

Authority: Planning and Housing Committee Item PH##.##, as adopted by City of Toronto Council on ###MONTH, DAY, DAY and DAY###, 2024

Explanatory Comment: This is a DRAFT zoning by-law released for consultation and discussion purposes only.

CITY OF TORONTO
BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to certain lands within the Yonge-Eglinton Secondary Plan area, consisting of:

- Lands east of Yonge Street, north of Eglinton Avenue East, west of Mount Pleasant Road, and south Keewatin Avenue.
- Lands east of Yonge Street, south of Eglinton Avenue East, west of Mount Pleasant Road, and north of Soudan Avenue.
- Lands along both sides of Eglinton Avenue East between Mount Pleasant Road and Bayview Avenue; and
- Lands along both sides of Balliol Street, and the south side of Davisville Avenue, between Yonge Street and Mount Pleasant Road.

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, as amended; and

The Council of the City of Toronto enacts:

Explanatory Comment: Item 1 identifies the location of all of the potential revisions to the zoning by-law.

1. The lands subject to this By-law are outlined by heavy black lines on Diagrams 1A, 1B, 1C, 1D, 1E, and 1F attached to this By-law.

Explanatory Comment: Item 2 makes clear that certain words have defined meanings, which are the same as those in the existing zoning by-law 569-2013.

2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.

Explanatory Comment: Item 3 identifies those lands that are currently not part of Zoning By-law 569-2013 that are proposed to be added to 569-2013. Item 3 also refers to the proposed zoning labels for these lands and amended zoning labels for land already subject to 569-2013.

3. Zoning By-law 569-2013, as amended, is further amended by:
- (A) adding the lands on Diagrams 2A, 2B, 2C, and 2D to the Zoning By-law Map in Section 990.10 and applying the zone labels shown on Diagrams 3A, 3B, 3C, 3D, 3E, and 3F; 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, 1E, and 1F to the zone labels shown on Diagrams 3A, 3B, 3C, 3D, 3E, and 3F attached to this By-law.

Explanatory Comment: Item 4 adds lands to the Height Overlay Map, and identifies the maximum height permissions in that overlay map for all lands subject 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 2D to the Height Overlay Map in Section 995.20 and applying the height labels shown on Diagrams 4A, 4B, 4C, and 4D; and
 - (B) amending the zone labels on the Zoning By-law Map in Section 995.20 for the lands on Diagrams 1A, 1B, 1C, 1D, 1E, and 1F to the height labels shown on Diagrams 4A, 4B, 4C, and 4D attached to this By-law.

Explanatory Comment: Item 5 is a technical inclusion of the areas in the Lot Coverage overlay map of the city-wide by-law, even though lot coverage is not regulated through this overlay map.

5. Zoning By-law 569-2013, as amended, is further amended by adding the lands on Diagrams 1A, 1B, 1C, 1D, 1E, and 1F to the Lot Coverage Overlay Map in Section 995.30.1, and applying no value.

Explanatory Comment: Item 6 adds lands to the existing city-wide rooming house overlay map, which, among other things, sets the maximum number of rooms and clarifies that a rooming house is not permitted in a building originally constructed as an apartment building.

6. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown in Diagrams 5A, 5B, and 5C to the Rooming House Overlay Map in Section 995.40.1, and applying the rooming house labels to these lands as shown on Diagrams 5A, 5B, and 5C attached to this By-law.

Explanatory Comment: Item 7 amends the general regulations for the Residential Apartment Zone Category, in addition to those for the Residential Apartment (RA) Zone, for all lands with the RA zone label subject to this by-law (all areas *except* those beginning ##A3, ##B1-2, ##B2-2, and ##B2-3 on the maps below). The RA regulations in 569-2013 apply, except as described in this exception, including:

- changing landscaping requirements;
- reducing surface parking permissions;
- permitting additional non-residential uses (e.g. art galleries, barbers);
- increasing the maximum size of small-scale non-residential uses;
- setting a maximum width for residential lobbies;
- setting minimum setbacks;
- defining and setting minimum widths of on-site pedestrian walkways;
- setting minimum step-backs;
- setting minimum separation distances between tall buildings;
- setting a maximum floor plate size for tall buildings;
- setting a minimum requirement for the proportion of units that can accommodate larger households, including families with children, etc.

7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number [-] so that it reads:

([assigned exception number] ##900.7.10##RA## Exception RA ([assigned exception number]))

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

Site Specific Provisions:

- (A) Despite regulation 15.5.50.10 (1), a **lot** in the Residential Apartment Zone category must have:
- (i) A minimum of 40% of the area of the **lot** for landscaping; and
 - (ii) A minimum of 65% of the landscaping required in (i), above, must be soft landscaping.
- (B) Despite regulation 15.5.80.10 (2), a minimum of 90% of the required **parking spaces** for an **apartment building** in the Residential Apartment Zone category, must be in a **building** or underground **structure**;

Explanatory note: The value noted in (B) is under review and subject to change.

- (C) In addition to the uses permitted in regulation 15.10.20.20(1), an **art gallery**, **artist studio**, **personal service shop**, and **performing arts studio** are permitted, subject to the following:
- (i) They are not located above the second **storey** of an **apartment building**; and
 - (ii) The **interior floor area** of an individual establishment may not exceed 150 square metres;
- (D) Despite regulation 15.10.20.100(13) and (##C##) above, a **retail store**, **retail service**, **personal service shop**, and **take-out eating establishment** are permitted in an **apartment building** subject to the following:
- (i) It may not be above the first storey of the **apartment building**; and
 - (ii) The **interior floor area** of an individual establishment may not exceed 150 square metres;
- (E) The **interior floor area** of the uses identified in (##C##) and (##D##) above may not exceed a cumulative total of 400 square metres;
- (F) A residential lobby located on the first **storey** along an exterior wall of a building may not exceed the greater of:
- (i) 25% of the frontage of the **lot**; or
 - (ii) 10.0 metres.
- (G) The required minimum height and number of **storeys** for one or more **buildings** on a **lot** is as follows:
- (i) a minimum height of 12.0 metres and 4 **storeys** for a **lot** containing one **building**; and
 - (ii) a minimum height of 6.0 metres and 2 **storeys** for any additional **buildings** on the same **lot**;
- (H) Despite (##G##) above, the required minimum height and number of **storeys** for a **building** or **structure** containing exclusively one or more of the following uses is 6.0 metres and 2 **storeys**:
- (i) **art gallery**;
 - (ii) **artist studio**;

- (iii) **community centre;**
- (iv) library; or
- (v) **performing arts studio;**
- (I) Despite Clause 15.10.40.70, the required minimum **street yard setbacks** are:
 - (i) 7.5 metres for **lots** abutting Erskine Avenue, Broadway Avenue, and Roehampton Avenue; and
 - (ii) 6.0 metres for **lots** abutting Keewatin Avenue, Davisville Avenue, Balliol Street, Soudan Avenue, Holly Street, Dunfield Avenue, Lillian Street, Redpath Avenue, and Brownlow Avenue;
- (J) A minimum of 60% the **street yard** required in (###) above for **lots** abutting Broadway Avenue or Roehampton Avenue must be **soft landscaping**;
- (K) Despite regulation 15.10.40.70 (2), the required minimum rear yard setback is:
 - (i) at least 7.5 metres from the **rear lot line**, or
 - (ii) where the **rear lot line** abuts a **lane**, at least 7.5 metres from the **lot line** of the **lot** abutting the **lane** on the opposite side of the **lane**.
- (L) Publicly accessible pedestrian walkways that provide direct access to **streets**, parks, public buildings, outdoor amenity space accessible to the public, public transportation uses, or that connect to adjacent **buildings** or **lots**, must be:
 - (i) at least 3.0 metres in width; and
 - (ii) on the ground or ground level;
- (M) If a pedestrian walkway as described in (##L##) is interior to a **building**, the minimum floor to ceiling height is 4.5 metres;
- (N) Pedestrian entrances to lobbies of **apartment buildings** will face and be directly accessible from public **streets**;
- (O) Pedestrian entrances to individual residential units on the ground floor of **apartment buildings** will face and be directly accessible from public **streets**, **laneways**, or pedestrian walkways described in (##L##) and (##M##).

- (P) Every **building** with a height greater than 20.0 metres plus the required **front yard setback** must comply with the requirements of (##Q##) to (##T##) below for the portions of a **building** which collectively enclose the entirety of a **storey** above the following heights:
- (i) above the 4th **storey** of a **building**; or
 - (ii) a height of 15.0 metres, whichever is less;
- (Q) Despite regulations 15.10.40.70(2), (3), and (4), the required minimum **side yard setback** and **rear yard setback** for the portion of the **building** specified in (##P##) is 15.0 metres;
- (R) Despite regulations 15.10.40.80(1) and (2), 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 (##P##) above is 30.0 metres from:
- (i) another **building** on the same **lot**; and
 - (ii) another **main wall** of the same **building**.
- (S) Any part of a **building** identified in (##P##) must be set back:
- (i) at least 3.0 metres from the **building setback** of the highest **storey** of the building located below that point;
 - (ii) despite (i) above, if on a **lot** abutting Redpath Avenue, at least 8.0 metres from the **building setback** of the highest **storey** of the building located below that point;
- (T) The permitted maximum floor area for each **storey** of a **building** containing residential uses, as specified in (##P##) above, is 750 square metres, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, excluding inset and projecting balconies.
- (U) Every **building** on a **lot** located west of Mount Pleasant Avenue with a height less than 20.0 metres plus the required **front yard setback** must comply with the following:
- (i) any part of a **building**, located above a height of 19.5 metres, must be set back at least 3.0 metres from the **building setback** of the highest **storey** of the **building** located below that point;

- (V) A **building** subject to the requirements of (##U##) above located north of Eglinton Avenue West must also comply with the following:
- (i) Any part of a **building**, located above a height of 13.5 metres, must be setback at least 3.0 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (W) 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; and
- (X) Despite regulations 15.10.20.20.(1), 15.10.20.100(6), 150.5.20.1(1), (2), and (7), a **home occupation** in the Residential Apartment Zone Category may be a **personal service shop**, limited to the following types of services:
- (i) barber;
 - (ii) hairdresser;
 - (iii) beautician;
 - (iv) dressmaker;
 - (v) seamstress; and
 - (vi) tailor.
- (Y) Despite regulation 150.5.20.1 (6), a **home occupation** in the Residential Apartment Zone Category may have employees working in the **dwelling unit** in addition to the business operator, provided that that **home occupation** is located on the ground floor with direct access to a **street**;
- (Z) Despite 15.5.40.60 (1) (B), a platform with a floor that is higher than the first **storey** of the **building** may encroach into the required minimum **setback** in (##S##) by a maximum of 1.5 metres;
- (AA) Despite Regulation 15.10.20.40(1), a lawfully existing **detached house**, **semi-detached house** and **townhouse** may be converted to contain up to four **dwelling units**, subject to the requirements of Regulation 10.50.20.40(1);
- (BB) These **premises** must comply with regulation 900.7.10(##TBD##)
[*explanatory note: this will refer to item 9 below*];

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

Explanatory Comment: Item 8 amends the general regulations for the Residential Apartment Zone Category, in addition to those for the Residential Apartment Commercial (RAC) Zone, for lands with the RAC zone label subject to this by-law (only those beginning ##A3, as well as ##B1-2, ##B2-2, and ##B2-3 on the maps below). The RAC regulations in 569-2013 apply, except as described in this exception, including:

- changing landscaping requirements;
- reducing surface parking permissions;
- not permitting uses that are not permitted in the Plan (i.e. offices);
- setting minimum heights of buildings;
- increasing the maximum permitted size of small-scale non-residential uses;
- setting a maximum width for residential lobbies;
- setting minimum setbacks;
- defining and setting minimum widths for on-site pedestrian walkways;
- setting minimum building step-backs;
- setting minimum separation distances between tall buildings;
- setting a maximum floor plate size for tall buildings;
- setting a minimum requirements for the proportion of units that can accommodate larger households, including families with children, etc.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number [-] so that it reads:

([assigned exception number] ##900.8.##RAC##) Exception RAC ([assigned exception number])

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 15.5.50.10 (1), a lot in the Residential Apartment Zone category must have:
- (i) A minimum of 40% of the area of the **lot** for landscaping; and
 - (ii) A minimum of 65% of the landscaping required in (i), above, must be soft landscaping.
- (B) Despite regulation 15.5.80.10 (2), a minimum of 90% of the required

parking spaces for an **apartment building** in the Residential Apartment Zone category, must be in a **building** or underground **structure**;

Explanatory note: The value noted above is under review and subject to change.

- (C) Despite regulation 15.20.20.20 (1), an office or medical office is not permitted.
- (D) A residential lobby located on the first **storey** along an exterior wall of a building may not exceed the greater of:
 - (i) 25% of the frontage of the **lot**; or
 - (ii) 10.0 metres.
- (E) The required minimum height and number of **storeys** for one or more **buildings** on a **lot** is as follows:
 - (i) a minimum height of 13.5 metres and 4 **storeys** for a **lot** containing one **building**; and
 - (ii) a minimum height of 6.0 metres and 2 **storeys** for any additional **buildings** on the same **lot**;
- (F) Despite (##E##) above, the required minimum height and number of **storeys** for a **building** or **structure** containing exclusively one or more of the following uses is 6.0 metres and 2 **storeys**:
 - (i) **Art gallery**;
 - (ii) **Artist studio**;
 - (iii) **Community centre**;
 - (iv) Library; or
 - (v) **Performing arts studio**;
- (G) A minimum of 60% of the **street yard** required in (##H##) below for **lots** abutting Broadway Avenue or Roehampton Avenue, must consist be **soft landscaping**;
- (H) Despite clause 15.20.40.70(2), the required minimum **street yard setbacks** are:
 - (i) 6.0 metres; or

- (ii) 4.5 metres if a **lot** is located on Redpath Avenue and contains a minimum of 400 square metres of non-residential **ground floor area** consisting of any combination of **retail, retail service, art gallery, eating establishment, financial institution, take-out eating establishment, or service shop** uses.
- (I) Despite regulation 15.20.40.70 (2), the required minimum **rear yard setback** is:
 - (i) at least 7.5 metres from the **rear lot line**, or
 - (ii) where the **rear lot line** abuts a **lane**, at least 7.5 metres from the **lot line** of the **lot** abutting the **lane** on the opposite side of the **lane**;
- (J) Publicly accessible pedestrian walkways that provide direct access to **streets**, parks, public buildings, outdoor amenity space accessible to the public, transportation uses, or that connect to adjacent **buildings** or **lots**, must be:
 - (i) at least 3.0 metres in width; and
 - (ii) on the ground or ground level;
- (K) In addition to the requirements of (##J##) above, a pedestrian walkway that is enclosed or interior to a **building** must have a minimum vertical clearance of 4.5 metres, as measured between the floor and the ceiling immediately above;
- (L) A pedestrian entrance for a residential lobby located on the first **storey** of an **apartment building** must be located parallel to and provide direct access to a **street**;
- (M) Each **dwelling unit** located on the first **storey** of an **apartment building** must have a pedestrian entrance located parallel to and providing direct access to a **street, lane** or pedestrian walkway described in (##J##) above;
- (N) 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 or Redpath Avenue must be between 0.0 metres and 0.5 metres from the required **street yard setback**, and all of the **main wall** of the **building** facing a **lot line** abutting Eglinton Avenue East or Redpath Avenue must be between 0.0 metres and 5.5 metres from the front **lot line** or required **front yard setback**;
- (O) A pedestrian entrance for a non-residential use provided on a **lot** with **lot frontage** along Eglinton Avenue East or on Redpath Avenue must be:

- (i) parallel to the **street**; and
 - (ii) located within 5.0 metres of the required **street yard setback**;
- (P) Every **building** with a height greater than 20.0 metres plus the required **front yard setback** must comply with the requirements of (##Q##) to (##T##) below for the portions of a **building** which collectively enclose the entirety of a **storey** above the following heights:
 - (i) the 4th **storey** of a **building**; or
 - (ii) a height of 15.0 metres, whichever is less;
- (Q) Despite (##P##) above, every **building** with a height greater than 27.0 metres plus the required **front yard setback**, on a lot with a lot line along Eglinton Avenue East, must comply with the requirements of (##Q##) to (##T##) below for the portions of a **building** which collectively enclose the entirety of a **storey** above the following heights:
 - (i) the 5th **storey** of a **building**; or
 - (ii) a height of 18.0 metres, whichever is less;
- (R) The required minimum **side yard setback** and **rear yard setback** for the portion of the **building** specified in (##P##) or (##Q##) is 15.0 metres;
- (S) Despite regulation 15.20.40.80, 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 (##P##) and (##Q##) above is 30.0 metres from:
 - (i) another **building** on the same **lot**; and
 - (ii) another **main wall** of the same **building**.
- (T) Any portion of a **building** identified in (##P##) and (##Q##) must be set back at least 3 metres from the **building setback** of the highest **storey** of the building located below that point;
- (U) The permitted maximum floor area for each **storey** of a **building** containing residential uses, as specified in (##P##) and (##Q##) above, is 750 square metres, measured from the exterior of the **main wall** of each floor level and inclusive of the entire floor, excluding inset and projecting balconies.

- (V) Every **building** on a **lot** located west of Mount Pleasant Avenue with a height less than 20.0 metres plus the required **front yard setback** must comply with the following:
- (i) any part of a **building**, located above a height of 18.0 metres, must be set back at least 3.0 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (W) A **building** subject to the requirements of (##V##) above located north of Eglinton Avenue West, must also comply with the following:
- (i) Any part of a **building**, located above a height of 12.0 metres, must be setback at least 3.0 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (X) Every **building** on a **lot** located east of Mount Pleasant Avenue with a height less than 27.0 metres plus the required **front yard setback** must comply with the following:
- (i) any part of a **building**, located above a height of 22.5 metres, must be set back at least 3.0 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (Y) The required minimum height of the first **storey**, measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.5 metres.
- (Z) 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;
- (AA) Despite regulations 15.20.20.20(1), 15.20.20.100(9), 150.5.20.1(1), (2) and (7), a **home occupation** in the Residential Apartment Zone Category may be a **personal service shop**, limited to the following types of services:
- (i) barber;
 - (ii) hairdresser;
 - (iii) beautician;
 - (iv) dressmaker;
 - (v) seamstress; and

- (vi) tailor.
- (BB) Despite regulation 150.5.20.1 (6) a **home occupation** in the Residential Apartment Zone Category may have an employee working in the **dwelling unit** in addition to the business operator, provided that that **home occupation** is located on the ground floor with direct access to a **street**;
- (CC) Despite 15.5.40.60 (1) (B), a platform with a floor that is higher than the first **storey** of the **building** may encroach into the required minimum **setback** in (##T##) by a maximum of 1.5 metres;
- (DD) Despite Regulation 15.10.20.40(1), a lawfully existing **detached house**, **semi-detached house** and **townhouse** may be converted to contain up to four **dwelling units**, subject to the requirements of Regulation 10.50.20.40(1);
- (EE) A **dwelling unit** located on the **ground floor** may contain two levels, which will be considered a single **storey**:
 - (i) if the **building** contains a minimum of 400 square metres of **ground floor area** consisting of any combination of **retail, retail service, art gallery, eating establishment, financial institution, take-out eating establishment, or service shop uses**; and
 - (ii) if the height of that **storey** is within 0.5 metres of the height of the **ground floor** provided for the uses in i) above.
- (FF) These **premises** must comply with regulation 900.8.10(##TBD##) *[explanatory note: this will refer to item 10 below]*;

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

Explanatory Comment re item 9: Existing regulation 5.10.30.1 requires that municipal sewer and water services be available for connection. The proposed regulation below builds on this to ensure that it is also adequate to serve increased development permissions [in Residential Apartment – RA – zones]. Certain types of small scale development are exempted from this regulation.

9. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number [-] so that it reads:

([assigned exception number] ##900.7.10##TBD##) Exception RA ([assigned exception number])

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

Site Specific Provisions:

- (A) In addition to the requirements of Regulation 5.10.30.1(1), no land may be used and no **building** or **structure** may be erected or used on the land unless all municipal water mains and municipal sewers, and their appurtenances have adequate capacity to service the **building** or **structure**, to the satisfaction of the City; and
- (B) Regulation (A) above does not apply to:
 - (i) the construction, erection or placing of a **residential building** or **structure** for residential purposes on a **lot** if that **lot** will contain 10 or fewer **dwelling units, dwelling rooms, or bed-sitting rooms**;
 - (ii) an **ancillary building** associated with a permitted **residential building**;
 - (iii) an **ancillary building** not cited in Regulation (B)(ii) above, if the **ancillary building** is less than 50 square metres in **gross floor area**;
 - (iv) a **building** used as a temporary sales pavilion, model home, or construction office associated with a **building** that will not be constructed on the same **lot**;
 - (v) a tent, marquee, or air supported **structure**;
 - (vi) an addition of less than 50 square metres in **gross floor area** to a **lawfully existing building**, if the **lawfully existing building** is:
 - (a) on a **lot** that will contain or contains no more than 10 **dwelling units, dwelling rooms, and bed-sitting rooms**;
 - (b) an **ancillary building** associated with a permitted **residential building, mixed use building or non-residential building**; or
 - (c) a **non-residential building**; and
 - (vii) the replacement or reconstruction of a **building** or **structure**, or part of a **building** or **structure**, destroyed or damaged by fire, explosion, flood or other similar cause, or replacement,

reconstruction, or compliance due to an order of the City of Toronto is exempt from the requirements of Regulation (A) above if the **gross floor area** and height of the **building** or **structure** are not increased, no **building** or **structure** setback is reduced, and the use of the land is not changed.

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

Explanatory Comment re item 10: Existing regulation 5.10.30.1 requires that municipal sewer and water services be available for connection. The proposed regulation below builds on this to ensure that it is also adequate to serve increased development permissions in Residential Apartment Commercial – RAC - zones. Certain types of small scale development are exempted from this regulation.

10. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number [-] so that it reads:

([assigned exception number] ##900.8.10##TBD##) Exception RAC ([assigned exception number])

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

Site Specific Provisions:

- (A) In addition to the requirements of Regulation 5.10.30.1(1), no land may be used and no **building** or **structure** may be erected or used on the land unless all municipal water mains and municipal sewers, and their appurtenances have adequate capacity to service the **building** or **structure**, to the satisfaction of the City; and
- (B) Regulation (A) above does not apply to:
 - (i) the construction, erection or placing of a **residential building** or **structure** for residential purposes on a **lot** if that **lot** will contain 10 or fewer **dwelling units, dwelling rooms, or bed-sitting rooms**;
 - (ii) an **ancillary building** associated with a permitted **residential building**;
 - (iii) an **ancillary building** not cited in Regulation 900.8.10(##)(B)(ii) above, if the **ancillary building** is less than 50 square metres in **gross floor area**;

- (iv) a **building** used as a temporary sales pavilion, model home, or construction office associated with a **building** that will not be constructed on the same **lot**;
- (v) a tent, marquee, or air supported **structure**;
- (vi) an addition of less than 50 square metres in **gross floor area** to a **lawfully existing building**, if the **lawfully existing building** is:
 - (a) on a **lot** that will contain or contains no more than 10 **dwelling units, dwelling rooms, and bed-sitting rooms**;
 - (b) an **ancillary building** associated with a permitted **residential building, mixed use building or non-residential building**; or
 - (c) a **non-residential building**; and
- (vii) the replacement or reconstruction of a **building or structure**, or part of a **building or structure**, destroyed or damaged by fire, explosion, flood or other similar cause, or replacement, reconstruction, or compliance due to an order of the City of Toronto is exempt from the requirements of Regulation (A) above if the **gross floor area** and height of the **building or structure** are not increased, no **building or structure** setback is reduced, and the use of the land is not changed.

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

Explanatory Comment: Item 11 is an exception which applies to a specific geography labelled ##B1-1 in the maps. It indicates that the RA exception above (item 7) applies and that item 9 applies. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.

11. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number [-] so that it reads:

([assigned exception number] ##B3-1##) Exception RA ([assigned exception number])

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 ~~##~~900.7.10~~##~~RA~~##~~
- (B) These **premises** must comply with Regulation 900.7.10~~##~~TBD~~##~~
- (C) Any addition or extension above the **first floor** of a **lawfully existing detached house** must comply with the minimum **building setbacks** required in Section 10.5 of this By-law;
- (D) The minimum **lot frontage** for a lot with a **lawfully existing detached house** is 9.0 metres;
- (E) The required minimum floor space index of all land uses on a **lot** is 2.0;

Prevailing By-laws and Prevailing Sections:

- (A) On 33 Holly Street, 44 Dunfield Avenue, and 86-88 Soudan Avenue, City of Toronto By-law 1348-2018(LPAT);
- (B) On 45-77 Dunfield Avenue, City of Toronto By-law 443-2016;
- (C) On 88 Redpath Avenue, former City of Toronto by-law 833-02;
- (D) On 108 Redpath Avenue, former City of Toronto by-laws 325-69 and 94-0312.
- (E) On 18 Brownlow Ave., City of Toronto by-laws 22036 and 1280-07, and City of Toronto by-law 267-08;
- (F) On 55 Brownlow Ave., former City of Toronto by-law 22034;
- (G) On 11 Lillian Street and 132-142 Soudan Avenue, City of Toronto by-law 810-2015;
- (H) On 174-188 Soudan Avenue and 71 and 73 Redpath Avenue, City of Toronto by-law 1094-2019(LPAT);

Explanatory Comment: Item 11 is an exception which applies to a specific geography labelled ##B3-2 in the maps. It indicates that the RA exception above (item 7) applies and that item 9 applies. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.

- 12.** Zoning By-law 569-2013, as amended, is further amended by adding Article

900.7.10 Exception Number [-] so that it reads:

([assigned exception number] ##B3-2##) Exception RA ([assigned exception number])

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 ##900.7.10##RA##
- (B) These **premises** must comply with Regulation 900.7.10##TBD##
- (C) Any addition or extension above the **first floor** of a **lawfully existing detached house** must comply with the minimum building setbacks required by this By-law; and
- (D) If the requirements of Regulations 900.7.10(##)(A) to (##) are complied with, prevailing by-laws and prevailing sections (A) to (##) of Regulation 900.7.10(##) below do not apply to the **lot**.
- (E) The required minimum floor space index of all land uses on a **lot** is 2.0;

Prevailing By-laws and Prevailing Sections:

- (A) On 108 Redpath Ave., former City of Toronto by-laws 325-69 and 94-0312.
- (B) On the lands municipally known as the even numbered addresses of 66 - 72 Redpath Avenue, City of Toronto by-law 714-2005;
- (C) On 226 Soudan Avenue, City of Toronto By-law 718-1999. [By-law: 1353-2015]
- (D) Prevailing by-laws and prevailing sections (A) to (C) above apply, except as otherwise provided for in Site Specific Provision (D) of Regulation 900.7.10(XX).

Explanatory Comment: Item 13 is an exception which applies to a specific geography labelled ##B1-1 in the maps. It indicates that the RA exception above (item 7) applies and that item 9 applies. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.

13. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number [-] so that it reads:

([assigned exception number] ##B1-1##) Exception RA ([assigned exception number])

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 ##900.7.10##RA##
- (B) These **premises** must comply with Regulation 900.7.10##TBD##
- (C) If the requirements of Regulations 900.7.10(XX)(A) to (XX) are complied with, prevailing by-laws and prevailing sections (A) to (XX) of Regulation 900.7.10(XX) below do not apply to the **lot**.
- (D) The required minimum floor space index of all land uses on a **lot** located south of Erskine Avenue is 2.0;

Prevailing By-laws and Prevailing Sections:

- (A) On 73, 75, 77, and 79 Keewatin Avenue and 88 Erskine Avenue, former City of Toronto By-law 1546-2019
- (B) On 109 Erskine Avenue, City of Toronto By-law 995-2022
- (C) Prevailing by-laws and prevailing sections (A) and (B) above apply, except as otherwise provided for in Site Specific Provision (C) of Regulation 900.7.10(XX).
- (D) On 73-79 Keewatin, former City of Toronto By-laws 1546-2019 (OMB), 0149-1978, 0728-1978, and 1198-2009;

Explanatory Comment: Item 14 is an exception which applies to a specific geography labelled ##B1-3 in the maps. It indicates that the RA exception above (item 7) applies and that item 9 applies. In order to implement 5.3.57 of the Plan, the proposed maximum height is equal to that which exists today, so that any proposal beyond this maximum height will be evaluated through a Rezoning application that includes a Context Plan.

14. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number [-] so that it reads:

([assigned exception number] ##B1-3##) Exception RA ([assigned exception number])

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 ##900.7.10##RA##
- (B) These **premises** must comply with Regulation 900.7.10##TBD##
- (C) Despite regulation 15.10.40.10(1), the maximum permitted height on the lands municipally known as 368, 411, 435, and 485 Eglinton Avenue East is 18.0 metres;
- (D) The required minimum floor space index of all land uses on **lots** located south of Erskine Avenue is 2.0;

Prevailing By-laws and Prevailing Sections: (none apply)

Explanatory Comment: Item 15 is an exception which applies to a specific geography labelled ##B1-4 in the maps. It indicates that the RA exception above (item 7) applies and that item 9 applies. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.

15. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number [-] so that it reads:

([assigned exception number] ##B1-4##) Exception RA ([assigned exception number])

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 ##900.7.10##RA##
- (B) These **premises** must comply with Regulation 900.7.10##TBD##
- (C) The required minimum floor space index of all land uses on **lots** located south of Erskine Avenue is 2.0;

Prevailing By-laws and Prevailing Sections:

- (A) On 18, 20, 22, 24, 26 and 30 Erskine Avenue, former City of Toronto By-law 265-2017 (OMB);
- (B) On 55 Erskine, City of Toronto By-law 451-2021 (LPAT);
- (C) On 101 Erskine Avenue and 66 Broadway Avenue, former City of Toronto By-law 222-2013;
- (D) On 140 and 160 Erskine Avenue, former City of Toronto by-laws 362-67 and 400-67
- (E) On 88 Erskine Avenue, former City of Toronto By-laws 1546-2019 (OMB), 0149-1978, 0728-1978, and 1198-2009;

Explanatory Comment: Item 16 is an exception which applies to a specific geography labelled ##B2-1 in the maps. It indicates that the RA exception above (item 7) applies and that item 9 applies. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.

- 16.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number [-] so that it reads:

([assigned exception number] ##B2-1##) Exception RA ([assigned exception number])

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 ##900.7.10##RA##
- (B) These **premises** must comply with Regulation 900.7.10##TBD##
- (C) If the requirements of Regulations 900.7.10(XX)(A) to (XX) are complied with, prevailing by-laws and prevailing sections (A) to (XX) of Regulation 900.7.10(XX) below do not apply to the lot.
- (D) The required minimum floor space index of all land uses on a **lot** is 2.0;

Prevailing By-laws and Prevailing Sections:

- (A) On 7 Broadway Avenue and 2345 Yonge Street, former City of Toronto by-law 709-86.
- (B) Prevailing by-laws and prevailing sections in (A) above apply, except as otherwise provided for in Site Specific Provision (C) of Regulation 900.7.10(XX).

Explanatory Comment: Item 17 is an exception which applies to a specific geography labelled ##B2-4 in the maps. It indicates that the RA exception above (item 7) applies and that item 9 applies. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.

- 17.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number [-] so that it reads:

([assigned exception number] ##B2-4##) Exception RA ([assigned exception number])

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 ##900.7.10##RA##
- (B) These **premises** must comply with Regulation 900.7.10##TBD##
- (C) If the requirements of Regulations 900.7.10(XX)(A) to (XX) are complied with, prevailing by-laws and prevailing sections (A) to (XX) of Regulation 900.7.10(XX) below do not apply to the **lot**; and
- (D) The required minimum floor space index of all land uses on a **lot** is 2.0;

Prevailing By-laws and Prevailing Sections:

- (A) On 110, 114, and 120 Broadway Avenue, City of Toronto by-law 210-2021 (LPAT);
- (B) On 117 and 127 Broadway Avenue, City of Toronto by-law 974-2020 (LPAT);
- (C) On 200 Roehampton Avenue, former City of Toronto by-law 165-69;
- (D) Prevailing by-laws and prevailing sections (A) to (C) above apply, except as otherwise provided for in Site Specific Provision (C) of Regulation

900.7.10(XX).

Explanatory Comment: Item 18 is an exception which applies to a specific geography labelled ##B2-5 in the maps. It indicates that the RA exception above (item 7) applies and that item 9 applies. In order to implement 5.3.57 of the Plan, the proposed maximum height is equal to that which exists today, so that any proposal beyond this maximum height will be evaluated through a Rezoning application that includes a Context Plan.

18. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number [-] so that it reads:

([assigned exception number] ##B2-5##) Exception RA ([assigned exception number])

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 ##900.7.10##RA##
- (B) These **premises** must comply with Regulation 900.7.10##TBD##
- (C) Despite regulation 15.10.40.10(1), the maximum permitted **height** is 18 metres; and
- (D) The required minimum floor space index of all land uses on a **lot** is 2.0;

Prevailing By-laws and Prevailing Sections: (none apply)

Explanatory Comment: Item 19 is an exception which applies to a specific geography labelled ##B2-6 in the maps. It indicates that the RA exception above (item 7) applies and that item 9 applies. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.

19. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number [-] so that it reads:

([assigned exception number] ##B2-6##) Exception RA ([assigned exception number])

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 ##900.7.10##RA##;
- (B) These **premises** must comply with Regulation 900.7.10##TBD##; and
- (C) The required minimum floor space index of all land uses on a **lot** is 2.0;

Prevailing By-laws and Prevailing Sections:

- (A) On 40-44 Broadway Avenue, City of Toronto by-law 1255-2022 (OLT)
- (B) On 75 Broadway, City of Toronto by-law 1014-2020(LPAT);
- (C) On 55 and 65 Broadway Avenue, City of Toronto by-law 24-2021(LPAT);
- (D) On the even numbered addresses of 150-152 Roehampton Avenue, City of Toronto by-laws 732-2005, and 6-2006(OMB);
- (E) On 89 and 101 Roehampton Avenue, 1091-2019 (LPAT);
- (F) On 39-41 Roehampton Avenue and 50 Eglinton Avenue East, City of Toronto by-law 1482-2019 (LPAT);
- (G) On 17 and 25 Broadway Avenue, and 70 Roehampton Avenue, former City of Toronto by-law 817-2007;
- (H) On 15, 25, and 25R Roehampton Avenue and 2263-2287 Yonge Street, former City of Toronto by-law 1109-2013;
- (I) On 30 Roehampton Avenue and 2345 Yonge Street, former City of Toronto by-law 1361-2011;

Explanatory Comment: Item 20 is an exception which applies to a specific geography labelled ##B4-1 in the maps. It indicates that the RA exception above (item 7) applies and that item 9 applies. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.

- 20.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number [-] so that it reads:

([assigned exception number] ##B4-1##) Exception RA ([assigned exception number])

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 ##900.7.10##RA##;
- (B) These **premises** must comply with Regulation 900.7.10##TBD##; and
- (C) The required minimum floor space index of all land uses on **lots** located west of Pailton Crescent is 2.0;

Prevailing By-laws and Prevailing Sections:

- (A) On 265 Balliol Street, City of Toronto By-law 890-2021 (OLT);
- (B) On 185 Balliol Street and 8 Pailton Crescent, City of Toronto By-law 999-2022;
- (C) On 200 Balliol Street, City of Toronto By-law 805-04;
- (D) On 33 Davisville Avenue, former City of Toronto by-laws 22535 and 113-70;
- (E) On 141 Davisville Avenue, former City of Toronto by-law 365-67;
- (F) On or between the odd numbered addresses of 223-225 Davisville Avenue, former City of Toronto by-law 22535;
- (G) On 45 & 57-93 Balliol Street, former City of Toronto by-law 22120;
- (H) On 95-131 & 155 Balliol Street, City of Toronto by-law 1162-2022 (OLT);
- (I) On 99 Davisville Avenue and 118 Balliol Street, City of Toronto by-law 1074-2013.

Explanatory Comment: Item 21 is an exception which applies to a specific geography labelled ##B2-5 in the maps. It indicates that the RA exception above (item 7) applies and that item 9 applies. In order to implement 5.3.57 of the Plan, the proposed maximum height is equal to that which exists today, so that any proposal beyond this maximum height will be evaluated through a Rezoning application that includes a Context Plan.

- 21.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number [-] so that it reads:

([assigned exception number] ##B4-2##) Exception RA ([assigned exception number])

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 ##900.7.10##RA##;
- (B) These **premises** must comply with Regulation 900.7.10##TBD##; and
- (C) Despite regulation 15.10.40.10(1), the maximum permitted **height** is 38 metres;
- (D) The required minimum floor space index of all land uses on **lots** located west of Pailton Crescent is 2.0;

Prevailing By-laws and Prevailing Sections:

(none apply)

Explanatory Comment: Item 21 is an exception which applies to a specific geography labelled ##B4-3 in the maps. It indicates that the RA exception above (item 7) applies and that item 9 applies.

- 22.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number [-] so that it reads:

([assigned exception number] ##B4-3##) Exception RA ([assigned exception number])

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 ##900.7.10##RA##
- (B) These **premises** must comply with Regulation 900.7.10##TBD##; and
- (C) The required minimum floor space index of all land uses on **lots** located west of Pailton Crescent is 2.0;

Prevailing By-laws and Prevailing Sections: (none apply)

Explanatory Comment: Item 22 is an exception which applies to a specific geography labelled ##A3-1 in the maps. It indicates that the RAC exception above (item 8) applies and that item 10 applies. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.

- 23.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number [-] so that it reads:

([assigned exception number] ##A3-1##) Exception RAC ([assigned exception number])

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 900.8.10##RAC##;
- (B) These **premises** must comply with regulation 900.8.10##TBD##; and
- (C) The required minimum floor space index of all land uses on a **lot** is 2.0;

Prevailing By-laws and Prevailing Sections:

- (A) On 322 Eglinton Avenue East, 299 Roehampton Avenue, and 815 Mount Pleasant Avenue, former City of Toronto By-law 1198-2009;
- (B) On 305 Roehampton Avenue, former City of Toronto By-law 814-2011;
- (C) On 398 Eglinton Avenue East, former City of Toronto by-law 94-0183; and
- (D) On 492-498 Eglinton Avenue East and 3-7 Cardiff Road, City of Toronto by-law 0329-2022(OLT);

Explanatory Comment: Item 24 is an exception which applies to a specific geography labelled ##A3-2 in the maps. It indicates that the RAC exception above (item 8) applies and that item 10 applies. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.

- 24.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number [-] so that it reads:

([assigned exception number] **##A3-2##**) Exception RAC ([assigned exception number])

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 900.8.10**##RAC##**;
- (B) These **premises** must comply with regulation 900.8.10**##TBD##**;
- (C) Any addition or extension above the **first floor** of a **lawfully existing detached house** must comply with the minimum building setbacks required by Section 10.5 of this By-law;
- (D) The minimum **lot frontage** for a lot with a **lawfully existing detached house** is 7.5 metres;
- (E) If the requirements of Regulations 900.8.10(XX)(A) to (XX) are complied with, prevailing by-laws and prevailing section (A) of Regulation 900.8.10(XX) below do not apply to the **lot**.
- (F) The required minimum floor space index of all land uses on a **lot** is 2.0;

Prevailing By-laws and Prevailing Sections:

- (A) On 538 and 540 Eglinton Avenue East, former City of Toronto By-law 333-2012;
- (B) Prevailing by-laws and prevailing sections (A) above applies, except as otherwise provided for in Site Specific Provision (D) of Regulation 900.8.10(XX).

Explanatory Comment: Item 25 is an exception which applies to a specific geography labelled ##A3-3 in the maps. It indicates that the RAC exception above (item 8) applies and that item 10 applies. In order to implement 5.3.57 of the Plan, the proposed maximum height is equal to that which exists today, so that any proposal beyond this maximum height will be evaluated through a Rezoning application that includes a Context Plan.

- 25.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number **[]** so that it reads:

([assigned exception number] **##A3-3##**) Exception RAC ([assigned exception number])

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 900.08.10**##RAC##**;
- (B) These **premises** must comply with regulation 900.8.10**##TBD##**;
- (C) Any addition or extension above the **first floor** of a **lawfully existing detached house** must comply with the minimum building setbacks required by Section 10.5 of this By-law;
- (D) The minimum **lot frontage** for a **lot** with a **lawfully existing detached house** is 7.5 metres;
- (E) Despite 15.20.40.10(1), the maximum height on the lands known as 368, 411, 435, and 485 Eglinton Avenue East is 18.0 metres;
- (F) The required minimum floor space index of all land uses on a **lot** is 2.0;

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

Explanatory Comment: Item 26 is an exception which applies to a specific geography labelled **##B1-2 in the maps. It indicates that the RAC exception above (item 8) applies and item 10 applies.**

- 26.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number **[-]** so that it reads:

([assigned exception number] **##B1-2##**) Exception RAC ([assigned exception number])

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 900.08.**##RAC##**;

- (B) These **premises** must comply with regulation 900.8.10##TBD##;
- (C) The required minimum floor space index of all land uses on a **lot** is 2.0;

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

Explanatory Comment: Item 27 is an exception which applies to a specific geography labelled ##B2-2 in the maps. It indicates that the RAC exception above (item 8) applies and item 10 applies. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.

- 27.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number [-] so that it reads:

([assigned exception number] ##B2-2##) Exception RAC ([assigned exception number])

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 900.08.10##RAC##;
- (B) These **premises** must comply with regulation 900.11.10##TBD##; and
- (C) The required minimum floor space index of all land uses on a **lot** is 2.0;

Prevailing By-laws and Prevailing Sections:

- (A) On 88 Broadway Avenue, former City of Toronto by-law 1109-04;
- (B) On 241 Redpath Avenue, former City of Toronto by-law 20904;
- (C) On 100 Broadway Avenue, and 223, 225, 227, 229, 231 and 233 Redpath Avenue, City of Toronto by-law 71-2021(LPAT);
- (D) On 85-91 Broadway Avenue and 198 Redpath Avenue, City of Toronto By-law 1345-2018(LPAT);
- (E) On 95 and 99 Broadway Avenue and 197 Redpath Avenue, former City of Toronto by-law 1-2016 (OMB);
- (F) On 177 Redpath Ave., former City of Toronto by-law 165-69;

- (G) On 188 Redpath Ave., City of Toronto by-law 360-98;
- (H) On 183-195 Roehampton Avenue and 139-145 Redpath Avenue, former City of Toronto by-law 1029-2014;

Explanatory Comment: Item 28 is an exception which applies to a specific geography labelled ##B2-3 in the maps. It indicates that the RAC exception above (item 8) applies and item 10 applies. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.

- 28.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number [-] so that it reads:

([assigned exception number] ##B2-3##) Exception RAC ([assigned exception number])

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 900.08.10##RAC##;
- (B) These **premises** must comply with regulation 900.8.10##TBD##;
- (C) If the requirements of Regulations 900.8.10(XX)(A) to (XX) are complied with, prevailing by-laws and prevailing sections (A) of Regulation 900.8.10(XX) below does not apply to the **lot**; and
- (D) The required minimum floor space index of all land uses on a **lot** is 2.0;

Prevailing By-laws and Prevailing Sections:

- (A) On 188 Redpath Avenue, former City of Toronto by-law 360-98;
- (B) Prevailing by-laws and prevailing sections (A) above applies, except as otherwise provided for in Site Specific Provision (C) of Regulation 900.8.10(XX).

Explanatory Comment: Item 29 is an exception which applies to a specific geography labelled ##B1-OR in the maps, with “OR” referring to “Open Space – Recreation Zone”. It also sets out some exceptions to this zone regarding lawfully existing parking associated with a building.

29. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.42.10 Exception Number **##B1-OR##** so that it reads:

(##B1-OR) Exception OR ##B1-OR

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) Parking and landscaping associated with the **lawfully existing building** at 140 Erskine Avenue is permitted.
- (B) For the purposes of (A) 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 **##DATE##**..

Prevailing By-laws and Prevailing Sections:

- (A) On 85 Keewatin Avenue, former City of Toronto By-law 1546-2019;

Explanatory Comment: Item 30 is technical. It's a housekeeping item to remove any references to exceptions that may no longer exist as a result of changes put forth through this by-law. Details are forthcoming.

30. In Article 900.2.10, delete Exception Numbers **X, Y and Z**.

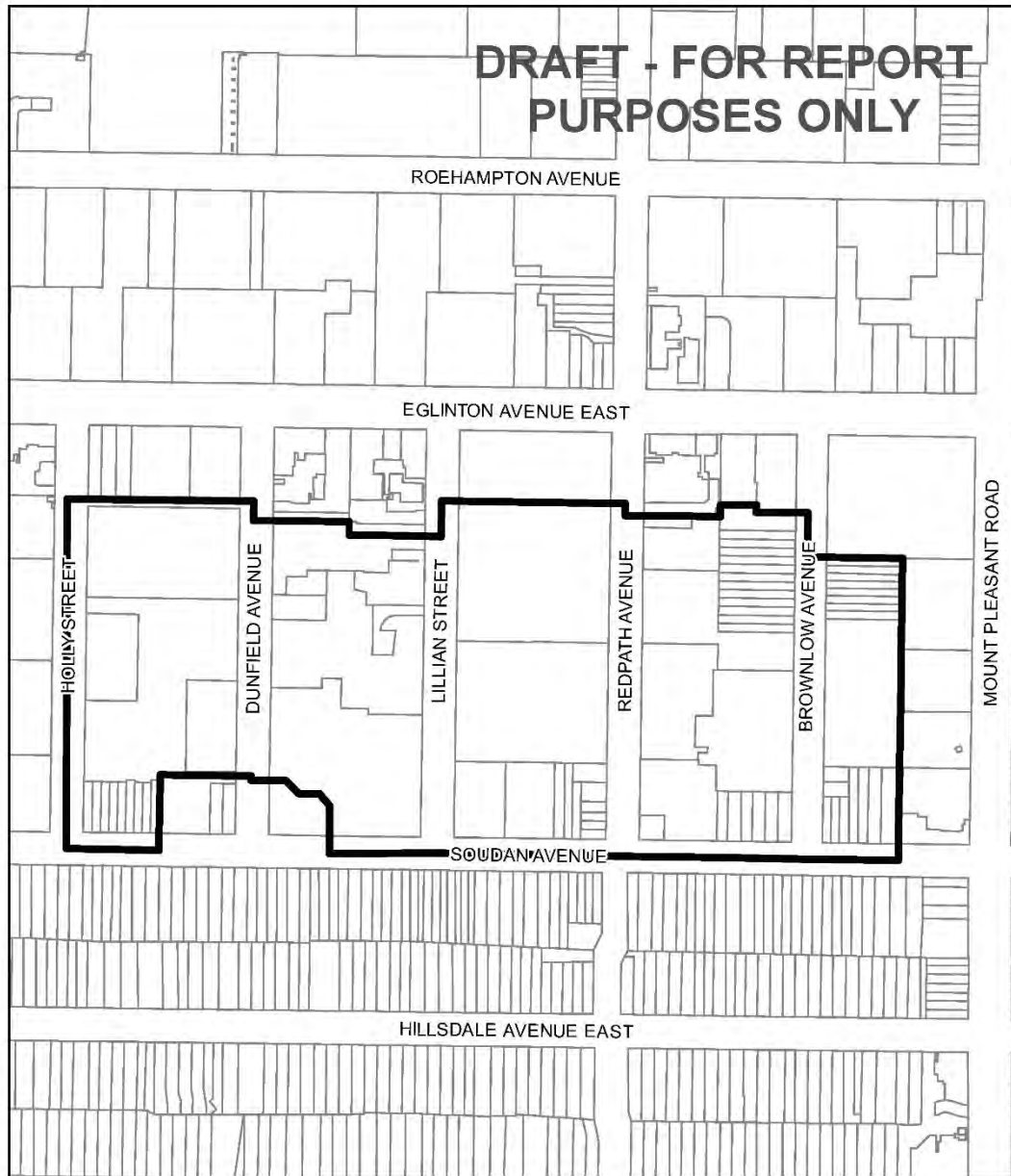
Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk.

(Seal of the City)

Diagram 1A - Location



Toronto
Diagram 1A

File #: YY ##### STE ## 02

City of Toronto By-law 569-2013
Not to Scale
11/17/2023

Diagram 1B - Location



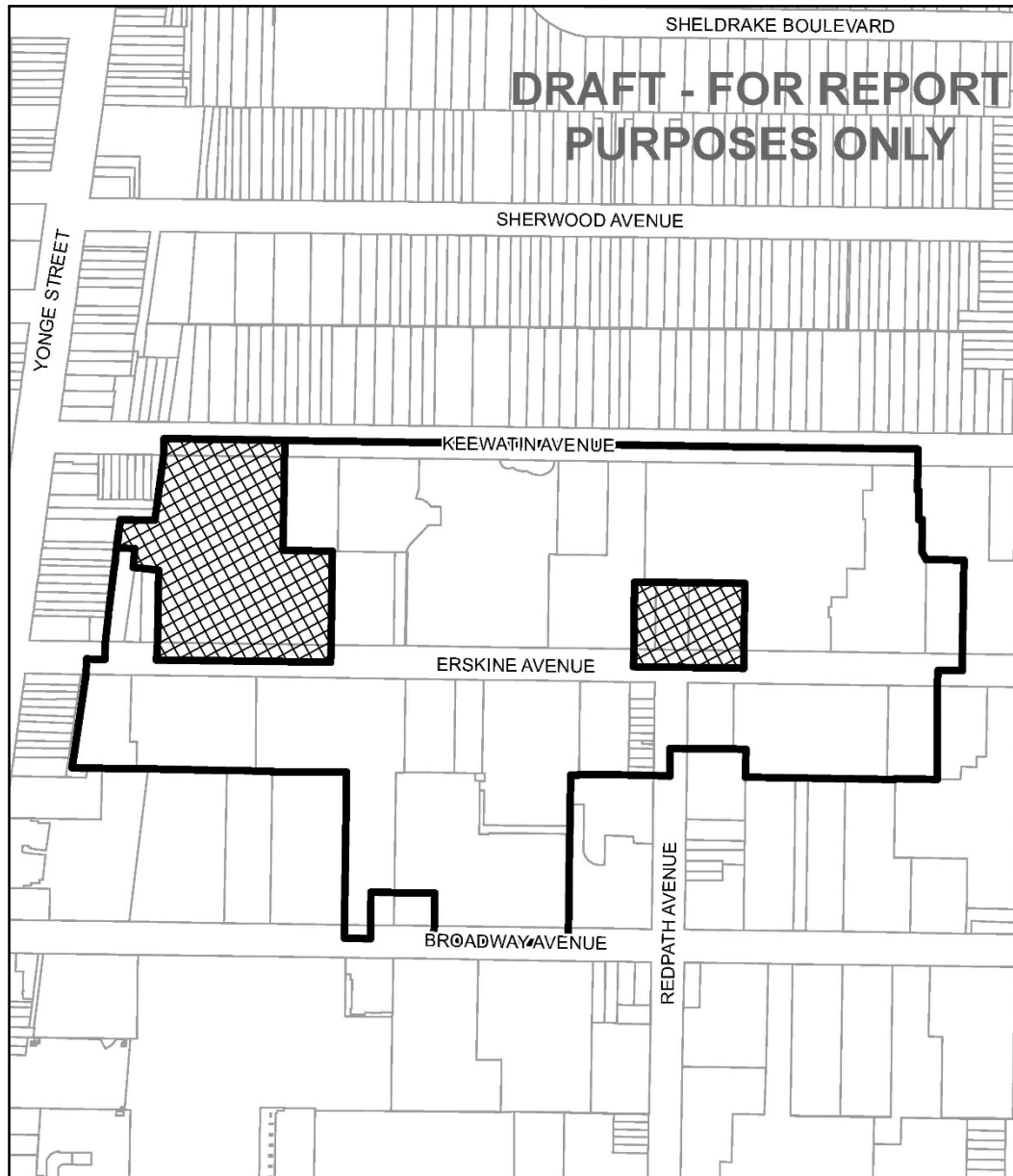
Toronto
Diagram 1B

File #: YY ##### STE ## 02



City of Toronto By-law 569-2013
Not to Scale
11/17/2023

Diagram 1C - Location



Toronto
Diagram 1C

File #: YY ##### STE ## 02

 Lands not part of this by-law


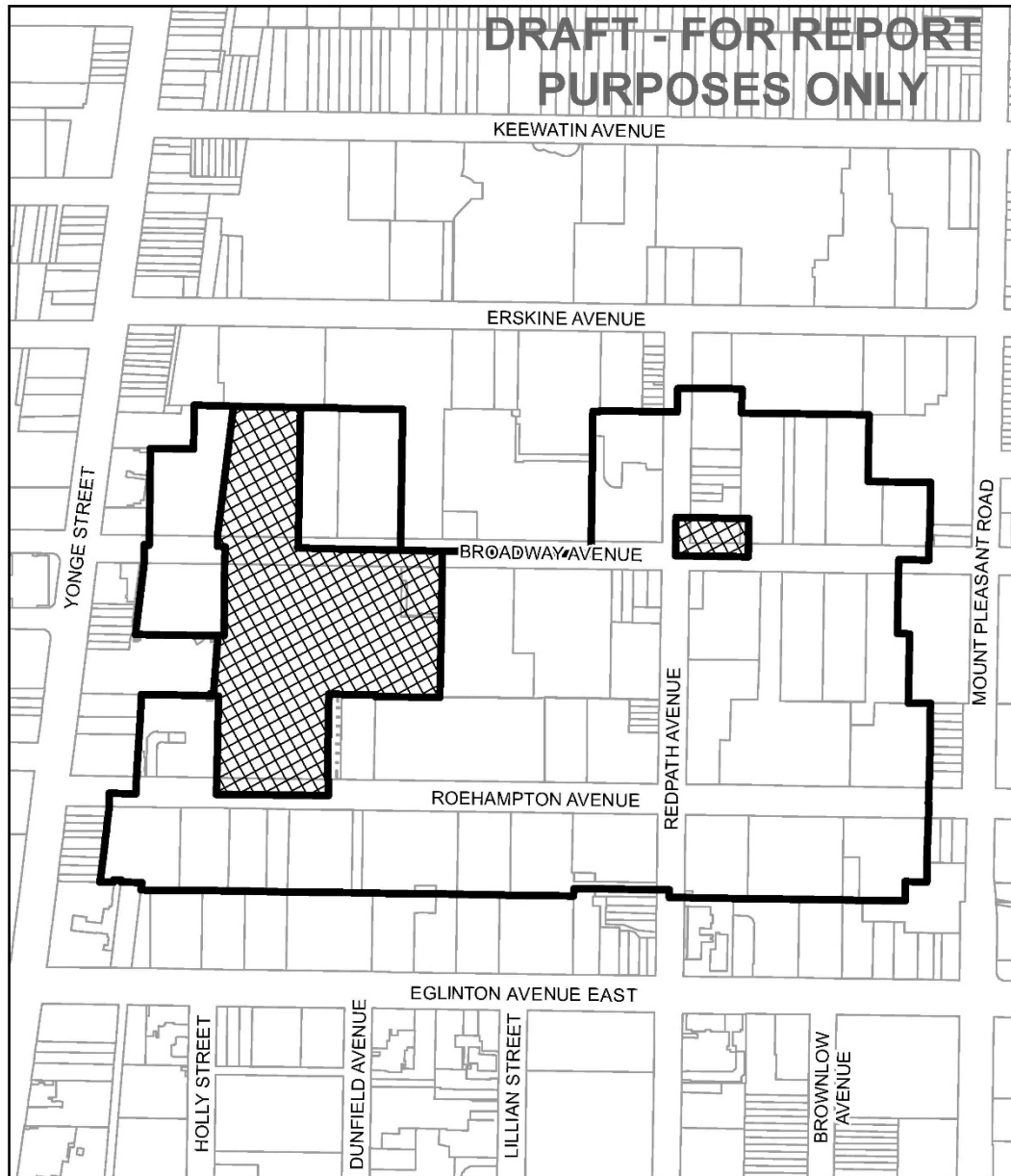

City of Toronto By-law 569-2013
Not to Scale
11/17/2023

Diagram 1D – Location



Toronto
Diagram 1D

File #: YY ##### STE ## 02

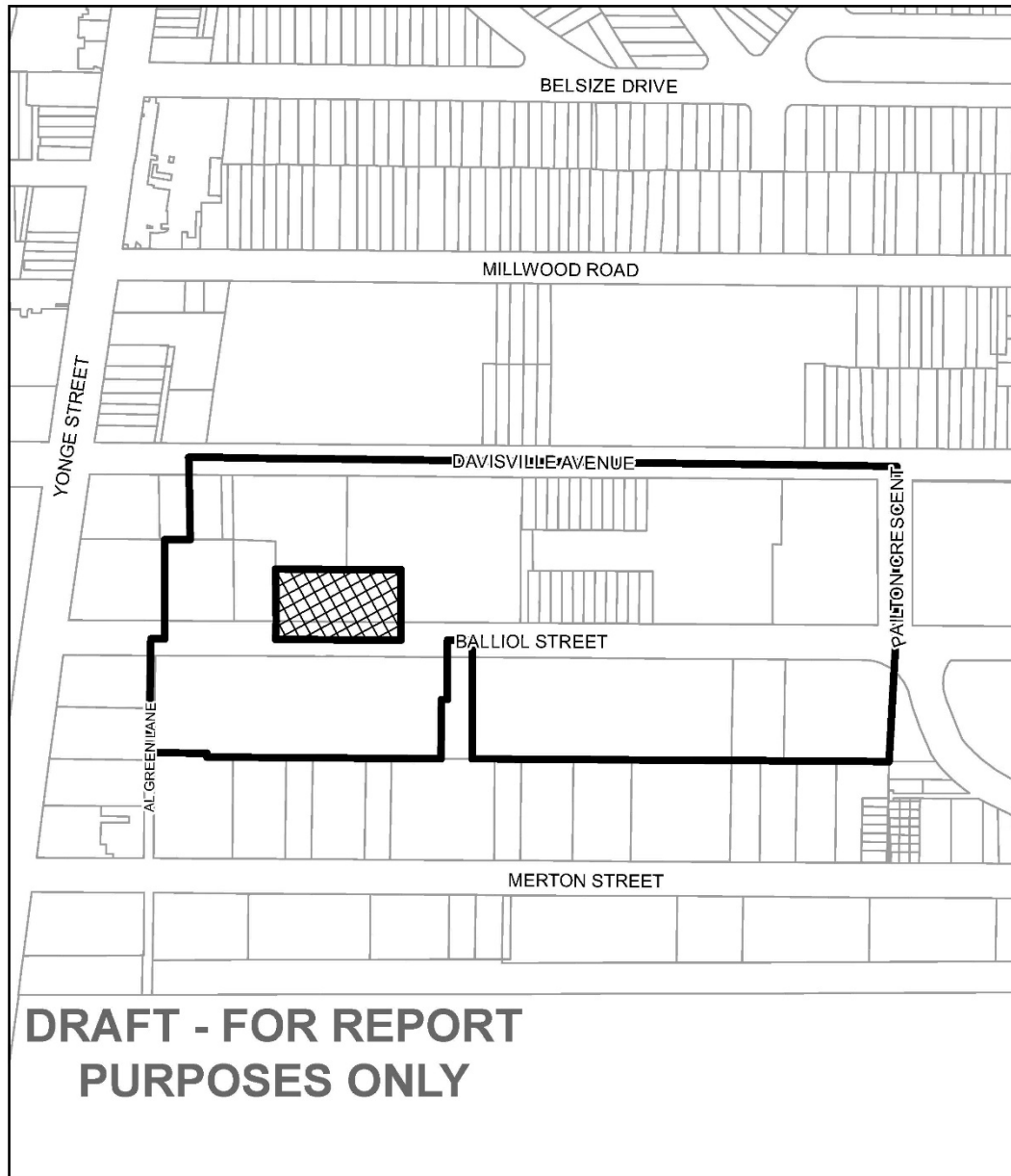


Lands not part of this by-law



City of Toronto By-law 589-2013
Not to Scale
11/17/2023

Diagram 1E – Location



 **Toronto**
Diagram 1E

File #: YY ##### STE ## 02

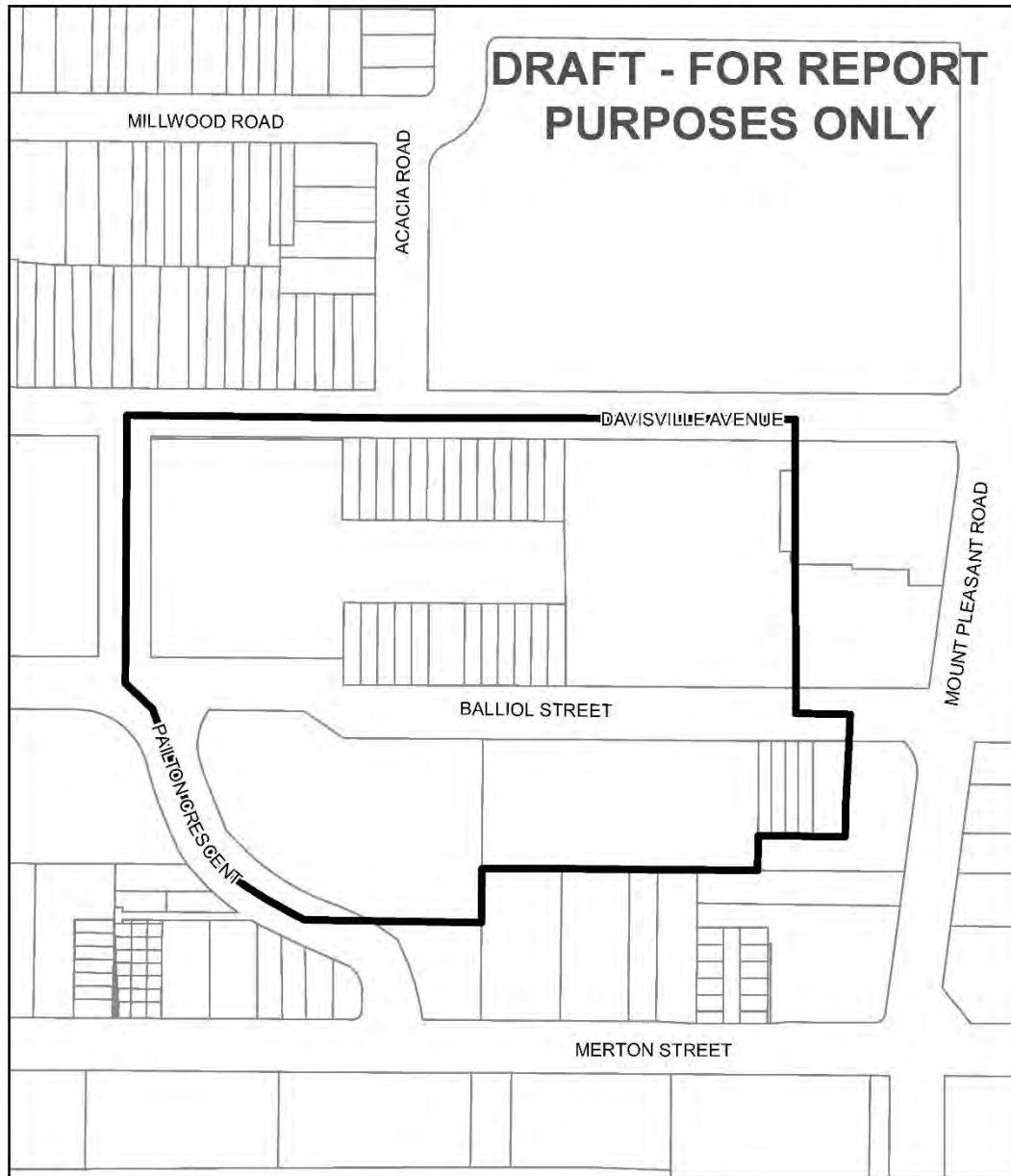


Lands not part of this by-law



City of Toronto By-law 569-2013
Not to Scale
11/17/2023

Diagram 1F – Location



Toronto
Diagram 1F

File #: YY ##### STE ## 0Z

City of Toronto By-law 569-2013
Not to Scale
11/17/2023



Diagram 2A – Lands to be added to Zoning By-law 569-2013



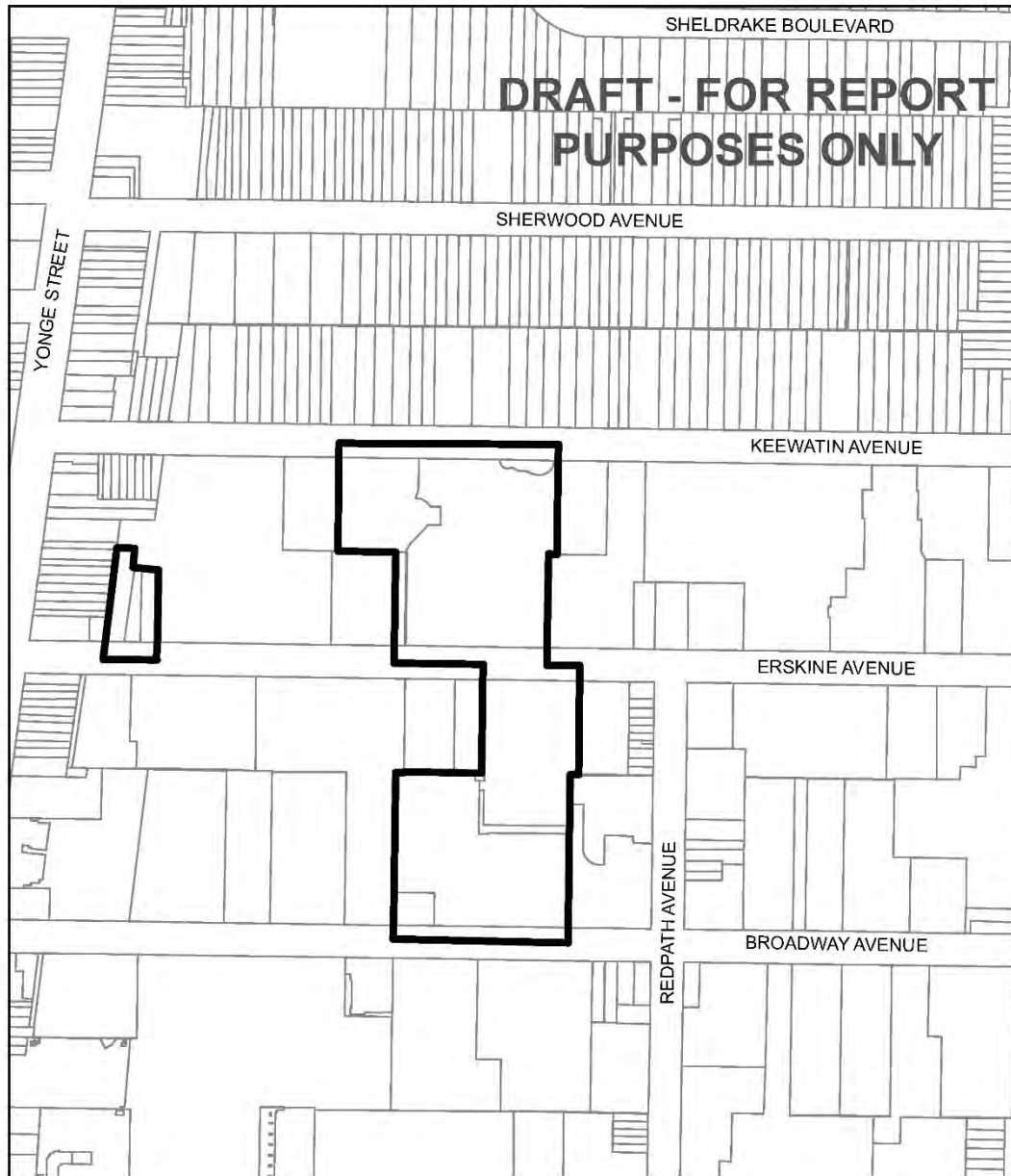
Toronto
Diagram 2A

File #: YY ##### STE ## 0Z



City of Toronto By-law 569-2013
Not to Scale
11/17/2023

Diagram 2B – Lands to be added to Zoning By-law 569-2013



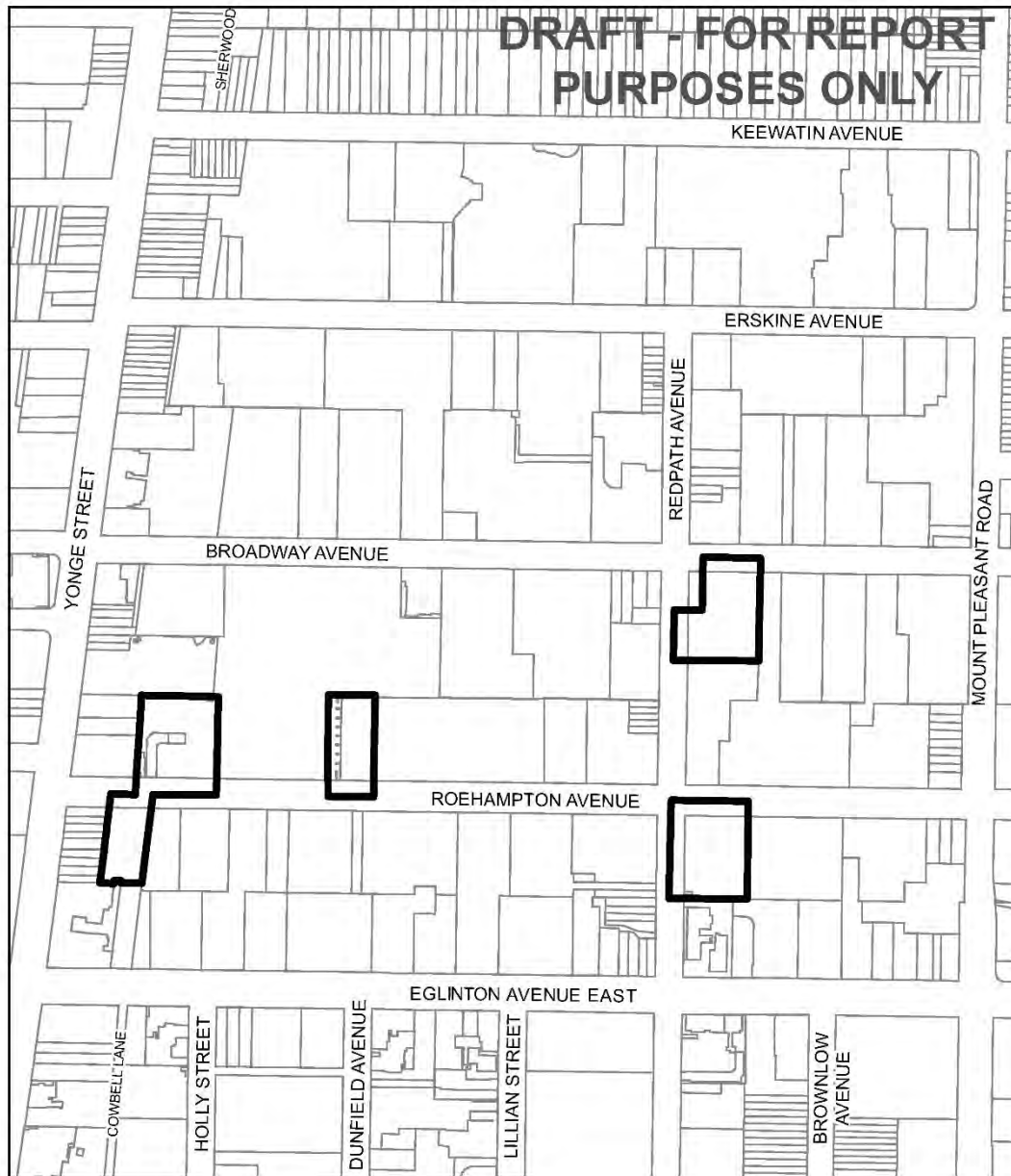
 **TORONTO**
Diagram 2B

File #: YY ##### STE ## 0Z



City of Toronto By-law 569-2013
Not to Scale
11/17/2023

Diagram 2C – Lands to be added to Zoning By-law 569-2013



Toronto
Diagram 2C

File #: YY ##### STE ## 02



City of Toronto By-law 569-2013
Not to Scale
11/17/2023

Diagram 2D – Lands to be added to Zoning By-law 569-2013



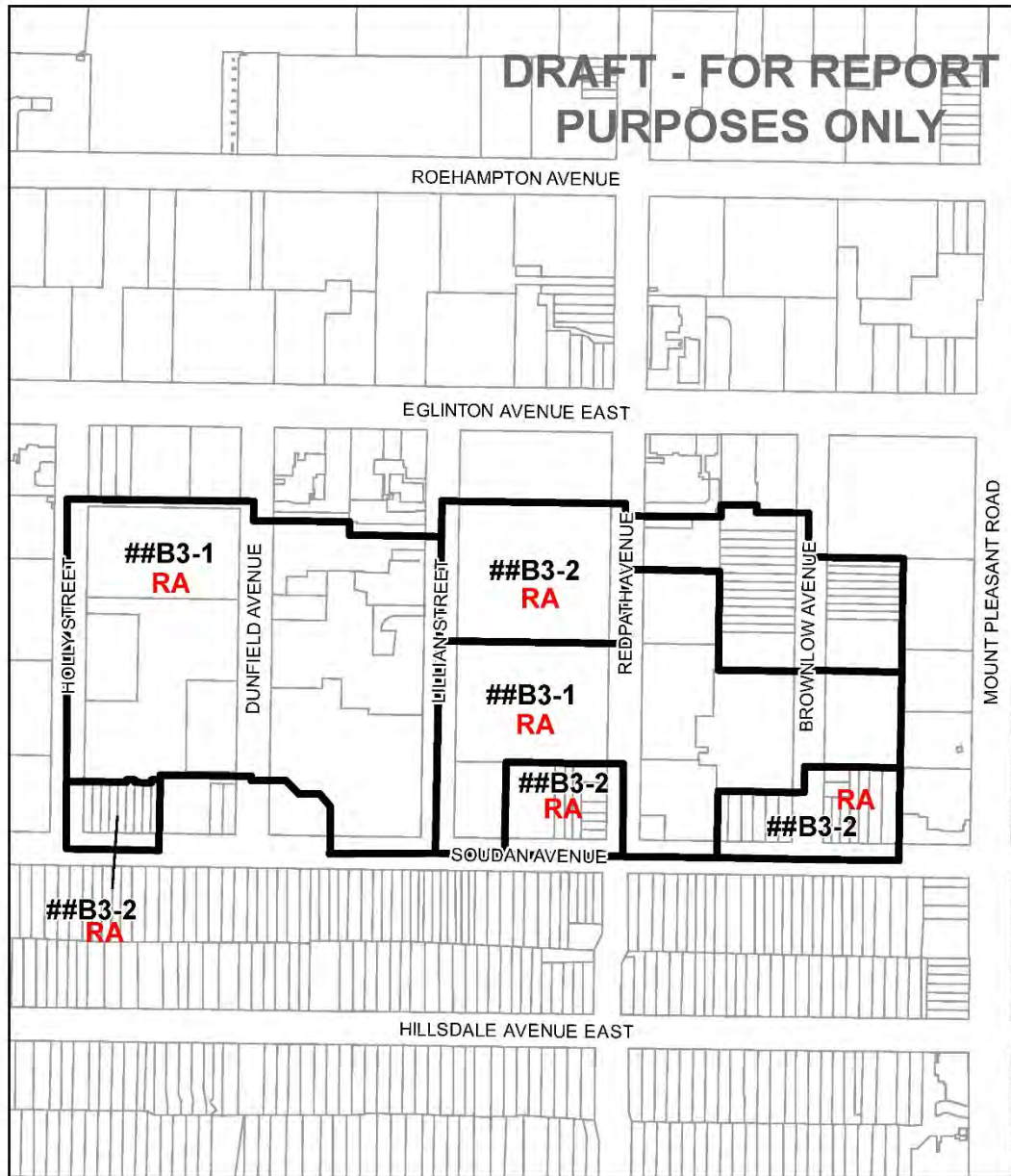
 **Toronto**
Diagram 2D

File #: YY ##### STE ## 0Z



City of Toronto By-law 569-2013
Not to Scale
11/17/2023

Diagram 3A – Zone labels

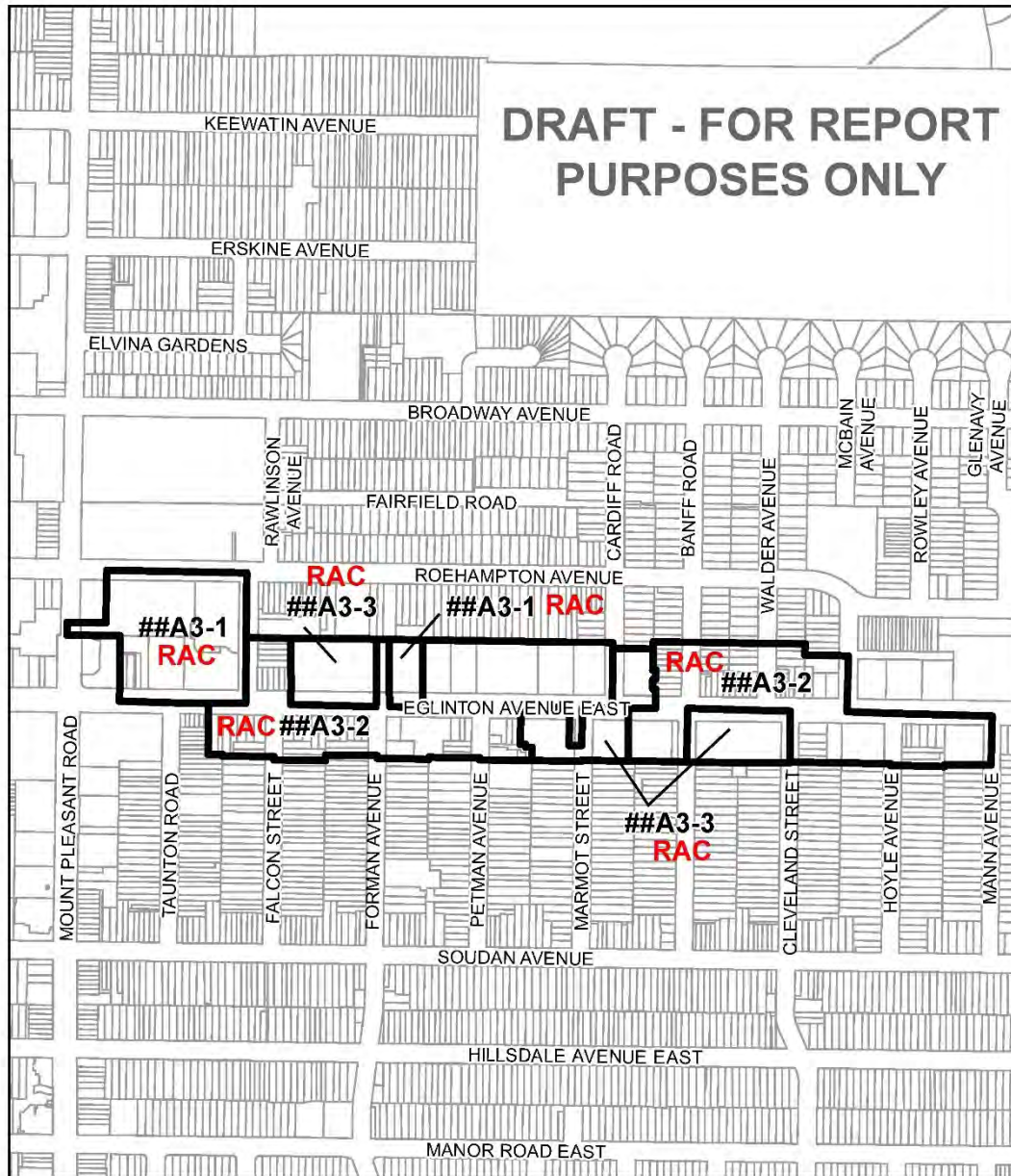


TORONTO
Diagram 3A

File #: YY ##### STE ## 02

City of Toronto By-law 569-2013
Not to Scale
11/24/2023

Diagram 3B – Zone labels

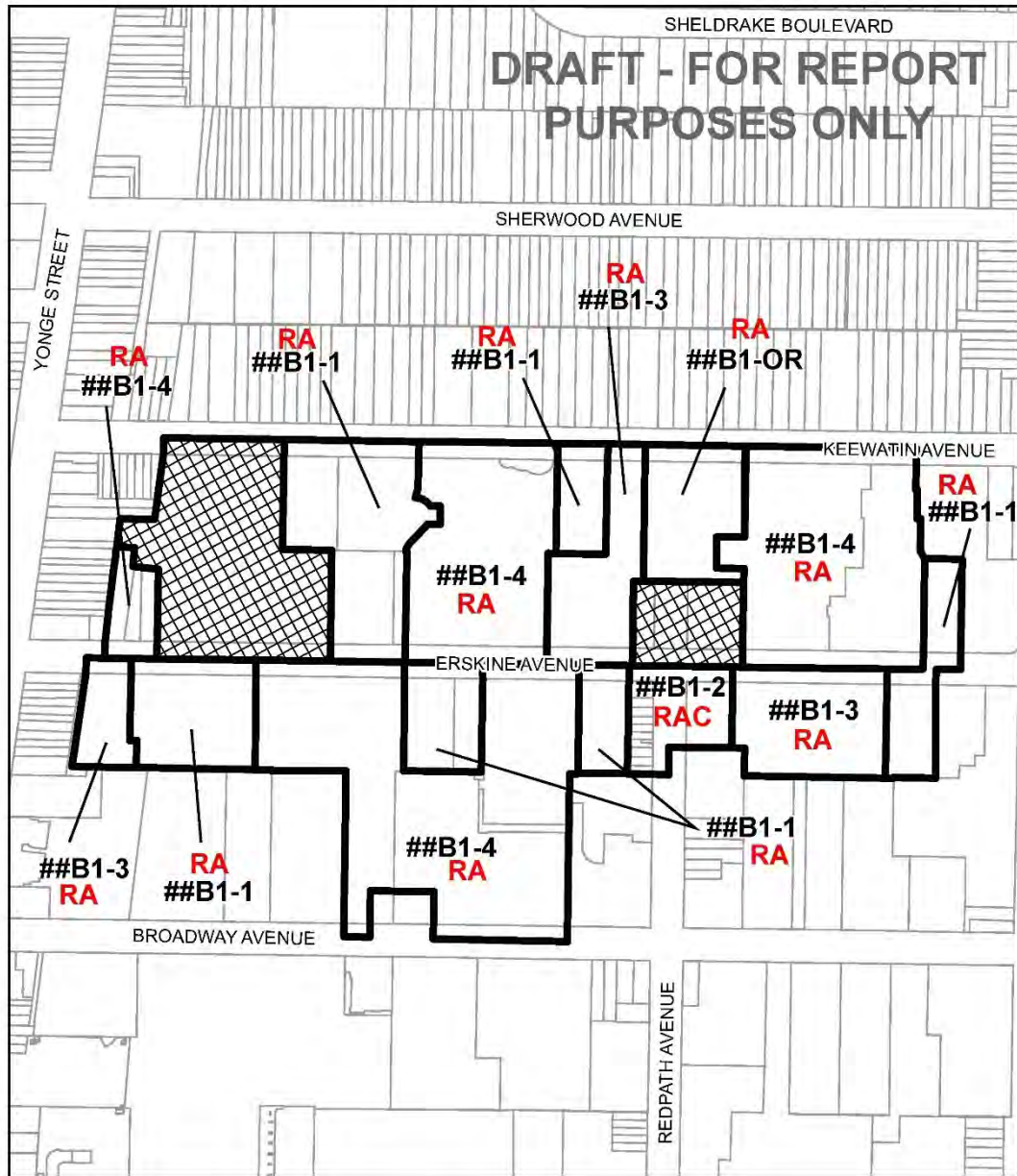


TORONTO
Diagram 3B

File #: YY ##### STE ## 02


City of Toronto By-law 569-2013
Not to Scale
11/24/2023

Diagram 3C – Zone labels



Toronto
Diagram 3C

File #: YY ##### STE ## 02

 Lands not part of this by-law


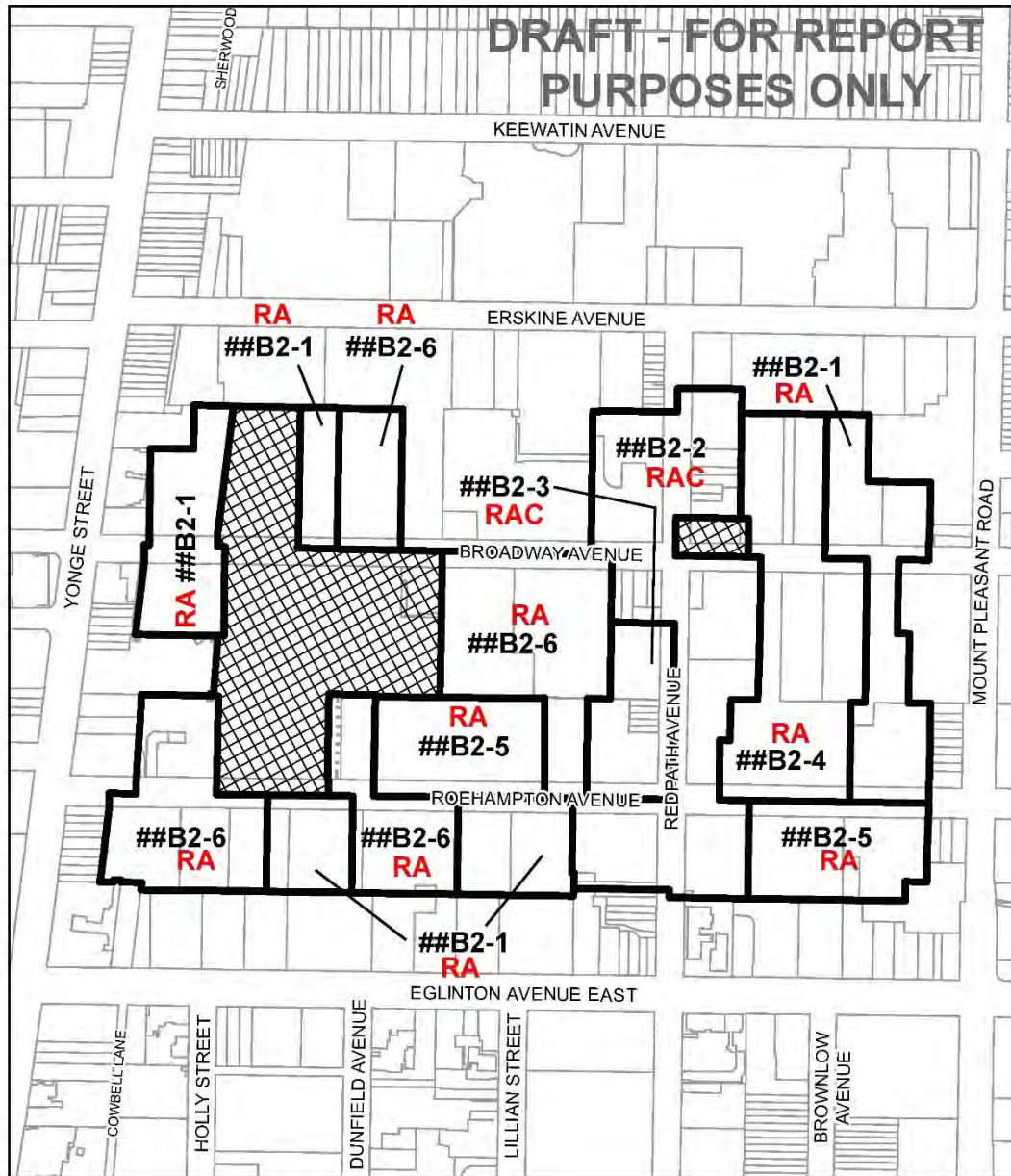

 City of Toronto By-law 569-2013
 Not to Scale
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Diagram 3D – Zone labels



Toronto
Diagram 3D

File #: YY ##### STE ## 02

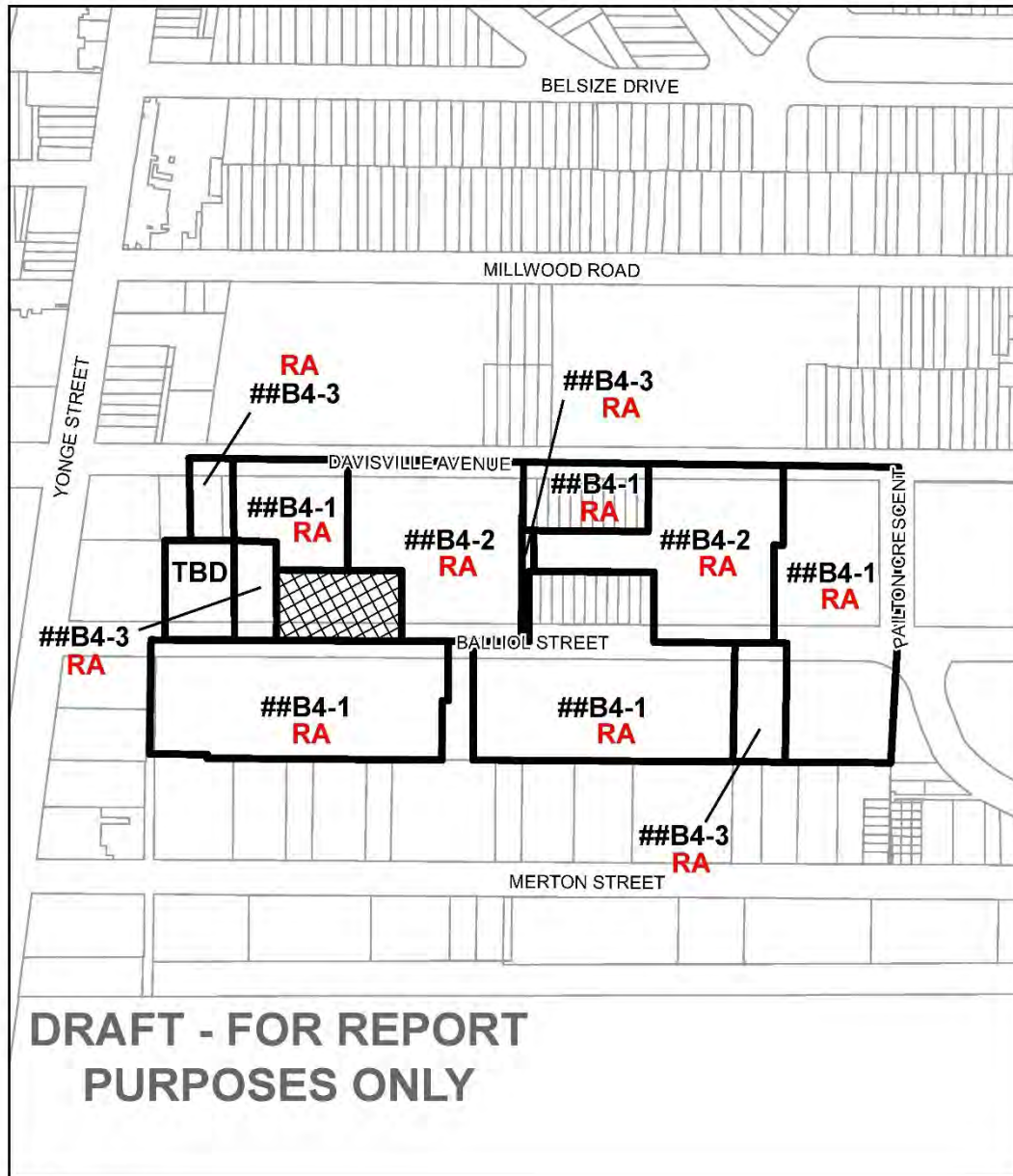


Lands not part of this by-law



City of Toronto By-law 589-2013
Not to Scale
11/24/2023

Diagram 3E – Zone labels



Toronto
Diagram 3E

File #: YY ##### STE ## 0Z

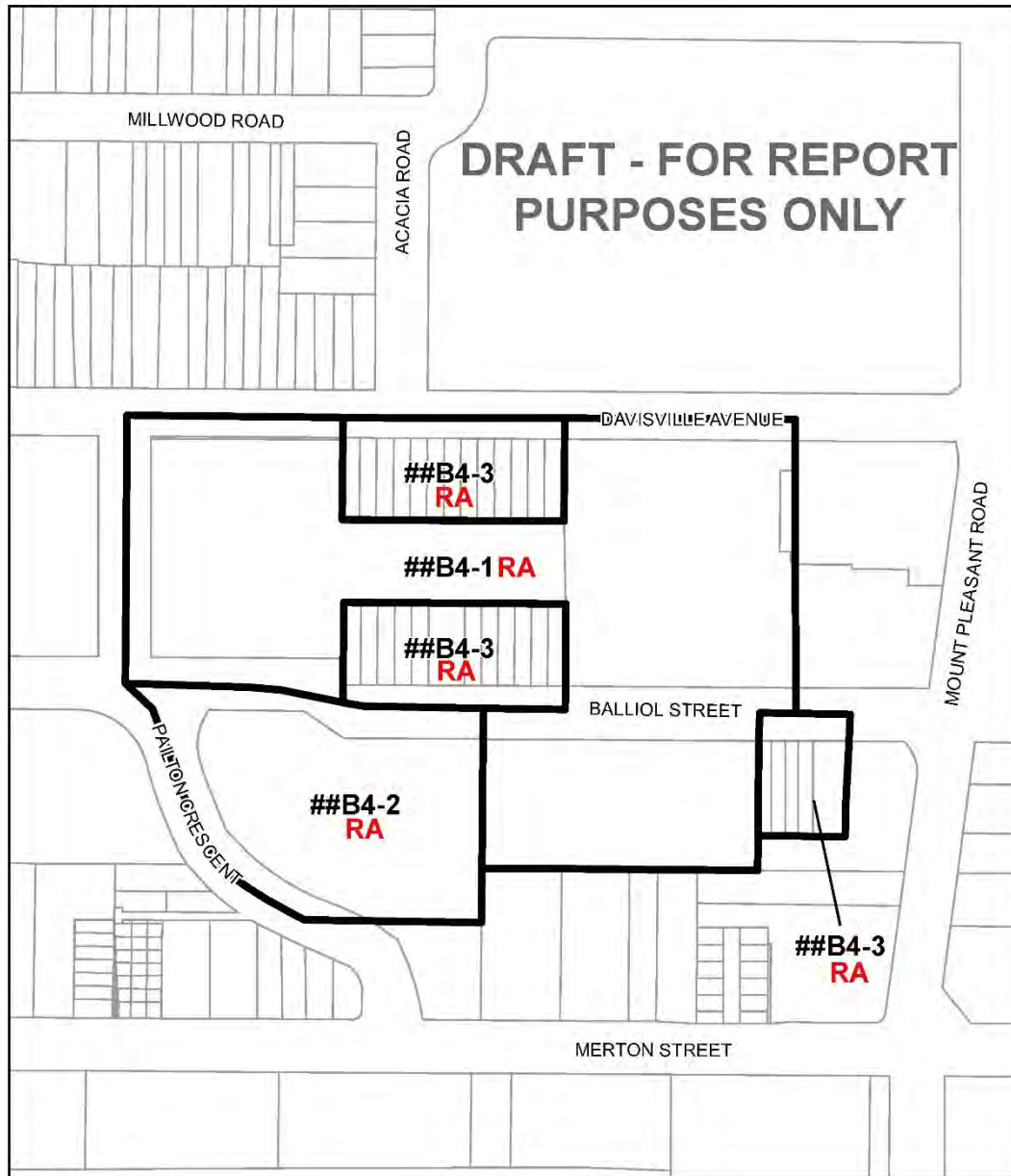


Lands not part of this by-law



City of Toronto By-law 569-2013
Not to Scale
11/24/2023

Diagram 3F – Zone labels

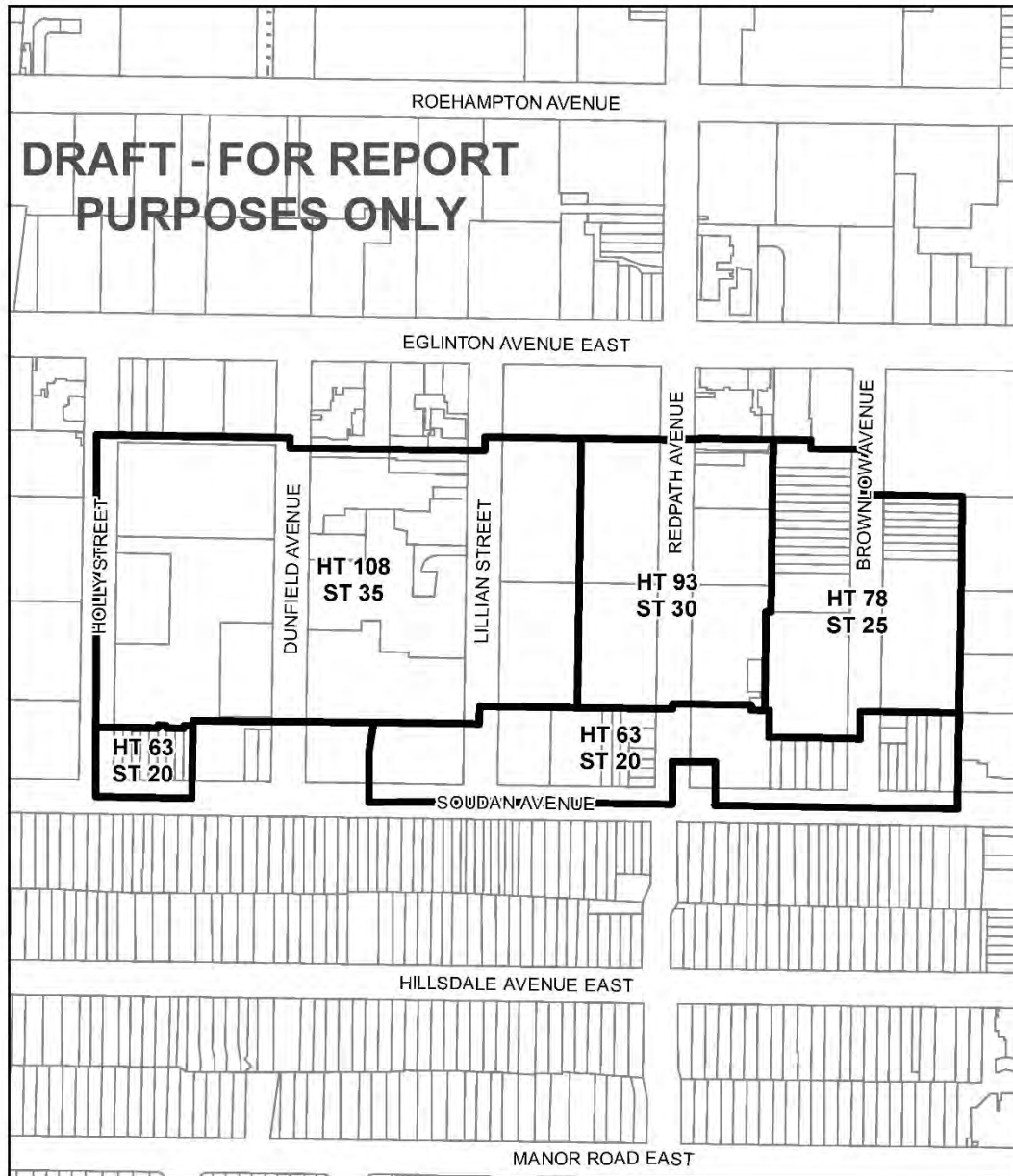


Toronto
Diagram 3F

File #: YY ##### STE ## 02

City of Toronto By-law 569-2013
Not to Scale
11/24/2023

Diagram 4A – Height overlay

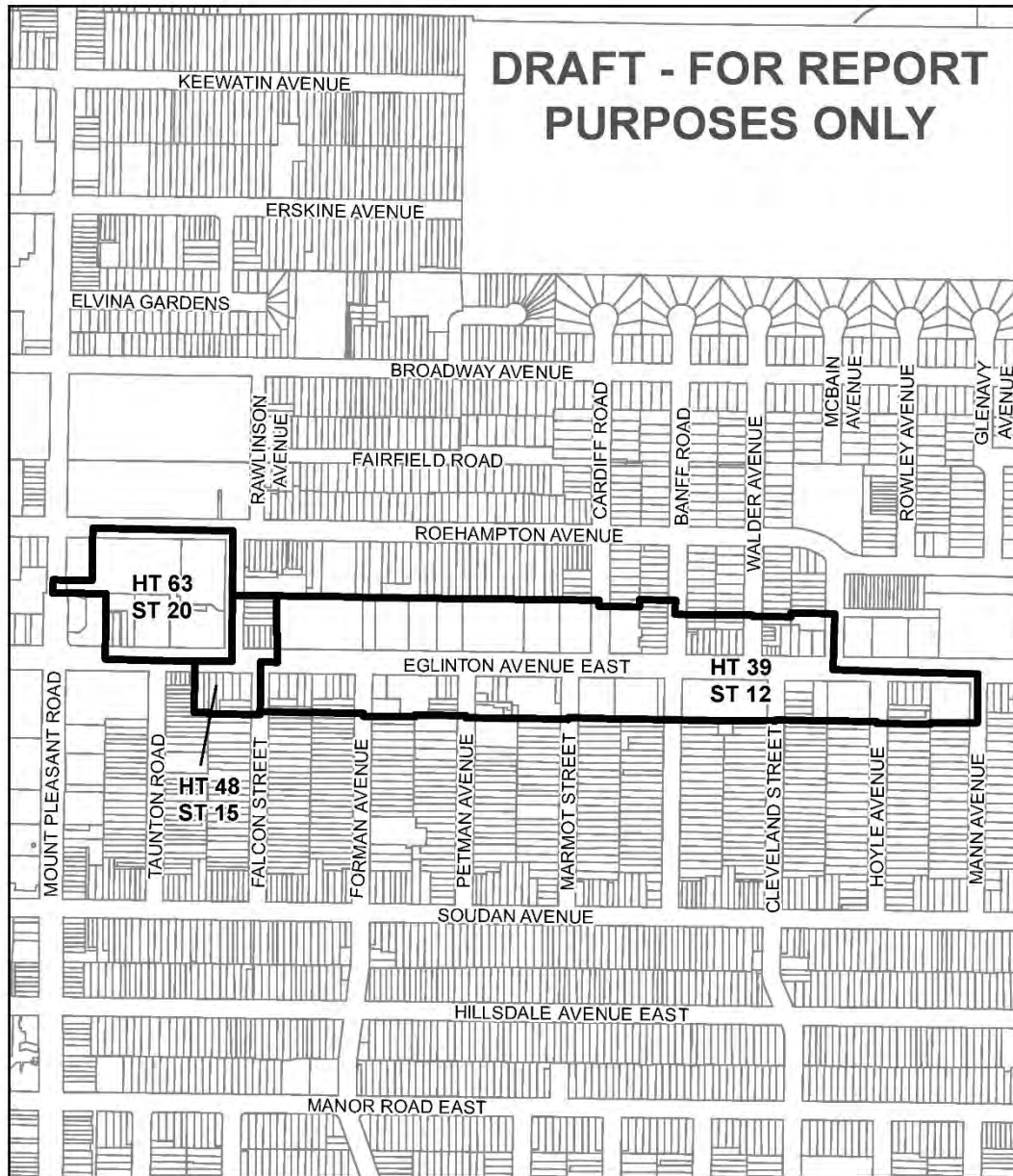


Toronto
Diagram 4A

File #: YY ##### STE ## 0Z

City of Toronto By-law 569-2013
Not to Scale
11/27/2023

Diagram 4B – Height overlay



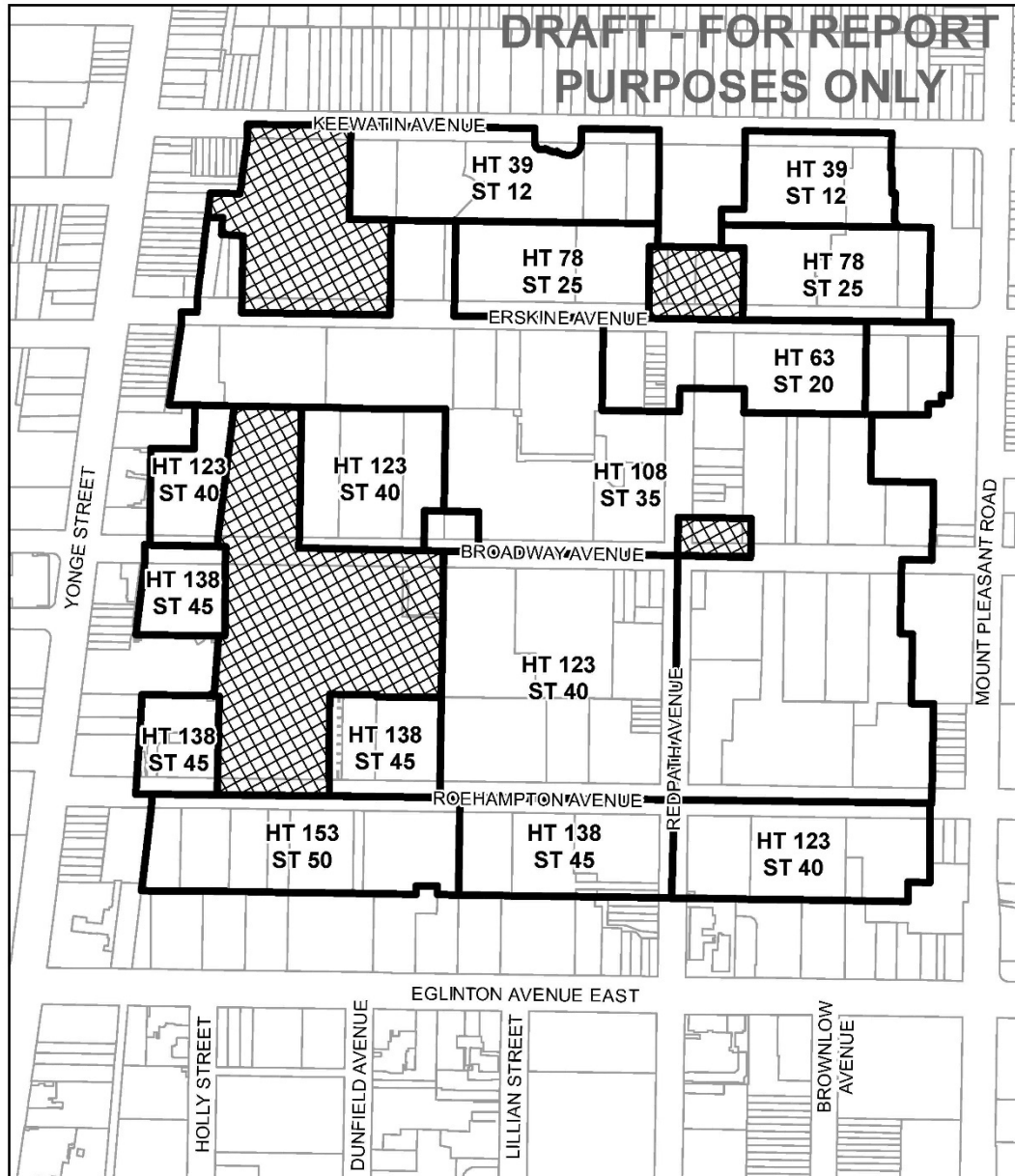
Toronto
Diagram 4B

File #: YY ##### STE ## 0Z



City of Toronto By-law 569-2013
Not to Scale
11/27/2023

Diagram 4C – Height overlay



Toronto
Diagram 4C

File #: YY ##### STE ## 0Z

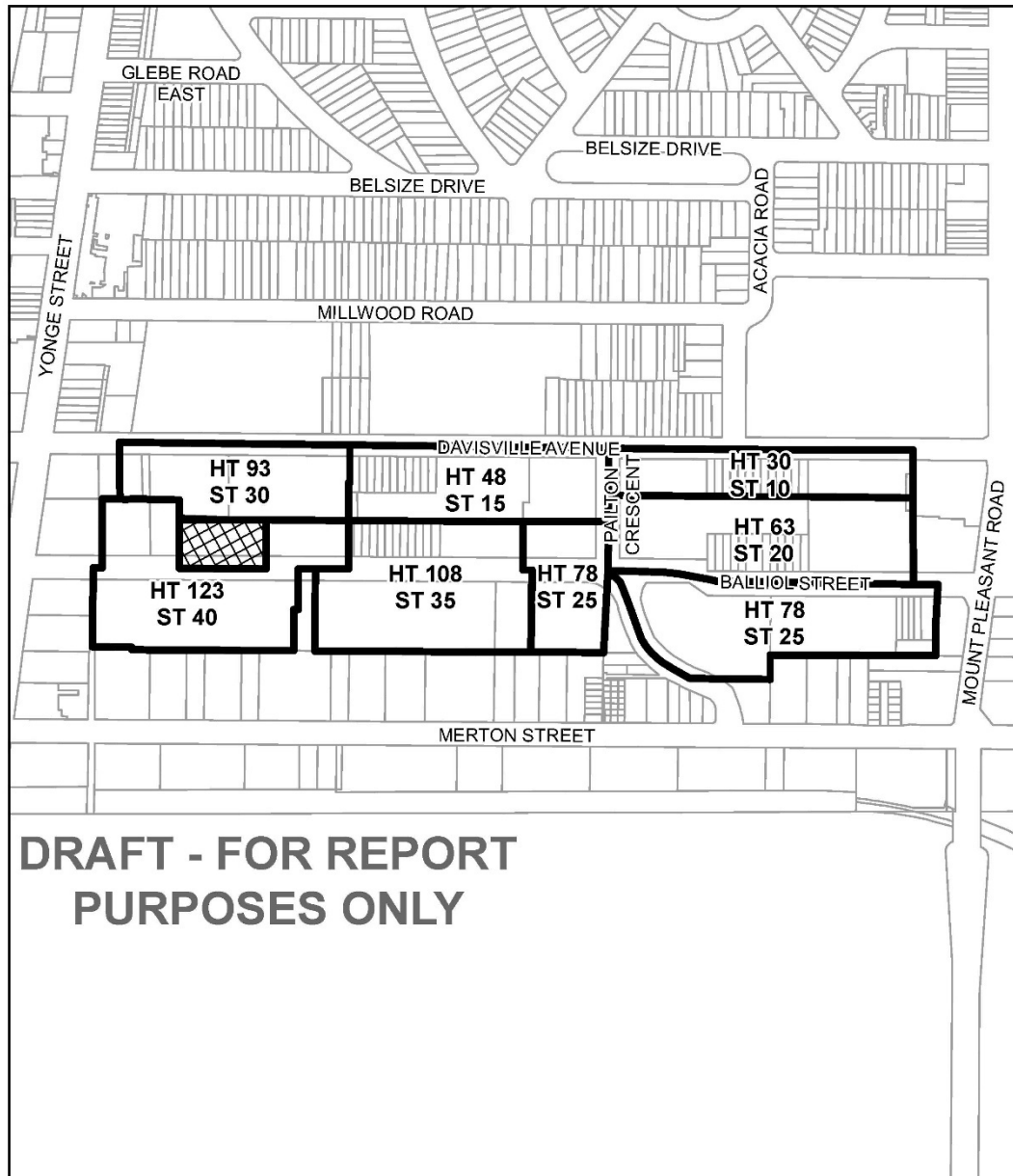


Lands not part of this by-law



City of Toronto By-law 569-2013
Not to Scale
11/27/2023

Diagram 4D – Height overlay



 **TORONTO**
Diagram 4D

File #: YY ##### STE ## 0Z

 Lands not part of this by-law


City of Toronto By-law 569-2013
Not to Scale
11/27/2023

Diagram 5A – Rooming House overlay

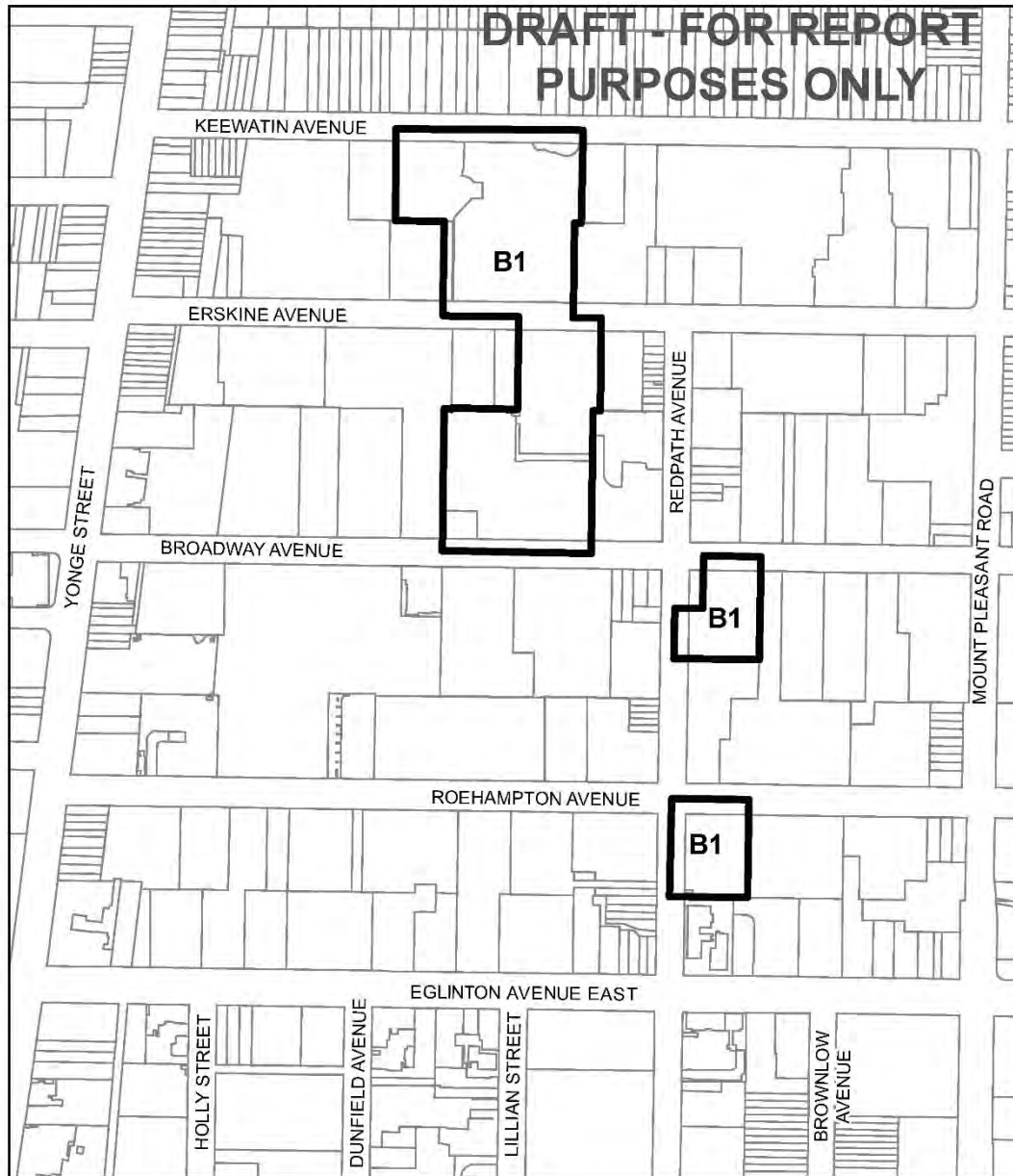


Toronto
Diagram 5A

File #: YY ##### STE ## 02

City of Toronto By-law 569-2013
Not to Scale
11/21/2023

Diagram 5B – Rooming House overlay



Toronto
Diagram 5B

File #: YY ##### STE ## 0Z

City of Toronto By-law 569-2013
Not to Scale
11/21/2023

Diagram 5C – Rooming House overlay



 **Toronto**
Diagram 5C

File #: YY ##### STE ## 02


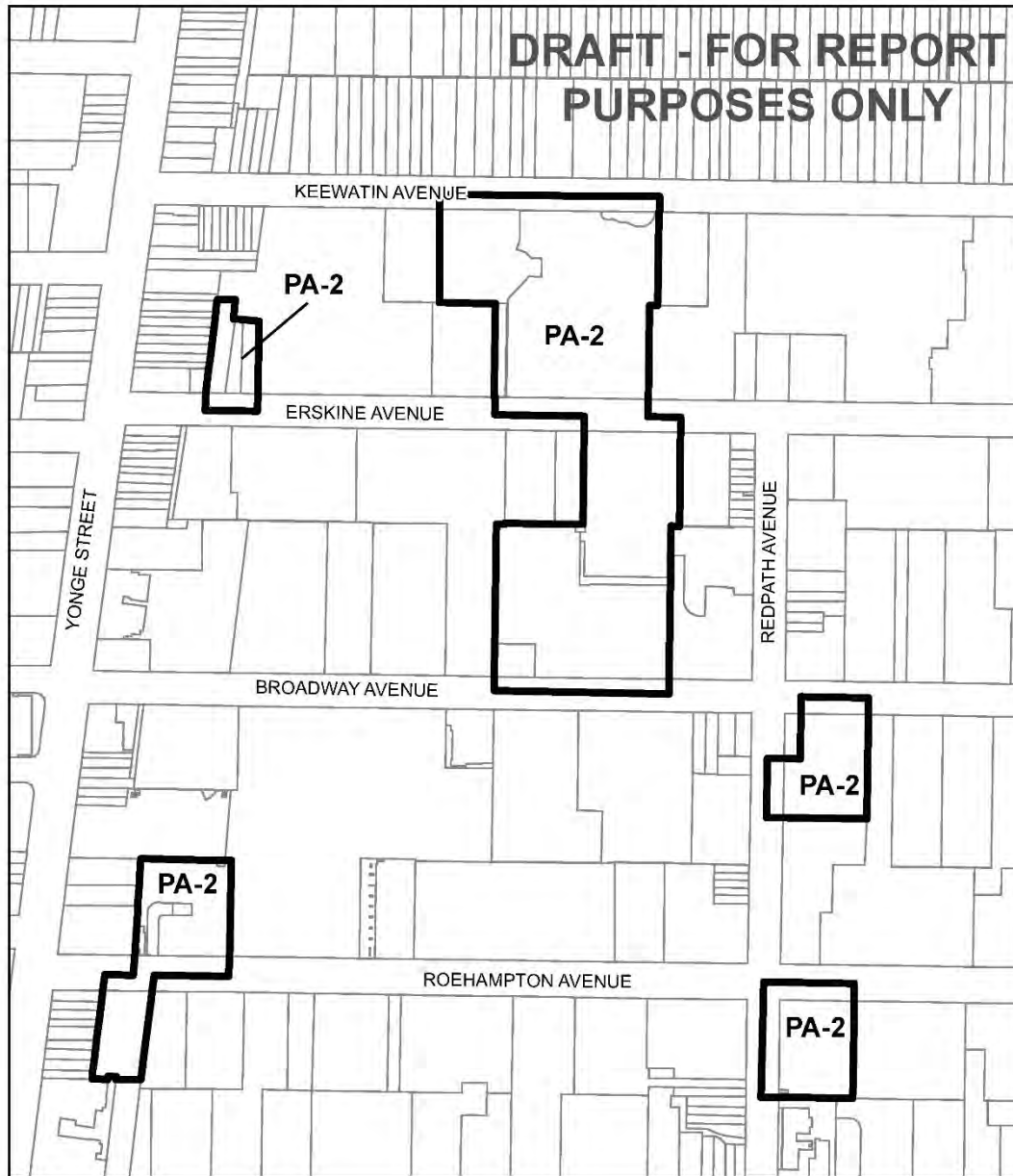

City of Toronto By-law 569-2013
Not to Scale
11/21/2023

Diagram 6A – Policy Area overlay

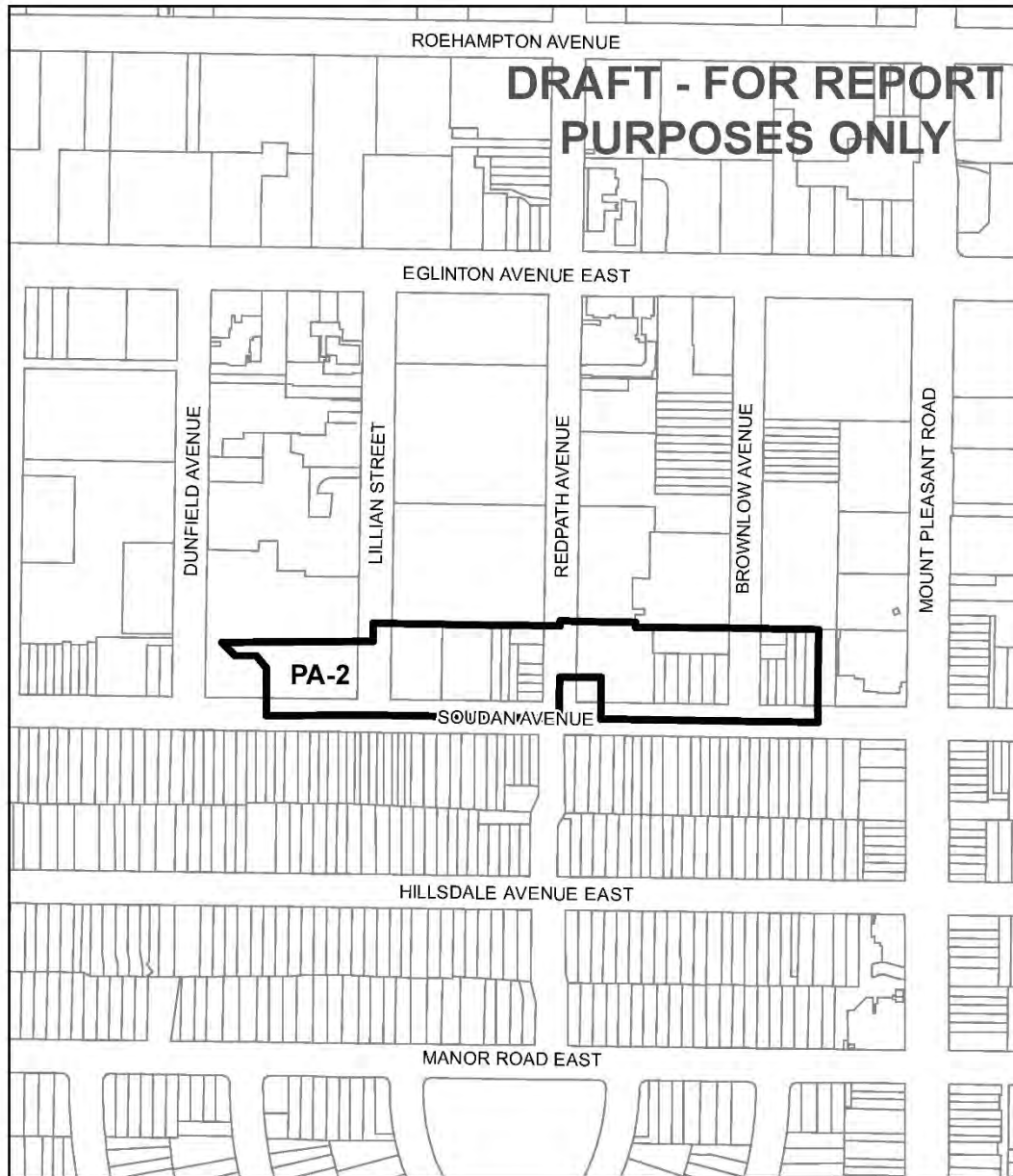


Toronto
Diagram 6A

File #: YY ##### STE ## 0Z

City of Toronto By-law 569-2013
Not to Scale
11/24/2023

Diagram 6B – Policy Area overlay



Toronto
Diagram 6B

File #: YY ##### STE ## 0Z

City of Toronto By-law 569-2013
Not to Scale
11/24/2023

Diagram 6C – Policy Area overlay (note there is no label on these lands)



Toronto
Diagram 6C

File #: YY ##### STE ## 0Z

City of Toronto By-law 569-2013
Not to Scale
11/24/2023

Diagram 6D – Policy Area overlay (note the eastern most two areas have no label)



Toronto
Diagram 6D

File #: YY ##### STE ## 0Z

City of Toronto By-law 569-2013
Not to Scale
11/24/2023