors and omissions in the new Zoning By-law that are required to accurately reflect the regulations from the former general zoning by-laws.

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SIGNATURE

_______________________________
Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

1. Draft Zoning By-law Amendment

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Attachment 1

CITY OF TORONTO

Bill No.

BY-LAW No. -2015

To technically amend Zoning By-law No. 569-2013, as amended, with respect to the removal of lands from the By-law that meet the criteria of the Transition Protocol and to correct errors and omissions.

Whereas authority is given to Council by Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

By-law 569-2013, as amended, is further amended as follows:

1. Add a new Clause 10.10.40.61 entitled "Permitted Encroachment Exemptions", and add a new regulation 10.10.40.61(1) so that it reads:

   **Permitted Encroachment Exemptions**

   10.10.40.61(1) **Lawfully Existing Porch**
   Despite 10.5.40.50.(2) and 10.5.40.60(1)(A), in the R zone, a lawfully existing porch may be reconstructed or replaced, if the reconstruction or replacement is within the same outer limits of the lawfully existing porch and there is no enlargement of the porch.

2. In Site Specific Exception 900.11.10 (499) under the heading 'Site specific Provisions' edit the wording found in (C) (v) and (vi) to add reference to "for each 100 square metres of gross floor area", so that they read:

   (C) (v) 10.7 parking spaces for each 100 square metres of gross floor area for an eating establishment or take-out eating establishment uses; and
   (vi) a minimum of 3.2 parking spaces for each 100 square metres of gross floor area for all other uses.

3. Replace the wording in regulations 40.10.40.70(2)(E) and 40.10.40.70 (3)(D) so that they read:

   40.10.40.70(2)
(E) if a lot abuts a lot in the O, ON or OR zone or the Residential Zone category or Residential Apartment Zone category, or if a lot is separated from a lot in the O, ON or OR zone or the Residential Zone category or Residential Apartment Zone category by a lane, no building or structure on the lot in the CR zone may penetrate a 45 degree angular plane projected:
   (i) over a shallow lot, along the entire required rear yard setback, starting at a height of 10.5 metres above the average elevation of the ground along the rear lot line; and
   (ii) over a deep lot, along the entire required rear yard setback, starting at a height of 7.5 metres above the average elevation of the ground along the rear lot line; and

40.10.40.70(3)
(D) if a lot abuts a lot in the O, ON or OR zone or the Residential Zone category or Residential Apartment Zone category, or if a lot is separated from a lot in the O, ON or OR zone or the Residential Zone category or Residential Apartment Zone category by a lane, no building or structure on the lot in the CR zone may penetrate a 45 degree angular plane projected:
   (i) over a shallow lot, along the entire required rear yard setback, starting at a height of 10.5 metres above the average elevation of the ground along the rear lot line; and
   (ii) over a deep lot, along the entire required rear yard setback, starting at a height of 7.5 metres above the average elevation of the ground along the rear lot line; and

4. Delete the contents of regulation 80.20.20.100(8) and replace it with the following so that it reads:

(8) In the IH zone, a crisis care shelter must:
   (A) be on a lot that has a permitted maximum floor space index of 7.0 or greater.
   and
   (B) comply with the specific use regulations in Section 150.20

5. In regulation 80.40.20.100(1) (C) replace the period at the end with '; and' and add a new item (D) to, so that it reads:

In the IS zone, a day nursery:
   (A) may have an interior floor area no greater than 40% of the area of the first storey of the building on the lot; and
   (B) must be located in a building with a private school or, a public school; or
   (C) must be in a building that is or was originally constructed as a public school; and
   (D) must comply with the specific use regulations in Section 150.45.

6. In regulation 80.50.20.100(1) replace the period at the end of regulations (B) with a '; and' and add a new add a new regulation (C) to so that it reads:
In the IPW zone, a **day nursery**:  
(A) must be in a **building** with a **place of worship**; and  
(B) may have an **interior floor area** no greater than 50% of the **gross floor area** of the first **storey** of the **building**; and  
(C) must comply with the specific use regulations in Section 150.45.

7. In Site Specific Exceptions 900.11.10 (869), 900.11.10 (870) and 900.11.10 (872) under the heading 'Site Specific Provisions' replace the words in (A) so that it reads:  

(A) **Dwelling units** are only permitted in a **mixed use building**.

8. Delete Site Specific Exceptions 900.6.10 (398), 900.7.10 (593), 900.7.10 (594), 900.11.10(1177) and 900.11.10(1402).

9. In Site Specific Exception 900.11.10 (2475) under the heading 'Prevailing By-laws and Prevailing Sections:' replace "386-78" with "486-78" so that it reads:  

(B) On 110 Bloor St. W., 145 Cumberland St., former City of Toronto by-laws 105-79, 201-79, 486-78, and 845-84.

10. In Regulation 800.50(815), replace the term "onsite" with "on site".

11. Replace the wording in regulation 60.30.20.100(3) so that it reads:  

(3) Medical Marihuana Production Facility  
In the EH zone, a **medical marihuana production facility** must comply with the specific use regulations in Section 150.60.

12. In Site Specific Exception 900.11.10 (258) under the heading 'Prevailing By-laws and Prevailing Sections:' replace in (A) the phrase 'Section 64.23(29)' with the phrase 'Section 64.23(20)' so that it reads:  

(A) Section 64.23(20) of North York zoning by-law 7625.

13. In Site Specific Exception 900.11.10(2427) under the heading 'Site Specific Provisions:' replace the wording in (A) with the following, so that it reads:  

(A) On the lands known in 1982 as 9, 11, 12, 15, 17, 19, 21, 30, 33, and 35 Hazelton Avenue in 1982, an **eating establishment**, **take-out eating establishment**, **personal service shop** involving the cleaning of apparel, **pet services**, **laboratory**, **production studio** involving motion pictures, **club**, **vehicle fuel station**, **public parking**, **vehicle washing establishment**, **vehicle service shop**, **funeral home**, **veterinary hospital**, **recreation use**, **retail service** involving photocopying and printing services, **retail store** involving the sale of
animals, pets, firearms, taxidermy and auctioned items, or a vehicle dealership or massage therapy is not a permitted use. [TO: 438-86; 12 (2) 23]

14. In Site Specific Exception 900.11.10(2528) under the heading 'Site Specific Provisions:' replace the wording in (B) with the following, so that it reads:

(B) On the portion of the lands known in 1982 as 55 Avenue Road and east of a line parallel to and at least 25.6 metres west of the west limit of Hazelton Avenue, the following uses are not permitted: eating establishment, take-out eating establishment, personal service shop for the cleaning of apparel, pet services, laboratory, production studio involving motion pictures, club, vehicle fuel station, public parking, vehicle washing establishment, vehicle service shop, funeral home, veterinary hospital, recreation use, retail service for photocopying and printing services, retail store for the sale of animals, pets, firearms, taxidermy and auctioned items, a vehicle dealership and massage therapy. [TO: 438-86; 12 (2) 23]

15. Replace the wording in regulation 30.20.40.70(3) so that it reads:

(3) In the CL zone, if a lot abuts a lot in an O, ON or OR zone, or the Residential Zone category or Residential Apartment Zone category, or if a lot is separated from a lot in the O, ON or OR zone or the Residential Zone category or Residential Apartment Zone category by a lane, no building or structure on the lot in the CL zone may penetrate a 45 degree angular plane projected, if there is no rear lane, from the ground at the rear lot line, or, if there is a rear lane abutting the lot, from a height above the rear lot line equal to the width of the lane.

16. Delete the contents of regulation 40.10.90.40(1) and replace it with the following so that it reads:

(1) In a CR zone, for a lot subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2):

(A) if the lot abuts a lane, vehicle access to a loading space must be from the lane; and

(B) if the corner lot, does not abut a lane and has at least one lot line abutting a street which is not a major street on the Policy Areas Overlay Map, vehicle access to a loading space must be from the street which is not a major street.

17. In clause 40.10.90.41 add a new regulation (2), so that it reads:

(2) Access to a Loading Space Exemption
If a lot has a lawfully existing access for loading spaces that does not comply with the location requirements of regulation 40.10.90.10(1), that lawful access is exempt from the requirements of regulation 40.10.90.40(1).

18. Delete the contents of regulation 40.10.100.10(1) and replace it with the following, so that it reads:

(1) Vehicle Access – Restrictions
In a CR zone, for a lot subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2):

(A) if the lot abuts a lane, vehicle access to that lot must be from the lane; and
(B) if the corner lot does not abut a lane and has at least one lot line abutting a street which is not a major street on the Policy Areas Overlay Map, vehicle access to that lot must be from a street which is not a major street;
(C) only one vehicle access is permitted; and
(D) regulations (A), (B), and (C) above, do not apply to restrict the following uses:
   (i) Ambulance Depot
   (ii) City Services, referred to in regulation 5.10.20.1(1);
   (iii) Fire Hall;
   (iv) Police Station or
   (v) Vehicle Fuel Station.

19. Add a new Clause 40.10.100.11 entitled 'Access to Lot Exemptions' and add to clause 40.10.100.11 a new regulation (1) to so that it reads:

40.10.100.11 Access to Lot Exemptions

(1) Vehicle Access Exemption
If a lot has a lawfully existing access for vehicles that does not comply with the location requirements of regulation 40.10.100.10(1), that lawful access is exempt from the requirements of regulation 40.10.100.10(1).

20. Delete the contents of regulation 40.10.40.1(1) and replace it with the following, so that it reads:

(1) If a lot in the CR zone has a mixed use building, all residential use portions of the building must be located above non-residential use portions of a building, other than:
   (A) residential lobby access; and
(B) on a corner lot, dwelling units may be located in the first storey of a building if:
(i) the dwelling units have direct access to a street which is not a major street on the Policy Areas Overlay Map; and
(ii) the dwelling units are located to the rear of the non-residential uses on the first storey.

21. In Site Specific Exception 900.11.10 (1163) under the heading 'Site specific Provisions' replace the words in (A), so that it reads:

(A) In a mixed use building, dwelling units are only permitted above the first storey.

22. Add a new Site Specific Exception 900.40.10(1) so that it reads:

Exception O 1
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing Bylaws and Prevailing Sections:

Site Specific Provisions:
(A) Article 90.10.40. does not apply to a transportation use.

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

23. In Site Specific Exceptions 900.22.10 (22), 900.22.10 (23), 900.22.10 (24), 900.22.10 (28), 900.22.10 (29), 900.22.10 (30), 900.22.10 (31) and 900.22.10 (32) under the heading 'Site Specific Provisions' replace the period at the end of regulations (A) with a '; and' and add a new (B) after (A) so that it reads:

(B) Despite regulation 60.30.20.10(1) the following uses are not permitted: Asphalt Plant; Hazardous substance manufacturing, processing or warehousing; Abattoir, Slaughterhouse or Rendering of Animals Factory; and Waste Transfer Station.

24. In Site Specific Exceptions 900.22.10 (25), 900.22.10 (26), 900.22.10 (27), 900.22.10 (34), 900.22.10 (38) and 900.22.10 (40) under the heading 'Site Specific Provisions' replace the period at the end of regulations (B) with a '; and' and add a new (C) after (B) so that it reads:

(C) Despite regulation 60.30.20.10(1) the following uses are not permitted: Asphalt Plant; Hazardous substance manufacturing, processing or warehousing; Abattoir, Slaughterhouse or Rendering of Animals Factory; and Waste Transfer Station.
25. Add a new Site Specific Exception 900.22.10(11), so that it reads:

**Exception EH (11)**

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

Site Specific Provisions:
(A) Despite regulation 60.30.20.10(1) the following uses are not permitted: Asphalt Plant; Hazardous substance manufacturing, processing or warehousing; Abattoir, Slaughterhouse or Rendering of Animals Factory; and **Waste Transfer Station**.

Prevailing By-laws and Sections: (None Apply)

26. In Site Specific Exception 900.2.10 (542) under the heading 'Site Specific Provisions', replace the period at the end of regulation (A) with "; and", and add new regulation (B) so that it reads:

(B) The minimum **lot frontage** for a **lot** with a **detached house** is 15.0 metres. 

[TO: 438-86; 6(3), Part VII, 1.(i) and Appendix "B"]

27. In Site Specific Exception 900.3.10 (10) under the heading 'Site Specific Provisions', revise regulation (H) by replacing the second "1.2" with "2.4", so that it reads:

(H) On **lots** where the **rear lot line** abuts Martin Grove Rd., the maximum height of a fence on or within 1.2 metres of the **rear lot line** is **2.4** metres;

28. In Site Specific Exception 900.3.10 (18) under the heading 'Site Specific Provisions':
(a) revise regulation (E) by replacing the phrase "is 185 square metres, up to a maximum floor space index of 0.45" with the phrase "is the greater of 185 square metres or a floor space index of 0.45"; and

(b) revise regulation (F) by replacing sub-clause (iii) with the following, so that it reads:

(iii) greater than 18.0 metres, is 1.2 metres plus 0.3 metres for every 3.0 metres or portion thereof over 18.0 metres of **lot frontage**, up to a minimum **side yard setback** of 3.0 metres for each **side yard**, and the aggregate total of both **side yards** must be at least 20 percent of the **lot frontage**;

29. In Site Specific Exception 900.3.10 (20) under the heading 'Prevailing By-laws and Prevailing Sections', replace regulation (A), so that it reads:
(A) Former City of Etobicoke by-laws 15,166 and 1992-23.

30. In Site Specific Exception 900.3.10 (21) under the heading 'Site Specific Provisions', revise regulation (D) by replacing sub-clause (iii), so that it reads:

(iii) greater than 18.0 metres, is 1.2 metres plus 0.3 metres for every 3.0 metres or portion thereof over 18.0 metres of lot frontage, up to a minimum side yard setback of 3.0 metres for each side yard, and the minimum aggregate side yard setbacks of both side yards is 20% of the lot frontage; and

31. In Site Specific Exception 900.3.10 (25) under the heading 'Prevailing By-laws and Prevailing Sections' replace regulations (A) and (B) so that they reads:

(A) On 28 Grenview Blvd. S., former City of Etobicoke by-laws 179 and 1993-109;
(B) On 1494 Islington Ave., former City of Etobicoke by-laws 15,200 and 1992-25;

32. In Site Specific Exception 900.3.10 (27) under the heading 'Site Specific Provisions':

(a) replace regulation (B) with the following so that it reads:

(B) The maximum height of a detached house with a flat roof is 6.5 metres;

(b) revise regulation (C) by inserting the words "up to 1.8 metres" after the words "a 1 storey extension", so that it reads:

(C) The maximum building depth for a detached house that is 2 or more storeys on a lot with a lot frontage of less than 18.0 metres is 16.5 metres; and a 1 storey extension up to 1.8 metres beyond the maximum building depth of 16.5 metres may be permitted if the width of the extension is 50% or less of the width of the detached house and the extension maintains the minimum side yard setbacks required by this By-law or 3.0 metres whichever is greater;

(c) revise regulation (F) by replacing sub-clause (iii) so that it reads:

(iii) greater than 18.0 metres, is 1.2 metres plus 0.3 metres for every 3.0 metres or portion thereof over 18.0 metres of lot frontage, up to a minimum side yard setback of 3.0 metres for each side yard, and the minimum aggregate side yard setbacks of both side yards is 20% of the lot frontage; and
33. In Site Specific Exception 900.3.10 (28) under the heading 'Site Specific Provisions':

(a) replace regulation (A), so that it reads:

(A) The maximum height of a detached house with a flat roof is 6.5 metres;

(b) revise regulation (B) by inserting the words "up to 1.8 metres" after the words "a 1 storey extension", so that it reads:

(B) The maximum building depth for a detached house that is 2 or more storeys on a lot with a lot frontage of less than 18.0 metres is 16.5 metres; and a 1 storey extension up to 1.8 metres beyond the maximum building depth of 16.5 metres may be permitted if the width of the extension is 50% or less of the width of the detached house and the extension maintains the minimum side yard setbacks required by this By-law or 3.0 metres whichever is greater;

(c) revise regulation (D) by replacing sub-clause (iii) so that it reads:

(iii) greater than 18.0 metres, is 1.2 metres plus 0.3 metres for every 3.0 metres or portion thereof over 18.0 metres of lot frontage, up to a minimum side yard setback of 3.0 metres for each side yard, and the minimum aggregate side yard setbacks of both side yards is 20% of the lot frontage;

34. In Site Specific Exception 900.3.10 (31) under the heading 'Site Specific Provisions', revise regulation (C) by replacing the phrase "is 325 square metres, up to a maximum floor space index of 0.33" with the phrase "is the lesser of 325 square metres or a floor space index of 0.33", so that it reads:

(C) The maximum gross floor area, including the floor area of an attached or detached garage, is the lesser of 325 square metres or a floor space index of 0.33;

35. In Site Specific Exception 900.3.10 (32) under the heading 'Site Specific Provisions', revise regulation (C) by replacing the phrase "is 465 square metres, up to a maximum floor space index of 0.35" with the phrase "is the lesser of 465 square metres or a floor space index of 0.35", so that it reads:

(C) The maximum gross floor area, including the floor area of an attached or detached garage, is the lesser of 465 square metres or a floor space index of 0.35;
36. In Site Specific Exception 900.3.10 (45) under the heading 'Site Specific Provisions', revise regulation (D) by replacing the phrase "is 465 square metres, up to a maximum floor space index of 0.28" with the phrase "is the lesser of 465 square metres or a floor space index of 0.28", so that it reads:

(D) The maximum gross floor area on a lot, including the floor area of an attached garage or detached garage, is the lesser of 465 square metres or a floor space index of 0.28;

37. In Site Specific Exception 900.3.10 (46) under the heading 'Site Specific Provisions', revise regulation (F) by replacing sub-clause (iii) with:

(iii) greater than 18.0 metres, is 1.2 metres plus 0.3 metres for every 3.0 metres or portion thereof over 18.0 metres of lot frontage, up to a minimum side yard setback of 3.0 metres for each side yard, and the minimum aggregate side yard setbacks of both side yards is 20% of the lot frontage;

38. In Site Specific Exception 900.3.10 (47) under the heading 'Site Specific Provisions', replace regulation (C) with:

(C) These lands must comply with exception 900.3.10(28).

39. In Site Specific Exception 900.3.10 (916) under the heading 'Prevailing By-laws and Prevailing Sections', replace regulation (A) with:

(A) City of Toronto by-law 206-2005.

40. In Site Specific Exception 900.3.10 (917) under the heading 'Prevailing By-laws and Prevailing Sections', replace regulation (A) with:

(A) City of Toronto by-law 1046-2005.

41. In Site Specific Exceptions 900.3.10 (1436), 900.3.10 (1437), 900.3.10 (1438), 900.3.10 (1444), and 900.3.10 (1445), under the heading 'Site Specific Provisions', revise regulation (A) by replacing sub-clause (ii) with:

(ii) the building is on the same lot that existed on October 15, 1980; [TO: 438-86; 12(1) 229]

42. In Site Specific Exception 900.4.10 (217) under the heading 'Prevailing By-laws and Prevailing Sections', replace regulation (A) so that it reads:

(A) On 241 King Edward Ave., Section 7.5.4.20, of the former Borough of East York zoning by-law 6752.
43. In Site Specific Exception 900.4.10 (246) under the heading 'Site Specific Provisions', replace the period at the end of regulation (A) with "; and", and add new regulation (B) which reads:
   
   (B) The minimum **lot frontage** is 8.0 metres for a **detached house**.

44. In Site Specific Exception 900.4.10 (247) under the heading 'Site Specific Provisions', revise regulation (A) by removing the word "and" from the end of (v), adding the word "and" to the end of (vi), and adding new sub-clause (vii) which reads:

   (vii) the minimum **lot frontage** is 8.0 metres;

45. In Site Specific Exception 900.5.10 (231) under the heading 'Prevailing By-laws and Prevailing Sections', replace regulation (A) with:


46. Insert a new Site Specific Exception 900.7.10 (20), so that it reads:

   **Exception RA 20**

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

   **Site Specific Provisions:**

   (A) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to compliance with the applicable provisions of Section 10.60.

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

47. In Site Specific Exception 900.7.10 (244) under the heading 'Site Specific Provisions', delete the words "(None Apply)" , and add new regulation (A) so that it reads:

   (A) In addition to the **building** types permitted in 15.10.20.40 (1), a **townhouse** is a permitted **building** type subject to compliance with the applicable provisions of Section 10.60.

48. In Site Specific Exception 900.7.10 (383) under the heading 'Prevailing By-laws and Prevailing Sections', revise regulation (A) by replacing the addresses "141-439 Lumsden Ave." with the addresses "141-195 Barrington Avenue and 427-439 Lumsden Avenue", so that it reads:
(A) 141-195 Barrington Avenue and 427-439 Lumsden Avenue, Section 7.7.5.8, of the former Borough of East York zoning by-law 6752.

49. In Site Specific Exception 900.7.10 (401) under the heading 'Prevailing By-laws and Prevailing Sections', replace regulation (A) so that it reads:

(A) City of Toronto by-law 1069-2005.

50. In Site Specific Exception 900.7.10 (713) under the heading 'Site Specific Provisions', replace regulation (C) so that it reads:

(C) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units;

51. In Site Specific Exception 900.7.10 (716) under the heading 'Site Specific Provisions', replace regulation (B) so that it reads:

(B) A maximum of 50% of the interior floor area of the first floor may be used for dwelling units; and

52. In Site Specific Exception 900.3.2.10 (12) under the heading 'Prevailing By-laws and Prevailing Sections', replace regulation (A) so that it reads:

(A) Section 7.5.4.25 of the former Borough of East York zoning by-law 6752.

53. Insert new Site Specific Exception 900.4.10 (3), so that it reads:

Exception RS 3

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

Site Specific Provisions:

(A) The minimum building setback from a front lot line is 22.0 metres from the original centreline of Birchmount Rd.; and

(B) The minimum building setback from a side lot line is 2.4 metres for each side of a semi-detached house.

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

54. Add a new Site Specific Exception 900.7.10 (10), so that it reads:

Exception RA 10
The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

(A) If a building is located within 90 metres of a lot line abutting Sandhurst Circle then the maximum building height is 10.5 metres and 3 storeys, and the building type may be a townhouse;

(B) The maximum height for an apartment building is 54 metres if it is not located within 90 metres of a lot line abutting Sandhurst Circle;

(C) The minimum building setback from a lot line that abuts a street is:
   (i) 3.0 metres if the lot line abuts Sandhurst Circle or Exchequer Place;
   (ii) 6.0 metres if the lot line abuts Finch Ave. or McCowan Rd. and the building has a height of 10.5 metres and three storeys or less; and
   (iii) 14.0 metres if the lot line abuts Finch Ave. or McCowan Rd. and the building has a height of more than 10.5 metres and three storeys;

(D) The minimum building setback for an apartment building from a lot line that abuts a lot in the Residential Zone category is:
   (i) 50.0 metres for any part of the apartment building with a height of 10.5 metres and three storeys or less; and
   (iii) 60.0 metres for any part of the apartment building with a height of more than 10.5 metres and three storeys;

(E) A balcony, porch or canopy may encroach into a required building setback between the main wall of the building and a lot line abutting a street, if the balcony, porch or canopy does not have a length of more than 4.0 metres along the main wall of the building;

(F) A below grade structure must be set back a minimum of 3.0 metres from a lot line that abuts a street unless the lot line abuts Exchequer Place for which no building setback is required;

(G) The maximum number of dwelling units for these lands, in total, is 603;

(H) Amenity space must be provided at a minimum rate of 1.5 square metres for each dwelling unit; and
(I) **Parking spaces** must be provided at a minimum rate of 1.4 for each **dwelling unit**, of which 1.0 for each **dwelling unit** must be for residential use and 0.2 for each **dwelling unit** must be for at grade visitor parking.

**Prevailing By-laws and Prevailing Sections:**

(A) Schedule "C", Exception 32 part 2, of former City of Scarborough by-law 12797.

55. Add a new Site Specific Exception 900.6.10 (35), so that it reads:

**Exception RM 35**

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

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** is:
   (i) 3.0 metres if the **lot line** abuts a **street**; and
   (ii) 1.0 metres in all other cases;

(B) A **building** used for waste storage may be located in a yard that abuts a **street** if it is:
   (i) fully enclosed by four walls and a roof; and
   (ii) at least 1.5 metres from any **lot line**; and

(C) A minimum of 45% of the **lot area** must be **soft landscaping**.

**Prevailing By-laws and Prevailing Sections:**

(A) Schedule "C", Exception 24, of former City of Scarborough by-law 14402."

56. Add a new Site Specific Exception 900.6.10 (34), so that it reads:

"**Exception RM 34**

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

**Site Specific Provisions:**

(A) The minimum **building setback** from a **lot line** is:
   (i) 3.0 metres if the **lot line** abuts a **street**; and
   (ii) 6.0 metres for the part of the **main wall** that has a **vehicle** entrance to a **parking space**;
(B) A building used for waste storage may be located in a yard that abuts a street if it is:
(i) fully enclosed by four walls and a roof; and
(ii) at least 1.5 metres from any lot line; and

(C) A minimum of 45% of the lot area must be soft landscaping.

Prevailing By-laws and Prevailing Sections:

(A) Schedule "C", Exception 24, of former City of Scarborough by-law 14402.

57. In regulation 40.10.20.20(1)(A) delete "Secondary Suite (58)" from the list of permitted uses under the letter "c", and in regulation 40.10.20.20(B) add the term "Secondary Suite (58)" to the list of permitted uses under the letter "r", so that it is inserted after "Rooming House (48)" and before "Seniors Community House (42)".

58. On 1370 Neilson Road as outlined by a thick black line on Schedule 1, correct the zone label on the Zoning By-law Map in Section 990.10 by replacing '(u247)' with '(ua40.5)' so that it reads: RA (au40.5)(x741).

59. On 110 Bloor Street West as outlined by a thick black line on Schedule 2, amend the Zoning By-law Map in Section 990.10 to consolidate the area into one zone and replace the zone label with CR 6.0 (c4.5; r6.0) SS1 (x2475).

60. On 102 Bloor Street West as outlined by a thick black line on Schedule 3, amend the Zoning By-law Map in Section 990.10 to consolidate the area and replace the zone label with CR 6.0 (c4.5; r6.0) SS1 (x2489).

61. On 6111-6129 Steeles Avenue West as outlined by a thick black line on Schedule 4:
   (a) amend the Zoning By-law Map in Section 990.10 to replacing the zone label so that it reads: CR 1.0 (c1.0, r1.0) SS3;
   (b) amend the Height Overlay Map in Section 995.20, to assign a height of HT 10.5 ST 3; and
   (c) amend the Lot Coverage Overlay Map Section 995.30, to assign a lot coverage of 33%.

62. On the lands outlined by a thick black line on Schedule 5 and 6, amend the zone label on the Zoning By-law Map in Section 990.10 so that it reads EH 0.5 (x11).

63. On the lands outlined by a thick black line on Schedules 7, 8, 9 and 10, amend the zone label on the Zoning By-law Map in Section 990.10 so that it reads EH 0.7 (x11).
64. On the lands outlined by a thick black line on Schedules 11, 12 and 13, amend the zone label on the Zoning By-law Map in Section 990.10 so that it reads EH 0.8 (x11).

65. On the lands outlined by a thick black line on Schedules 14 and 15 amend the zone label on the Zoning By-law Map in Section 990.10 so that it reads EH 1.0 (x11).

66. In accordance with the City of Toronto Transition Protocol, By-law No. 569-2013 is amended to remove from the by-law the area of 3178-3180 Bathurst Street, as outlined by a thick black line on Schedule 16;

67. On 10-20 Grosvenor Street as outlined by a thick black line on Schedule 17, amend the Zoning By-law Map in Section 990.10 to consolidate the area the area into one zone and replace the zone label CR 4.0 (c1.0; r4.0) SS1 (x2354).

68. On the lands outlined by a thick black line on Schedules 18, 19, 20, 21, 22, 23, and 24, correct the zone label on the Zoning By-law Map in Section 990.10 by replacing '(x1163)' with '(x869)'.

69. On the lands outlined in a heavy black line and shown on Schedule 25, amend the Zoning By-law Map in Section 990.10 so that the zone label reads: O (x1)

70. On 1145 to 1151 Birchmount Road as identified on Schedule 26 by a heavy black outline:
   (a) amend the zone label on the Zoning By-law Map in Section 990.10 so that it reads RS (f18.0) (x3);
   (b) in Section 995.20, amend the Height Overlay Map label so that it reads 'HT 9.0'; and
   (c) in Section 995.30, amend the Lot Coverage Overlay Map so that it reads '33'.

71. On 2627 McCowan Road, 5039 to 5069 Finch Avenue East, 801 to 821 Sandhurst Circle, 3 to 25 Exchequer Place and 16 to 26 Exchequer Place, as identified on Schedule 27 by a heavy black outline, amend the zone label on the Zoning By-law Map in Section 990.10, so that it reads: RA (x10).

72. On Plumrose Pathway and Whispering Willow Pathway, as identified on Schedule 28 by a heavy black outline, amend the zone label on the Zoning By-law in Section 990.10, so that it reads: RM (au153.0) (x35).

73. On 576 to 612 McLevin Avenue, and 3 to 121 Empringham Drive, as identified on Schedule 29 by a heavy black outline, amend the zone label for these lands on the Zoning By-law Map in Section 990.10, so that it reads: RM (au153.0) (x34).
74. On 930 Millwood Road and 23 Krawchuk Lane as identified on Schedule 30 by a heavy black outline:
   (a) amend the zone label on the Zoning By-law Map in Section 990.10, so that it reads: RT (x218);
   (b) in Section 995.20, amend the Height Overlay Map label so that it reads 'HT 13.5'; and
   (c) in Section 995.30, amend the Lot Coverage Overlay Map so that it reads '35'.

75. On the public right-of-way in the north-east quadrant of Neilson Road and Milner Avenue as identified on Schedule 31 by a heavy black outline:
   (a) Add the lands to the Zoning By-law Map in Section 990.10 and add a label that reads RS (f13.0; a600) (x140);
   (b) Add the lands to the Height Overlay Map in Section 995.20 and add a height label that reads 'HT 9.0, ST 2'; and
   (c) Add the lands to the Lot Coverage Overlay Map in Section 995.30 and add a lot coverage label that reads '33'; and
   (d) Add the lands to the Policy Area Overlay Map in Section 995.10
   (e) Add the lands to the Rooming House Overlay Map in Section 995.40

Enacted and passed on (clerk to insert the date), 2015.

Frances Nunziata, 
Watkiss,
Speaker

Ulli S. 
City Clerk

(Seal of the City)
Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013
In the vicinity of Milliken Boulevard and Silver Star Boulevard north of Finch Avenue East

Schedule '6'

Approved by: L. Berg

City of Toronto By-Law 569-2013
Not to Scale
1/14/2015

Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013

City of Toronto By-Law 569-2013
Net to Scale
1/14/2015

Approved by: L. Berg

In the vicinity south of Passmore Avenue east of Middfield Road

EH 0.7 (x11)

EH 0.7 (x11)
Staff report for action on City-wide By-law Amendments to By-law 569-2013

Marshalling Yard and Nugget Avenue west of Markham Road

City of Toronto By-Law 569-2013
Not to Scale
1/14/2015

Approved by: L. Berg
In the vicinity south of Eglinton Avenue East east of Brimley Road

City of Toronto By-Law 569-2013
Net to Scale
1/14/2015

Approved by: L. Berg
Chemical Court South of Coronation Drive

Schedule '10'

Approved by: L. Berg

City of Toronto By-Law 569-2013
Not to Scale
1/13/2015

Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013
In the vicinity north of Danforth Avenue west of Birchmount Road

Approved by: L. Berg

City of Toronto By-Law 569-2013
Not to Scale
1/14/2015

Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013

Approved by: L. Berg

City of Toronto By-law 569-2013
Not to Scale
1/14/2015

In the vicinity of Manville Road and Comstock Road

EH 1.0 (x11)
Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013

Approved by: C. Perez-Book

City of Toronto By-Law 569-2013
Not to Scale
1/13/2015
Staff report for action on City-wide By-law Amendments to By-law 569-2013

Laird Drive South of Eglinton Avenue East

Approved by: C. Perez-Book

City of Toronto By-Law 569-2013
Net to Scale
1/13/2015
Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013

Bayview Avenue South of Parkhurst Boulevard

Approved by: C. Perez-Book

City of Toronto By-Law 569-2013
Not to Scale
1/13/2015
Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013

South-east corner of Finch Avenue East and McCowan Road

Approved by: A. Theobald

City of Toronto By-Law 569-2013
Not to Scale
1/22/2015
Staff report for action on City-wide By-law Amendments to By-law 569-2013
Staff report for action on City-wide By-law Amendments to By-law 569-2013

930 Millwood Road and 23 Krawchuk Lane

Approved by: A. Theobald

City of Toronto By-Law 569-2013
Net to Scale
1/22/2015
North-east corner of Neilson Road and Milner Avenue

Approved by: A. Theobald

City of Toronto By-Law 569-2013
Not to Scale
1/22/2015

Staff report for action on City-wide By-law Amendments to By-law 569-2013