

Attachment 1: Draft Amendments to the City of Toronto Zoning By-law 569-2013

Authority: Scarborough Community Council Item SCXX.X, as adopted by City of Toronto Council on ~, 2019.

CITY OF TORONTO

Bill

BY-LAW -2019

To amend Zoning By-law 569-2013, to facilitate zoning compliance for the Scarborough Subway Extension project.

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:

1. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
2. By-law 569-2013 as amended, is further amended by amending regulation 900.11.10(572) under the heading 'Site Specific Provisions', to add a new Site Specific Provision (F), so that it reads:
 - (A) Despite land use permissions for this zone, a **vehicle fuel station** and a **vehicle service station** are not permitted uses;
 - (B) The permitted maximum **gross floor area**, not including the area of **basements**, is 40 percent of the **lot area**;
 - (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) the greater of 23.0 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue; and
 - (ii) 3.0 metres from a **lot line** abutting any **street** other than Eglinton Avenue;
 - (D) The minimum **building setback** is 7.5 metres from a **rear lot line**;
 - (E) The requirements of (B), (C) and (D) above, do not apply to a **transportation use**; and
 - (F) Clauses 40.10.40.70 and 40.10.40.80 and regulations 40.10.30.40(1) and 40.10.40.10(5) do not apply to a **transportation use**.
3. By-law 569-2013 as amended, is further amended by amending regulation 900.30.10(28) under the heading 'Site Specific Provisions', to add new Site Specific Provisions (C), (D), (E) and (F), so that it reads:
 - (A) The minimum **building setback** from a **lot line** that abuts a **street** is 18.0 metres;
 - (B) The minimum **building setback** from a **side lot line** is a distance equal to half the height of the **building**; and
 - (C) The requirements of (A) and (B) above, do not apply to a **transportation use**;

- (D) Clauses 80.5.60.20, 80.10.40.70 and 80.10.50.10, and regulations 80.10.30.20(1) and 80.10.30.40(1) do not apply to a **transportation use**;
- (E) Despite clause 80.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
- (F) Despite regulation 80.10.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0.

4. By-law 569-2013 as amended, is further amended by amending regulation 900.11.10(688) under the heading 'Site Specific Provisions', to add new Site Specific Provisions (C), (D), (E) and (F), so that it reads:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) the greater of 5.0 metres if the **lot line** abuts Eglinton Ave. and 23.0 metres from the original centreline of Eglinton Ave.; and
 - (ii) 3.0 from a **lot line** that abuts any other **street**;
- (B) The minimum **building setback** from a **rear lot line** is 7.5 metres;
- (C) The requirements of (A) and (B) above, do not apply to a **transportation use**;
- (D) Clauses 40.10.30.40, 40.10.40.70, 40.10.40.80 and regulations 40.10.40.1(2), 40.10.40.10(5), and 40.10.100.10(1) do not apply to a **transportation use**;
- (E) Despite Clause 40.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
- (F) Despite regulation 40.10.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0.

5. By-law 569-2013 as amended, is further amended by amending regulation 900.11.10(603) under the heading 'Site Specific Provisions', to amend (D) and add new Site Specific Provisions (E), (F), (G) and (H), so that it reads:

- (A) The permitted maximum **gross floor area** is the greater of:
 - (i) 40% of the **lot area**; or
 - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;
- (B) The total combined maximum **gross floor area** of all **buildings** on Blocks A and B, Registered Plan 5153 must not exceed 2,089 square metres;
- (C) The total maximum **gross floor area** of all **buildings** on Block C, Registered Plan 5153 must not exceed 7,173 square metres;
- (D) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) the greater of 16.5 metres from the original centre line of Brimley Road and Danforth Road, or 3.0 metres from a **lot line** abutting Brimley Road and Danforth Road;
 - (ii) the greater of 23 metres from the original centre line of Eglinton Avenue, or 5.0 metres from a **lot line** abutting Eglinton Avenue; and
 - (iii) 3.0 metres from a **lot line** abutting any **street** other than those listed in (i) and (ii) above;
- (E) The requirements of (A), (B), (C) and (D) above, do not apply to a **transportation use**;
- (F) Clauses 40.10.30.40, 40.10.40.70, 40.10.40.80 and regulations 40.10.40.1(2), 40.10.40.10(5), and 40.10.100.10(1) do not apply to a **transportation use**;

- (G) Despite clause 40.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
- (H) Despite regulation 40.10.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0.

6. By-law 569-2013 as amended, is further amended by amending regulation 900.11.10(606) under the heading 'Site Specific Provisions', to add new Site Specific Provisions (D), (E), (F) and (G), so that it reads:

- (A) Despite land use permissions for this zone, only the following uses are permitted:
 - (i) an office if it is only used for a real estate, an insurance, a travel agent, a trust company, or a finance company;
 - (ii) a **retail store** if:
 - (a) it only sells automotive supplies, hobby supplies, furniture and lighting fixtures, photographic and art supplies, sporting goods, textiles and fabrics, and home improvement supplies; or
 - (b) it is a drug store or delicatessen;
 - (iii) a **personal service shop** if it is only used for a beauty parlour, or a cleaners;
 - (iv) an **eating establishment** if the sale of foods and beverages is for consumption inside a **building**;
 - (v) a **financial institution**;
 - (vi) a **custom workshop** if it is only a custom tailor; and
 - (vii) a photographic and art studio;
- (B) The permitted maximum **gross floor area** is the greater of:
 - (i) 40% of the **lot area**; or
 - (ii) the **gross floor area** that **lawfully** existed on the date of enactment of this By-law;
- (C) The minimum **building setback** from a **lot line** that abuts a **street** is:
 - (i) the greater of 16.5 metres from the original centre line of Danforth Road, or 3.0 metres from a **lot line** abutting Danforth Road; and
 - (ii) 3.0 metres from a **lot line** abutting any other **street**;
- (D) The requirements of (A), (B), and (C) above, do not apply to a **transportation use**;
- (E) Clauses 40.10.30.40, 40.10.40.70, 40.10.40.80 and regulations 40.10.40.1(2), 40.10.40.10(5), and 40.10.100.10(1) do not apply to a **transportation use**;
- (F) Despite clause 40.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
- (G) Despite regulation 40.10.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0.

7. By-law 569-2013 as amended, is further amended by amending regulation 900.30.10(71) under the heading 'Site Specific Provisions', to add new Site Specific Provisions (B), (C), (D) and (E), so that it reads:

- (A) The minimum **building setback** from a **lot line** that abuts a **street** is 6.0 metres; and
- (B) The requirements of (A) above, do not apply to a **transportation use**;
- (C) Clauses 80.10.30.20, 80.10.40.70 and 80.10.50.10 do not apply to a **transportation use**;

(D) Despite clause 80.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and

(E) Despite regulation 80.20.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0.

8. By-law 569-2013 as amended, is further amended by amending regulation 900.31.10(15) under the heading 'Site Specific Provisions', to add new Site Specific Provisions (D), (E), (F) and (G), so that it reads:

(A) The minimum **building setback** from a **lot line** that abuts:

(i) Lawrence Avenue, is 36.0 metres, measured from the original centreline of the **street**; and

(ii) McCowan Avenue, is 25.0 metres, measured from the original centreline of the **street**;

(B) Despite the conditions for conditional permitted uses in the zone, **nursing homes**, student accommodation, living accommodation for **hospital** personnel, and offices for medical practitioners are permitted without the need to be owned or operated on behalf of the **hospital**;

(C) In addition to the uses permitted in the zone, a Senior's **apartment building** is also permitted;

(D) The requirements of (A), and (B) above, do not apply to a **transportation use**;

(E) Regulation 80.20.30.20(1), and clause 80.20.40.70 do not apply to a **transportation use**;

(F) Despite clause 80.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and

(G) Despite regulation 80.20.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0.

9. By-law 569-2013 as amended, is further amended by amending regulation 900.3.10(235) under the heading 'Site Specific Provisions', to add a new Site Specific Provision (G), so that it reads:

(A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;

(B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;

(C) The minimum **building setback** from a **front lot line** that abuts McCowan Road, is 22.0 metres from the centreline on the original road allowance;

(D) The minimum **side yard setback** is 1.2 metres;

(E) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;

(F) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and

(G) On 25 Durrington Crescent:

(i) The requirements of (A), (B), (C), (D) and (E) above, do not apply to a **transportation use**;

(ii) Regulations 10.5.40.70(1), 10.20.30.40(1), and clause 10.20.40.70 do not apply to a **transportation use**;

- (iii) Despite clause 10.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
- (iv) Despite regulation 10.20.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0.

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

- 10.** By-law 569-2013 as amended, is further amended by amending regulation 900.3.10(244) under the heading 'Site Specific Provisions', to add a new Site Specific Provision (H) so that it reads:

- (A) The minimum required **lot frontage** is that which existed on the date of the enactment of this By-law;
- (B) The minimum required **lot area** is that which existed on the date of the enactment of this By-law;
- (C) The minimum **building setback** from a **front lot line** that abuts Brimley Road or McCowan Road, is 22.0 metres from the centreline on the original road allowance;
- (D) The minimum **building setback** from a **front lot line** that abuts Ellesmere Road, is 30.0 metres from the centreline on the original road allowance;
- (E) The minimum **side yard setback** is 1.2 metres;
- (F) The minimum **building setback** from a **side lot line** that abuts a **street** is 5.7 metres;
- (G) An attached or detached garage must be set back a minimum of 0.3 metres from a **side lot line** that does not abut a **street**; and
- (H) On 1072 McCowan Road:
 - (i) The requirements of (A), (B), (C), (E) and (F) above, do not apply to a **transportation use**;
 - (ii) Regulations 10.5.40.70(1), 10.20.30.40(1), and clause 10.20.40.70 do not apply to a **transportation use**;
 - (iii) Despite clause 10.5.40.40 floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and
 - (iv) Despite regulation 10.20.40.40(1), the maximum permitted floor space index for a **building** with a **transportation use** is 1.0.

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

Enacted and passed on _____, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

**Attachment 2: Draft Amendments to former City of Scarborough Kennedy Park
Community Zoning By-law 9276**

Authority: Scarborough Community Council Item SCXX.X, as adopted by City of Toronto Council on
~, 2019

CITY OF TORONTO

Bill ~

BY-LAW -2019

**To amend former City of Scarborough Kennedy Park Community Zoning By-law 9276, as
amended, respecting the lands municipally known in the year 2019 as 155 Transway
Crescent and 2439, 2453, 2455, 2457 and 2461 Eglinton Avenue East.**

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

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

The Council of the City of Toronto enacts:

- 1. SCHEDULE "C", EXCEPTIONS MAP**, is amended by adding Exception 26 to those lands known municipally as 155 Transway Crescent and 2439, 2453, 2455, 2457 and 2461 Eglinton Avenue East, as shown on Schedule 1 to By-law xxx-2019.
- 2. SCHEDULE "C", EXCEPTIONS LIST**, as amended, is amended by adding Exception No. 26 as follows:
 26. On those lands identified as Exception 26 on the accompanying map, the following provisions shall apply:
 - (a) Nothing in this By-law shall prevent the use of any land within the defined area for a public transit use.

Enacted and passed on , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



Exception 26



Zoning By-Law Amendment

2439-2457 Eglinton Avenue East and
155 Transway Crescent
ECLRT and FWLRT Zoning By-law Amendments



Area Affected By This By-Law

Kennedy Park Community Bylaw
Not to Scale
06/11/18



Attachment 3: Draft Amendments to former City of Scarborough Eglinton Community Zoning By-law 10048

Authority: Scarborough Community Council Item SCXX.X, as adopted by City of Toronto Council on ~, 2019

CITY OF TORONTO

Bill ~

BY-LAW -2019

To amend former City of Scarborough Eglinton Community Zoning By-law 10048, as amended, respecting the lands municipally known in the year 2019 as 2583 and 2742 Eglinton Avenue East, 1269 and 1360 Danforth Road.

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:

3. **SCHEDULE "C", EXCEPTIONS MAP**, is amended by adding Exception 73 to those lands known municipally as 2583 and 2742 Eglinton Avenue East, 1269 and 1360 Danforth Road, as shown on Schedules 1, 2 and 3 to By-law xxx-2019.
4. **SCHEDULE "C", EXCEPTIONS LIST**, as amended, is amended by adding Exception No. 73 as follows:
 73. On those lands identified as Exception 73 on the accompanying map, the following provisions shall apply:
 - (a) Nothing in this By-law shall prevent the use of any land within the defined area for a public transit use.

- (b) If a conveyance or dedication required by a Federal, Provincial or Municipal government, or an expropriation by an expropriating authority:
- (i) Causes a lot to not comply with the required minimum lot frontage, required minimum lot depth, required minimum lot area or required minimum building setback regulations of this By-law, the lot is deemed to comply with those regulations;
 - (ii) Reduces the permitted maximum number of dwelling units or the permitted maximum gross floor area on a lot, the number of dwelling units or the gross floor area on the lot is the permitted maximum number of dwelling units or the permitted maximum gross floor area that was permitted on the lot on the day before the conveyance, dedication or expropriation;
 - (iii) Causes required parking spaces on a lot to be removed, the required parking spaces that remain are deemed to satisfy the parking space requirements of this By-law for that building and permitted uses that were on the lot on the day before the conveyance, dedication or expropriation; and
 - (iv) Reduces the area of a lot so as to cause:
 - 1. A lawfully existing building on a lot to exceed the permitted maximum lot coverage, the permitted maximum lot coverage on that lot is the lot coverage on the lot on the day of the conveyance, dedication or expropriation; or
 - 2. A vacant lot to have a smaller lot area, the permitted maximum lot coverage for that vacant lot is based upon the lawful lot area of that vacant lot on the day before the conveyance, dedication or expropriation.

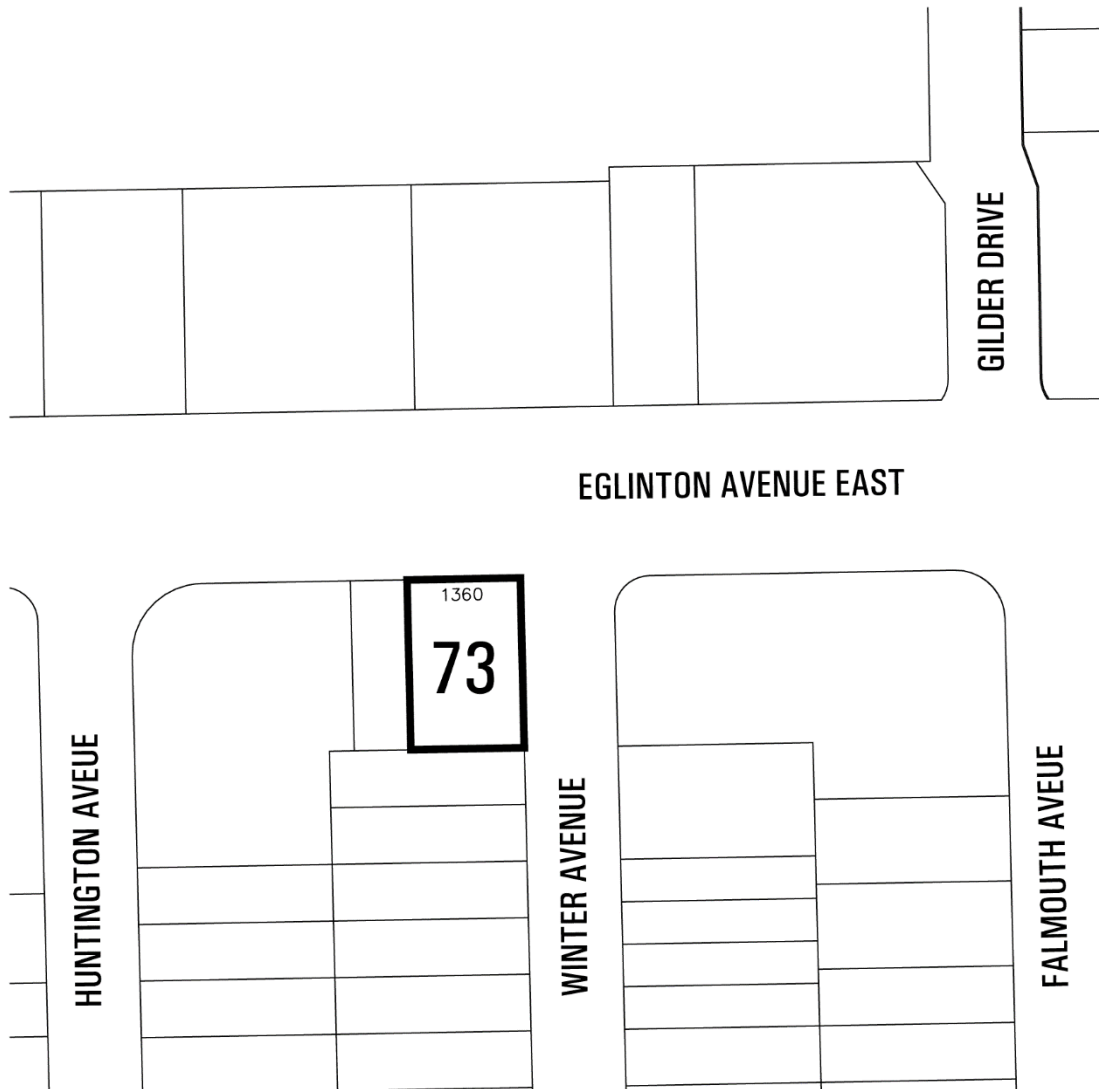
Enacted and passed on , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



Exception 73

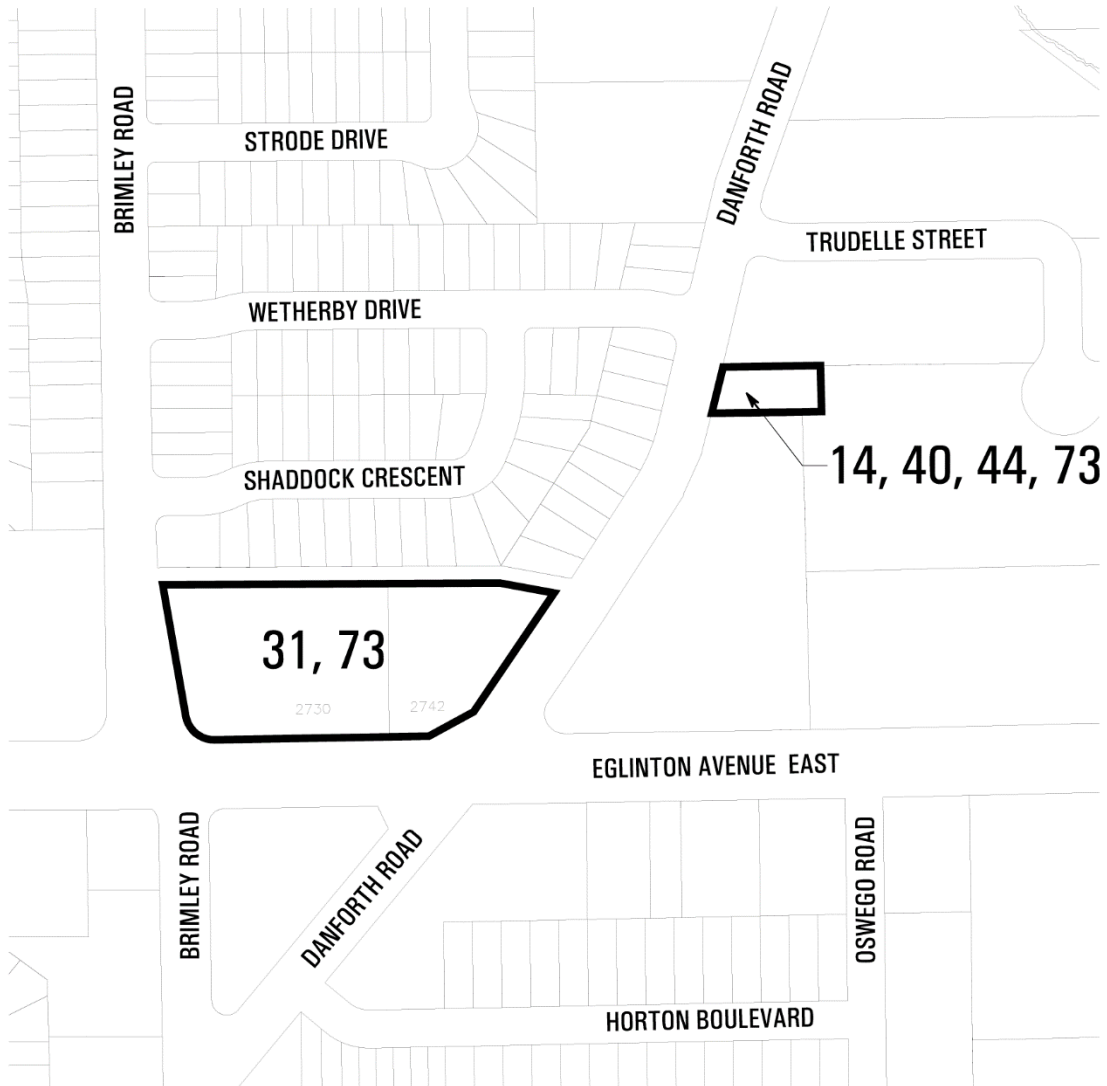
Toronto
Zoning By-Law Amendment

2583 Eglinton Avenue East
File # 19 101239 ESC 20 0Z

 Area Affected By This By-Law

Eglinton Community Bylaw
Not to Scale
01/21/19


Schedule '2'



Exception 73



Zoning By-Law Amendment

McCowan Road Hydro Corridor

File # 19 101239 ESC 20 02

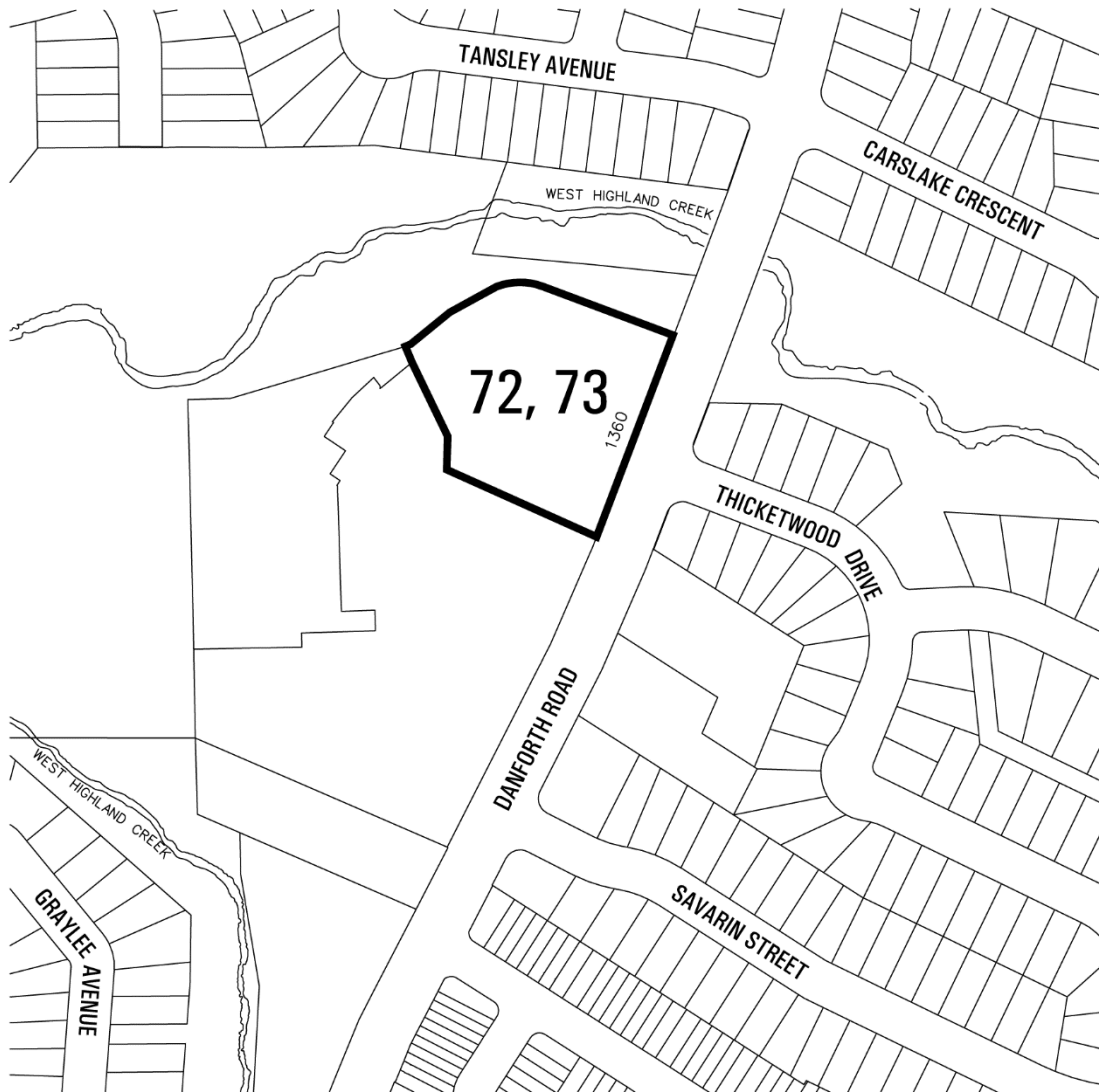


Area Affected By This By-Law

Eglinton Community Bylaw
Not to Scale
01/21/19



Schedule '3'



Exception 73



Zoning By-Law Amendment

1360 Danforth Road
File # 19 101239 ESC 20 02



Area Affected By This By-Law

Eglinton Community Bylaw
Not to Scale
01/21/19



Attachment 4: Draft Amendments to former City of Scarborough Bendale Community Zoning By-law 9350

Authority: Scarborough Community Council Item SCXX.X, as adopted by City of Toronto Council on ~, 2019

CITY OF TORONTO

Bill ~

BY-LAW -2019

To amend former City of Scarborough Bendale Community Zoning By-law 9350, as amended, respecting the lands municipally known in the year 2019 as 1515 Danforth Road, 3050 Lawrence Avenue East, 25 Durrington Crescent, and 1072 McCowan Road.

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:

5. **SCHEDULE "C", EXCEPTIONS MAP**, is amended by adding Exception 15 to those lands known municipally as 1515 Danforth Road, 3050 Lawrence Avenue East, 25 Durrington Crescent, and 1072 McCowan Road, as shown on Schedules 1, 2, 3 and 4 to By-law xxx-2019.

6. **SCHEDULE "C", EXCEPTIONS LIST**, as amended, is amended by adding Exception No. 15 as follows:

15. On those lands identified as Exception 15 on the accompanying map, the following provisions shall apply:

- (a) Nothing in this By-law shall prevent the use of any land within the defined area for a public transit use.

- (b) If a conveyance or dedication required by a Federal, Provincial or Municipal government, or an expropriation by an expropriating authority:
- (v) Causes a lot to not comply with the required minimum lot frontage, required minimum lot depth, required minimum lot area or required minimum building setback regulations of this By-law, the lot is deemed to comply with those regulations;
 - (vi) Reduces the permitted maximum number of dwelling units or the permitted maximum gross floor area on a lot, the number of dwelling units or the gross floor area on the lot is the permitted maximum number of dwelling units or the permitted maximum gross floor area that was permitted on the lot on the day before the conveyance, dedication or expropriation;
 - (vii) Causes required parking spaces on a lot to be removed, the required parking spaces that remain are deemed to satisfy the parking space requirements of this By-law for that building and permitted uses that were on the lot on the day before the conveyance, dedication or expropriation; and
 - (viii) Reduces the area of a lot so as to cause:
 - 1. A lawfully existing building on a lot to exceed the permitted maximum lot coverage, the permitted maximum lot coverage on that lot is the lot coverage on the lot on the day of the conveyance, dedication or expropriation; or
 - 2. A vacant lot to have a smaller lot area, the permitted maximum lot coverage for that vacant lot is based upon the lawful lot area of that vacant lot on the day before the conveyance, dedication or expropriation.

Enacted and passed on , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



Exception 15



Zoning By-Law Amendment

1515 Danforth Road
File # 19 101239 ESC 20 02

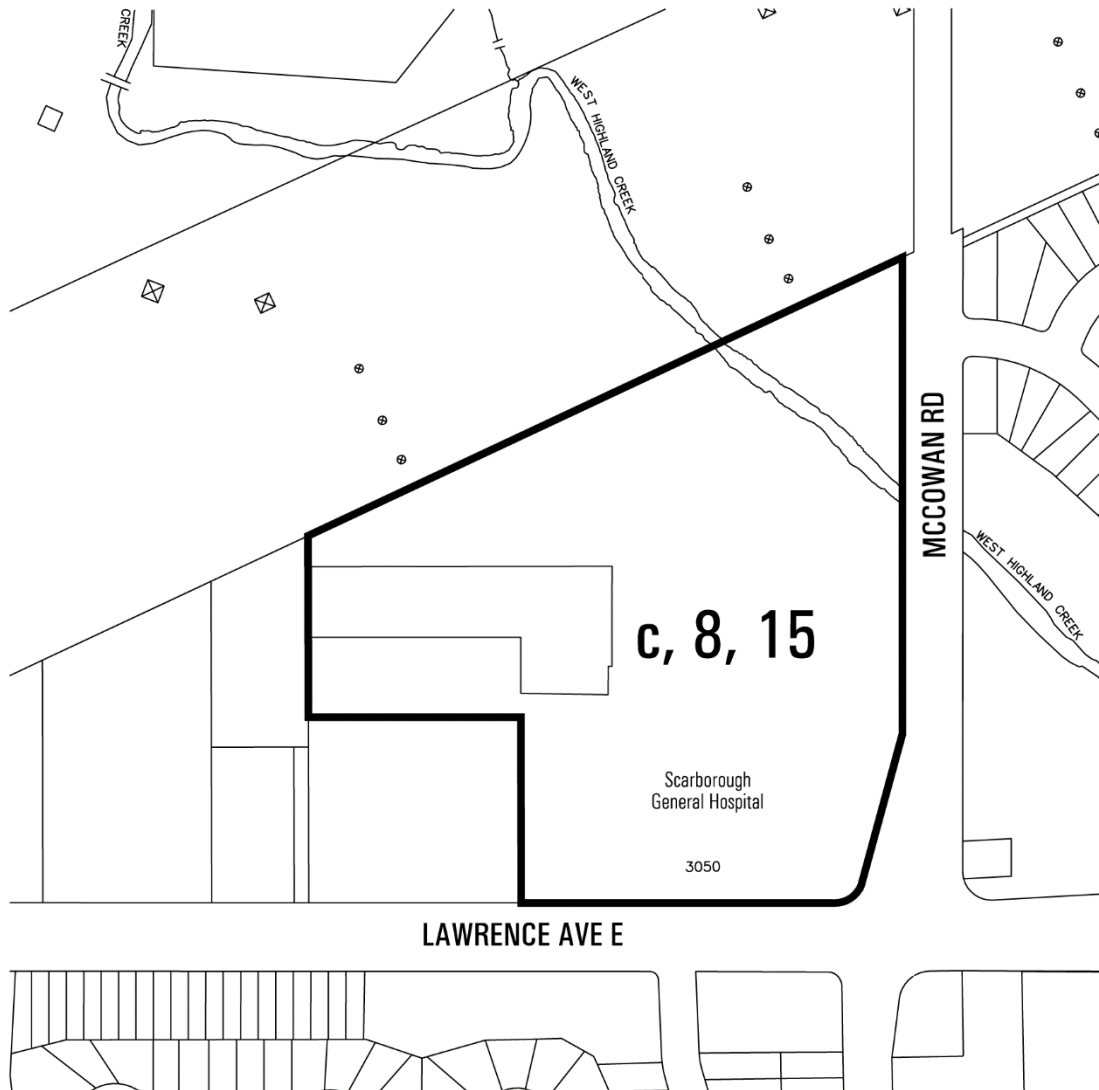


Area Affected By This By-Law

Bendale Community Bylaw
Not to Scale
01/21/19



Schedule '2'



Exception 15

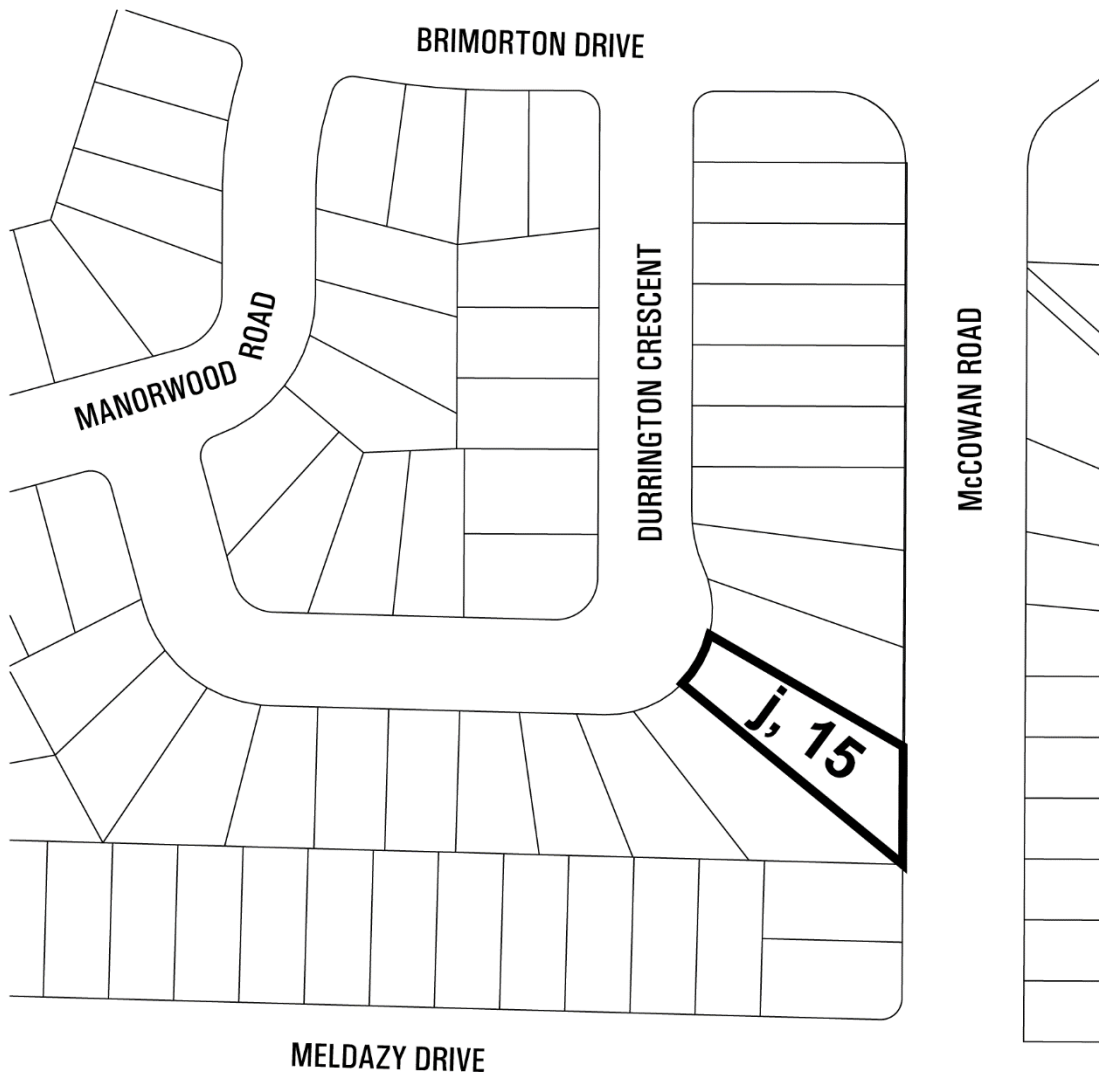
 **Toronto**
Zoning By-Law Amendment

3050 Lawrence Avenue East
File # 19 101239 ESC 20 02

 Area Affected By This By-Law

Bendale Community Bylaw
Not to Scale
01/21/19


Schedule '3'



Exception 15

 **Toronto**
Zoning By-Law Amendment

25 Durington Crescent
File # 19 101239 ESC 20 02

 Area Affected By This By-Law

Bendale Community Bylaw
Not to Scale
01/21/19


Schedule '4'



Exception 15

 **Toronto**
Zoning By-Law Amendment

1072 McCowan Road
File # 19 101239 ESC 20 0Z

 Area Affected By This By-Law

Bendale Community Bylaw
Not to Scale
01/21/19


**Attachment 5: Draft Amendments to former City of Scarborough Woburn Community
Zoning By-law 9510**

Authority: Planning and Growth Management Committee Item PGXX.X, as adopted by City of
Toronto Council on ~, 2019

CITY OF TORONTO

Bill ~

BY-LAW -2019

**To amend former City of Scarborough Woburn Community Zoning By-law 9510, as
amended, respecting certain lands contained within the Ontario Hydro corridor adjacent
and to the east of McCowan Road.**

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:

- 7. SCHEDULE "C", EXCEPTIONS MAP**, is amended by adding Exception 78 to certain lands
contained within the Ontario Hydro corridor adjacent and to the east of McCowan Road, as
shown on Schedule 1 to By-law xxx-2019.
- 8. SCHEDULE "C", EXCEPTIONS LIST**, as amended, is amended by adding Exception No. 78 as
follows:
 78. On those lands identified as Exception 78 on the accompanying map, the following
provisions shall apply:
 - (a) Nothing in this By-law shall prevent the use of any land within the defined area
for a public transit use.

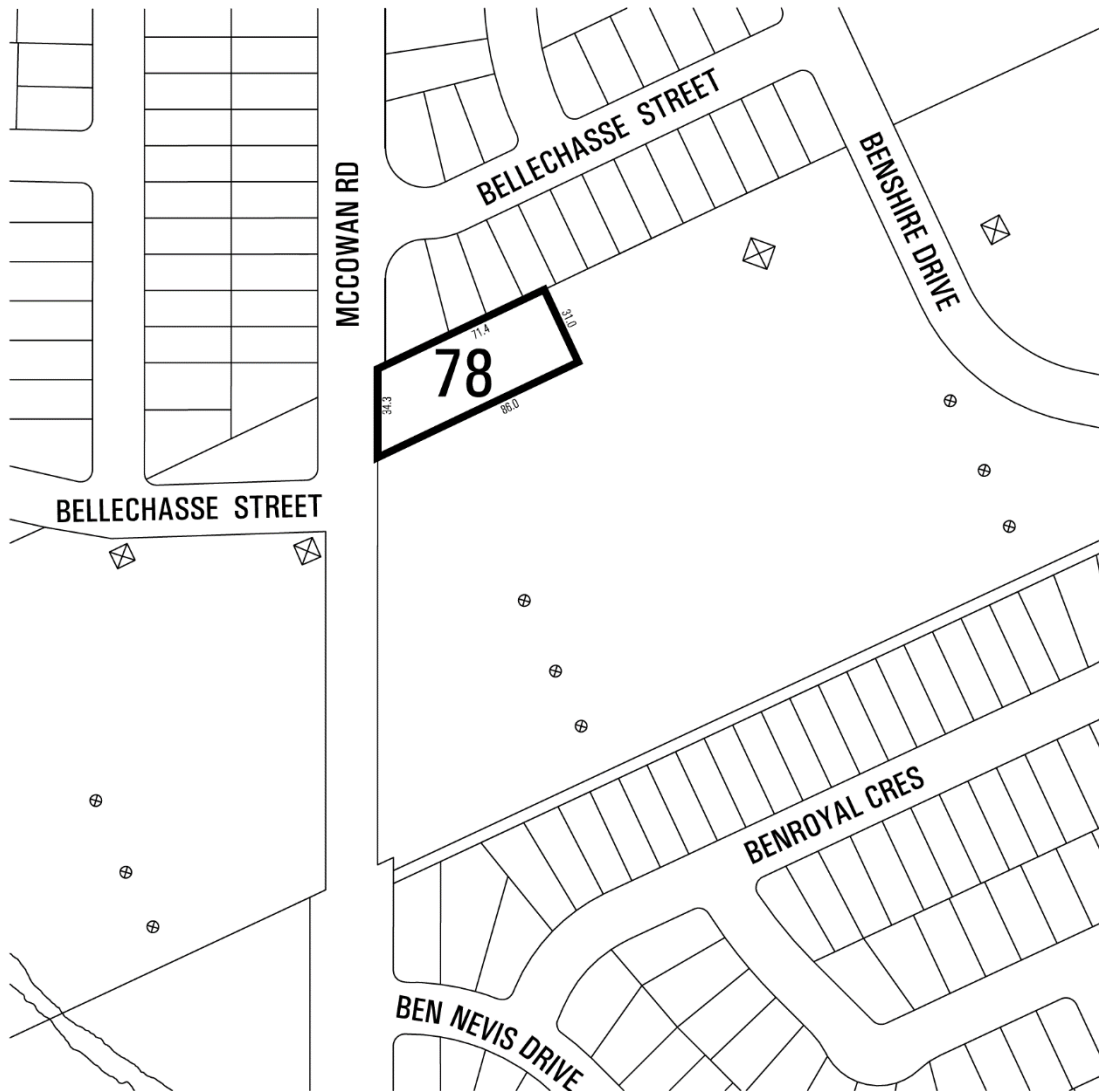
Enacted and passed on , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



Exception 78



Zoning By-Law Amendment

McCowan Road Hydro Corridor

File # 19 101239 ESC 20 02



Area Affected By This By-Law

Bendale Community Bylaw
Not to Scale
01/21/19



**Attachment 6: Draft Amendments to former City of Scarborough Employment Districts
Zoning By-law 24982**

Authority: Scarborough Community Council Item SCXX.X, as adopted by City of Toronto Council on
~, 2019

CITY OF TORONTO

Bill ~

BY-LAW -2019

**To amend former City of Scarborough Employment Districts Zoning By-law 24982, as
amended, respecting the lands municipally known in the year 2019 as 300 and 350x
Borough Drive, 200 and 230 Town Centre Court, 50 and 60 Brian Harrison Way, and 530
and 580 Progress Avenue.**

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:

9. **SCHEDULE "A", PROGRESS EMPLOYMENT DISTRICT (WEST) MAP**, is amended by adding
Exception 2101 to those lands known municipally as 300 and 350x Borough Drive, 200 and 230
Town Centre Court, 50 and 60 Brian Harrison Way, and 530 and 580 Progress Avenue, as shown
on Schedule 1 to By-law xxx-2019.

10. **SCHEDULE "C", EXCEPTIONS LIST**, as amended, is amended by adding Exception No. 2101 as
follows:

2101. On those lands identified as Exception 2101 on the accompanying map, the following
provisions shall apply:

- (a) If a conveyance or dedication required by a Federal, Provincial or Municipal
government, or an expropriation by an expropriating authority:

- (ix) Causes a lot to not comply with the required minimum lot frontage, required minimum lot depth, required minimum lot area or required minimum building setback regulations of this By-law, the lot is deemed to comply with those regulations;
- (x) Reduces the permitted maximum number of dwelling units or the permitted maximum gross floor area on a lot, the number of dwelling units or the gross floor area on the lot is the permitted maximum number of dwelling units or the permitted maximum gross floor area that was permitted on the lot on the day before the conveyance, dedication or expropriation;
- (xi) Causes required parking spaces on a lot to be removed, the required parking spaces that remain are deemed to satisfy the parking space requirements of this By-law for that building and permitted uses that were on the lot on the day before the conveyance, dedication or expropriation; and
- (xii) Reduces the area of a lot so as to cause:
 - 1. A lawfully existing building on a lot to exceed the permitted maximum lot coverage, the permitted maximum lot coverage on that lot is the lot coverage on the lot on the day of the conveyance, dedication or expropriation; or
 - 2. A vacant lot to have a smaller lot area, the permitted maximum lot coverage for that vacant lot is based upon the lawful lot area of that vacant lot on the day before the conveyance, dedication or expropriation.

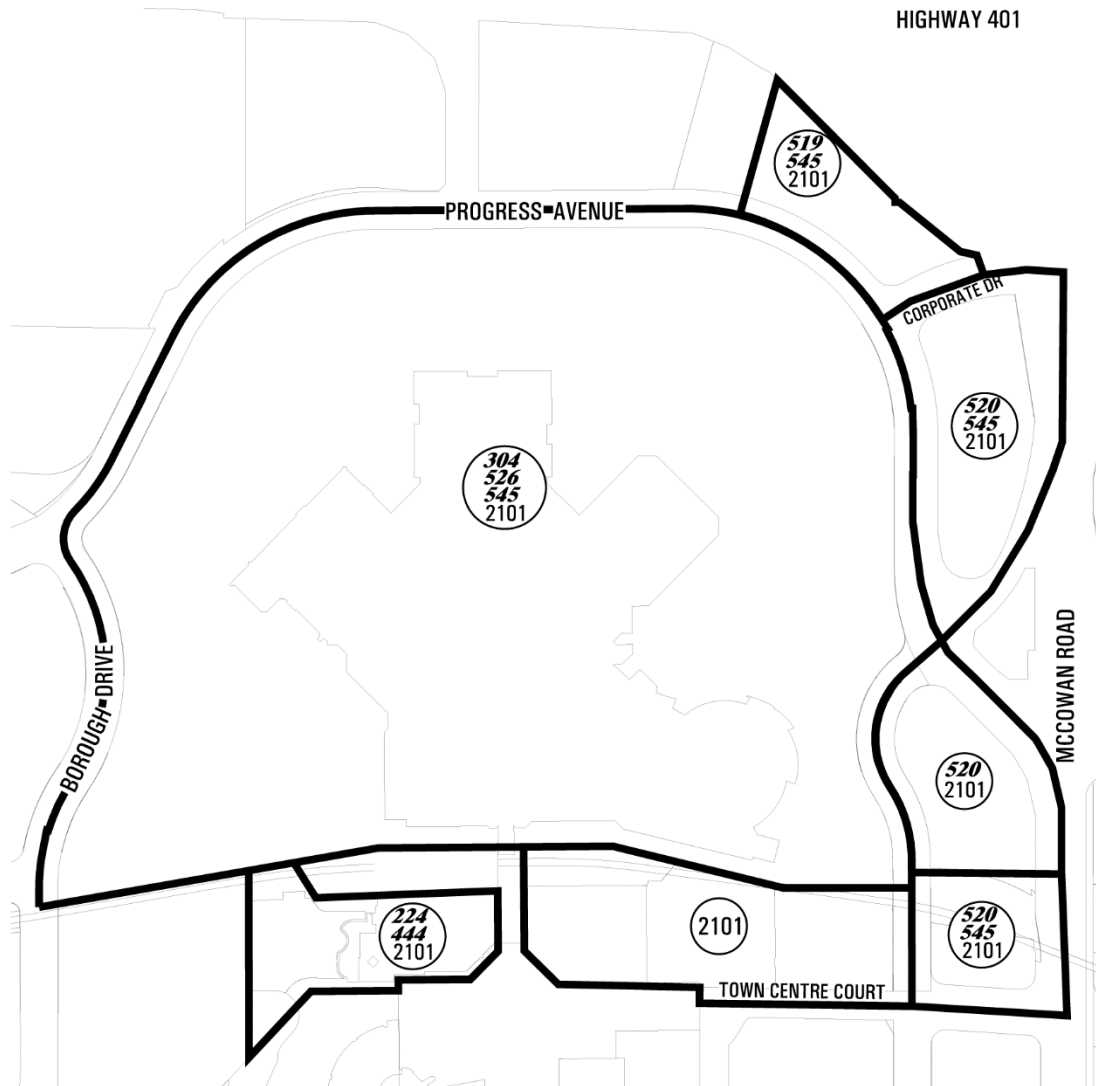
Enacted and passed on , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



Exception 2101

Toronto
Zoning By-Law Amendment

Multiple Addresses
File # 19 101239 ESC 20 02

 Area Affected By This By-Law

Progress Employment district By-law (West)
Not to Scale
02/25/19

