

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

Authority: Planning and Housing Committee Item xxxx, adopted as amended, by City of Toronto Council on May 31, 2022

CITY OF TORONTO

BY-LAW xxx-2022

To amend City of Toronto Zoning By-law 569-2013, as amended, to facilitate zoning compliance for the Ontario Line project.

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 hasheld 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. Zoning By-law No. 569-2013, as amended, is further amended by adding the lands as shown on Diagram 1 attached to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: EO 2.0 (e0.75; o2.0) (x20) as shown on Diagram 2 attached to this By-law.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands subject to this By-law from a zone label of EO 2.0 (e0.75; o2.0) (x22) to EO 2.0 (e0.75; o2.0) (x20) as shown on Diagram 3 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 1 to the Policy Areas Overlay Map in Article 995.10.1, and applying no value.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands as shown on Diagram 1 to the Height Overlay Map in Article 995.20.1, and applying no value.
6. Zoning By-law 569 -2013, as amended, is further amended by adding the lands as shown on Diagram 1 to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.
7. Zoning By-law 569-2013, as amended, as amended, is further amended by adding the lands as shown on Diagram 1 to the Rooming House Overlay Map in Article 995.40.1, and applying no value.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.24.10 Exception Number 20 so that it reads:

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(20) Exception EO 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) Regulations 60.40.40.10(1) and (2) do not apply to a **transportation use**;
- (B) Regulations 60.40.40.70(1), (2), and (3) do not apply to a **transportation use**;
- (C) Despite Clause 60.40.50.10(1), any **lot line** abutting a **street** for **lots** with a **transportation use** must have a minimum 1.0 meter wide strip of **soft landscaping** along the entire length of the **lot line**, exclusive of **driveways** and walkways;
- (D) Regulation 60.40.30.20(1) does not apply to a **transportation use**; and
- (E) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 8.4.1(c), Section 8.4.1(d) and Section 8.4.1(e), former Town of Leaside By-law 1916.

9. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands subject to this By-law from a zone label of OR to OR (x36) as shown on Diagram 4 attached to this By-law.

10. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.42.10 Exception OR 36, so that it reads:

(36) Exception OR 36

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) Clause 90.30.40.70 does not apply to a **transportation use**;
- (B) Floor space index is calculated only for the above ground portion of a **building** or **structure** with a **transportation use**; and

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- (C) The maximum permitted floor space index for **transportation use** in a **building** is 1.0 times the area of the **lot**.

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

11. Zoning By-law 569-2013, as amended, is further amended by amending Article 900.11.10 Exception Number 2130, so that it reads:

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) On the lands municipally known as 205 Queen St. W. in 1996, clothing **manufacturing use, warehouse, and wholesaling use** are permitted;
- (B) On a **lot, public parking** is permitted;
- (C) These **premises** must comply with Exception 900.11.10(2);
- (D) Regulation 40.10.30.20(1) does not apply to a **transportation use**;
- (E) Regulations 40.10.40.10(2) (A) and (B) do not apply to a **transportation use**;
- (F) A **building** used only for a **transportation use** that is part of a transit facility is not required to comply with Regulations 40.10.40.10(4) and 40.10.40.10(5);
- (G) Regulations 40.10.40.40(1) and (2) do not apply to a **transportation use** provided that the maximum floor area is no greater than 1.0 time the area of the **lot**, as calculated only for the portion above ground;
- (H) Regulation 40.10.40.70(2) does not apply to a **transportation use**;
- (I) Regulation 40.10.40.80(2) does not apply to a **transportation use**; and
- (J) On the lands municipally known as 205 Queen St. W., Sections 12(1)348, 12(2) 260 and 12(2) 270(a) of former City of Toronto By-law 438-86 do not apply to a **transportation use**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 348 of former City of Toronto By-law 438-86, except as otherwise provided for in Site Specific Provision (J) in this Exception;
- (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
- (C) Section 12(2) 203 of former City of Toronto By-law 438-86;

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- (D) Section 12(2) 260 of former City of Toronto By-law 438-86, except as otherwise provided for in Site Specific Provision (J) in this Exception; and
 - (E) Section 12(2) 270(a) of former City of Toronto By-law 438-86, except as otherwise provided for in Site Specific Provision (J) in this Exception.
12. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands subject to this By-law from a zone label of CR 12.0 (c8.0; r11.7) SS1 (x2326) to CR 12.0 (c8.0; r11.7) SS1 (x527) as shown on Diagram 5 attached to this By-law.
13. Zoning By-law 569-2013, as amended, is further amended by adding Exception Number 527 to Article 900.11.10, so that it reads:

(527) Exception CR 527

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) Regulation 40.10.30.20(1) does not apply to a **transportation use**;
- (B) Regulation 40.10.40.70(1) does not apply to a **transportation use**; and
- (C) On the lands municipally known as 1 Queen St. E., Sections 12(2) 259 and 12(2)276 of former City of Toronto By-law 438-86 and former City of Toronto By-laws 670-85 and 749-85 do not apply to a **transportation use**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86;
 - (B) Section 12(2) 132 of former City of Toronto By-law 438-86;
 - (C) Section 12(2) 259 of former City of Toronto By-law 438-86, except as otherwise provided for in Site Specific Provision (C) in this Exception;
 - (D) Section 12(2) 276 of former City of Toronto By-law 438-86, except as otherwise provided for in Site Specific Provision (C) in this Exception; and
 - (E) On 1 Queen St. E., 20 Richmond St. E., former City of Toronto By-laws 670-85 and 749-85, except as otherwise provided for in Site Specific Provision (C) in this Exception.
14. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands subject to this By-law

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from a zone label of E 1.0 to E 1.0 (x62) as shown on Diagram 6 attached to this By-law.

15. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.20.10 Exception Number 62 so that it reads:

(62) Exception E 62

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) Regulation 60.20.30.20(1) does not apply to a **transportation use**;
- (B) Regulation 60.20.40.10(2) does not apply to a **transportation use**;
- (C) Regulations 60.20.40.70(1), (2) and (3) do not apply to a **transportation use**;
- (D) Regulation 60.20.50.10(1) does not apply to a **transportation use**;
- (E) Regulation 60.20.80.20(1) does not apply to a **parking space** for a **transportation use**; and
- (F) None of the provisions of By-law 569-2013 will apply to prevent the erection or use of a construction office for the purpose of constructing a **transportation use**.

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

16. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands subject to this By-law from a zone label of E 5.0 to a zone label of EO 5.0 (x63) as shown on Diagram 7 attached to this By-law.
17. Zoning By-law 569-2013, as amended, is further amended by adding the lands, as shown on Diagram 8 attached to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: EO 5.0 (x63) as shown on Diagram 9 attached to this By-law.
18. Zoning By-law 569-2013, as amended, is further amended by adding the lands as shown on Diagram 8 to the Policy Areas Overlay Map in Article 995.10.1, and applying no value.
19. Zoning By-law 569 -2013, as amended, is further amended by adding the lands as shown on Diagram 8 to the Height Overlay Map in Article 995.20.1, and applying no value.
20. Zoning By-law 569 -2013, as amended, is further amended by adding the lands as shown on Diagram 8 to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.

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21. Zoning By-law 569-2013, as amended, as amended, is further amended by adding the lands as shown on Diagram 8 to the Rooming House Overlay Map in Article 995.40.1, and applying no value.
22. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.20.10 Exception Number 63 so that it reads:

(63) Exception E 63

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) Regulation 60.20.30.20(1) does not apply to a **transportation use**;
- (B) Regulations 60.20.40.10(1) and (2) do not apply to a **transportation use**;
- (C) Regulations 60.20.40.70(1), (2) and (3) do not apply to a **transportation use**;
- (D) Regulation 60.20.50.10(1) does not apply to a **transportation use**; and
- (E) Regulation 60.20.80.20(1) does not apply to a **parking space** for a **transportation use**.

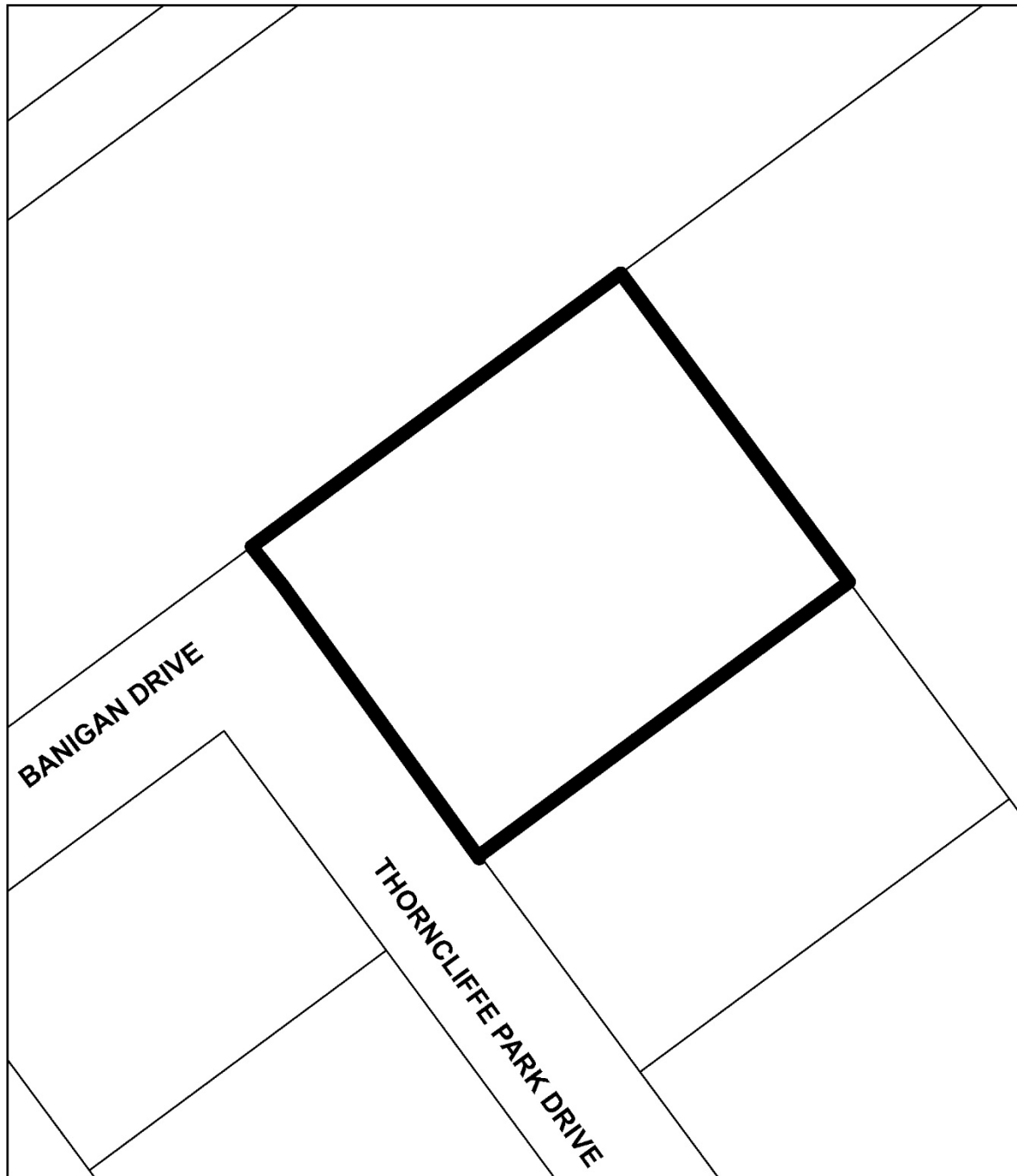
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on _____, 2022.

Frances Nunziata,
Speaker

John Elvidge,
City Clerk


(Seal of the City)




 **TORONTO**
Diagram 1

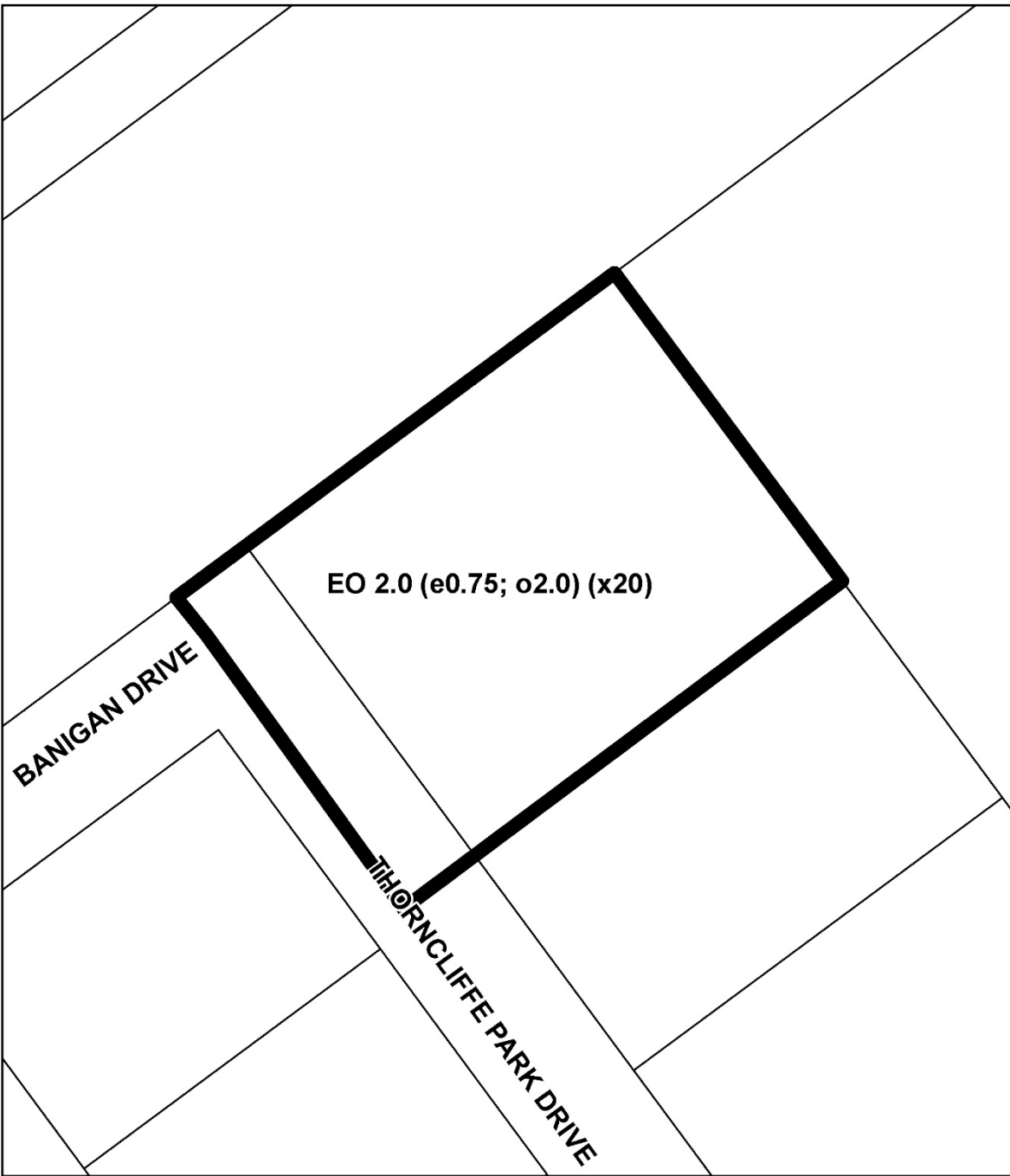
4 Thorncliffe Park Drive

File # 21 248104 STE 10 OZ

 Areas affected by this by-law


City of Toronto By-law 569-2013
Not to Scale
04/29/2022

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Diagram 2

4 Thorncliffe Park Drive

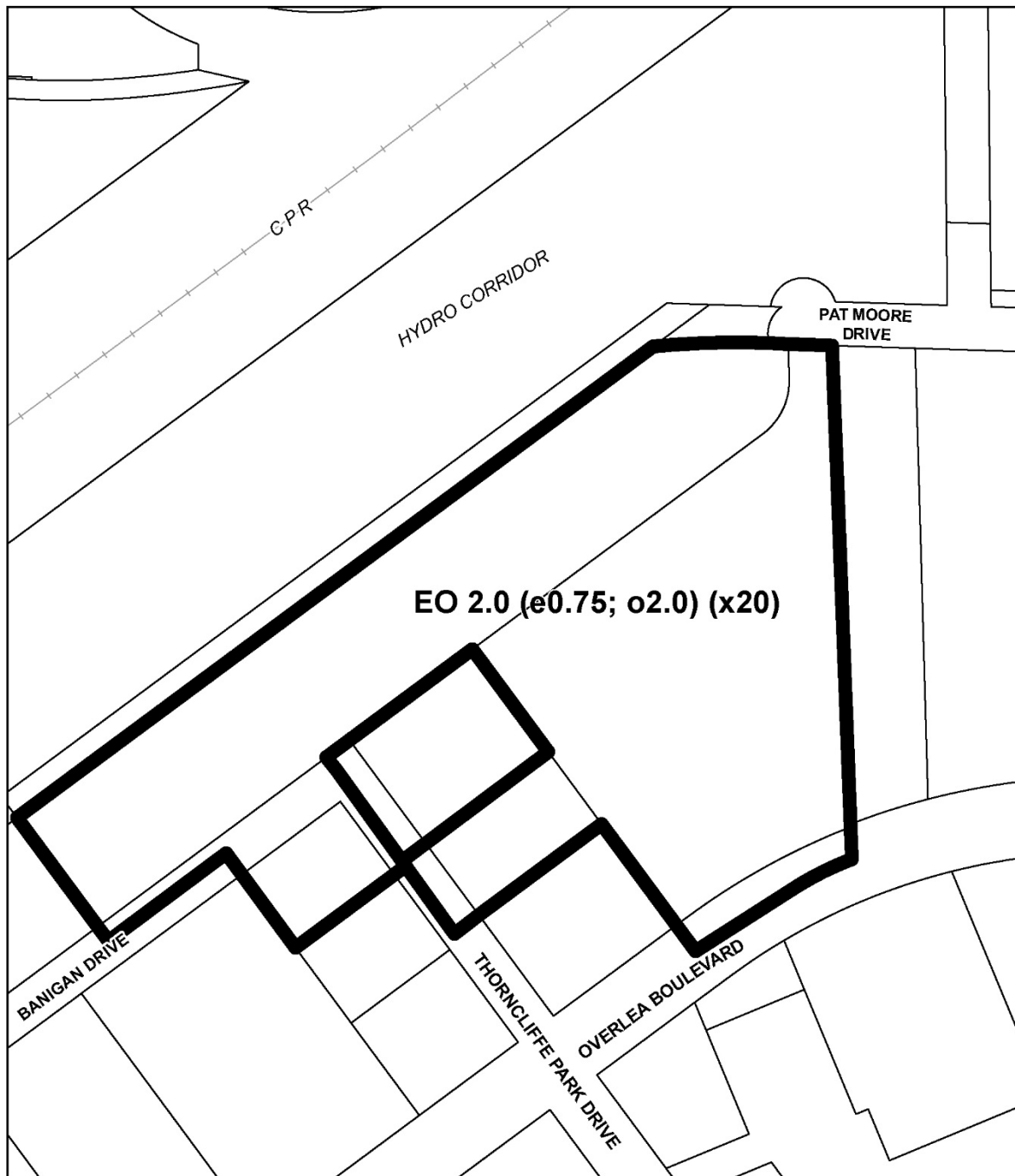
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Areas affected by this by-law


City of Toronto By-law 569-2013
Not to Scale
04/29/2022


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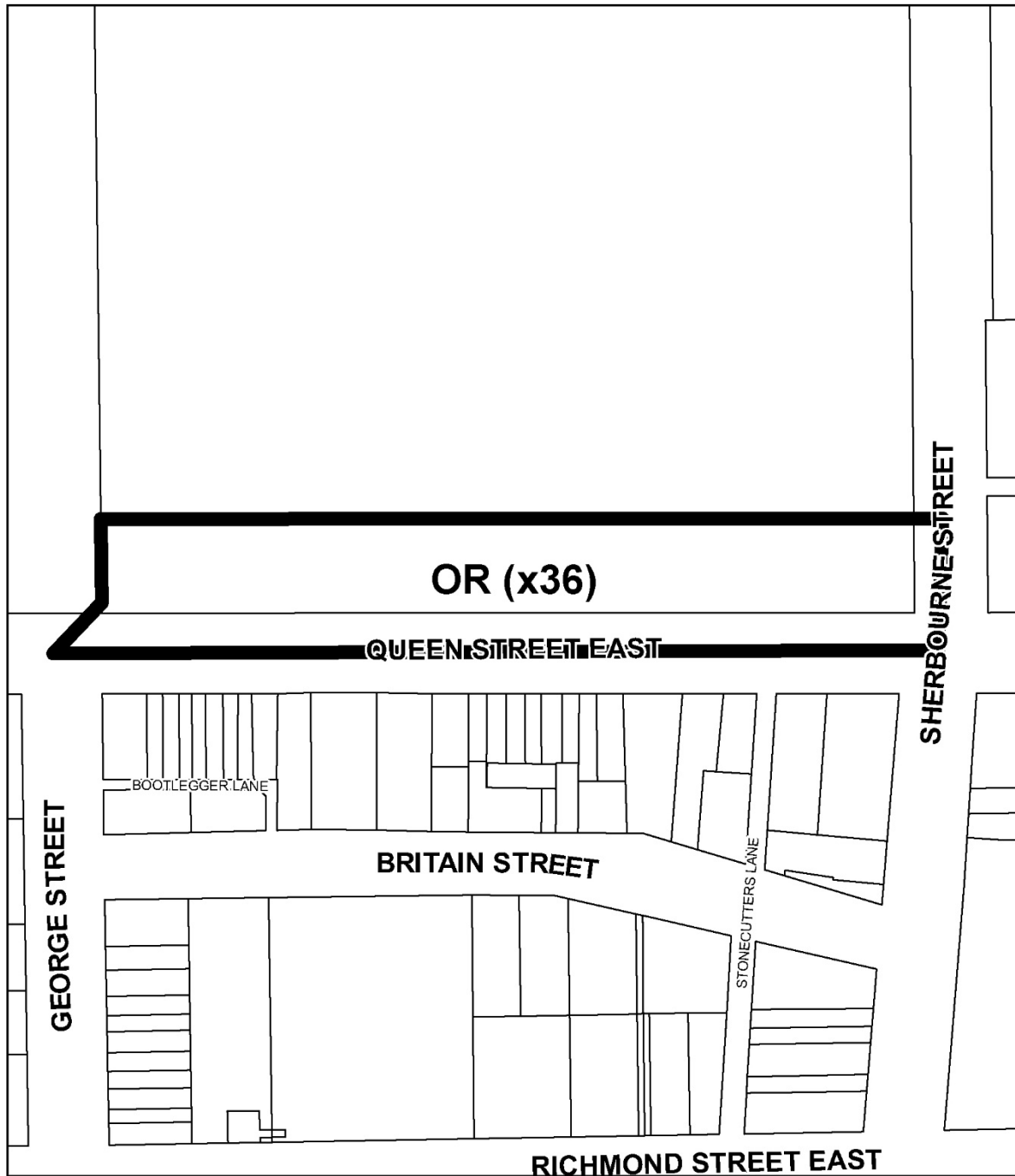
 **TORONTO**
Diagram 3

1, 2, 6 Thorncliffe Park Drive
and 36 Overlea Boulevard

File # 21 248104 STE 10 OZ

 Areas affected by this by-law


City of Toronto By-law 569-2013
Not to Scale
04/29/2022




 **TORONTO**
Diagram 4

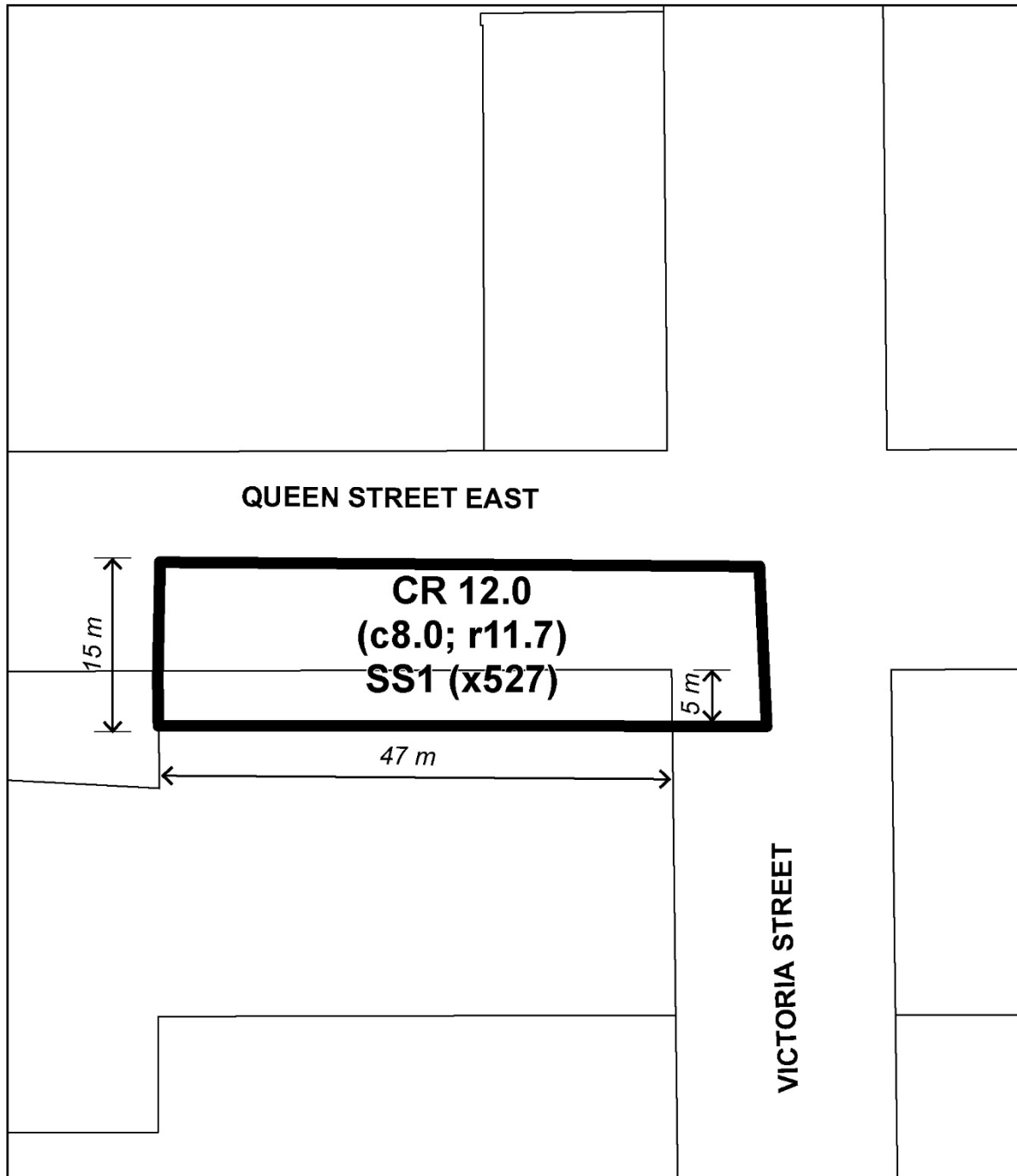
A Portion of 150 Sherbourne Street

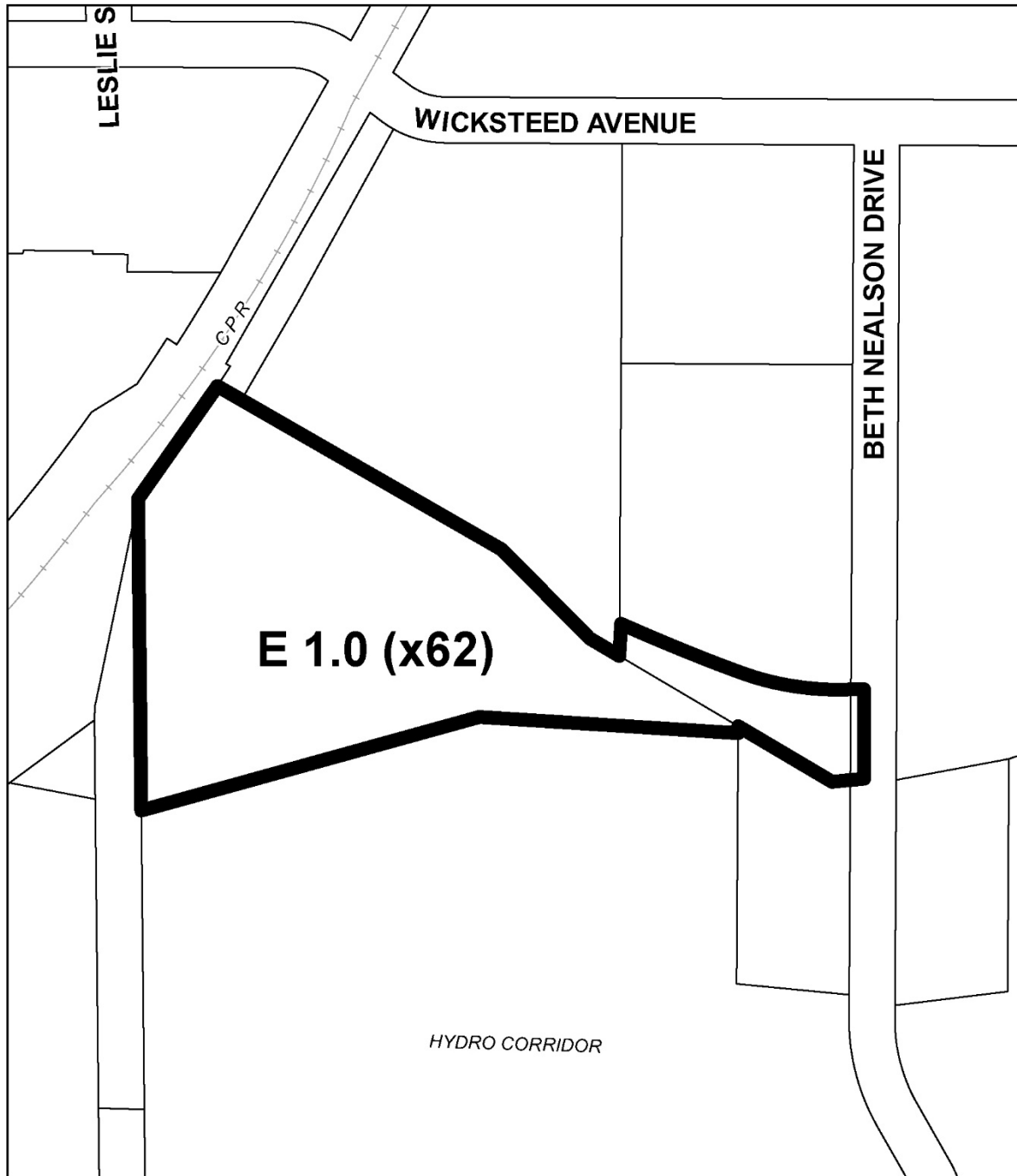
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Areas affected by this by-law



City of Toronto By-law 569-2013
Not to Scale
04/29/2022




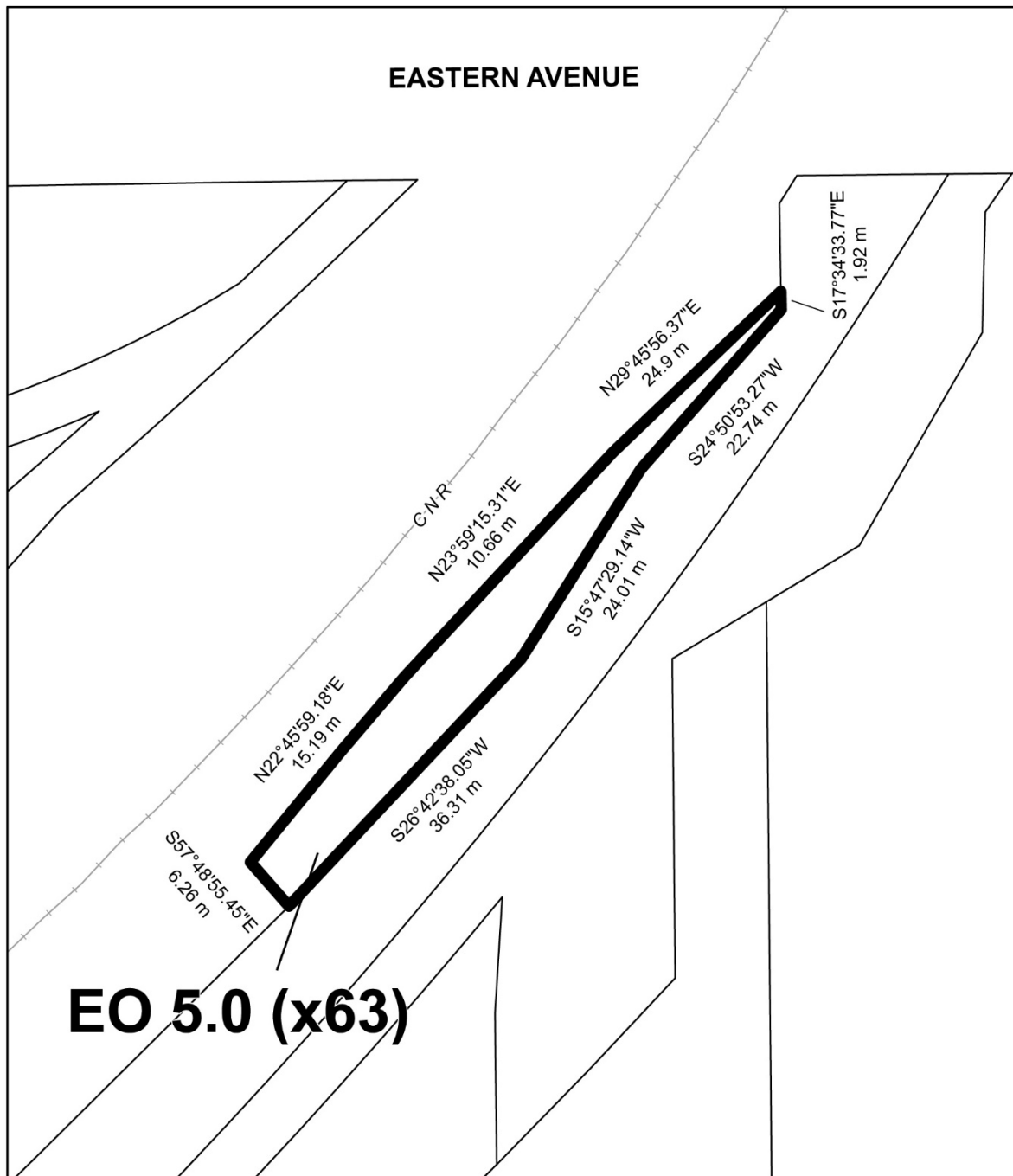


 **TORONTO**
Diagram 6

40 Beth Neelson Drive
and unaddressed Lands South of 50 Beth Neelson Drive
File # 21 248104 STE 10 OZ

 Areas affected by this by-law


City of Toronto By-law 569-2013
Not to Scale
04/29/2022




TORONTO
Diagram 7

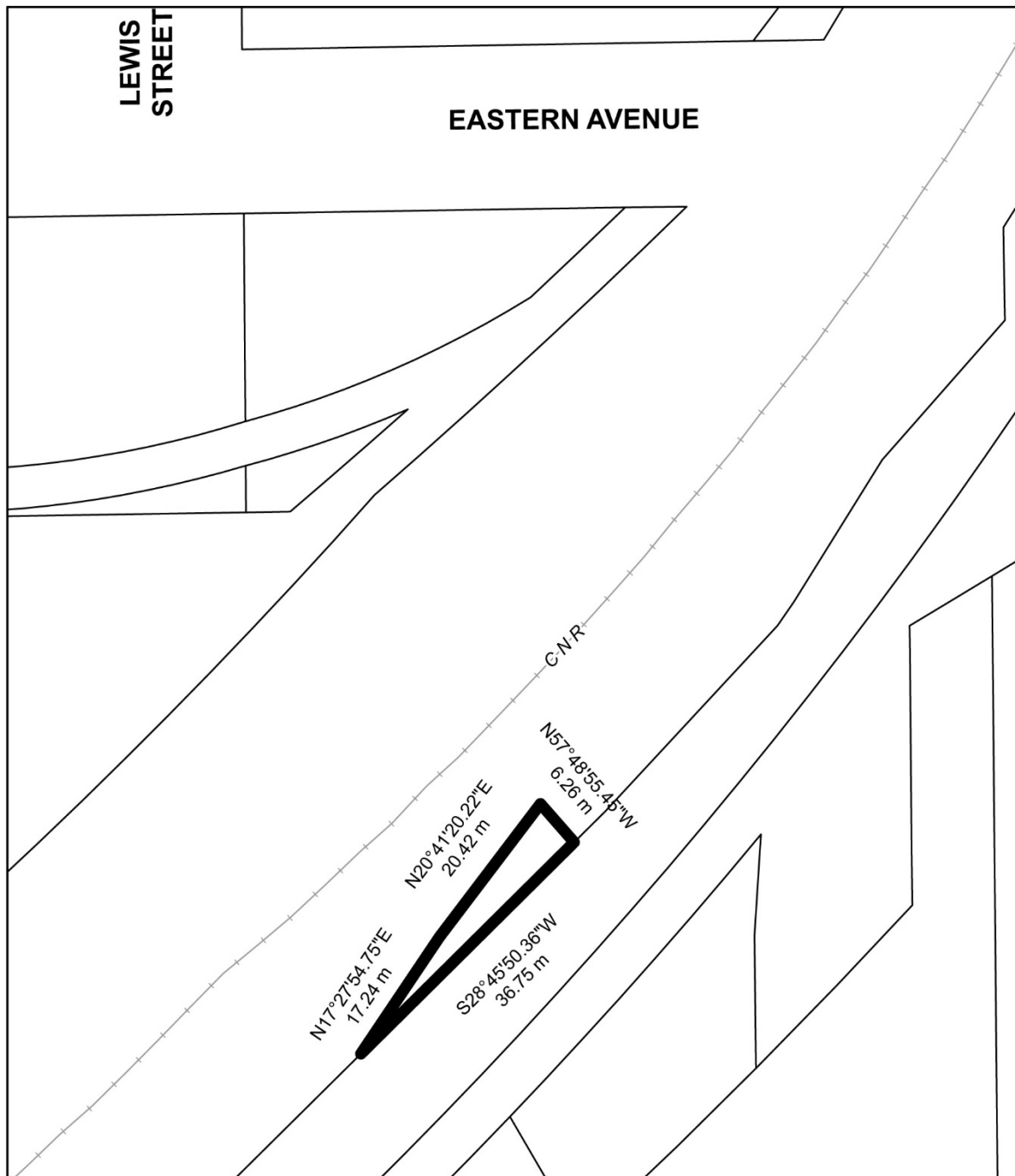
Unaddressed lands east of the rail corridor
and south of Eastern Avenue

File # 21 248104 STE 10 0Z

 Areas affected by this by-law

Plan of Survey of Part of Lots 14 and 15 of Brocken Front Concession (Geographic Township of York)
and Part of Lot 245, Registered Plan 105, City of Toronto. Plan 66R-20604
Llyod & Purcell Ltd, August 13, 2003


City of Toronto By-law 569-2013
Not to Scale
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 **TORONTO**
Diagram 8

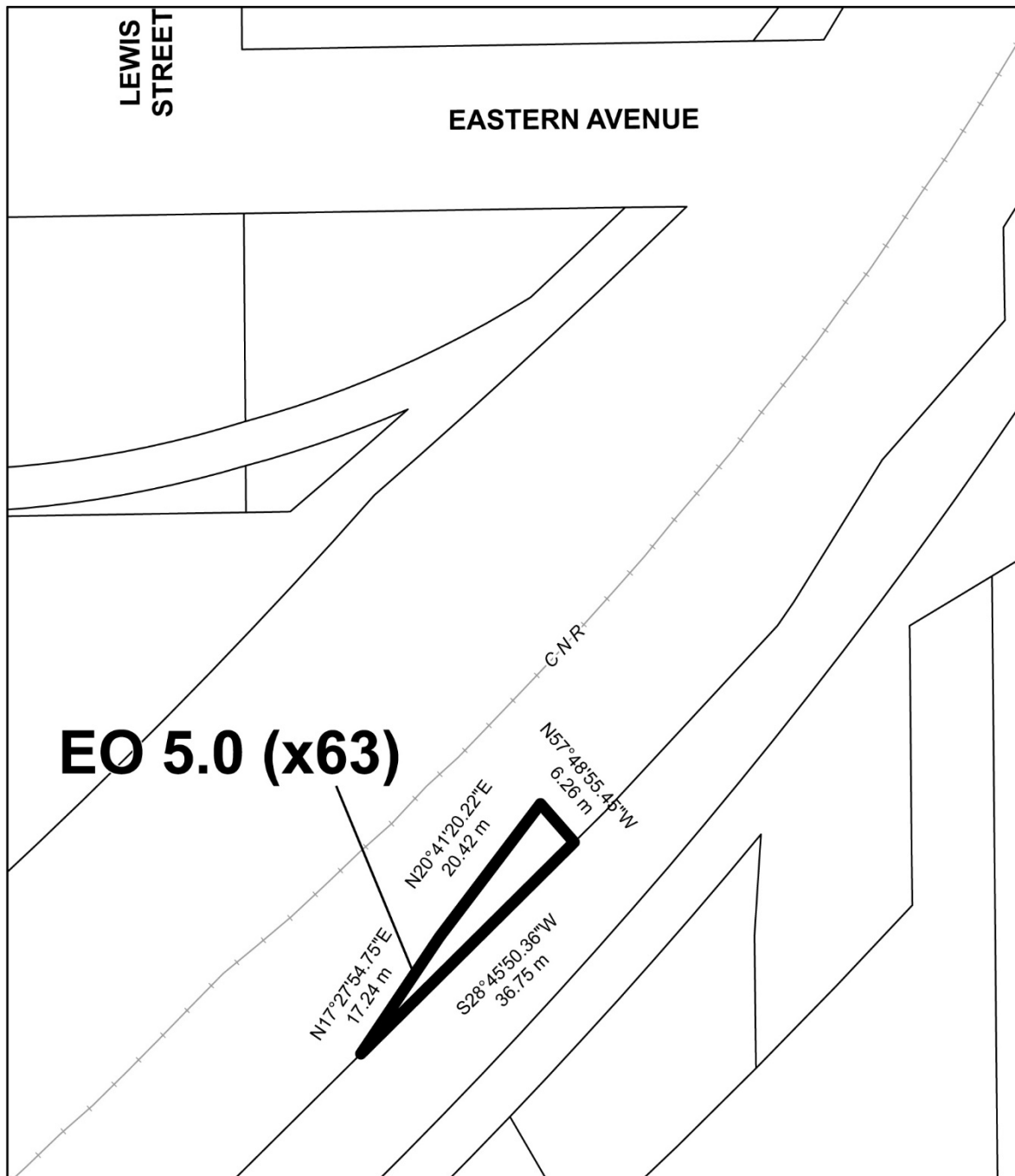
Unaddressed lands east of the rail corridor and south of Eastern Avenue

File # 21 248104 STE 10 0Z

 Areas affected by this by-law

Plan of Survey of Part of Lots 14 and 15 of Brocken Front Concession (Geographic Township of York) and Part of Lot 245, Registered Plan 105, City of Toronto. Plan 66R-20604
Llyod & Purcell Ltd, August 13, 2003


City of Toronto By-law 569-2013
Not to Scale
04/29/2022



 **TORONTO**
Diagram 9

Unaddressed lands east of the rail corridor
and south of Eastern Avenue

File # 21 248104 STE 10 0Z

 Areas affected by this by-law

Plan of Survey of Part of Lots 14 and 15 of Brocken Front Concession (Geographic Township of York)
and Part of Lot 245, Registered Plan 105, City of Toronto. Plan 66R-20604
Llyod & Purcell Ltd, August 13, 2003


City of Toronto By-law 569-2013
Not to Scale
05/03/2022