

# **Attachment 1: Recommended Zoning By-law Amendment for Yonge-Eglinton Secondary Plan 'Villages' and Certain Adjacent Lots**

Authority: Planning and Housing Committee Item PH###.##, as adopted by City of Toronto Council on [insert date of Council adoption of this By-law]

## **CITY OF TORONTO BY-LAW No. ####-2022**

**To amend Zoning By-law 569-2013, as amended, with respect to certain lands within the Yonge-Eglinton Secondary Plan area, including Eglinton Avenue West between Chaplin Crescent and Oriole Parkway, Yonge Street between Alexandra Boulevard and Roselawn Avenue, Yonge Street between Berwick Avenue and Millwood Road, Mount Pleasant Road between Soudan Avenue and Millwood Road, and Bayview Avenue between Eglinton Avenue East and Merton Street.**

Whereas Council of the City of Toronto has the authority to 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 lands subject to this By-law are outlined by heavy black lines on Diagrams 1A, 1B, 1C, 1D and 1E attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by:
  - (A) adding the lands on Diagrams 2A, 2B, 2C, and 2E to the Zoning By-law Map in Section 990.10 and applying the zone labels shown on Diagram 3A, 3B, 3C, 3D, and 3E attached to this Bylaw; and
  - (B) amending the zone labels on the Zoning By-law Map in Section 990.10 for the lands on Diagrams 1A, 1B, 1C, 1D, and 1E to the zone labels shown on Diagram 3A, 3B, 3C, 3D, and 3E attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by:
  - (A) adding the lands on Diagrams 2A, 2B, 2C, and 2E to the Height Overlay Map in Section 995.20 and applying the height labels shown on Diagrams 4A, 4B, 4C, 4D, and 4E attached to this By-law; and
  - (B) amending the height labels on the Height Overlay Map in Section 995.20 for the lands on Diagrams 1A, 1B, 1C, 1D, and 1E to the height labels as shown on

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Diagrams 4A, 4B, 4C, 4D, and 4E attached to this By-law.

5. Zoning By-law 569-2013, as amended, is further amended by:
- (A) adding the lands on Diagrams 2A, 2B, 2C, and 2E to the Policy Areas Overlay Map in Section 995.10.1, and applying the following Policy Overlay label to these lands: PA2, as shown on Diagrams 5A, 5B, 5C, 5D, and 5E attached to this By-law; and
  - (B) amending the Policy Overlay labels on the Policy Areas Overlay Map in Section 995.10.1 for the lands on Diagrams 1A, 1B, 1C, 1D, and 1E and applying the following Policy Overlay label to these lands: PA2, as shown on Diagrams 5A, 5B, 5C, 5D, and 5E attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown in Diagrams 2A, 2B, 2C, 2E, 6C, 6D and 6E to the Rooming House Overlay Map in Section 995.40.1, and applying the following Rooming House labels to these lands: B3, as shown on Diagrams 6A, 6B, 6C, 6D, and 6E attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagrams 2A, 2B, 2C and 2E to the Lot Coverage Overlay Map in Section 995.30.1, with no value.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 729 so that it reads:

(729) Exception CR 729

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 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**;
- (B) Despite Regulation 40.10.20.40(1), **dwelling units** are permitted in a **mixed-use building**;
- (C) Despite 40.10.20.20(1), the following uses are not permitted: **Drive Through Facility, Vehicle Dealership, Vehicle Fuel Station, Vehicle Service Shop, and Vehicle Washing Establishment**;
- (D) A **building** containing 80 **dwelling units** or greater must comply with the following:
  - (i) a minimum of 15 percent of the total number of **dwelling units** on the **lot**

must contain two bedrooms;

- (ii) a minimum of 10 percent of the total number of **dwelling units** on the **lot** must contain three or more bedrooms; and
- (iii) in addition to the requirements of (i) and (ii) above, an additional 15 percent of the total number of **dwelling units** must include a minimum **interior floor area** of 90 square metres;
- (E) The required minimum **building setback** from a **lot** in the Open Space Zone category is 5 metres; and
- (F) If the **lawful gross floor area** of **lawfully existing buildings** on a **lot** results in a floor space index less than the required minimum floor space index, the **lawful** floor space index resulting from those **lawfully existing buildings** on that **lot** is the minimum floor space index for those **lawfully existing buildings** on that **lot**.

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

9. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 730 so that it reads:

(730) Exception CR 730

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 **building setbacks**, floor area and separation distances identified in (B), (C), (D), and (E) below apply to portions of a **building** which collectively enclose the entirety of a **storey** above the following **building** heights:
  - (i) above a height of 20 metres for **buildings** on **lots** abutting Eglinton Avenue East, Eglinton Avenue West, Yonge Street, Mount Pleasant Road or Bayview Avenue:
    - (a) if the height of the **building** exceeds a combined height of 27 metres plus the required **front yard setback**;
  - (ii) above a height of 15 metres for **buildings** on all other **lots**:
    - (a) if the height of the **building** exceeds a combined height of 20 metres plus the required **front yard setback**;
  - (iii) despite (i) and (ii) above, (B), (C), (D), and (E) below apply to portions of a

**building** which collectively enclose the entirety of a **storey** located above a height of 26 metres, if the height of the **building** exceeds 27 metres for **lots** abutting:

- (a) both Yonge Street and Eglinton Avenue East
- (b) both Yonge Street and Eglinton Avenue West
- (c) both Bayview Avenue and Eglinton Avenue East
- (d) both Yonge Street and Davisville Avenue, or
- (e) both Yonge Street and Chaplin Crescent; and

(iv) despite (i) and (ii) above, (B), (C), (D), and (E) below apply to portions of a **building** which collectively enclose a **storey** above a height of 26 metres, on **lots** abutting Eglinton Avenue East between Yonge Street and Mount Pleasant Road, if the height of the **building** is greater than 36 metres;

(B) The required minimum **side yard setback** and **rear yard setback** for the portion of the **building** specified in (A)(i) to (iv) above is 12.5 metres;

(C) If a line projected at a right angle from a **main wall** of a **building** intercepts another **main wall**, the required minimum above-ground separation distance between the **main walls** for the portion of the **building** specified in (A)(i) to (iv) above is 25 metres from:

- (i) another **building** on the same **lot**; and
- (ii) another **main wall** of the same **building**;

(D) any part of a **building** identified in (A)(i) to (iv) must be set back at least 3 metres from the **building setback** of the highest **storey** of the **building** located below that point; and

(E) The permitted maximum floor area for each **storey** of a **building** containing residential uses, as specified in (A)(i) to (iv) above, is 750 square metres, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor and balconies.

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

**10.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 731 so that it reads:

(731) Exception CR 731

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) Any part of a **building**, located above a height of 7.5 metres, measured from the average elevation of the ground along the **front lot line**, must be set back at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (B) If a **lot** has frontage on Bayview Avenue or Mount Pleasant Avenue, any part of a **building** located above a height of 19.5 metres, measured from the average elevation of the ground along the **front lot line**, must be set back at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point; and
- (C) If a **lot** has frontage on Yonge Street, or is located west of Yonge Street:
  - (i) any part of a **building** located above a height of 22.5 metres, measured from the average elevation of the ground along the **front lot line**, must be set back at least 1.5 metres from the **building setback** of the highest **storey** of the **building** located below that point. This regulation does not apply if a **building** must comply with Regulation 900.11.10(730).

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

- 11.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 732 so that it reads:

(732) Exception CR 732

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) Up to a height of 7.5 metres, at least 75% of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue East, Eglinton Avenue West, Yonge Street, Mount Pleasant Road, or Bayview Avenue must be between 0.0 metres and 0.5 metres from the required **front yard setback**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue East, Eglinton Avenue West, Yonge Street, Mount Pleasant Road, or Bayview Avenue must be between 0.0 metres and 5.5 metres from the **front lot line** or required **front yard setback**;
- (B) The **first floor** of the **building** may not be used for residential purposes, other than:

- (i) residential lobby access, which, for a **corner lot**, must be from a flanking **street** that is not a major **street** on the Policy Areas Overlay Map;
- (C) Non-residential uses provided on a **lot** along Yonge Street, Eglinton Avenue West, Eglinton Avenue East, Mount Pleasant Road, Bayview Avenue, Redpath Avenue, Merton Street, and Pailton Crescent, must have a pedestrian entrance at the **first floor**:
  - (i) provided for every 10 metres of **lot frontage**, rounded down;
  - (ii) not located within 5 metres of another pedestrian entrance on the same **lot**; and
  - (iii) **lot frontage** used for residential lobby access may be excluded from the calculation in (C)(i) above.
- (D) A pedestrian entrance for a non-residential use provided on a **lot** with **lot frontage** along Eglinton Avenue East, Eglinton Avenue West, Yonge Street, Mount Pleasant Road, or Bayview Avenue must be:
  - (i) parallel to the **street**; and
  - (ii) located within 5 metres of the required **front yard setback**.
- (E) The required minimum depth of non-residential uses on the **first floor** is at least 15.0 metres from the **front wall**;
- (F) Despite 40.10.40.10 (5), if the **lot** is abutting a **lot** with a **building** identified as a **heritage site** with a first **storey** height of less than 4.5 metres fronting on the same **street**, then the required minimum height of the first **storey** is equal to the existing first **storey** height of the abutting **heritage site**;
- (G) If a **lawfully existing building** contains **lawful** uses on the first **storey** and does not satisfy the requirements of Regulations 900.11.10(732)(B) and 900.11.10(732)(E), those **lawful** uses are deemed to satisfy the requirements of Regulations 900.11.10(732)(B) and 900.11.10(732)(E);
- (H) Any addition, extension or change of use on the first **storey** of a **lawfully existing building** must comply with Regulations 900.11.10(732)(B) and 900.11.10(732)(E), or be authorized by a Section 45 Planning Act minor variance;
- (I) If a **lawful** main pedestrian entrance of a **lawfully existing building** is not located in accordance with Regulations 900.11.10(732)(C) and 900.11.10(732)(D), that **lawful** main pedestrian entrance location is deemed to satisfy the requirements of Regulations 900.11.10(732)(C) and 900.11.10(732)(D);

- (J) Any addition or extension to a **lawfully existing building** which requires a new main pedestrian entrance must comply with Regulations 900.11.10(732)(C) and 900.11.10(732)(D), or be authorized by a Section 45 Planning Act minor variance; and
- (K) For the purposes of Regulation 900.11.10(732), the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings, structures** or uses authorized or permitted on or before [insert date of Council adoption of this By-law].

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

- 12.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 733 so that it reads:

(733) Exception CR 733

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 maximum size of a **retail store** is 1,200 square metres.

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

- 13.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 734 so that it reads:

(734) Exception CR 734

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 maximum size of a **retail store** is 2,000 square metres.

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

- 14.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 735 so that it reads:

(735) Exception CR 735

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 required minimum height of a **building** or **structure** is 10.5 metres and it must have at least 3 **storeys**.

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

- 15.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 736 so that it reads:

(736) Exception CR 736

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 required minimum height of a **building** or **structure** is 14.5 metres and it must have at least 4 **storeys**.

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

- 16.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 528 so that it reads:

(528) Exception CR 528

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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(731);
- (C) These **premises** must comply with Regulation 900.11.10(732);
- (D) These **premises** must comply with Regulation 900.11.10(733);
- (E) These **premises** must comply with Regulation 900.11.10(735);
- (F) On the lands municipally known as 483-497 Eglinton Avenue West in 1968, office is permitted in a six **storey building** that exists on the site; and



- (G) The required minimum floor space index of all land uses on a **lot** is 2.0.

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

- 17.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 529 so that it reads:

(529) Exception CR 529

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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(731);
- (C) These **premises** must comply with Regulation 900.11.10(732);
- (i) Despite Regulation 900.11.10(GX4)(A), at least 75% of the **main wall** of a **building** facing a **lot line** abutting Eglinton Avenue West must be between 1.4 metres and 1.9 metres from the **front lot line**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue West must be between 1.4 metres and 6.9 metres from the **front lot line**;
- (D) These **premises** must comply with Regulation 900.11.10(733);
- (E) These **premises** must comply with Regulation 900.11.10(735);
- (F) The required minimum floor space index of all land uses on a **lot** is 2.0;
- (G) A **lawfully existing Vehicle Fuel Station** is permitted at 1021 Avenue Road and 275 Eglinton Avenue West;
- (H) A **dwelling unit** in a **lawfully existing detached house** is permitted on the lands municipally known as 184 Highbourne Road, and any addition to a **lawfully existing building** on these lands must comply with the requirements for the respective **building** type in the R zone, or be authorized by a Section 45 Planning Act minor variance; and
- (I) For the purposes of (G) and (H) above, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings, structures** or uses authorized or permitted on or before [insert date of Council adoption of this By-law].

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

18. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 118 so that it reads:

(118) Exception R 118

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 10.10.40.40(1) does not apply; and
- (B) The required minimum floor space index of all land uses on a **lot** is 2; and
- (C) If the **lawful gross floor area** of **lawfully existing buildings** on a **lot** results in a floor space index less than the required minimum floor space index, the **lawful** floor space index resulting from those **lawfully existing buildings** on that **lot** is the minimum floor space index for those **lawfully existing buildings** on that **lot**.

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

19. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.42.10 Exception Number 38 so that it reads:

(38) Exception OR 38

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) A **dwelling unit** in a **lawfully existing detached house** is permitted on the lands municipally known as 11, 15 and 17 Heddington Avenue, and any addition to a **lawfully existing building** on these lands must comply with the requirements for the respective **building** type in the RD zone, or be authorized by a Section 45 Planning Act minor variance;
- (B) A **lawfully existing public parking** use is permitted on the lands municipally known as 125 Burnaby Boulevard; and
- (C) For the purposes of (A) and (B) above, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings**, **structures** or uses authorized or

permitted on or before [insert date of Council adoption of this By-law].

20. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 530 so that it reads:

(530) Exception CR 530

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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(731);
- (C) These **premises** must comply with Regulation 900.11.10(732);
- (D) These **premises** must comply with Regulation 900.11.10(733);
- (E) These **premises** must comply with Regulation 900.11.10(735);
- (F) The required minimum **street yard setback** is 1.5 metres;
- (G) A **lawfully existing retail store** is permitted at 2265 Yonge Street;
- (H) A **dwelling unit** in a **lawfully existing detached house** is permitted on the lands municipally known as 7 Lytton Boulevard, and any addition to a **lawfully existing building** on these lands must comply with the requirements in the RD zone, or be authorized by a Section 45 Planning Act minor variance;
- (I) A **dwelling unit** in a **lawfully existing detached house** or **semi-detached house** is permitted on the lands municipally known as 19 and 21 Craighurst Avenue, 25 Sheldrake Boulevard, 21 Albertus Avenue, 18, 19 and 21 Briar Hill Avenue and 18 Keewatin Avenue, and any addition to a **lawfully existing building** on these lands must comply with the requirements for the respective **building** type in the R zone, or be authorized by a Section 45 Planning Act minor variance; and
- (J) For the purposes of (G), (H) and (I) above, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings, structures** or uses authorized or permitted on or before [insert date of Council adoption of this By-law].

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

21. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10

Exception Number 531 so that it reads:

(531) Exception CR 531

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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(731);
- (C) These **premises** must comply with Regulation 900.11.10(732);
- (D) These **premises** must comply with Regulation 900.11.10(733);
- (E) These **premises** must comply with Regulation 900.11.10(735);
- (F) The maximum **interior floor area** used for an **amusement arcade, club, eating establishment, take-out eating establishment, or recreation use**, is 200 square metres;
- (G) The required minimum floor space index of all land uses on a **lot** is 2.0;
- (H) A **dwelling unit** in a **lawfully existing detached house** or **semi-detached house** is permitted on the lands municipally known as 309 and 311 Soudan Avenue, and 308, 310 and 311 Hillsdale Avenue, and any addition to a **lawfully existing building** on these lands must comply with the requirements for the respective **building** type in the R zone, or be authorized by a Section 45 Planning Act minor variance; and
- (I) For the purposes of (H) above, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings, structures** or uses authorized or permitted on or before [insert date of Council adoption of this By-law].

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

22. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 535 so that it reads:

(535) Exception CR 535

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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(731);
- (C) These **premises** must comply with Regulation 900.11.10(732);
- (D) These **premises** must comply with Regulation 900.11.10(733);
- (E) These **premises** must comply with Regulation 900.11.10(735);
- (F) The required minimum **front yard setback** is 3.0 metres;
- (G) The required minimum floor space index of all land uses on a **lot** is 2.0;
- (H) A **dwelling unit** in a **lawfully existing detached house** is permitted on the lands municipally known as 2, 3 and 5 Parkhurst Boulevard, and any addition to a **lawfully existing building** on these lands must comply with the requirements in the RD zone, or be authorized by a Section 45 Planning Act minor variance; and
- (I) For the purposes of (H) above, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings, structures** or uses authorized or permitted on or before [insert date of Council adoption of this By-law].

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

- 23.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 547 so that it reads:

(547) Exception CR 547

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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(731);
- (C) These **premises** must comply with Regulation 900.11.10(732);
- (D) These **premises** must comply with Regulations 900.11.10(733);
- (E) These **premises** must comply with Regulation 900.11.10(735); and

- (F) The required minimum **front yard setback** is 3.0 metres.

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

24. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 554 so that it reads:

(554) Exception CR 554

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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(730);
- (C) These **premises** must comply with Regulation 900.11.10(731);
- (D) These **premises** must comply with Regulation 900.11.10(732);
- (E) These **premises** must comply with Regulation 900.11.10(733);
- (F) These **premises** must comply with Regulation 900.11.10(735);
- (G) The required minimum **street yard setback** is 1.5 metres;
- (H) Despite (G) above, the required **setback** from a **lot line** abutting Berwick Avenue is 5.0 metres;
- (I) For **lots** abutting the west side of Yonge Street or located west of Yonge Street, a **building** or **structure** must be set back at least 5.0 metres from a **rear lot line** or **side lot line** that abuts a **lot** in the Utility and Transportation Zone category or Open Space Zone category;
- (J) A **dwelling unit** in a **lawfully existing building** is permitted on the lands municipally known as 9 and 11 Hillsdale Avenue, and 5 and 5R Glebe Road East, and any addition to a **lawfully existing building** on these lands must comply with the requirements in the R zone, or be authorized by a Section 45 Planning Act minor variance;
- (K) For the purposes of (J) above, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings, structures** or uses authorized or permitted on or before [insert date of Council adoption of this By-law]; and

(L) The required minimum floor space index of all land uses on a **lot** is 2.0.

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

- 25.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 559 so that it reads:

(559) Exception CR 559

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) These **premises** must comply with Regulation 900.11.10(729);
- (B) These **premises** must comply with Regulation 900.11.10(730);
- (C) These **premises** must comply with Regulation 900.11.10(731);
- (D) These **premises** must comply with Regulation 900.11.10(732);
- (E) These **premises** must comply with Regulation 900.11.10(733);
- (F) These **premises** must comply with Regulation 900.11.10(735);
- (G) The required minimum **street yard setback** is 1.5 metres; and
- (H) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-law 999-2010.

- 26.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 562 so that it reads:

(562) Exception CR 562

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) These **premises** must comply with Regulation 900.11.10(729);

- (B) These **premises** must comply with Regulation 900.11.10(730);
- (C) These **premises** must comply with Regulation 900.11.10(731);
- (D) These **premises** must comply with Regulation 900.11.10(732);
- (E) These **premises** must comply with Regulation 900.11.10(733);
- (F) These **premises** must comply with Regulation 900.11.10(735);
- (G) The required minimum **street yard setback** is 1.5 metres; and
- (H) The required minimum floor space index of all land uses on a **lot** is 2.0.

Prevailing By-laws and Prevailing Sections:

- (A) Former City of Toronto by-law 236-2011.

27. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.42.10 Exception Number 39 so that it reads:

(39) Exception OR 39

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) A **dwelling unit** in a **lawfully existing detached house** is permitted on the lands municipally known as 12 Manor Road East, and any addition to a **lawfully existing building** on these lands must comply with the requirements for the respective **building** type in the R zone, or be authorized by a Section 45 Planning Act minor variance;
- (B) A **lawfully existing public parking** use is permitted on the lands municipally known as 21 Hillsdale Avenue East; and
- (C) For the purposes of (A) and (B) above, the words **lawful** and **lawfully** highlighted in bold type, in addition to the definitions provided in Zoning By-law 569-2013, Chapter 800 Definitions, includes **buildings, structures** or uses authorized or permitted on or before [insert date of Council adoption of this By-law].

28. Nothing in By-law [Clerks to insert by-law ###] will prevent the erection or use of a **building** or **structure** for which an application for a building permit was filed on or prior to [insert date of Council adoption of this By-law], whereby an "application for a building permit" means an application for a building permit that satisfies the requirements set out



in Article I, Building Permits of Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code.

29. Nothing in By-law [Clerks to insert by-law ###] will prevent the erection or use of a **building** or **structure**, for which a complete application for a zoning by-law amendment was filed on or prior to [insert date of Council adoption of this By-law], whereby a "complete application for a zoning by-law amendment" means an application which satisfies the requirements set out in the City of Toronto Official Plan.
30. Nothing in By-law [Clerks to insert by-law ###] will prevent the erection or use of a **building** or **structure**, for which:
- (A) A complete application for a minor variance under Section 45 of the Planning Act was filed on or prior to [insert date of Council adoption of this By-law]; or
  - (B) A complete application for a minor variance under Section 45 of the Planning Act was filed after [insert date of Council adoption of this By-law] based on a building permit referred to in Section 28 of By-law [Clerks to insert by-law ###].
  - (C) For the purposes of (A) and (B) above, a "complete application for a minor variance" means an application which satisfies the requirements of Section 2 of Ontario Regulation 200/96 (Minor Variance Applications) under the Planning Act.
31. Nothing in By-law [Clerks to insert by-law ###] will prevent the erection or use of a **building** or **structure** for which a complete application for site plan approval was filed on or prior to [insert date of Council adoption of this By-law], whereby a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan.

Enacted and passed on MM ##, 2022.

Frances Nunziata,  
Speaker

John Elvidge,  
City Clerk

(Seal of the City)

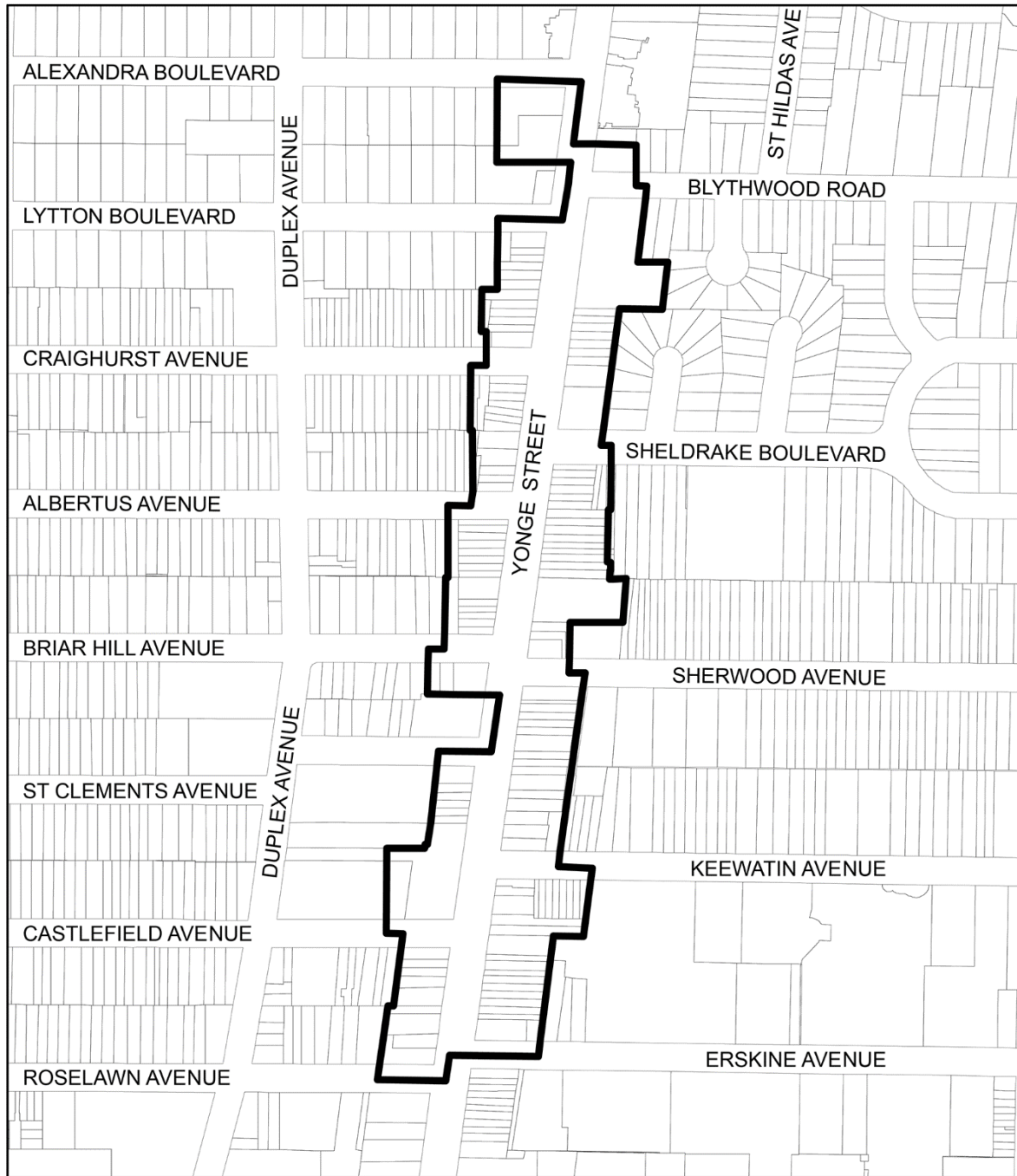


# Diagram 1A

## Midtown Zoning - Eglinton Way

File # 18 244598 CPS 00 0Z

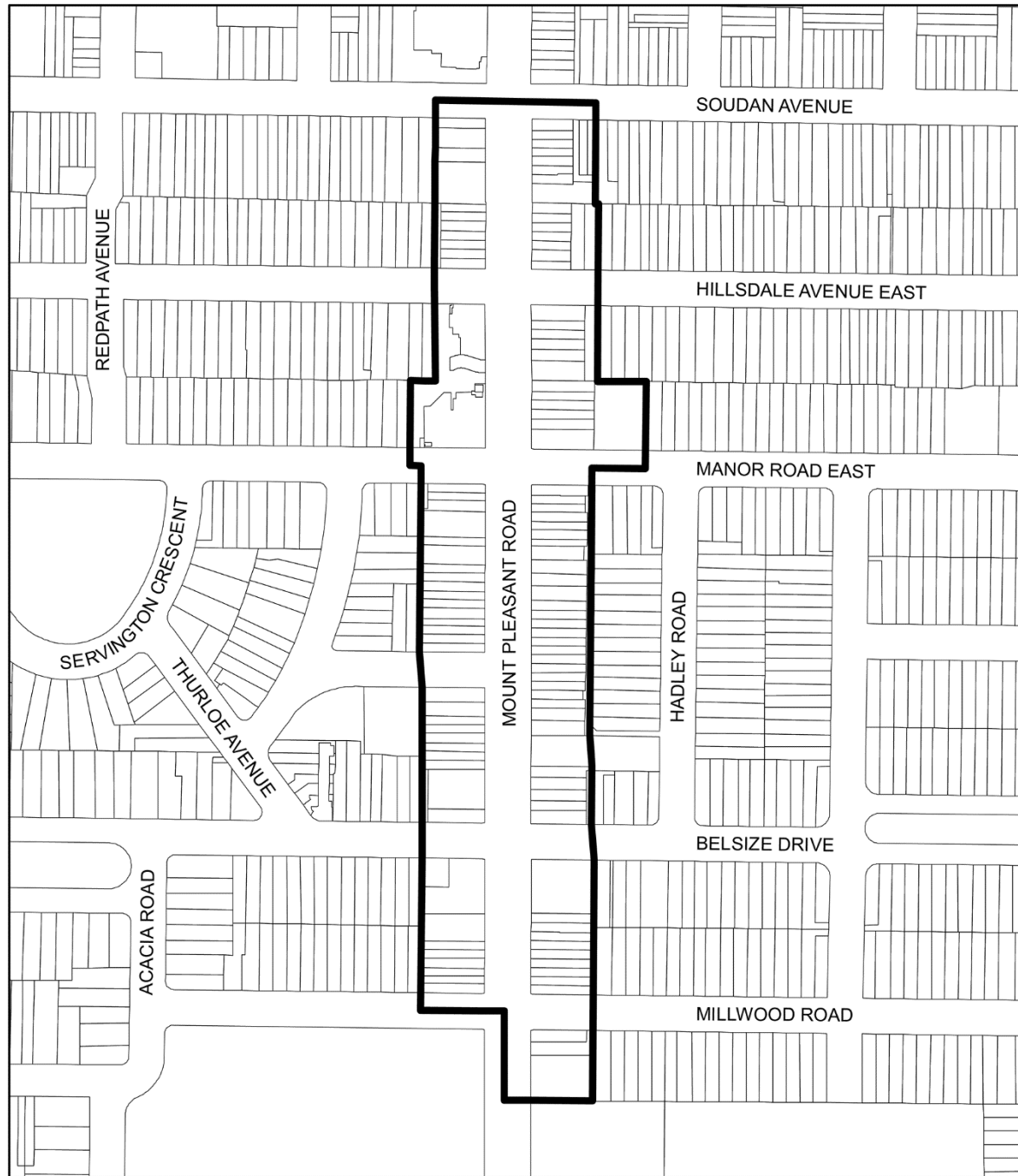




 **Toronto**  
Diagram 1B

## Midtown Zoning - Yonge Street North

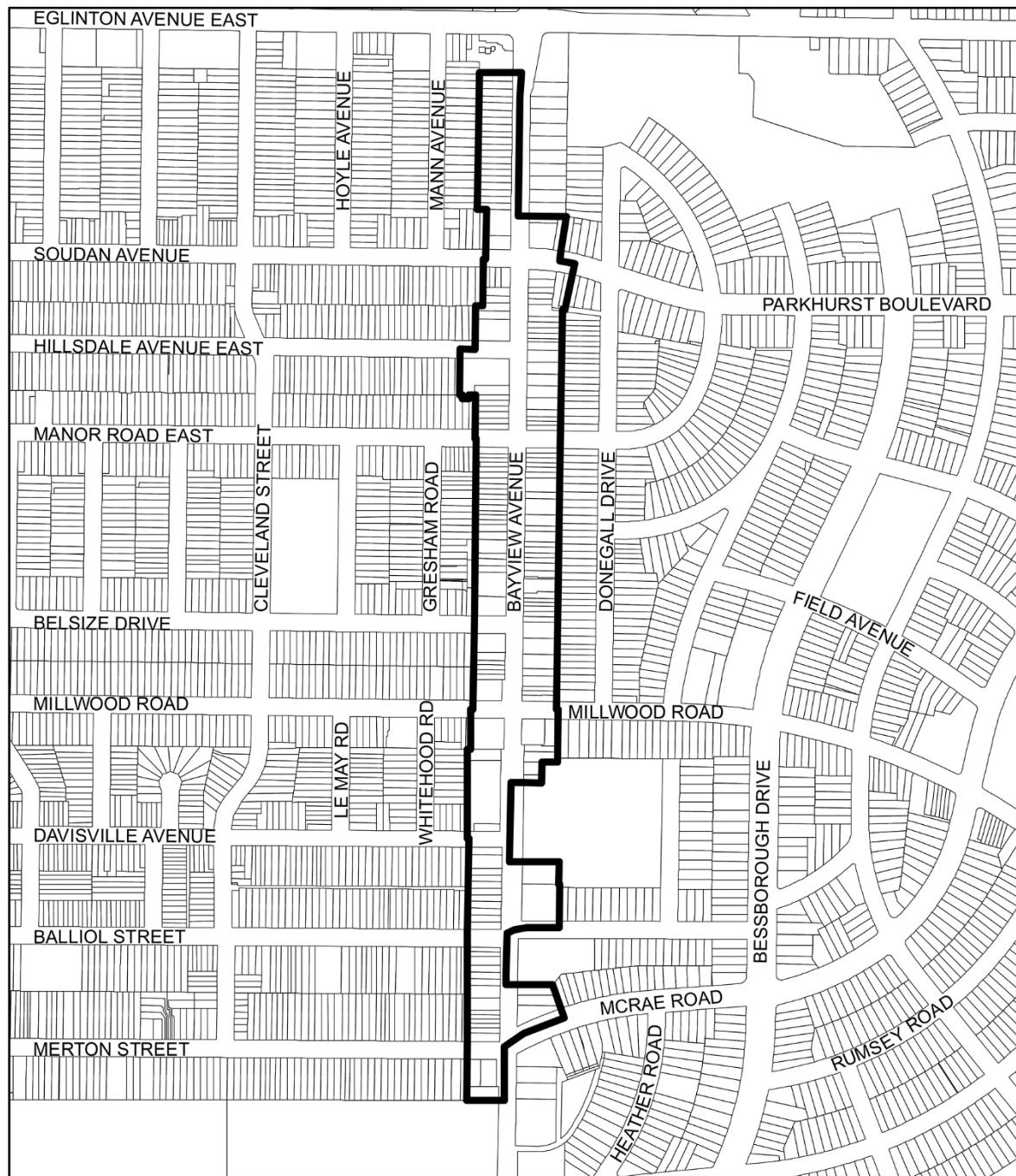
File # 18 244598 CPS 00 0Z



 **TORONTO**  
Diagram 1C

## Midtown Zoning - Mount Pleasant South

File # 18 244598 CPS 00 02



 **TORONTO**  
Diagram 1D

## Midtown Zoning - Bayview-Leaside

File # 18 244598 CPS 00 02



 **Toronto**  
Diagram 1E

## Midtown Zoning - Yonge Street South

File # 18 244598 CPS 00 02



 **Toronto**  
Diagram 2A

**Midtown Zoning - Eglinton Way**

File # 18 244598 CPS 00 0Z





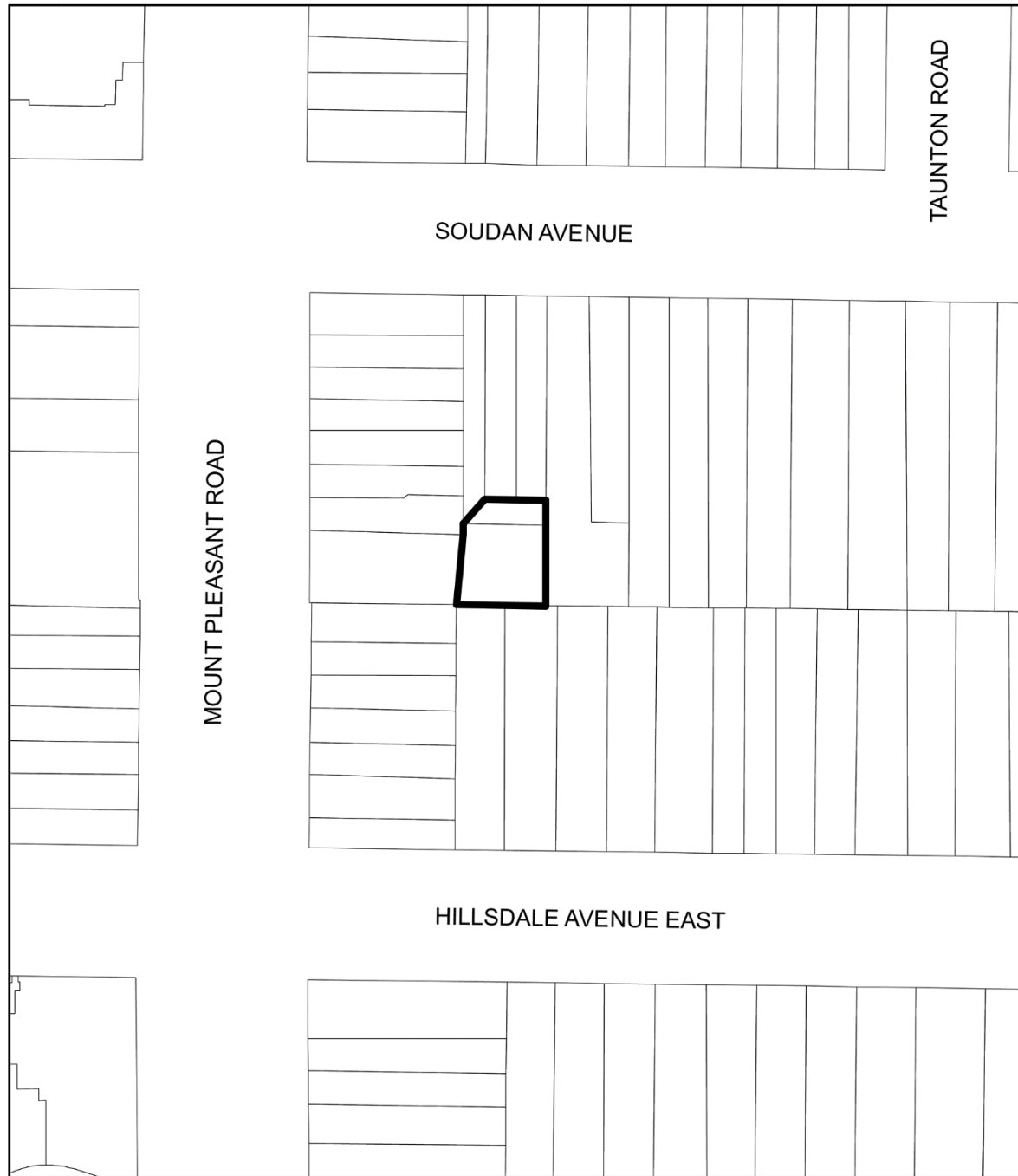
 **TORONTO**  
Diagram 2B

## Midtown Zoning - Yonge Street North

File # 18 244598 CPS 00 0Z







 **Toronto**  
Diagram 2C

## Midtown Zoning - Mount Pleasant South

File # 18 244598 CPS 00 0Z





 **TORONTO**  
Diagram 2E

## Midtown Zoning - Yonge Street South

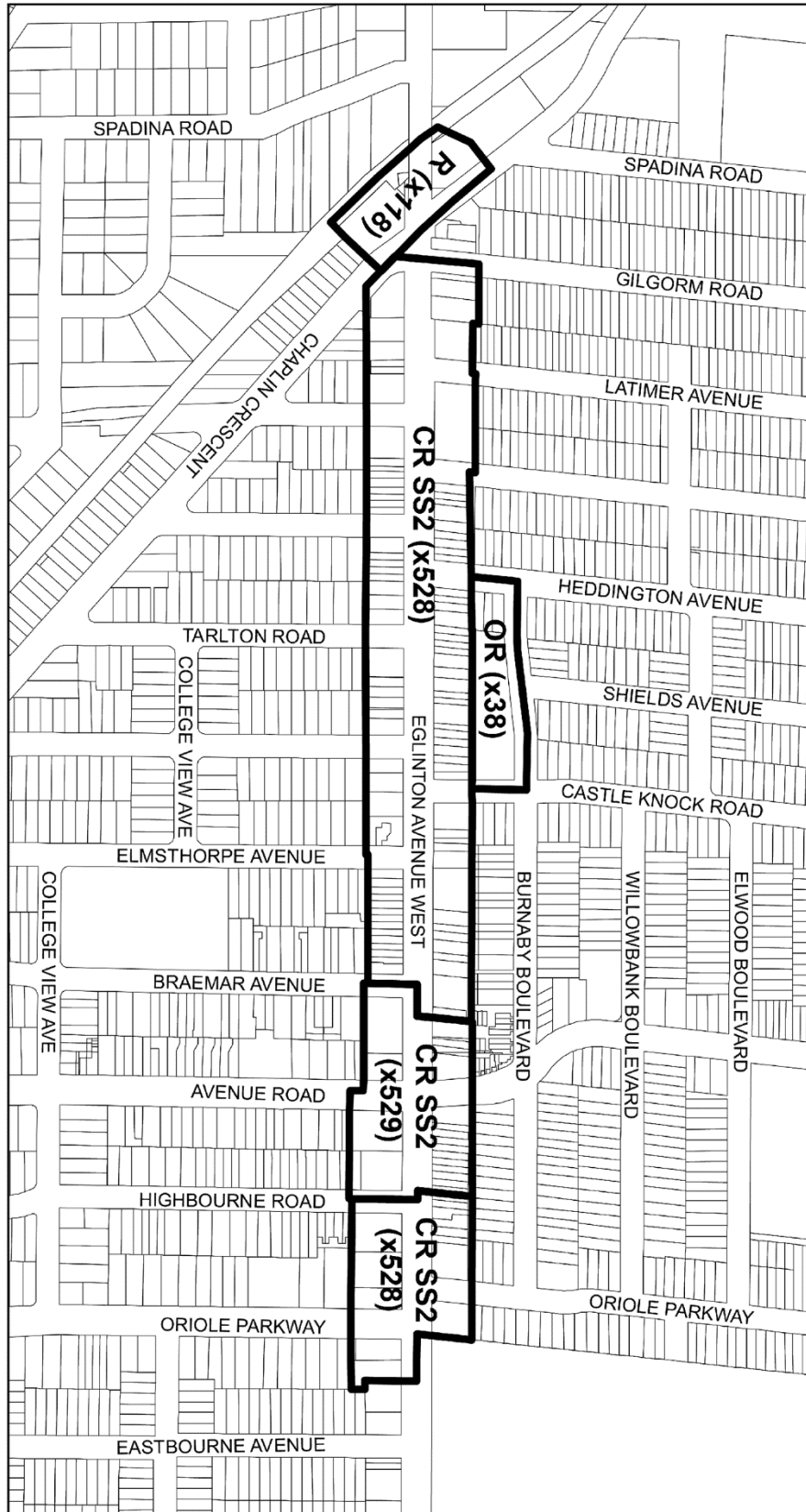
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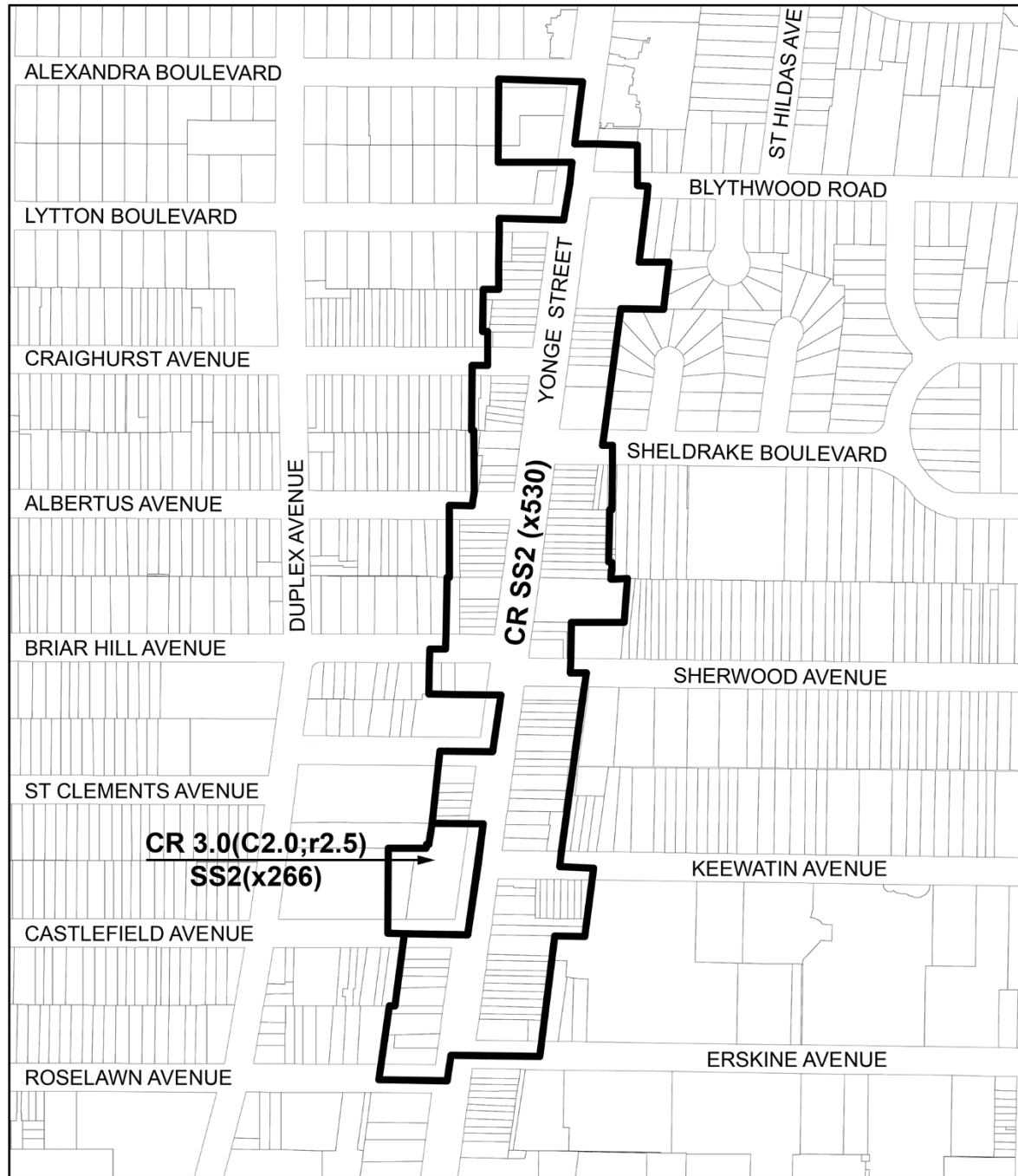


# Diagram 3A

## Midtown Zoning - Eglinton Way

File # 18 244598 CPS 00 02

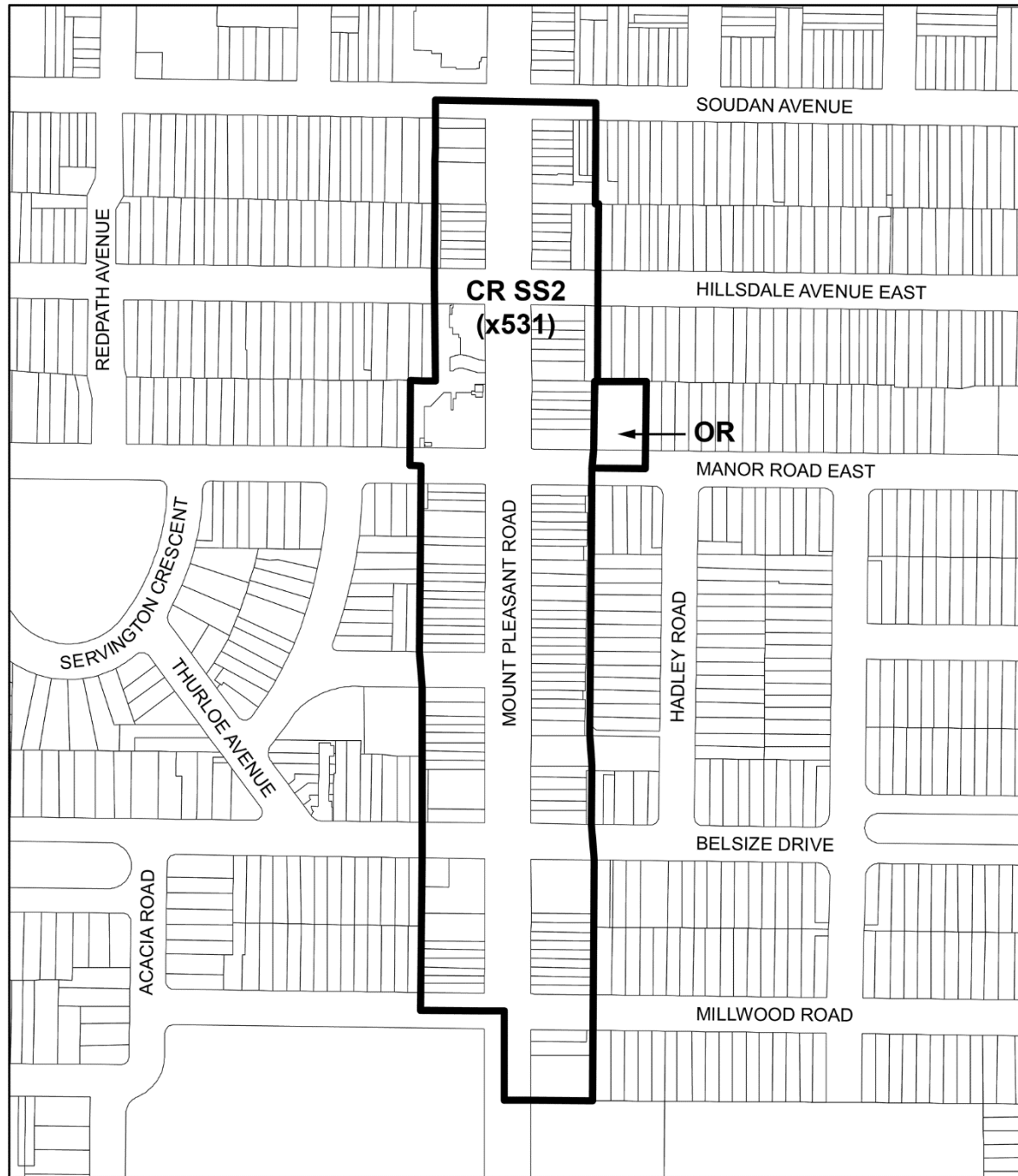




 **TORONTO**  
Diagram 3B

## Midtown Zoning - Yonge Street North

File # 18 244598 CPS 00 0Z

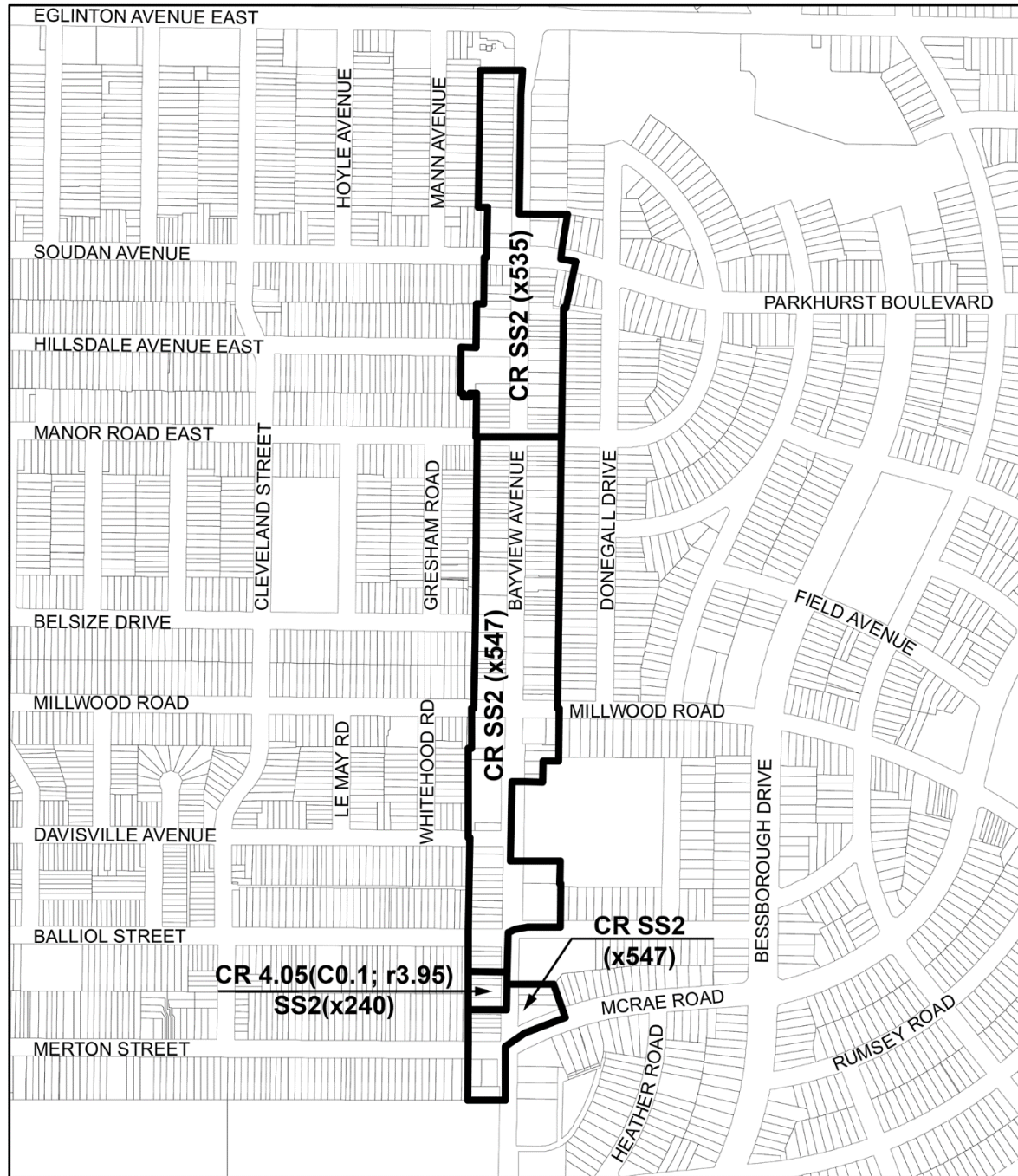


 **TORONTO**  
Diagram 3C

## Midtown Zoning - Mount Pleasant South

File # 18 244598 CPS 00 0Z



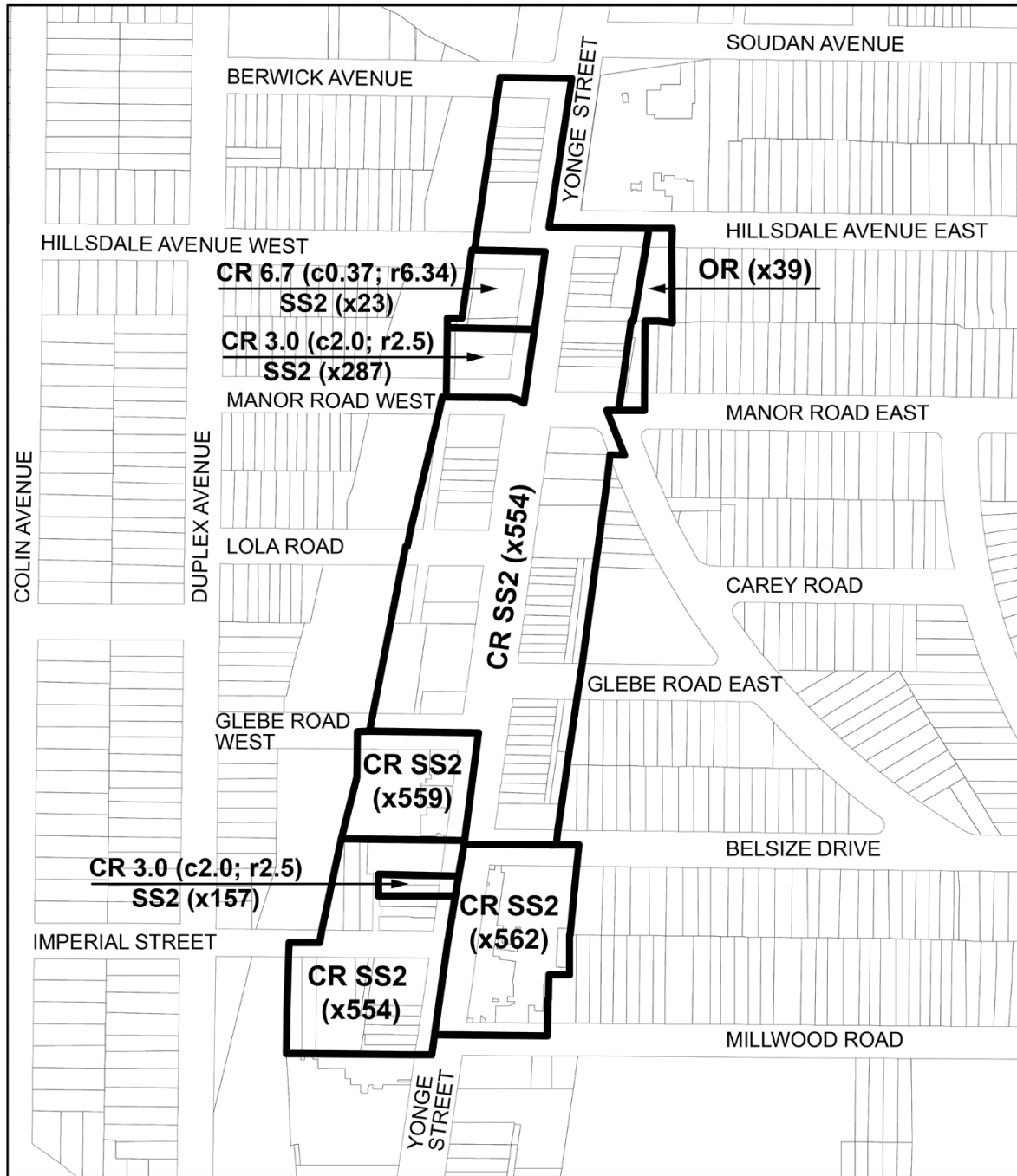


 **TORONTO**  
Diagram 3D

## Midtown Zoning - Bayview-Leaside

File # 18 244598 CPS 00 0Z





 **Toronto**  
Diagram 3E

## Midtown Zoning - Yonge Street South

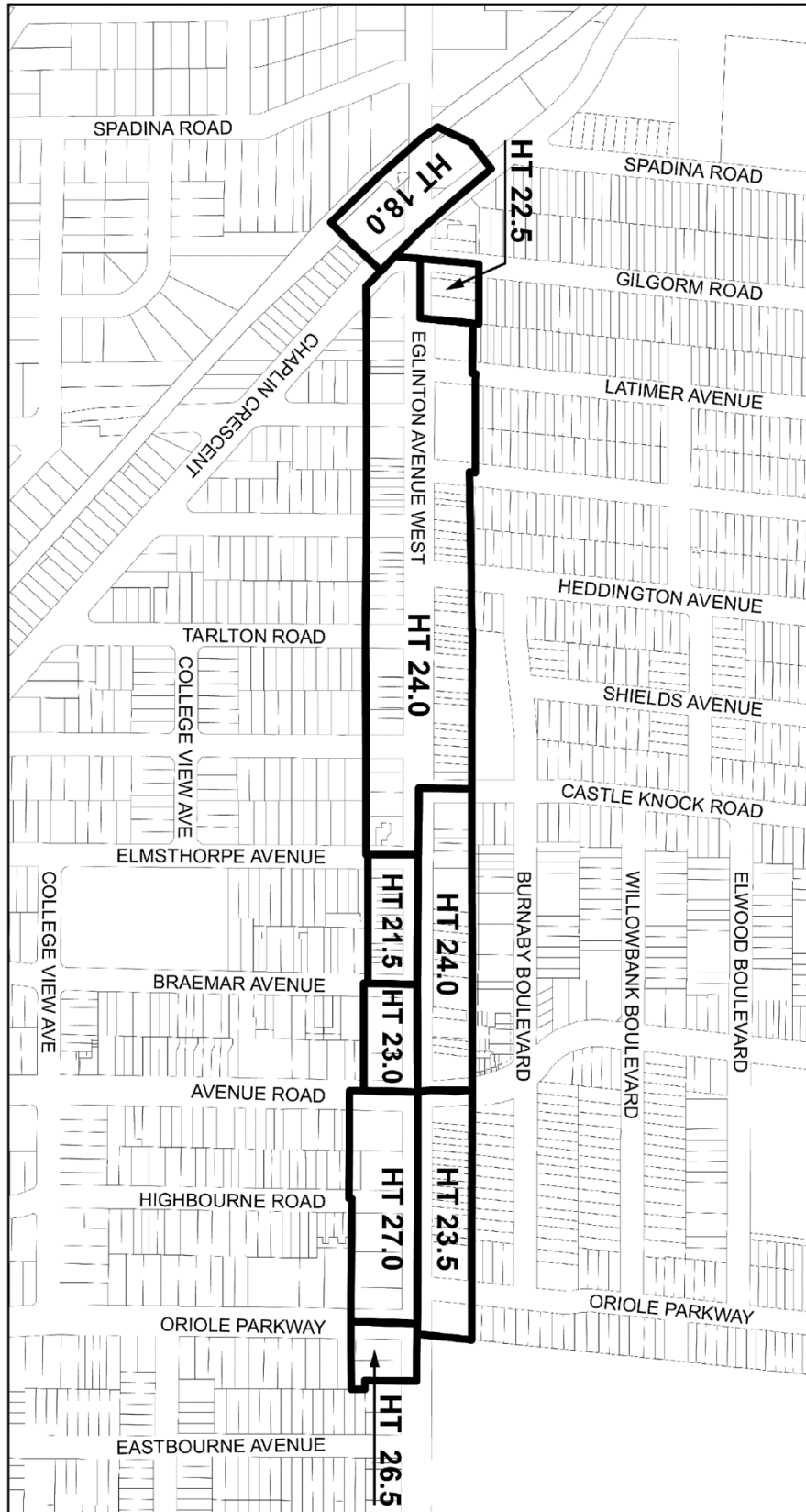
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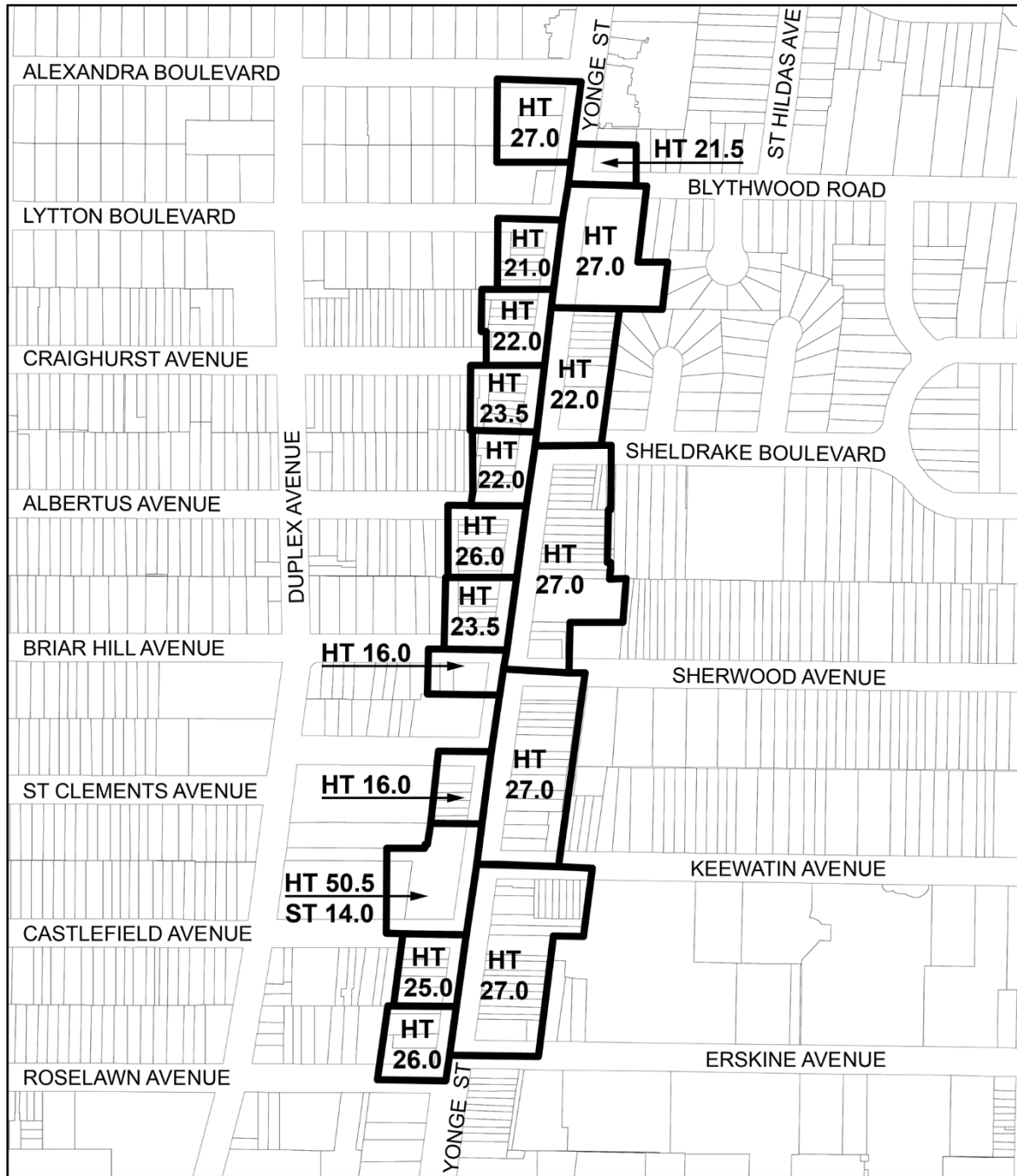
# Diagram 4A

## Midtown Zoning - Eglinton Way

File # 18 244598 CPS 00 02



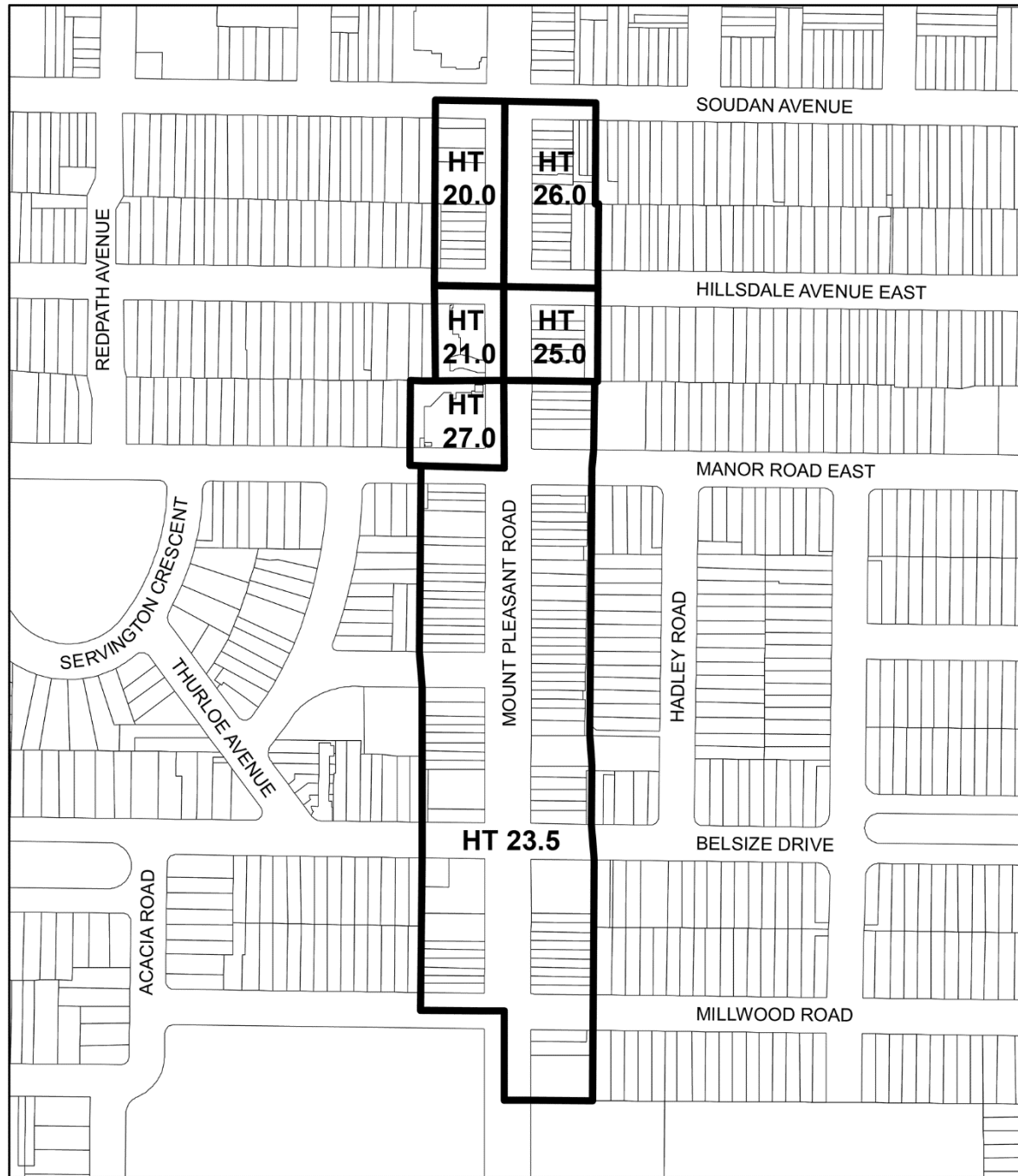




 **Toronto**  
Diagram 4B

## Midtown Zoning - Yonge Street North

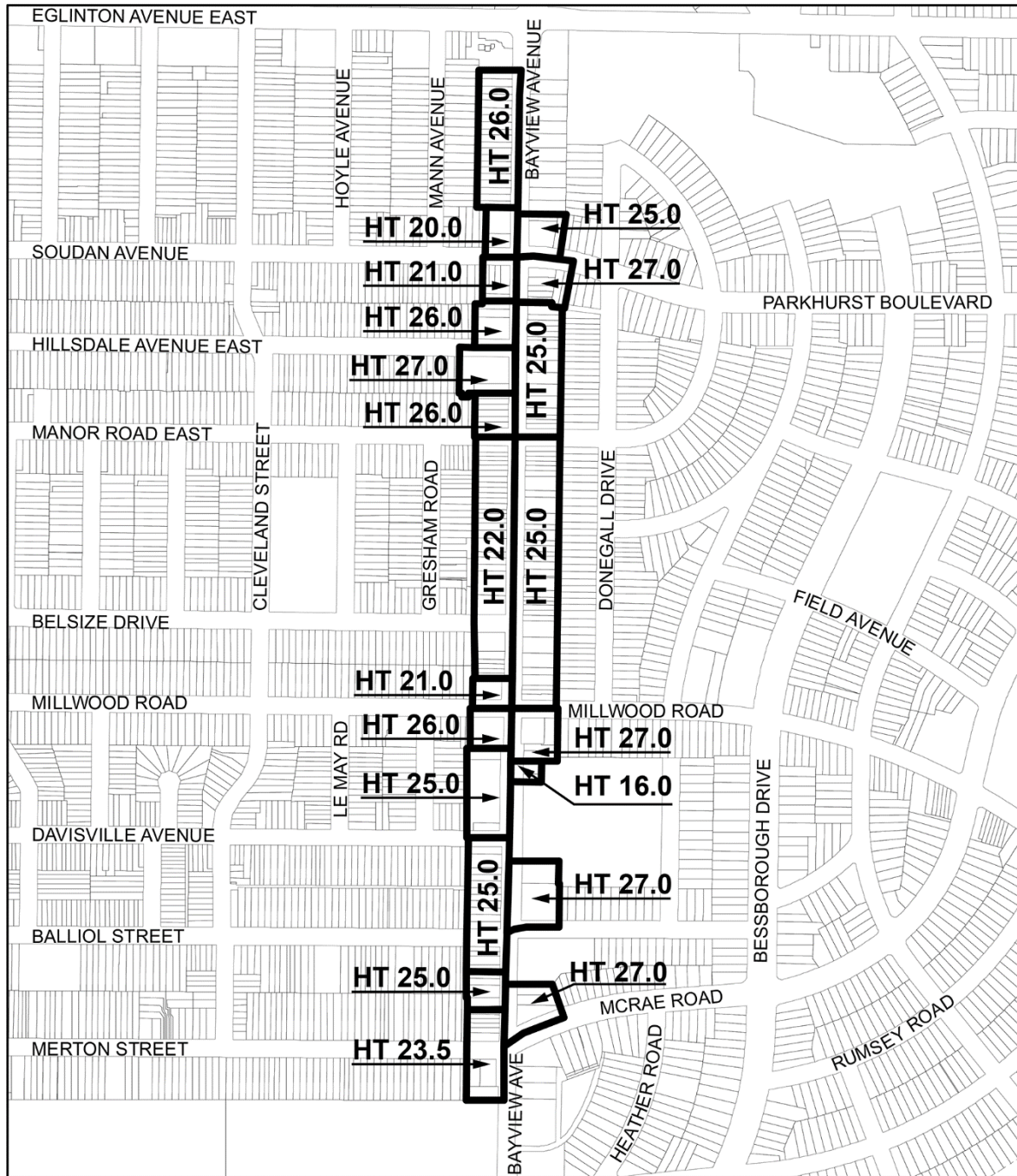
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 **TORONTO**  
Diagram 4C

## Midtown Zoning - Mount Pleasant South

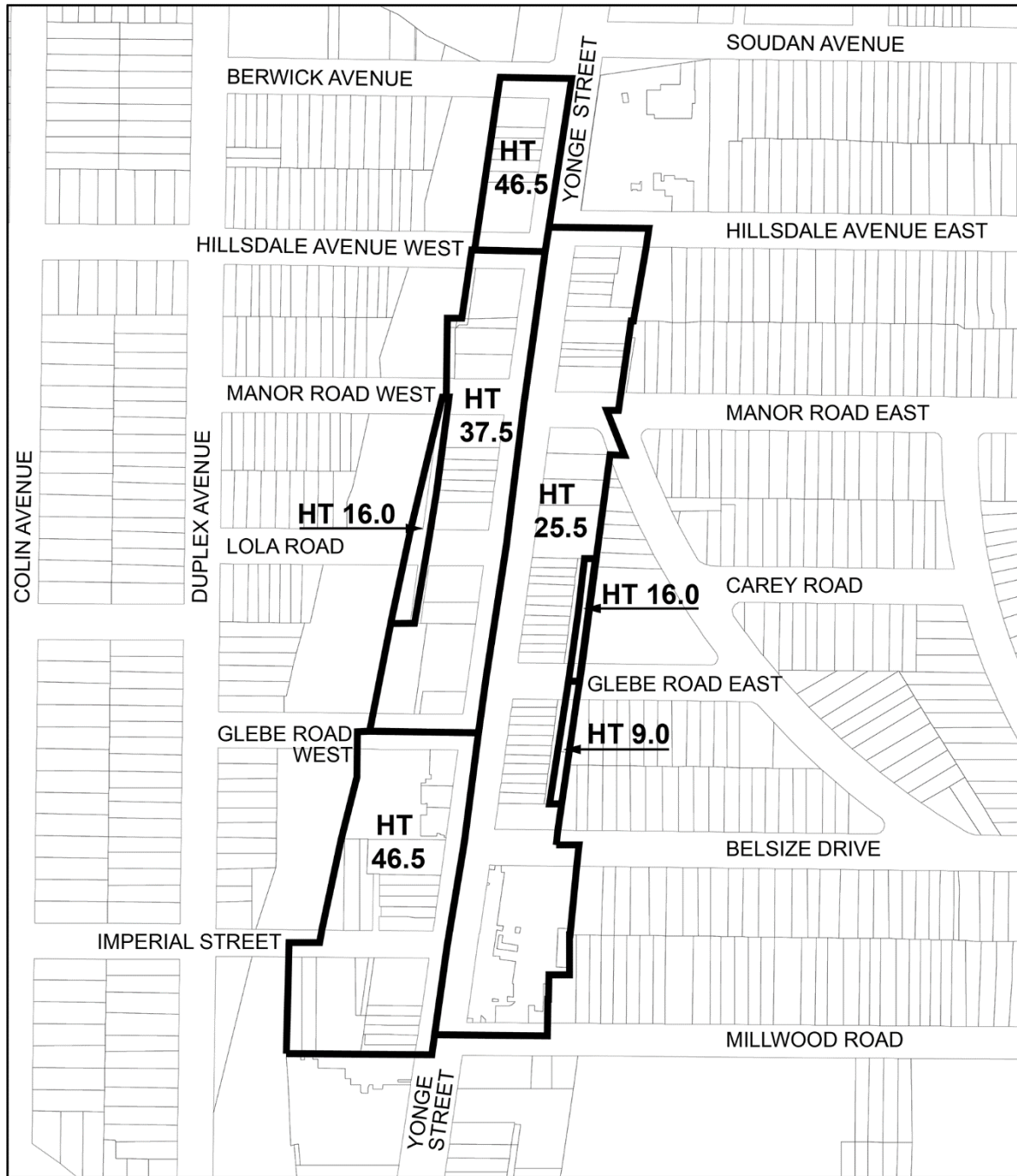
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 **TORONTO**  
Diagram 4D

## Midtown Zoning - Bayview-Leaside

File # 18 244598 CPS 00 0Z



 **Toronto**  
Diagram 4E

## Midtown Zoning - Yonge Street South

File # 18 244598 CPS 00 0Z



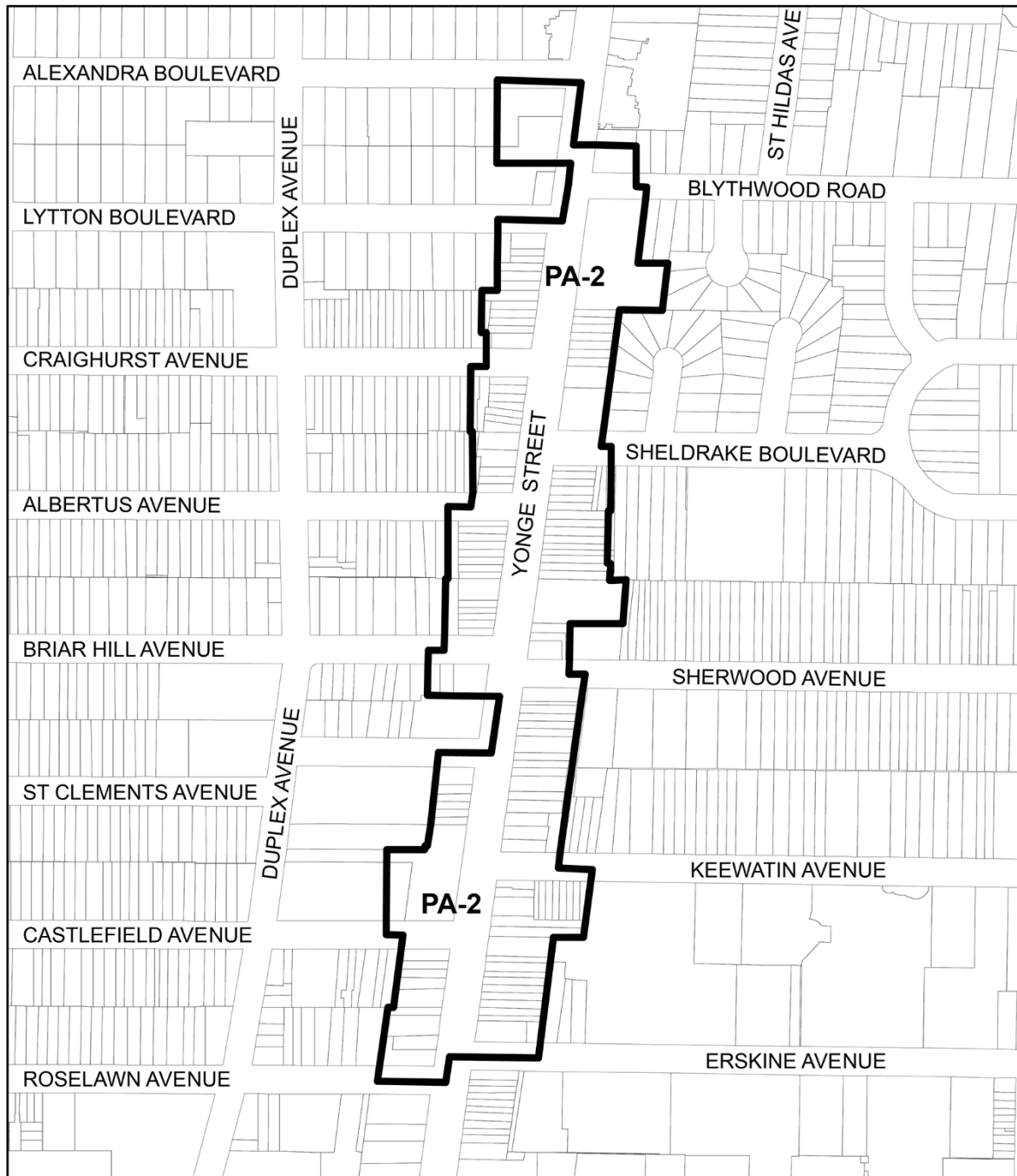
Diagram 5A

Midtown Zoning - Eglington Way

File # 18 244598 CPS 00 02



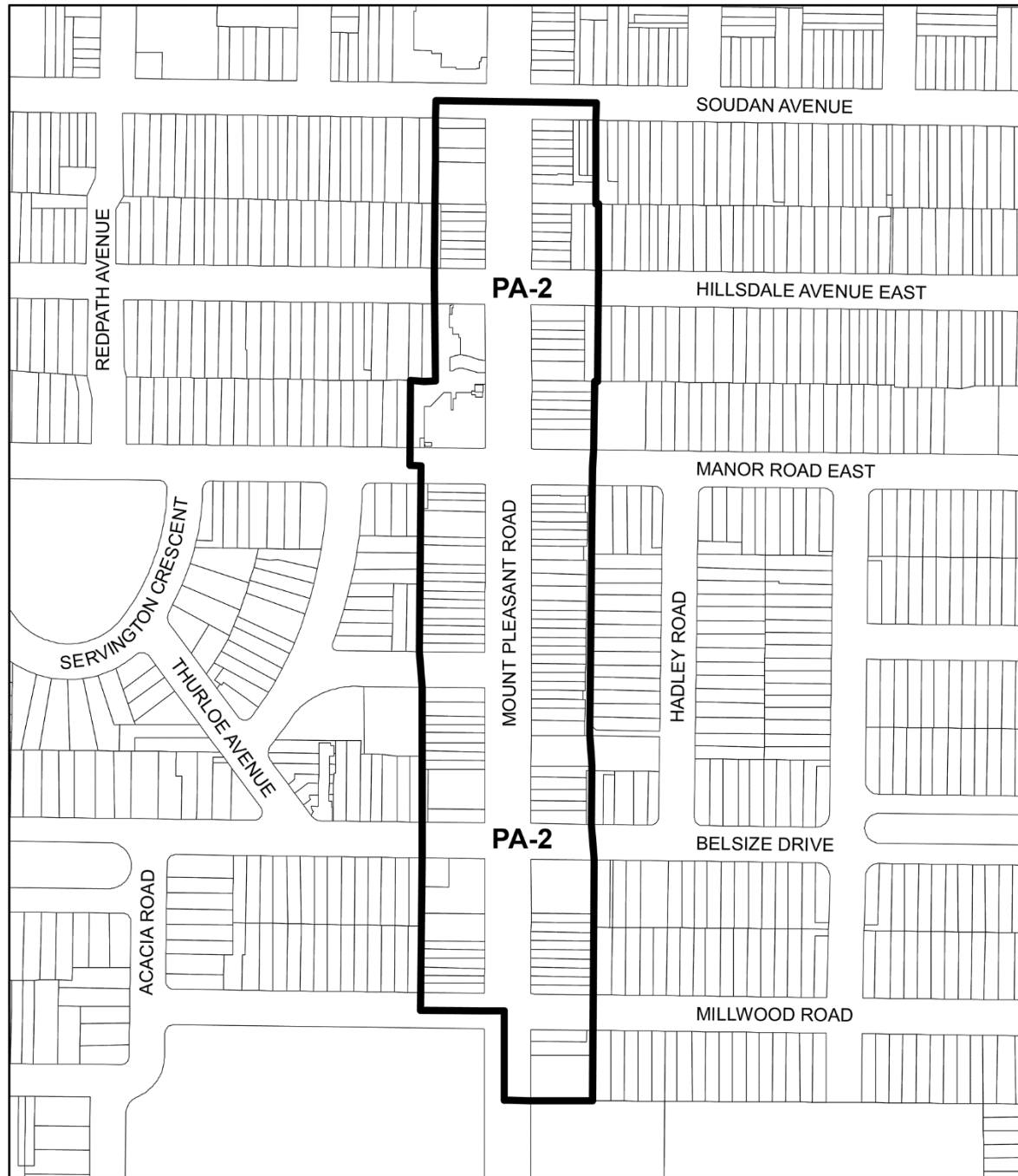




 **TORONTO**  
**Diagram 5B**

## Midtown Zoning - Yonge Street North

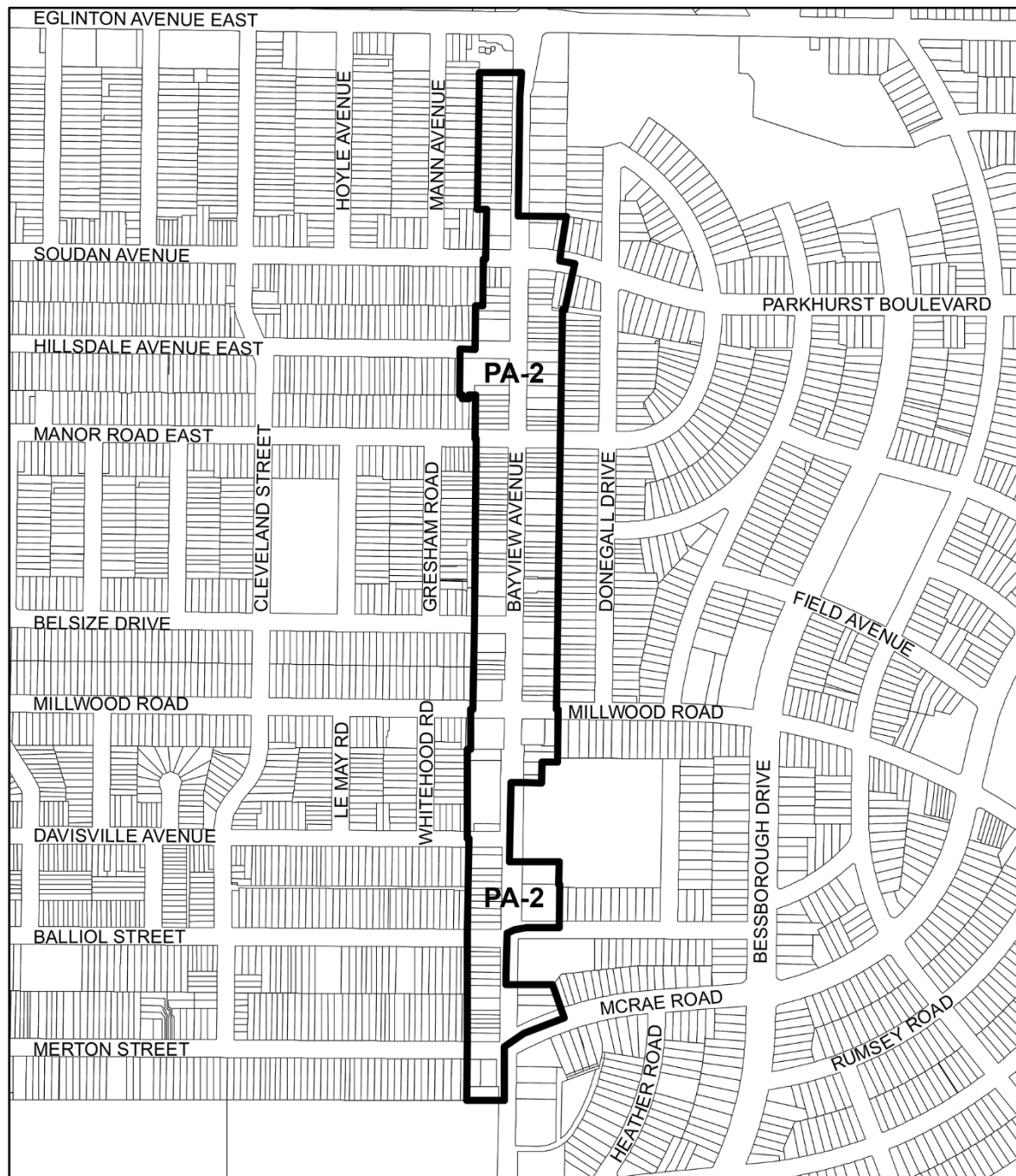
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 **TORONTO**  
Diagram 5C

## Midtown Zoning - Mount Pleasant South

File # 18 244598 CPS 00 02



**TORONTO**  
Diagram 5D

## Midtown Zoning - Bayview-Leaside

File # 18 244598 CPS 00 02





**Toronto**  
Diagram 5E

## Midtown Zoning - Yonge Street South

File # 18 244598 CPS 00 02



 **TORONTO**  
Diagram 6A

**Midtown Zoning - Eglinton Way**

File # 18 244598 CPS 00 0Z

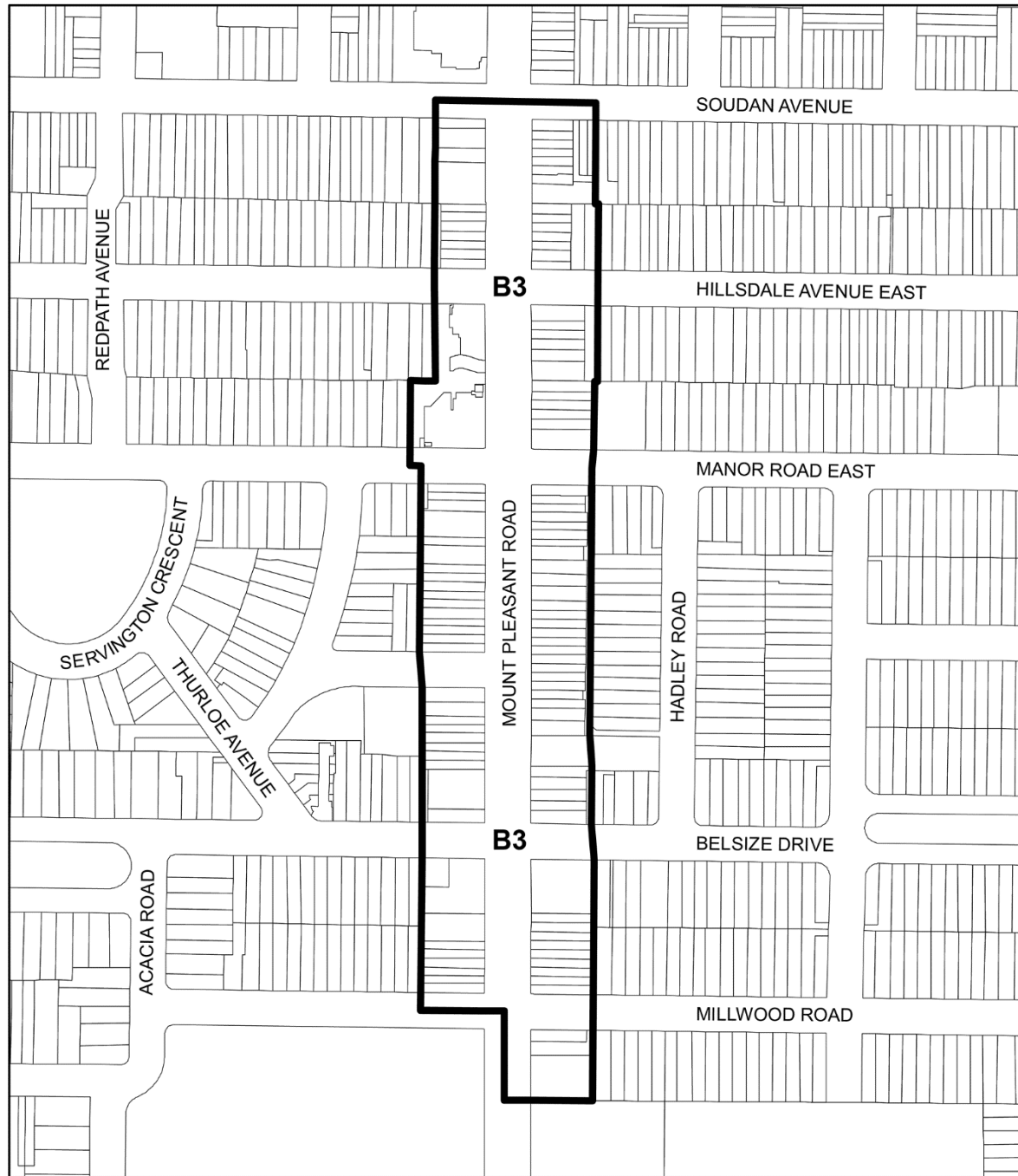


**TORONTO**  
Diagram 6B

## Midtown Zoning - Yonge Street North

File # 18 244598 CPS 00 0Z



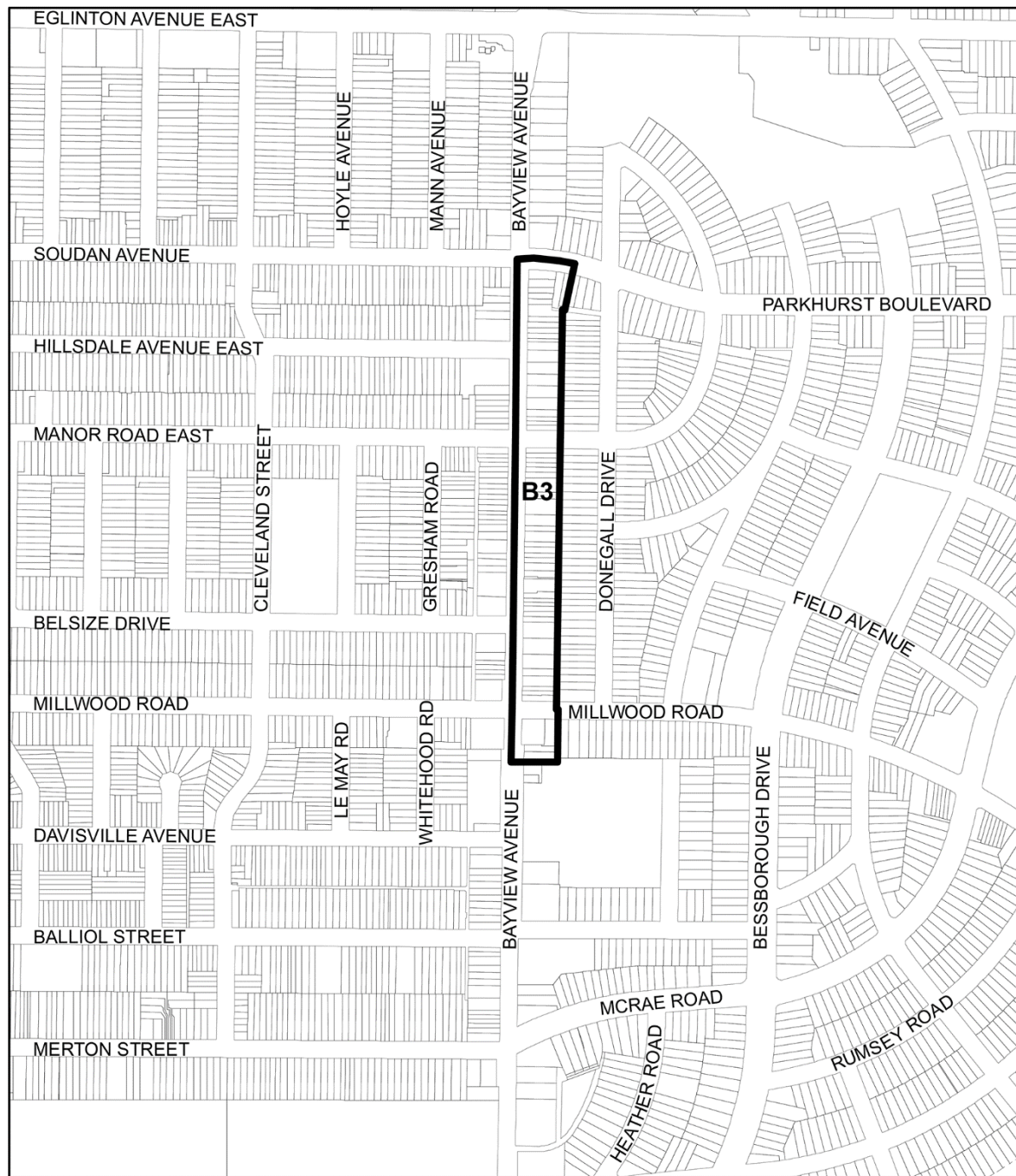


**TORONTO**  
Diagram 6C

## Midtown Zoning - Mount Pleasant South

File # 18 244598 CPS 00 0Z





**Toronto**  
Diagram 6D

## Midtown Zoning - Bayview-Leaside

File # 18 244598 CPS 00 0Z



**Toronto**  
Diagram 6E

## Midtown Zoning - Yonge Street South

File # 18 244598 CPS 00 02

