

**Attachment 1: Draft Technical Amendment By-law regarding Zoning By-law 569-2013**

Authority:

**CITY OF TORONTO**

**Bill No.**

**BY-LAW No.**

**To technically amend Zoning By-law No. 569-2013, as amended, with respect to the correction of technical errors.**

Whereas Council of the City of Toronto has the authority pursuant to 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. In regulation 60.5.20.1(1) after the word "Employment" add the word "Industrial".
2. In regulation 60.20.40.70 (5) replace the reference to regulation "(4)" with "(3)".
3. In regulation 60.40.90.41(1) change "Article 220.6.20" to "Article 220.5.20".
4. In regulations 80.10.40.40(1)(A) and (B); 80.20.40.40(1)(A) and (B); 80.30.40.40(1)(A) and (B); 80.40.40.40(1)(A) and (B); and 80.50.40.40(1)(A) and (B) replace the word "label" with the word "symbol".
5. In Site Specific Exception 900.3.10 (411) under the heading Site Specific Provisions in regulation (A)(iv) replace the term "**side yard setback**" with the term "**rear yard setback**".
6. In Site Specific Exception 900.3.10 (159) under the heading Site Specific Provisions in regulation (D) replace the number "2.4" with the number "3.6".

7. In Site Specific Exception 900.3.10 (749) under the heading Site Specific Provisions at the end of the text of regulation (B) replace “.” with “; and” and add a regulation (C) as follows:  
  
“(C) The maximum **floor space index** for a **lot** with a **dwelling unit** in a permitted **building** type is 0.55 times the **lot area**.”
8. For the lands municipally known as 26A and 28 Anson Avenue and identified with a heavy black line on Schedule 1, remove the zone boundary and zone label “RD (f10.5; a464)” from the Zoning By-law Map in Section 990.10, so the lands now will be zoned RD(f12.0; a464)(x195).
9. In Site Specific Exception 900.3.10 (195) under the heading Prevailing By-law and Prevailing Sections remove “(None Apply)” and add a regulation (A) as follows:  
  
“(A) On 26 and 26A Anson Avenue, Schedule “C” Exception 40 of former City of Scarborough by-law 9396.”
10. For the lands identified with a heavy black line on Schedule 2 correct the zone label on the Zoning By-law Map in Section 990.10 by adding “(x624)” after the zone symbol “RD” so that it reads “RD (x624)”.
11. Add to Article 900.3.10 a new Exception Number 624 and text as follows:

“Exception RD 624

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 **lot frontage** is that which existed on the day of the enactment of this By-law;
- (B) The minimum **lot area** is that which existed on the day of the enactment of this By-law;
- (C) The minimum **building setback** from a **side lot line** is 0.9 metres and nothing may encroach into the required **building setback**;
- (D) The minimum **building setback** from a **side lot line** that abuts a **street** is 3.0 metres;
- (E) The required **parking space** must be in a **building**;
- (F) If the **vehicle** entrance to a garage also faces a **street**, the entrance must be set back a minimum of 6.0 metres from a **lot line** that abuts a **street**; and
- (G) The maximum **floor space index** for a **lot** with a **dwelling unit** in a permitted **building** type is 0.55 times the **lot area**.

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

12. In Section 800.50 Defined Terms in the text of the definitions identified below make the following changes:
  - (45) Angular Plane replace the word “measure” with the word “measured”;
  - (440) Lot Depth replace the phrase “front and **rear lot lines**” with the phrase “**front lot line** and **rear lot line**”;
  - (635) Public Works Yard replace the term “infra **structure**” with the word “infrastructure”.
13. In Section 800.50 Defined Terms delete the term and definition (473) Medical Marihuana Production Facility and insert the following new term and definition:

“(463) Marihuana Production Facility  
means **premises** used for growing, producing, testing, destroying, storing, or distribution of marihuana or cannabis, or products containing marihuana or cannabis, authorized by a licence issued under Government of Canada legislation.”
14. In the regulations 60.20.20.20(1); 60.20.20.100(2); 60.30.20.20(1); 60.30.20.100(3); 150.60.20.1(1) and (2); 150.60.40.1(1); 150.60.60.10(1) and 150.60.90.10(1) remove from the term “**medical marihuana production facility**” the word “**medical**” so the term will read “**marihuana production facility**”.
15. On the Lot Coverage Overlay Map in Section 995.30, remove the lot coverage value 35 from the lands identified with a heavy black line on Schedule 3.
16. In regulation 200.5.10.1, “Table 200.5.10.1 – Parking Space Rates and Parking Space Occupancy”:
  - (a) for the Land Uses “**Cabaret**” and “**Eating Establishment**”, add bold type to “**eating establishment**” in the Parking Rate column;
  - (b) for the Land Use “**Respite Care Facility**”, add bold type to “**bed-sitting room**” in the Parking Rate column;
  - (c) for the Land Use “Self Storage **Warehouse**”, add bold type to “**Self Storage**” in the Parking Rate column;

- (d) for the Land Use “**Warehouse, Self Storage**”, add bold type to “**Self Storage**”;
  - (e) for the Land Use “Service Shop”, add bold type to “**Service Shop**”;
  - (f) for the Land Use “**Veterinary Hospital**”, replace the word “ant” with “and” in the Parking Rate column; and
  - (g) for the Land Use “**Dwelling unit in a Mixed Use Building Visitor Parking**”, replace the term “**Apartment Building**” with the term “**Mixed Use Building**” in the Parking Rate column.
17. In regulation 220.20.1(1) replace the word “Chapter” with the word “Clause”.
  18. In each of the Site Specific Exceptions 900.11.10 (674), (710), (711), (712), (713), (714), (715), (716), (717), (718), (719), (720), (721), (722), (723), (724), (725), (726), (727), and (728) under the heading Site Specific Provisions in regulation (C) replace the term “**storeys**” with the word “metres”.
  19. In Site Specific Exception 900.11.10 (1558) under the heading Prevailing By-laws and Prevailing Sections in regulation (C) replace:
    - “12(1)26” with “12(2)26”
    - “12(1)27” with “12(2)27”
    - “12(1)28” with “12(2)28”.
  20. In Site Specific Exception 900.11.10 (1170) under the heading Site Specific Provisions at the end of the text of regulation (C) replace “.” with “; and” and add a regulation (D) as follows:
 

“(D) Despite regulation 40.10.20.100(2), a **Nightclub** is not a permitted use.”
  21. In Site Specific Exception 900.11.10 (2188) under the heading Site Specific Provisions remove “(None Apply)” and add a regulation (A) as follows:
 

“(A) Despite regulation 40.10.20.100(2), a **Nightclub** is not a permitted use.”
  22. In Site Specific Exception 900.11.10 (1757) under the heading Site Specific Provisions at the end of the text of regulation (A) replace “.” with “; and” and add a regulation (B) as follows:

“(B) On 104 Carlton Street, 249 and 255 Mutual Street, (A) above does not apply.”

- 23.** In Site Specific Exception 900.11.10 (1873) under the heading Site Specific Provisions at the end of the text of regulation (A) replace “.” with “; and” and add a regulation (B) as follows:

“(B) On the even numbered addresses of 68-80 College Street, and the odd numbered addresses of 71-85 Grenville Street, (A) above does not apply.”

- 24.** In Site Specific Exception 900.11.10 (1884) under the heading Site Specific Provisions at the end of the text of regulation (C) replace “.” with “; and” and add a regulation (D) as follows:

“(D) On 427 Spadina Avenue, 140 and 142 King Street East, 80 and 84 Carlton Street, 102 and 104 Mutual Street, the odd numbered addresses of 93-105 Carlton Street, 231 Mutual Street, on the even numbered addresses of 122-144 Dundas Street East, 154 and 160 Dundas Street East, on the even numbered addresses of 600-608 Sherbourne Street, and the odd numbered addresses of 405-421 Bloor Street East, (C) above does not apply.”

- 25.** In Site Specific Exception 900.11.10 (1913) under the heading Site Specific Provisions at the end of the text of regulation (B) replace “.” with “; and” and add a regulation (C) as follows:

“(C) On the even numbered addresses of 388-402 Parliament Street, (A) above does not apply.”

- 26.** In Site Specific Exception 900.11.10 (1911) under the heading Site Specific Provisions delete regulation (B) and replace “(C)” with “(B)” and “(D)” with “(C)”.

- 27.** In Site Specific Exception 900.11.10 (2362) under the heading Site Specific Provisions delete regulation (A) and replace “(B)” with “(A)”.

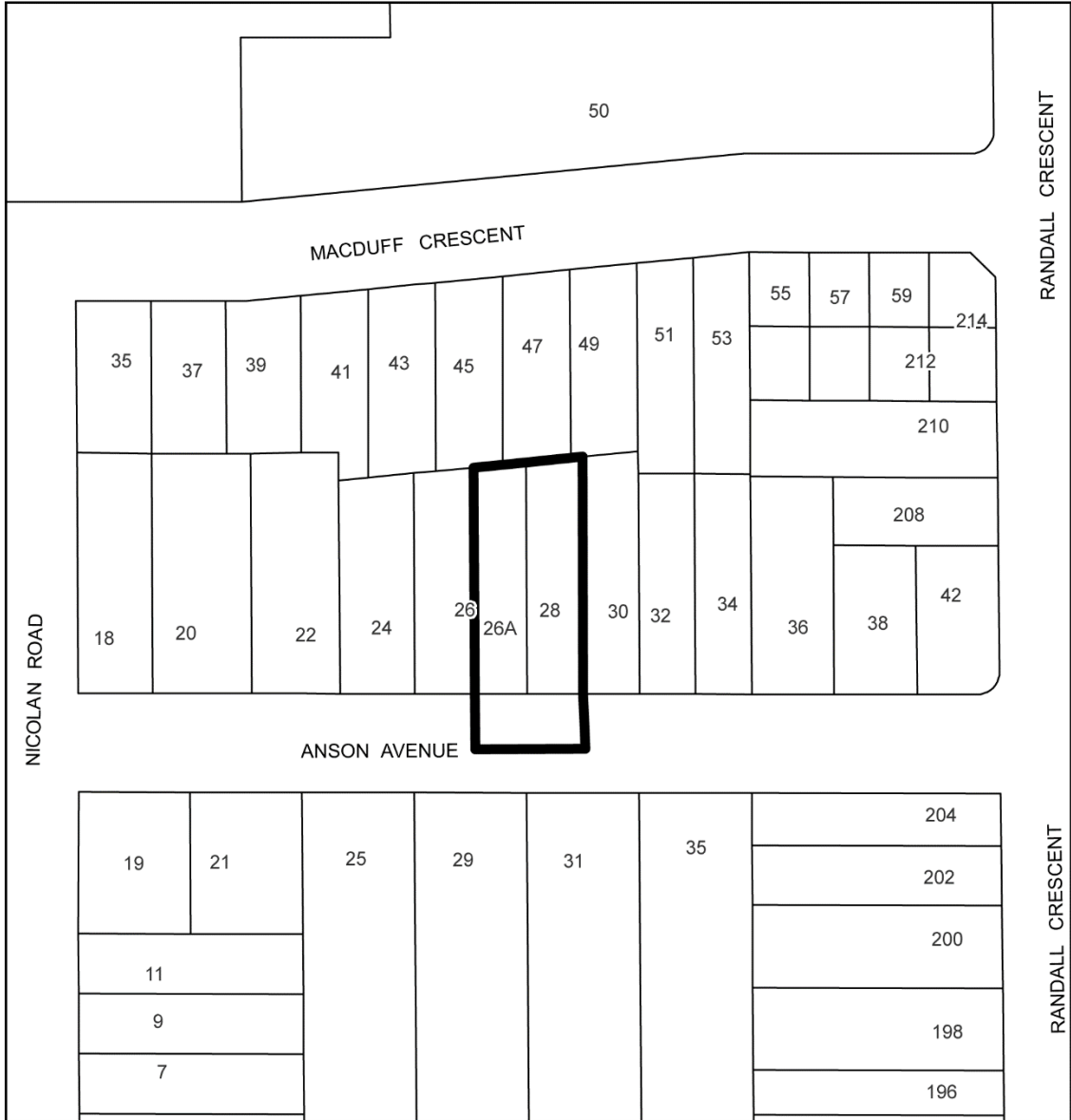
- 28.** In Site Specific Exception 900.11.10 (2616) under the heading Site Specific Provisions at the end of the text of regulation (B) replace “; and” with “.” and delete regulation (C).

- 29.** In Site Specific Exception 900.11.10 (2144) under the heading Prevailing By-laws and Prevailing Sections at the end of the text of regulation (C) replace “; and” with “;” and at the end of regulation (D) replace “.” with “; and” and add a regulation (E) as follows:

“(E) Former City of Toronto by-law 1993-537.”


- 30.** In accordance with the City of Toronto Transition Protocol, By-law 569-2013 is amended to remove from the by-law the lands municipally known as 304 to 316 Yonge Street and identified with a heavy black line on Schedule 4.
- 31.** Add the lands municipally known as 209 Victoria Street and identified with a heavy black line on Schedule 5 to the:
  - (a)** Zoning By-law Map in Section 990.10, with the zone label “CR4.0 (c2.0; r4.0) SS1”;
  - (b)** Policy Overlay Map in Section 995.10, with the label “PA 1”;
  - (c)** Height Overlay Map in Section 995.20, with the label “HT 30.0”;
  - (d)** Lot Coverage Overlay Map Section 995.30, with no label; and
  - (e)** Rooming House Overlay Map Section 995.40, with the label “B3”.
- 32.** In Clause 230.5.10.1 delete regulation (2) in its entirety.

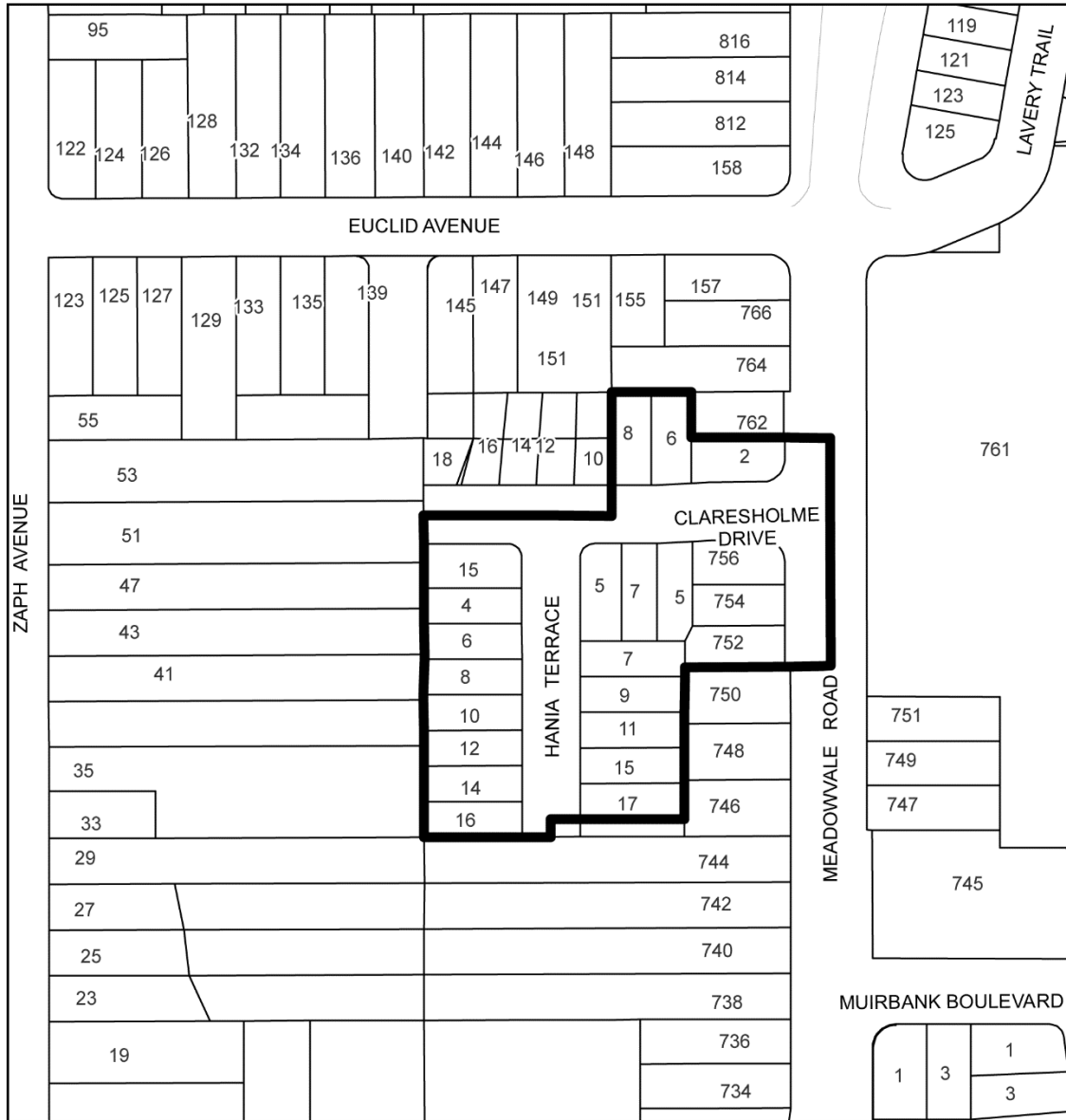
Enacted and passed...



 **TORONTO**  
Schedule 1

**26A and 28 Anson Avenue**

  
City of Toronto By-law 569-2013  
Not to Scale  
5/24/2018



**TORONTO**  
Schedule 2

### Claresholme Drive and Hania Terrace Area

City of Toronto By-law 569-2013  
Not to Scale  
5/24/2018

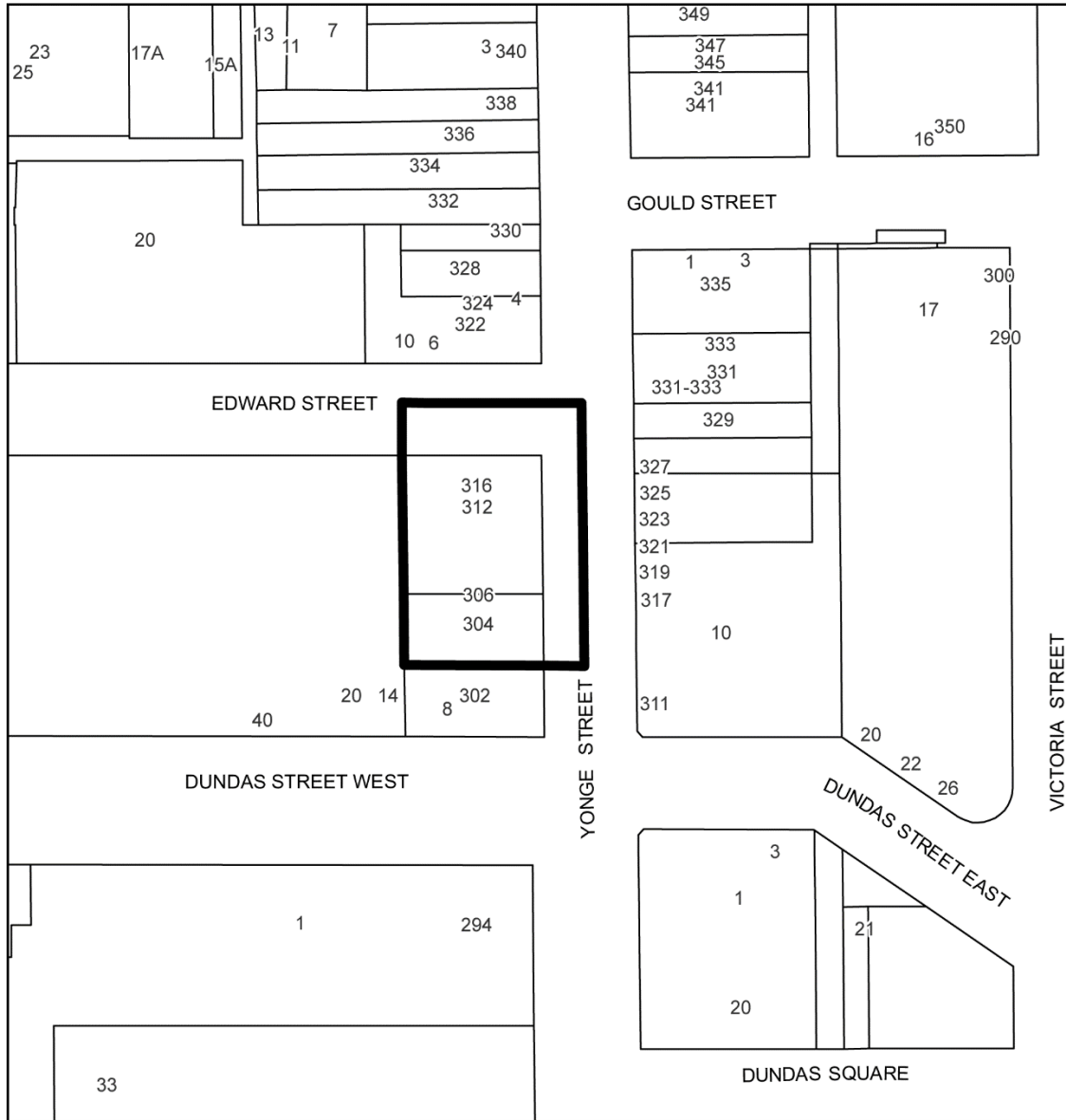




**TORONTO**  
Schedule 3

## Yonge Boulevard and Old Orchard Grove Area

City of Toronto By-law 569-2013  
Not to Scale  
5/28/2018

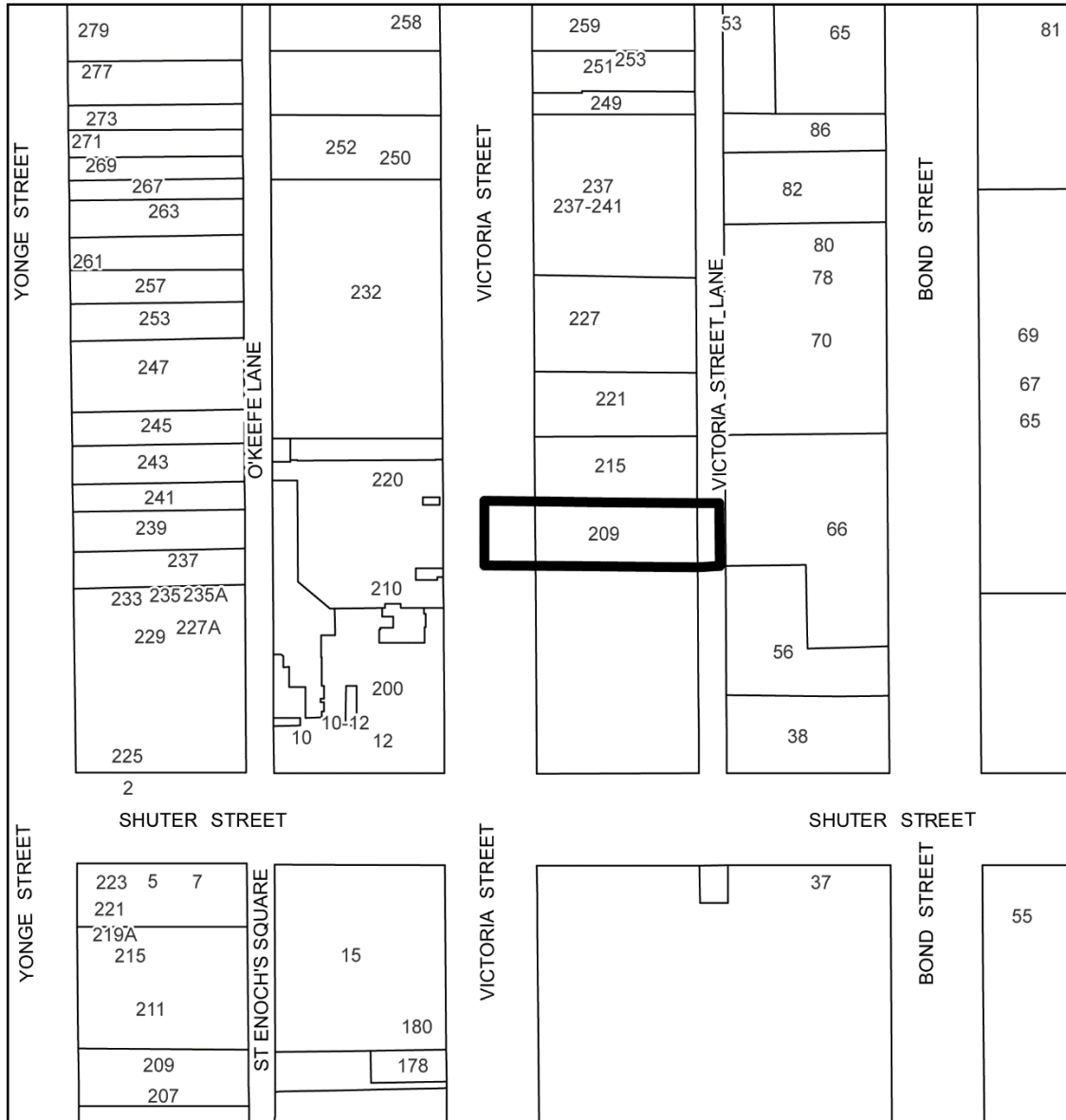


**TORONTO**  
Schedule 4

### 304 to 316 Yonge Street

City of Toronto By-law 569-2013  
Not to Scale  
5/24/2018





**TORONTO**  
**Schedule 5**

**209 Victoria Street**

City of Toronto By-law 569-2013  
 Not to Scale  
 5/24/2018