

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

**Explanatory Comment: This document highlights changes between the draft zoning by-law and recommended zoning by-law to be considered for adoption by Planning and Housing Committee and City Council.**

**NOTE: text in blue indicates changes from the publicly posted draft. These changes are a result of input from engagement, further analysis, or identification of an error. This may be as simple as changing text to bold, or more complex such as adding in a new regulation. Where content has not changed, but is simply in a different order, these changes are not highlighted.**

**Also note that this track-changes version is provided for convenience purposes to highlight key changes. The document may not highlight every change that was made and should not be relied upon. Changes to the maps, for example, are not highlighted.**

**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, and 1D 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, and 2C to the Zoning By-law Map in Section 990.10 and applying the zone labels shown on Diagrams 3A, 3B, 3C, 3D, and 3E; and
  - (B) amending the zone labels on the Zoning By-law Map in Section 990.10 for the lands on Diagrams 1A, 1B, 1C, and 1D to the zone labels shown on Diagrams 3A, 3B, 3C, 3D, and 3E 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, and 2C to the Height Overlay Map in Section 995.20.1 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, and 1D 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, and 1D 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 adds lands to the policy area (PA) overlay map, which regulates a variety of areas (e.g. smaller scale retail, prevents front yard parking, etc). The exclusion of this item from the original draft was an oversight.**

7. Zoning By-law 569-2013, as amended, is further amended by adding the lands shown in Diagrams 6A, 6B, 6C, and 6D, to the Policy Area Overlay in Section 995.10.1 and applying the policy area labels to these lands as shown in Diagrams 6A, 6B, 6C, and 6D attached to this By-law.

**Explanatory Comment: Item 8 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. The RA regulations in 569-2013 apply, except as described in this exception, including:**

- changing landscaping requirements;
- 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.

8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 800 so that it reads:

**(800) Exception RA 800**

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** 15.5.40.60 (1) (B), a platform with a floor that is higher than the first **storey** of the **building** may encroach into the required minimum **building setback** in (T) by a maximum of 1.5 metres;
- (B) 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**;

~~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), the following are also permitted in compliance with the conditions set out below:
  - (i) An **art gallery, artist studio, and performing arts studio** are permitted in an **apartment building**, subject to the following:
    - (a) They are not located above the second **storey** of an **apartment building**; and
    - (b) The **interior floor area** of an individual establishment may not exceed 150 square metres;
  - (ii) A **personal service shop and take-out eating establishment** are permitted in an **apartment building**, subject to the following:
    - (a) They are not located above the first **storey** of an **apartment building**; and
    - (b) The **interior floor area** of an individual establishment may not exceed 150 square metres;
- (D) 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 **Clause** 10.5.20.40;
- (E) Despite regulation 15.10.20.100(13), a **retail store and retail service** 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;
- (F) The **total interior floor area** of the uses identified in (C) and (E) above may not **cumulatively exceed 400 square metres in a building**;
- (G) The width of a residential lobby located on the first **storey** along a **main wall** of a **building** facing a **street** may not exceed the greater of:
- (i) 50% of the length of the **front lot line** if the **lot** has a minimum **lot frontage** of 60 metres; or
  - (ii) 30 metres;
- ~~A residential lobby located on the first **storey** along a **main wall** of a **building** may not exceed the greater of:~~
- ~~(iii) 25% of the **front lot line**; or~~
  - ~~(iv) 10.0 metres.~~
- (H) 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 **at least one building on a lot**; and
  - (ii) a minimum height of 6.0 metres and 2 **storeys** for any additional **buildings** on the same **lot**;
- (I) Despite (C) and (H) above, an **art gallery, artist studio, community centre, library or performing arts studio** are permitted in a **non-residential building** containing exclusively one or more of these uses, provided that the **building or structure** has a required minimum height of 6.0 metres and 2 storeys; ~~(###) 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;~~

(J) 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;

(K) A minimum of 60% of the **street yard setback** required in (J) above for **lots** abutting Broadway Avenue or Roehampton Avenue must be **soft landscaping**;

(L) Despite regulation 15.10.40.70 (2), the required minimum **rear yard setback** is:

- (i) 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**;

(M) Publicly accessible pedestrian walkways that provide direct access to **streets, parks, public buildings**, outdoor amenity space accessible to the public, and **transportation uses**, or that provide direct access to adjacent **buildings** or **lots**, must be:

- (i) at least 3.0 metres in width; and
- (ii) located on the ground or ground level;

(N) If a pedestrian **walkway described** in (M) **above** is interior to a **building**, it must have:

- (i) A minimum width of 6.0 metres; and
- (ii) A minimum vertical clearance of 4.5 metres, measured from floor to ceiling;

(O) Pedestrian entrances to lobbies of **apartment buildings** will face and be directly accessible from **a street**;

(P) Each **dwelling unit** or **day nursery** located on the first **storey** of an **apartment building** must have a pedestrian entrance that faces and provides direct access to a **street, lane** or pedestrian walkway described

in (##N##) above; ~~Pedestrian entrances to individual dwelling units or day nurseries on the ground floor of apartment buildings will face and be directly accessible from a street, lane, or pedestrian walkway described in (##N##) and (##O##) above;~~

- (Q) Every **building** with a height greater than 20.0 metres plus the required **front yard setback** must comply with the requirements of (R) to (U) below for the portions of a **building** which collectively enclose the entirety of a **storey** above the following heights:
- (i) above the 4<sup>th</sup> **storey** of a **building**; or
  - (ii) a height of 15.0 metres, whichever is less;
- (R) 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 (Q) is 15.0 metres;
- (S) 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 (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 part of a **building** identified in (Q) 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;
- (U) The permitted maximum floor area for each **storey** of a **building** containing residential uses, as specified in (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 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;
- (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 13.5 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;
- (X) 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 in a building** on the **lot** must contain two bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units in a building** on the **lot** must contain three or more bedrooms;
  - (iii) in addition to the requirements of (i) and (ii) above, an additional 15 percent of the total number of **dwelling units in a building on a lot** must include a minimum **interior floor area** of **87** square metres; and
  - (iv) for the purposes of applying i), ii), and iii), **dwelling units** that are required to be replaced, including pursuant to Section 3.2.1.6. of the City of Toronto Official Plan and/or secured through s.111 of the City of Toronto Act, are excluded from the above calculation;
- (Y) Despite **regulations 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;
- (Z) 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**;
- (AA) The required minimum **building setback** from a **lot line** that abuts a lot in the Open Space Zone category is the greater of:



- (i) The requirements of Clause 15.10.40.70; or
- (ii) 5.0 metres; and

(BB) These **premises** must comply with regulation 900.7.10(801);

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 801 so that it reads:

**(801) Exception RA 801**

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 **the construction, erection or placing of:**
  - (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: Item 10 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. 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.

- 10.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number **300** so that it reads:

**(300) Exception RAC 300**

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** 15.5.40.60 (1) (B), a platform with a floor that is higher than the first **storey** of the **building** may encroach into the required minimum **building setback** in (W) below by a maximum of 1.5 metres;
- (B) 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**;

~~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 15.10.20.40(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 **Clause 10.5.20.40**;
- (D) Despite regulation 15.20.20.20 (1), an office or medical office is not permitted;
- (E) 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;
- (F) The width of a residential lobby located on the first **storey** along a **main wall** of a **building** facing a **street** may not exceed the greater of:
  - (i) 50% of the length of the **front lot line** if the **lot** has a minimum **lot frontage** of 60 metres; or
  - (ii) 30 metres;

A residential lobby located on the first **storey** along an exterior wall of a building may not exceed the greater of:

  - (iii) 25% of the frontage of the **lot**; or
  - (iv) 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 13.5 metres and 4 **storeys** for **at least one building on a lot**; and
  - (ii) a minimum height of **7.5** metres and 2 **storeys** for any additional **buildings** on the same **lot**;
- (H) Despite 15.20.20.100(1), in the RAC zone, the requirement for an **art gallery, artist studio, club, custom workshop, eating establishment, education use, financial institution, performing arts studio, personal service shop, pet services, production studio, recreation use, religious education use, retail store, retail service, service shop, takeout eating establishment** or a **veterinary hospital** to be located on a **lot** with a 100 or more **dwelling units** in one or more **apartment buildings** does not apply;
- (I) Despite (H) above, an **art gallery, artist studio, community centre,**

library or **performing arts studio** are permitted in a **non-residential building** containing exclusively one or more of these uses, provided that the **building** or **structure** has a required minimum height of 6.0 metres and 2 **storeys**; Despite ~~(##G##)~~ and ~~(##H##)~~ above, and regulations 15.20.20.100(1)(A) and 15.20.20.100(4), the required minimum height and number of **storeys** for a **building** or **structure** containing exclusively one or more of the following uses is 7.5 metres and 2 **storeys**:

~~(i) — Art gallery;~~

~~(ii) — Artist studio;~~

~~(iii) — Community centre;~~

~~(iv) — Library; or~~

~~(v) — Performing arts studio;~~

(J) A minimum of 60% of the **street yard setback** required in (L) below for **lots** abutting Broadway Avenue or Roehampton Avenue, must consist of **soft landscaping**;

(K) **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 **interior floor area** consisting of any combination of **retail, retail service, art gallery, eating establishment, financial institution, take-out eating establishment, or service shop** uses.

(L) Despite regulation 15.20.40.70 (2), the required minimum **rear yard setback** is:

(i) **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**;

(M) Publicly accessible pedestrian walkways that provide direct access to **streets, parks, public buildings**, outdoor amenity space accessible to the public, **transportation uses**, or that **provide direct access to** adjacent **buildings** or **lots**, must be:

(i) at least 3.0 metres in width; and

(ii) **located** on the ground or ground level;

~~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;~~

- (N) If a pedestrian walkway described in (N) above is interior to a **building**, it must be:
- (i) At least 6.0 metres in width; and
  - (ii) A floor vertical clearance of at least 4.5 metres measured from floor to ceiling;
- (O) Pedestrian entrances to lobbies of **apartment buildings** will face and be directly accessible from a **street**;
- (P) Each **dwelling unit** or **day nursery** located on the first **storey** of an **apartment building** must have a pedestrian entrance that faces and provides direct access to a **street, lane** or pedestrian walkway described in (##N##) above; ~~Each **dwelling unit** or **day nursery** 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 (##L##) above;~~
- (Q) Up to a height of 7.5 metres, at least 75% of the **main wall** of a **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 walls** 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**;
- (R) 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**;
- (S) Every **building** with a height greater than 20.0 metres plus the required **front yard setback** must comply with the requirements of (T) to (X) 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;
- (T) Despite (T) 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 (T) to (X) 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;
- (U) The required minimum **side yard setback** and **rear yard setback** for the portion of the **building** specified in (T) and (U) is 15.0 metres;
- (V) Despite regulation 15.20.40.80(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 (T) and (U) above is 30.0 metres from:
  - (i) another **building** on the same **lot**; and
  - (ii) another **main wall** of the same **building**.
- (W) Any portion of a **building** identified in (T) and (U) must be set back at least 3 metres from the **building setback** of the highest **storey** of the **building** located below that point;
- (X) The permitted maximum floor area for each **storey** of a **building** containing residential uses, as specified in (T) and (U) 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;
- (Y) 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;
- (Z) A **building** subject to the requirements of (Y) 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;
- (AA) 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;
- (BB) 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 in a building** must contain two bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units in a building** 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 in a building** must include a minimum **interior floor area** of 87 square metres;
  - (iv) for the purposes of applying i), ii), and iii), **dwelling units** that are required to be replaced, including pursuant to Section 3.2.1.6. of the City of Toronto Official Plan and/or secured through s.111 of the City of Toronto Act, are excluded from the above calculation;
- (CC) Despite regulations 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;
- (DD) 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**;
- (EE) A **dwelling unit** located on the **ground floor** may contain two levels, which will be considered a single **storey**, provided that:



- (i) **the building** contains a minimum of 400 square metres of **interior 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) **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) The required minimum **building setback** from a **lot line** that abuts a lot in the Open Space Zone category is the great of:

- (i) The requirements of 15.20.40.70; or
- (ii) 5.0 metres;

(GG) These **premises** must comply with regulation 900.8.10(301);

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

**Explanatory Comment re item 11: 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.**

11. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number **301** so that it reads:

**(301) Exception RAC 301**

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 **the construction, erection or placing of:**
  - (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 12 is an exception which applies to a specific geography labelled 802 in the maps. It indicates that the RA exceptions 800 and 801 (above) both apply. 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 802 so that it reads:

**(802) Exception RA 802**

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(800);
- (B) These **premises** must comply with Regulation 900.7.10(801);
- (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; and
- (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, Section 12(2) 37 of former City of Toronto By-law 438-86, and former City of Toronto by-law 833-02;
- (D) On 18 Brownlow Ave., City of Toronto by-laws 22036 and 1280-07, and City of Toronto by-law 267-08;
- (E) On 18 Brownlow Avenue and 190-200 Soudan, City of Toronto by-law 382-2023(OLT);
- (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);

- (I) On lands municipally known as 214-226 Soudan Avenue and 19-21 Brownlow Avenue, former City of Toronto By-law 1278-2022 (OLT); and
- (J) On lands municipally known as 214-226 Soudan Avenue and 19-21 Brownlow Avenue, City of Toronto By-law 1279-2022 (OLT).

**Explanatory Comment: Item 13 is an exception which applies to a specific geography labelled 803 in the maps. It indicates that the RA exceptions 800 and 801 (above) both apply. 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 **803** so that it reads:

**(803) Exception RA 803**

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 **(800)**;
- (B) These **premises** must comply with Regulation 900.7.10 **(801)**;
- (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 **(800)** (A) to **(BB)** are complied with, prevailing by-laws and prevailing sections (A) to (C) of Regulation 900.7.10 **(803)** below do not apply to the **lot**; **and**
- (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 158 Soudan Avenue, former City of Toronto By-law 162-75;

- (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(803).

**Explanatory Comment: Item 14 is an exception which applies to a specific geography labelled 804 in the maps. It indicates that the RA exception 800 and 801 (above) both apply. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.**

14. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 804 so that it reads.

**(804) Exception RA 804**

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(800);
- (B) These **premises** must comply with Regulation 900.7.10(801);
- (C) If the requirements of Regulations 900.7.10(800)(A) to (BB) are complied with, prevailing by-laws and prevailing sections (A) and (B) of Regulation 900.7.10(804) below do not apply to the **lot**; and
- (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-laws 362-67, 400-67, 483-79 and 1546-2019 (OMB);
- (B) On 109 Erskine Avenue, City of Toronto By-law 995-2022; and
- (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(804).

**Explanatory Comment: Item 15 is an exception which applies to a specific geography labelled ##B1-3 in the maps. It indicates that the RA exception 800 and 801 (above) both apply. 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.**

- 15.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number **805** so that it reads:

**(805) Exception RA 805**

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 **(800)**;
- (B) These **premises** must comply with Regulation 900.7.10 **(801)**;
- (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; **and**
- (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 16 is an exception which applies to a specific geography labelled 806 in the maps. It indicates that the RA exception 800 and 801 (above) both apply. 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 **806** so that it reads:

**(806) Exception RA 806**

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(800);
- (B) These **premises** must comply with Regulation 900.7.10(801); and
- (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, 400-67, and 483-79; and
- (E) On 73, 75, 77, and 79 Keewatin Avenue and 88 Erskine Avenue, former City of Toronto By-laws 362-67, 400-67, 483-79 and 1546-2019 (OMB).

**Explanatory Comment: Item 17 is an exception which applies to a specific geography labelled 807 in the maps. It indicates that the RA exception 800 and 801 (above) both apply. 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 807 so that it reads:

**(807) Exception RA 807**

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(800);
- (B) These **premises** must comply with Regulation 900.7.10(801); and
- (C) If the requirements of Regulations 900.7.10(800)(A) to (CC) are complied

with, prevailing by-laws and prevailing sections (A) of Regulation 900.7.10(807) 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; and
- (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(807).

**Explanatory Comment: Item 18 is an exception which applies to a specific geography labelled 808 in the maps. It indicates that the RA exception 800 and 801 (above) both apply. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.**

- 18.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 808 so that it reads:

**(808) Exception RA 808**

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(800);
- (B) These premises must comply with Regulation 900.7.10(801); and
- (C) If the requirements of Regulations 900.7.10(800)(A) to (BB) are complied with, prevailing by-laws and prevailing sections (A) to (C) of Regulation 900.7.10(808) 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; and
- (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(808).

**Explanatory Comment: Item 19 is an exception which applies to a specific geography labelled 809 in the maps. It indicates that the RA exception 800 and 801 (above) both apply. 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.**

- 19.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 809 so that it reads:

**(809) Exception RA 809**

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(800);
- (B) These **premises** must comply with Regulation 900.7.10(801);
- (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 20 is an exception which applies to a specific geography labelled 810 in the maps. It indicates that the RA exception 800 and 801 (above) both apply. 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 810 so that it reads:

**(810) Exception RA 810**

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(800);
- (B) These **premises** must comply with Regulation 900.7.10(801); 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 25 and 25R Roehampton Avenue and 2263-2287 Yonge Street, former City of Toronto by-law 1109-2013; and
- (I) On 30 Roehampton Avenue and 2345 Yonge Street, former City of Toronto by-law 1361-2011.

**Explanatory Comment: Item 21 is an exception which applies to a specific geography labelled 811 in the maps. It indicates that the RA exception 800 and 801 (above) both apply. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.**

- 21.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 811 so that it reads:

**(811) Exception RA 811**

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(800);
- (B) These **premises** must comply with Regulation 900.7.10(801); 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;
- (J) On 22 Balliol Street, City of Toronto by-law [clerks to insert By-law number (OLT Order, August 12, 2022 - OLT-22-003674)]; and
- (K) On 265 Balliol Street, City of Toronto by-law 890-2021 (OLT).

<p><b>Explanatory Comment: Item 22 is an exception which applies to a specific geography labelled in the maps. It indicates that the RA exception 800 and 801 (above) both apply.</b></p>
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22. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 812 so that it reads:

**(812) Exception RA 812**

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(800);
- (B) These **premises** must comply with Regulation 900.7.10(801); 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 77-85 and 109 to 111 Davisville Avenue, former City of Toronto By-law 22535.

**Explanatory Comment: Item 23 is an exception which applies to a specific geography labelled 813 in the maps. It indicates that the RA exception 800 and 801 (above) both apply.**

23. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.7.10 Exception Number 813 so that it reads:

**(813) Exception RA 813**

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(800);
- (B) These **premises** must comply with Regulation 900.7.10(801); 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 or between the odd numbered addresses of 195-221 Davisville Ave., former City of Toronto by-law 22535; and
- (B) On or between the even numbered addresses of 216-240 Balliol St., former City of Toronto by-law 22535.

**Explanatory Comment: Item 24 is an exception which applies to a specific geography labelled 302 in the maps. It indicates that the RAC exception 300 and 301 (above) both apply. 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 **302** so that it reads:

**(302) Exception RAC 302**

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(**300**);
- (B) These **premises** must comply with regulation 900.8.10(**301**); 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 25 is an exception which applies to a specific geography labelled 303 in the maps. It indicates that the RAC exception 300 and 301 (above) both apply. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.**

25. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 303 so that it reads:

**(303) Exception RAC 303**

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(300);
- (B) These **premises** must comply with regulation 900.8.10(301);
- (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(300)(A) to (GG) are complied with, prevailing by-laws and prevailing sections (A) to (C) of Regulation 900.8.10(303) below do not apply to the **lot**; and
- (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 or between the odd numbered addresses of 106-108 Banff Rd. and the even numbered addresses of 500-518 Eglinton Ave. E., former City of Toronto by-law 200-80;
- (B) On 538 and 540 Eglinton Avenue East, former City of Toronto By-law 333-2012;
- (C) On or between the odd numbered addresses of 12 Bruce Park Ave., the even numbered addresses of 542-550 Eglinton Ave. E., 1 Walder Ave., former City of Toronto by-law 326-80; and
- (D) Prevailing by-laws and prevailing sections (A) to (C) above **apply**, except as otherwise provided for in Site Specific Provision (E) of Regulation 900.8.10(303).

**Explanatory Comment: Item 26 is an exception which applies to a specific geography labelled 304 in the maps. It indicates that the RAC exception 300 and 301 (above) both apply. 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.**

- 26.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 304 so that it reads:

**(304) Exception RAC 304**

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(300);
- (B) These **premises** must comply with regulation 900.8.10(301);
- (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; and
- (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 27 is an exception which applies to a specific geography labelled 305 in the maps. It indicates that the RAC exception 300 and 301 (above) both apply.**

- 27.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 305 so that it reads:

**(305) Exception RAC 305**

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(300);
- (B) These **premises** must comply with regulation 900.8.10(301); and
- (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 28 is an exception which applies to a specific geography labelled 306 in the maps. It indicates that the RAC exception 300 and 301 (above) both apply. 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 306 so that it reads:

**(306) Exception RAC 306**

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(300);
- (B) These **premises** must comply with regulation 900.8.10(301); 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; and
- (H) On 183-195 Roehampton Avenue and 139-145 Redpath Avenue, former City of Toronto by-law 1029-2014.

**Explanatory Comment: Item 29 is an exception which applies to a specific geography labelled 307 in the maps. It indicates that the RAC exception 300 and 301 (above) both apply. There are some site-specific zoning by-laws which largely reflect existing development and will prevail/over-ride any conflicting regulations.**

- 29.** Zoning By-law 569-2013, as amended, is further amended by adding Article 900.8.10 Exception Number 307 so that it reads:

**(307) Exception RAC 307**

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(300);
- (B) These **premises** must comply with regulation 900.8.10(301);
- (C) If the requirements of Regulations 900.8.10(300)(A) to (GG) are complied with, prevailing by-laws and prevailing sections (A) of Regulation 900.8.10(307) 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; and
- (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(307).

**Explanatory Comment: Item 30 is an exception which applies to a specific geography labelled 50 in the maps, with “OR” referring to “Open Space – Recreation Zone”.**

30. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.42.10 Exception Number 50 so that it reads:

(50) Exception OR (50)

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: (None Apply)

(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;~~

(B) ~~On 140 and 160 Erskine Avenue, former City of Toronto by-laws 362-67, 400-67, and 483-79.~~

**Explanatory Comment: Item 31 is a technical housekeeping item to remove any references to Chapter 900 exceptions that may no longer exist for the R zone as a result of changes put forth through this by-law.**

31. Zoning By-law 569-2013, as amended, is further amended as follows:

(A) Delete Regulation 900.2.10(218) in its entirety;

(B) Delete Regulation 900.2.10(689) in its entirety;

(C) Delete Regulation 900.2.10(717) in its entirety;

(D) In Regulation 900.2.10(912), replace the provisions (A) to (N) under the heading Prevailing By-laws and Prevailing Sections with the following, so that it reads:

“Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 118 of former City of Toronto By-law 438-86;
- (B) Section 12(2) 119 of former City of Toronto By-law 438-86;
- (C) On 107 Broadway Avenue, City of Toronto By-law 165-69;
- (D) On 15 Erskine Ave., former City of Toronto by-law 195-67;
- (E) On or between the odd numbered addresses of 133-141 Erskine Ave., the odd numbered addresses of 165-171 Erskine Ave., former City of Toronto by-law 20904; and
- (F) On the even numbered addresses of 140-144 Redpath Ave., City of Toronto by-law 49-02."

- (E) Delete Regulation 900.2.10(913) in its entirety;
- (F) Delete Regulation 900.2.10(914) in its entirety;
- (G) Delete Regulation 900.2.10(915) in its entirety;
- (H) In Regulation 900.2.10(916) under the heading Prevailing By-laws and Prevailing Sections, delete provisions (C) and (D) in its entirety;
- (I) Delete Regulation 900.2.10(917) in its entirety;
- (J) Delete Regulation 900.2.10(921) in its entirety;
- (K) Delete Regulation 900.2.10(924) in its entirety;
- (L) In Regulation 900.2.10(919), replace provision (C) under the heading Prevailing By-laws and Prevailing Sections with the following:  
 "(C) On 221 Balliol Street, former City of Toronto By-law 22290."
- (M) Delete Regulation 900.2.10(920) in its entirety; and
- (N) Delete Regulation 900.2.10(942) in its entirety.

**Explanatory Comment: Items 32-35 are technical. Their effect is to allow current applications or recent development approvals to continue on, without being impacted by this by-law. If a current application is withdrawn or closed (as examples), then this by-law would automatically apply.**

32. 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.**

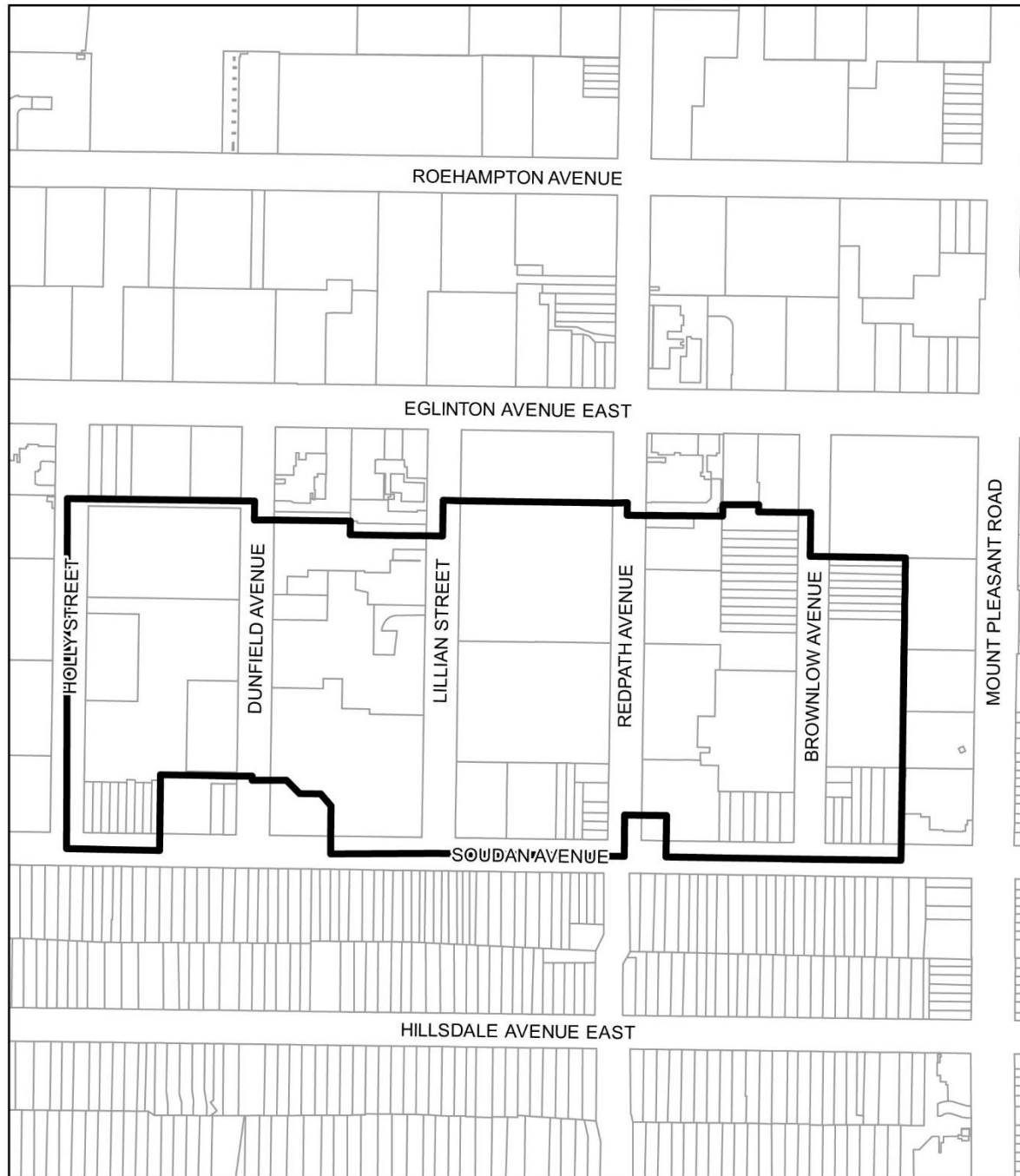
33. Nothing in By-law [Clerks to insert by-law ####] will prevent the erection or use of a **building** or **structure**, for which a complete application for a zoning by-law amendment was filed on or prior to [insert date of Council adoption of this By-law], whereby a "complete application for a zoning by-law amendment" means an application which satisfies the requirements set out in the City of Toronto Official Plan.
34. 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.
35. 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 [Clerks to insert date].

[full name],  
Speaker

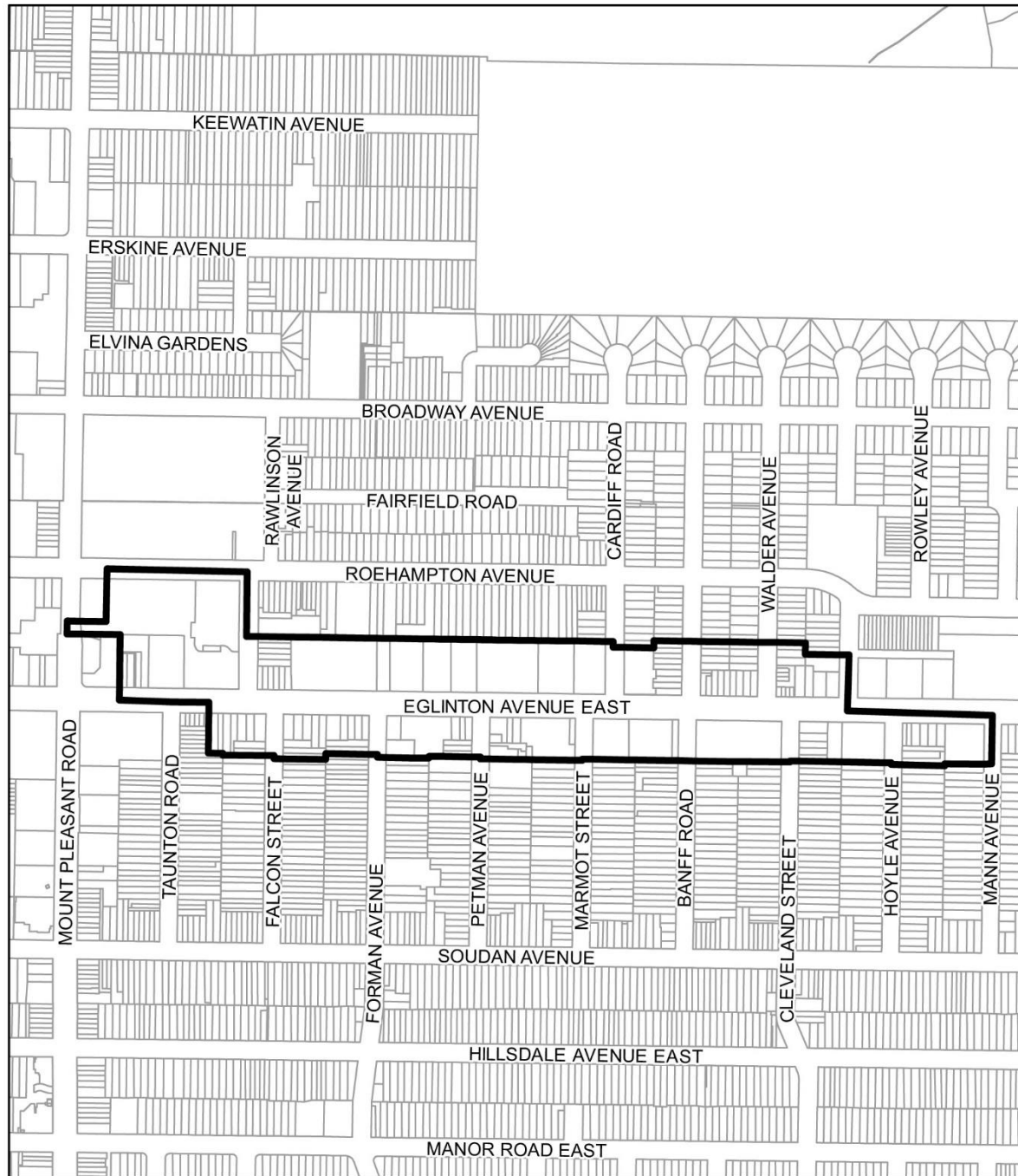
[full name],  
City Clerk.

(Seal of the City)



 **Toronto**  
Diagram 1A

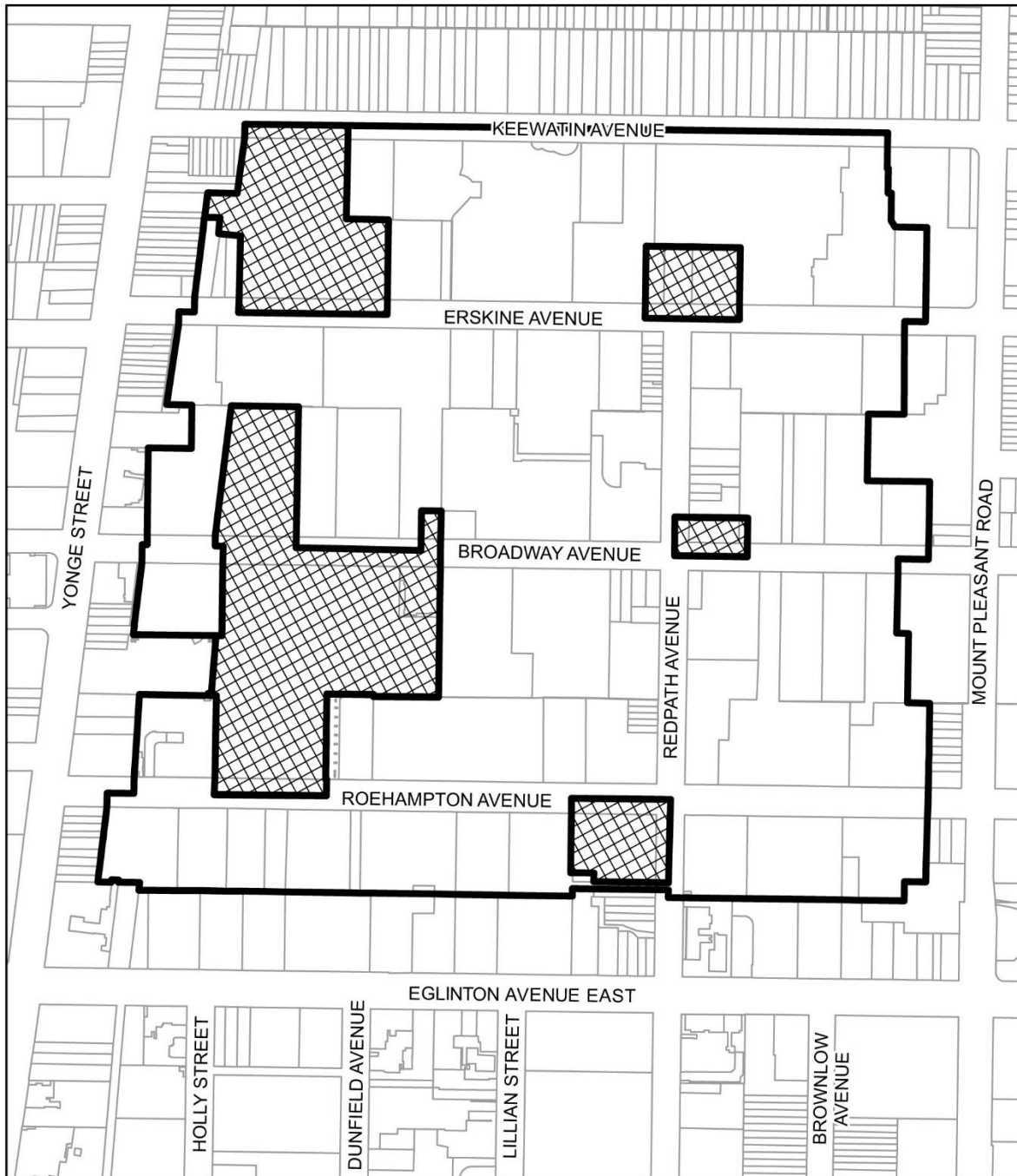
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**Toronto**  
Diagram 1B

File #: 18 244598 CPS 00 0Z





**Toronto**  
Diagram 1C

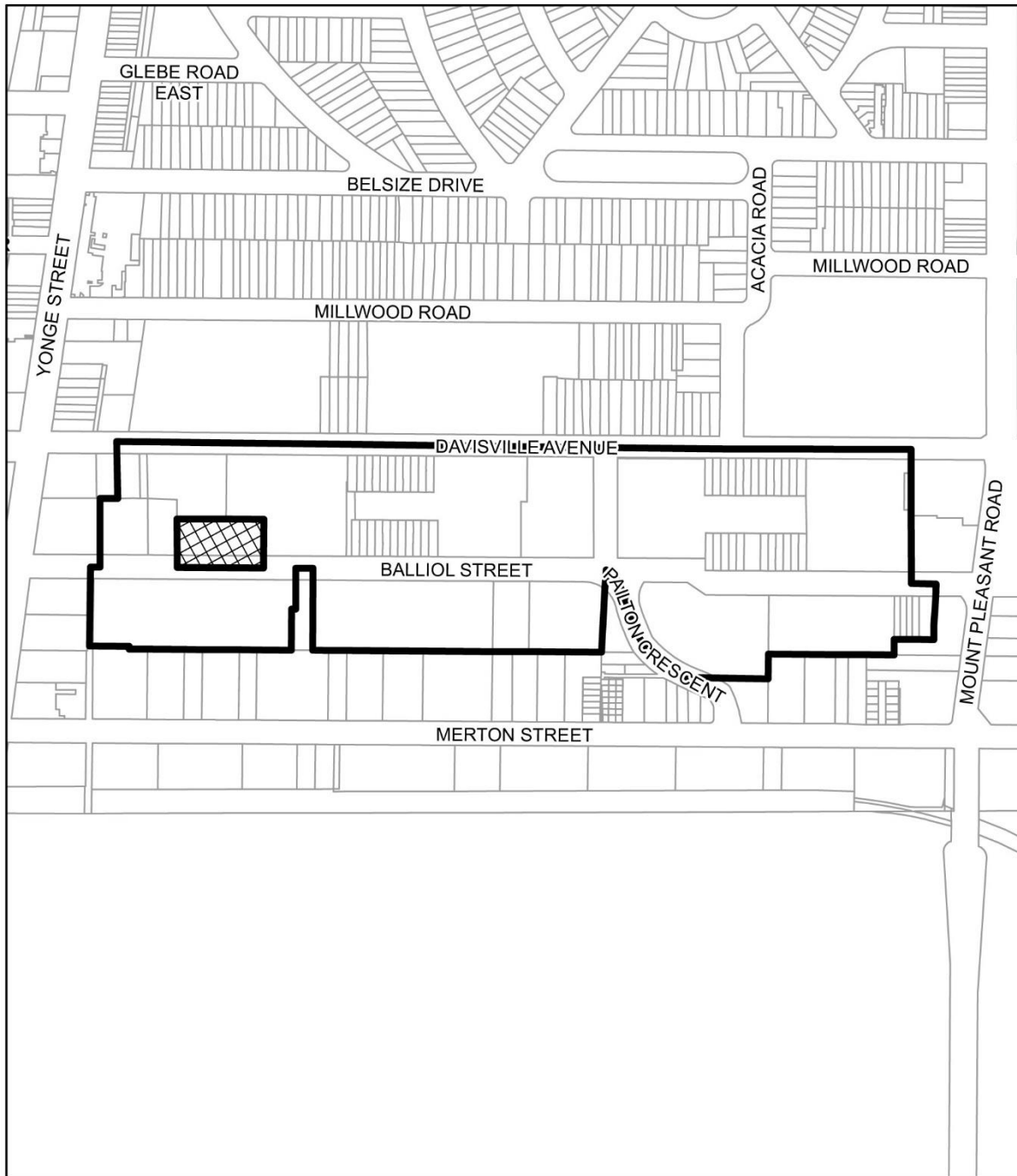
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Lands not part of this by-law



City of Toronto By-law 569-2013  
Not to Scale  
01/12/2024




 **Toronto**  
Diagram 1D

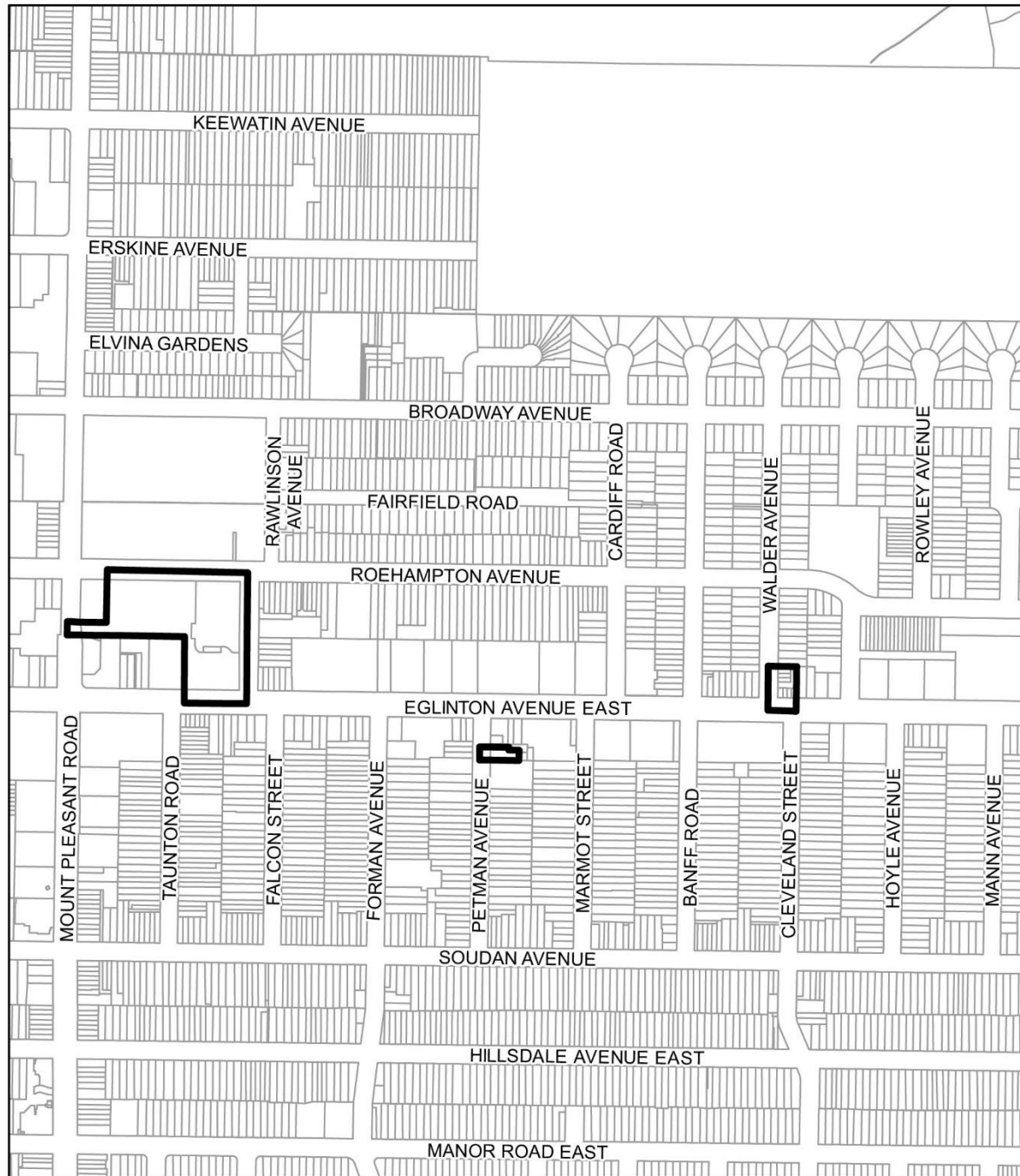
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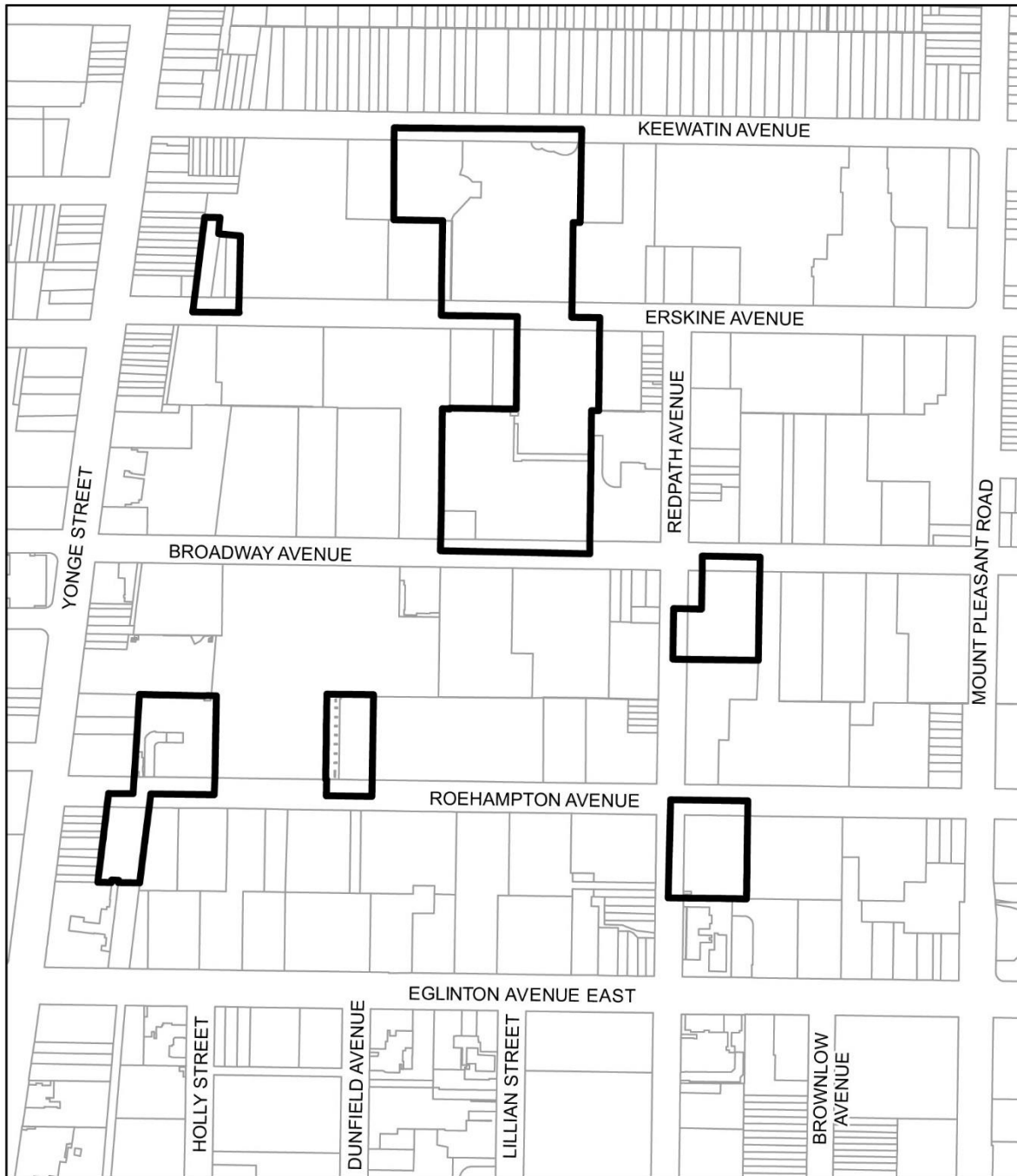
  
City of Toronto By-law 569-2013  
Not to Scale  
01/12/2024





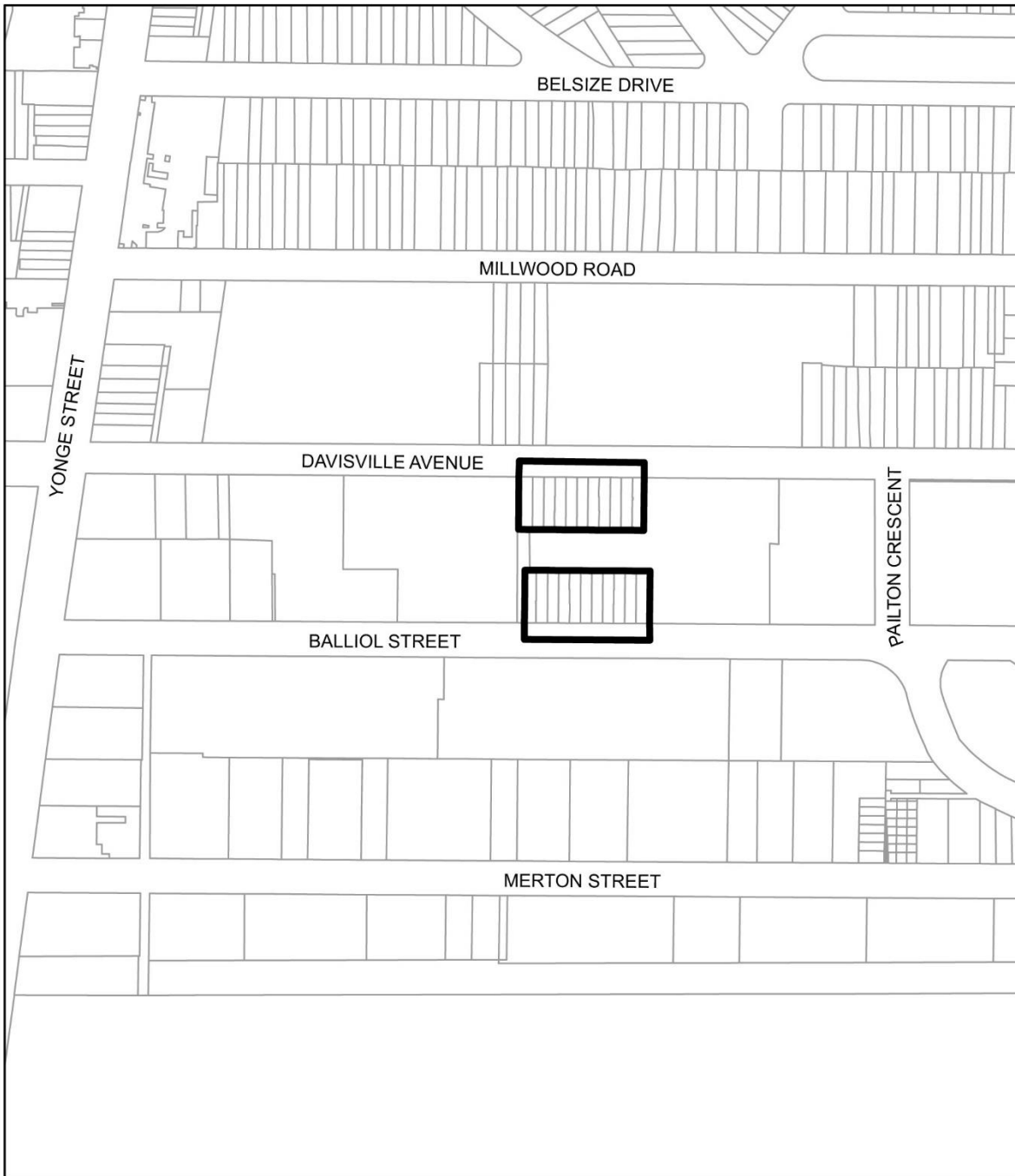
**Toronto**  
Diagram 2A

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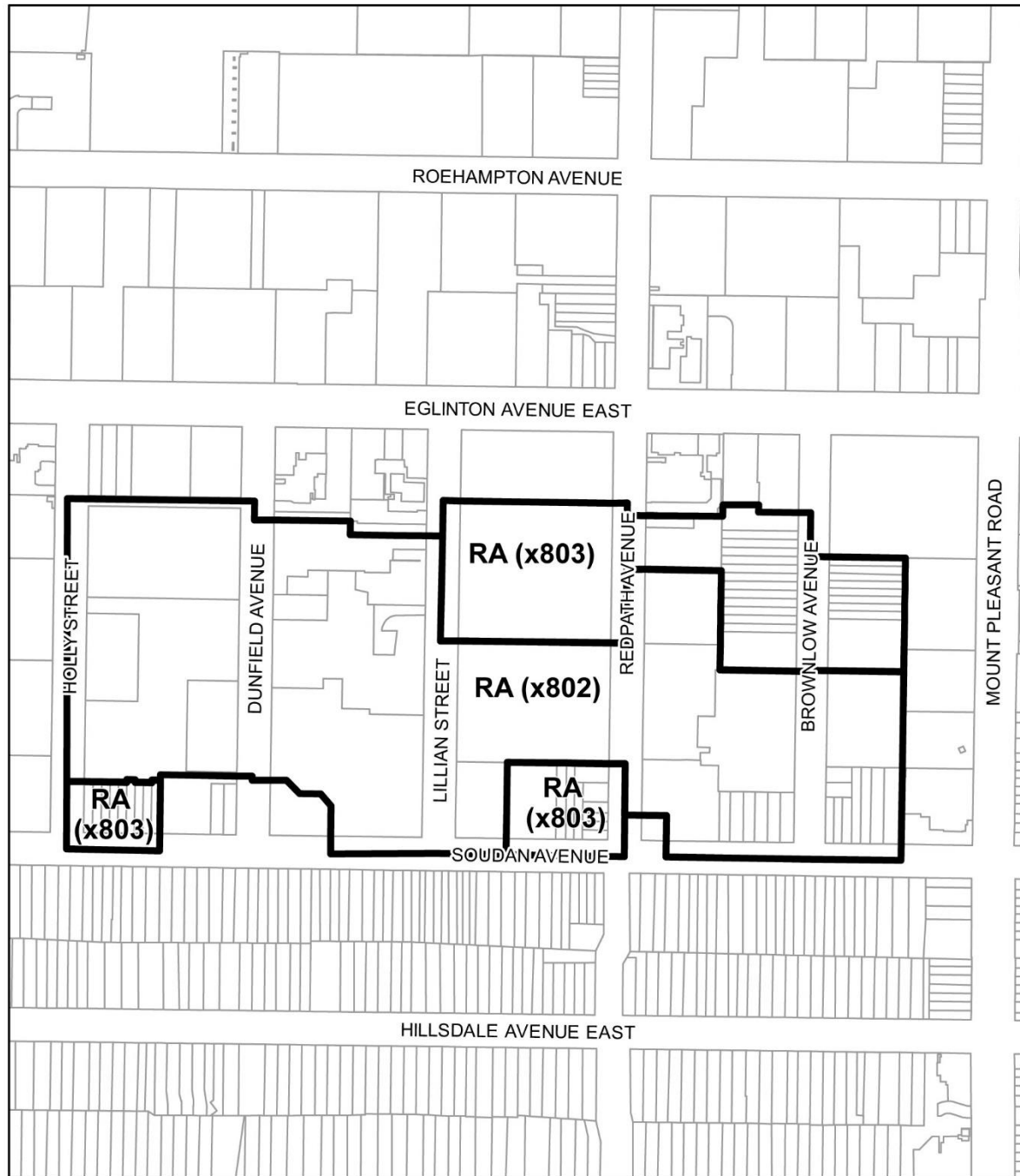
**TORONTO**  
Diagram 2B

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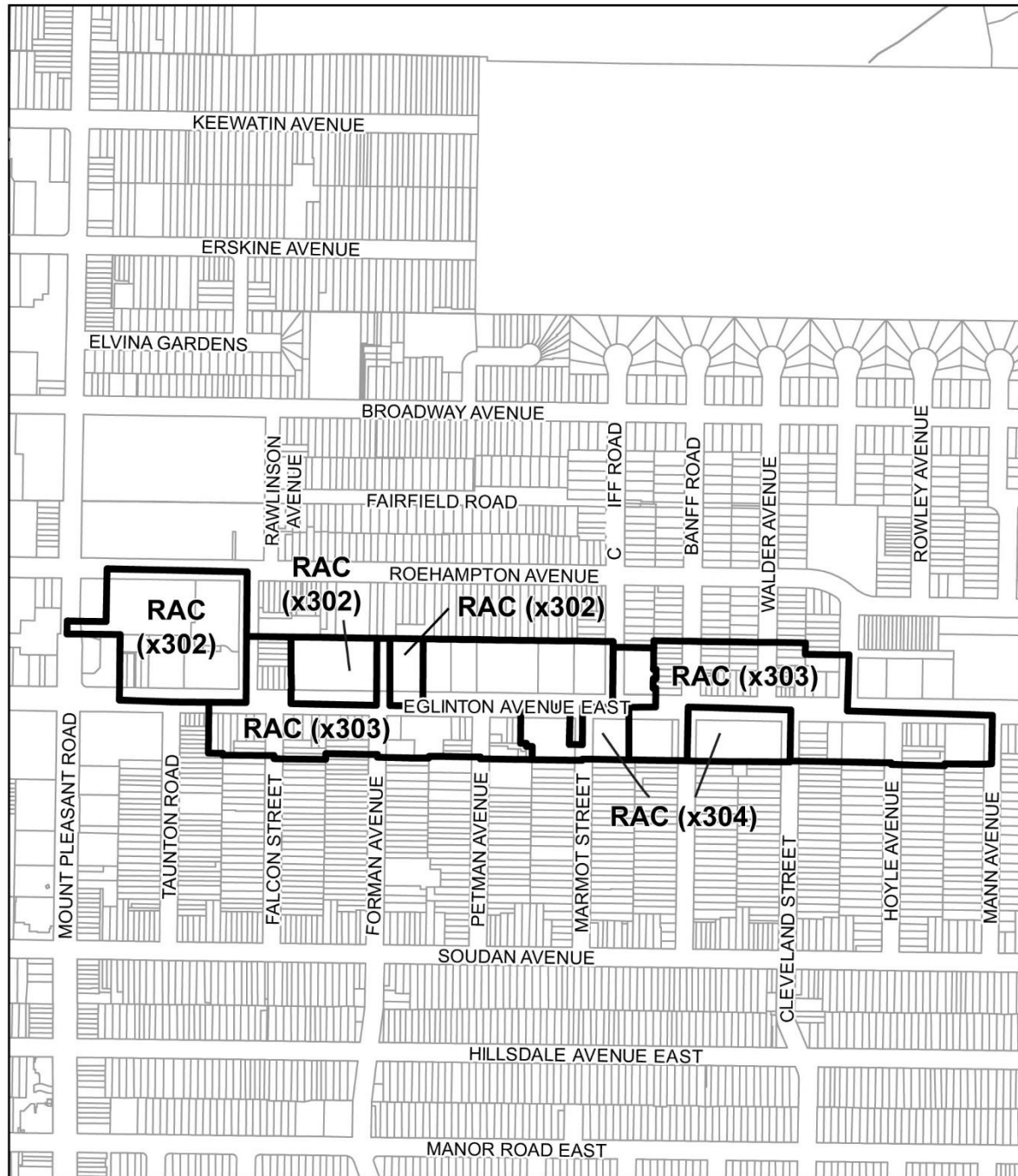
 **Toronto**  
Diagram 2C

File #: 18 244598 CPS 00 0Z



**Toronto**  
Diagram 3A

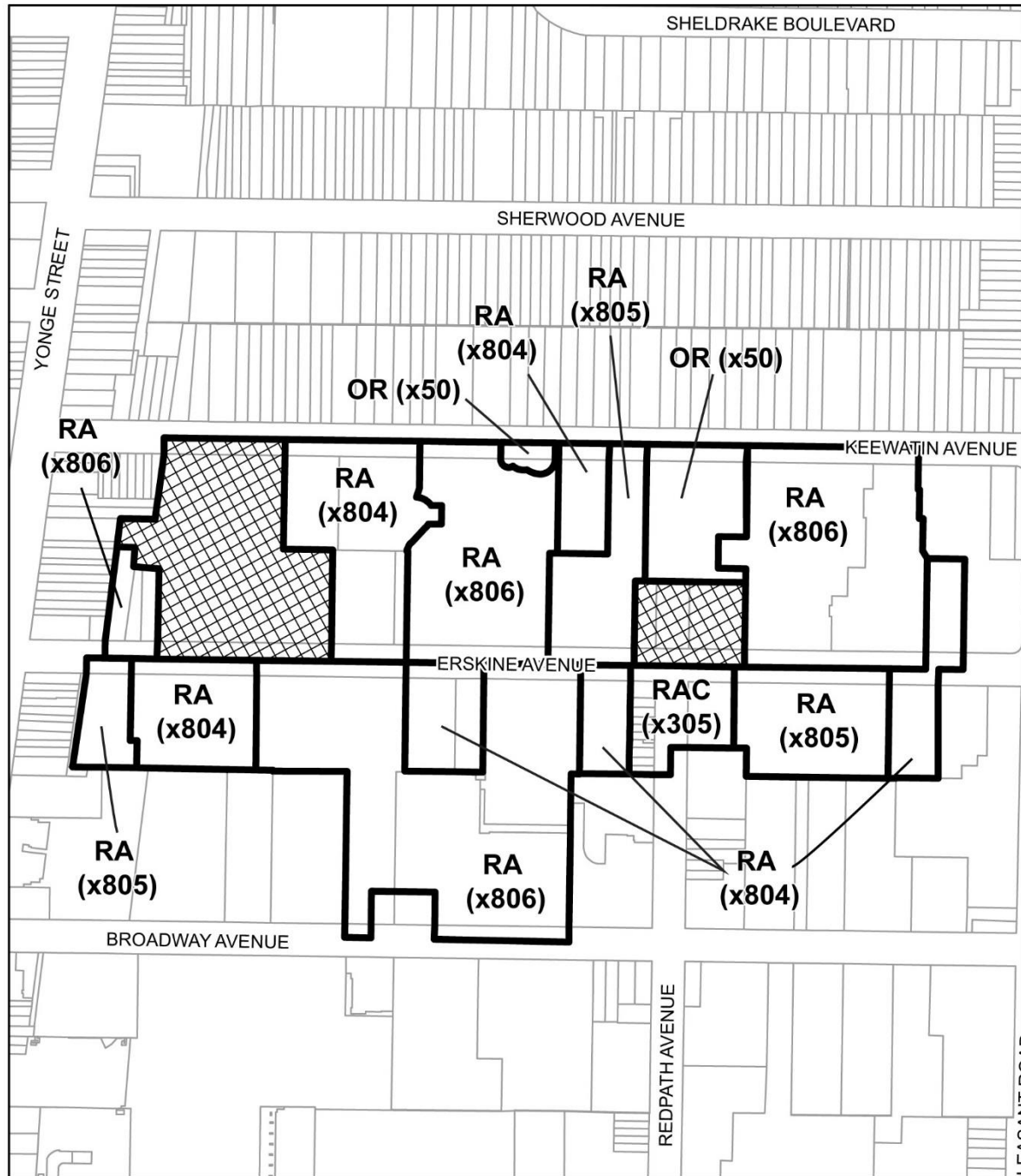
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**Toronto**  
Diagram 3B

File #: 18 244598 CPS 00 0Z





**Toronto**  
Diagram 3C

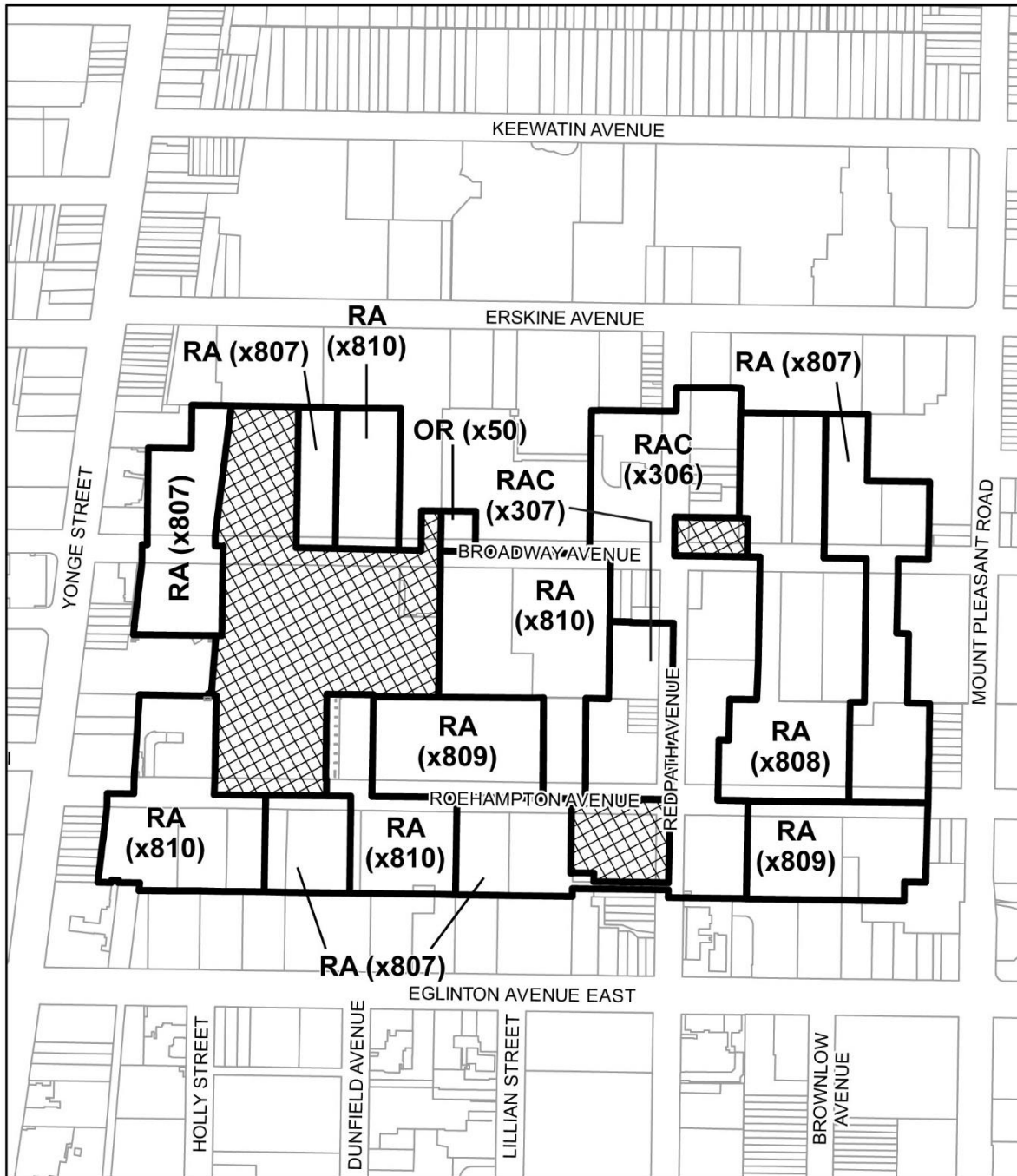
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Lands not part of this by-law



City of Toronto By-law 569-2013  
Not to Scale  
01/12/2024



**Toronto**  
Diagram 3D

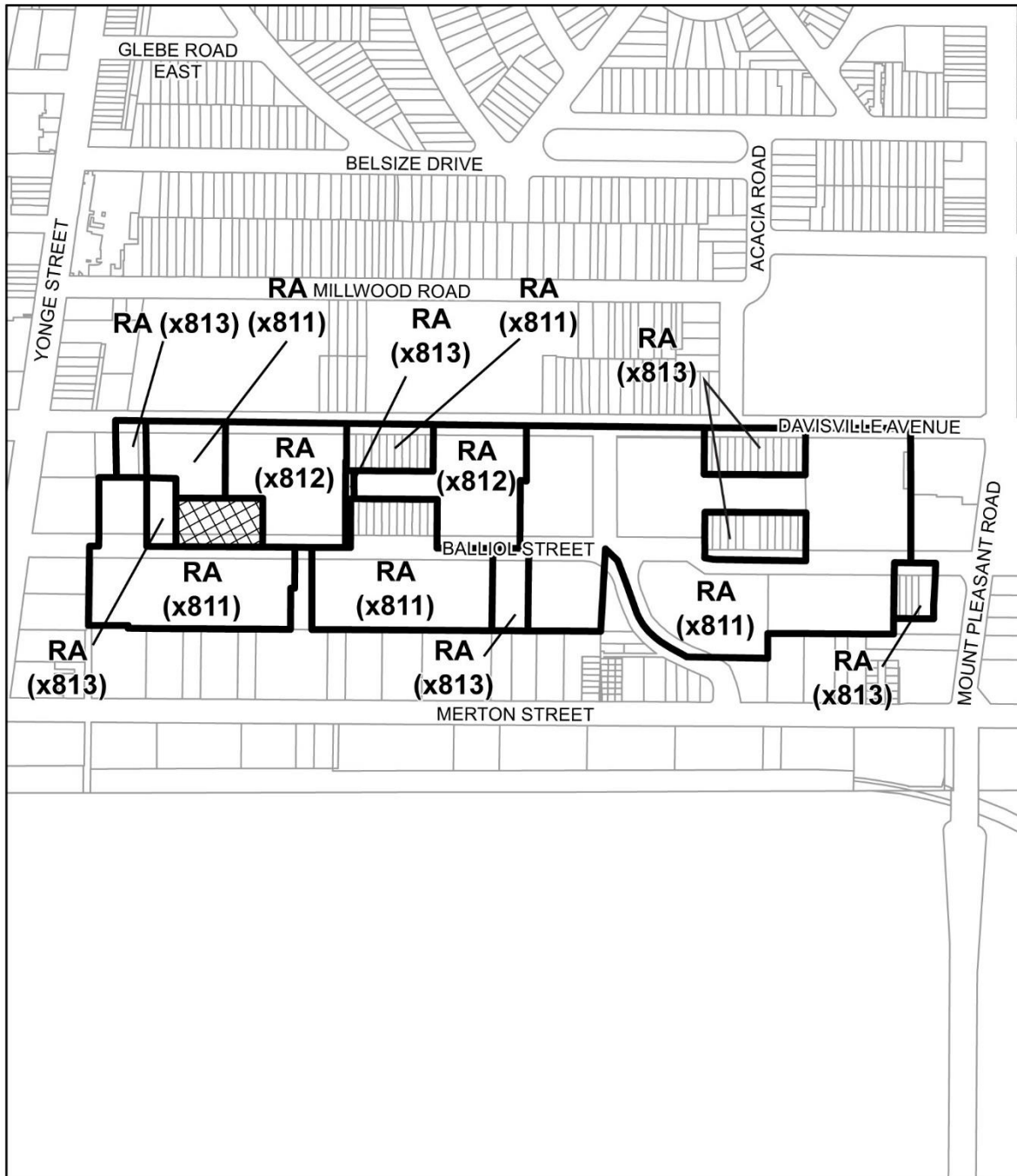
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Lands not part of this by-law



City of Toronto By-law 569-2013  
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01/12/2024



**TORONTO**  
Diagram 3E

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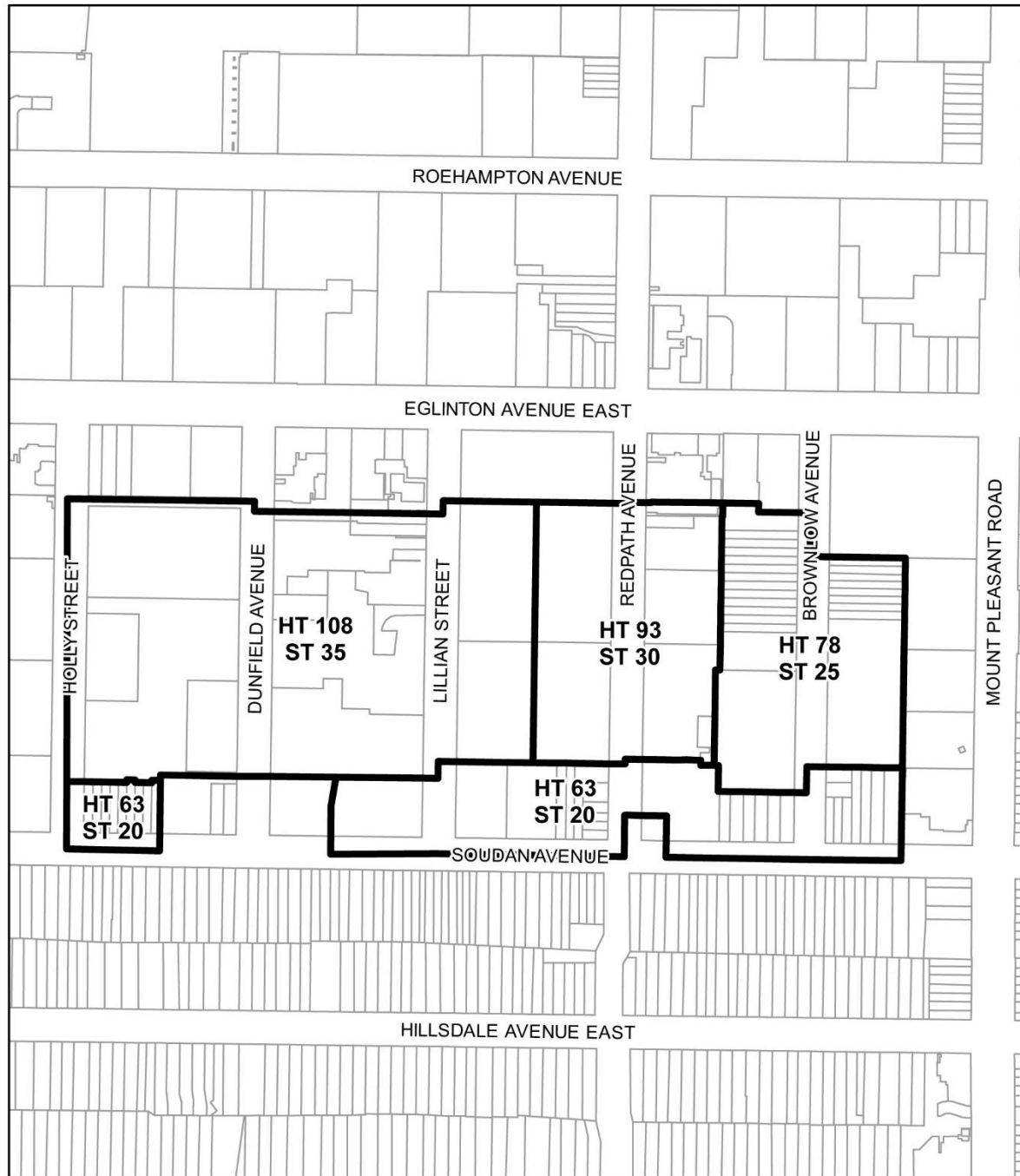


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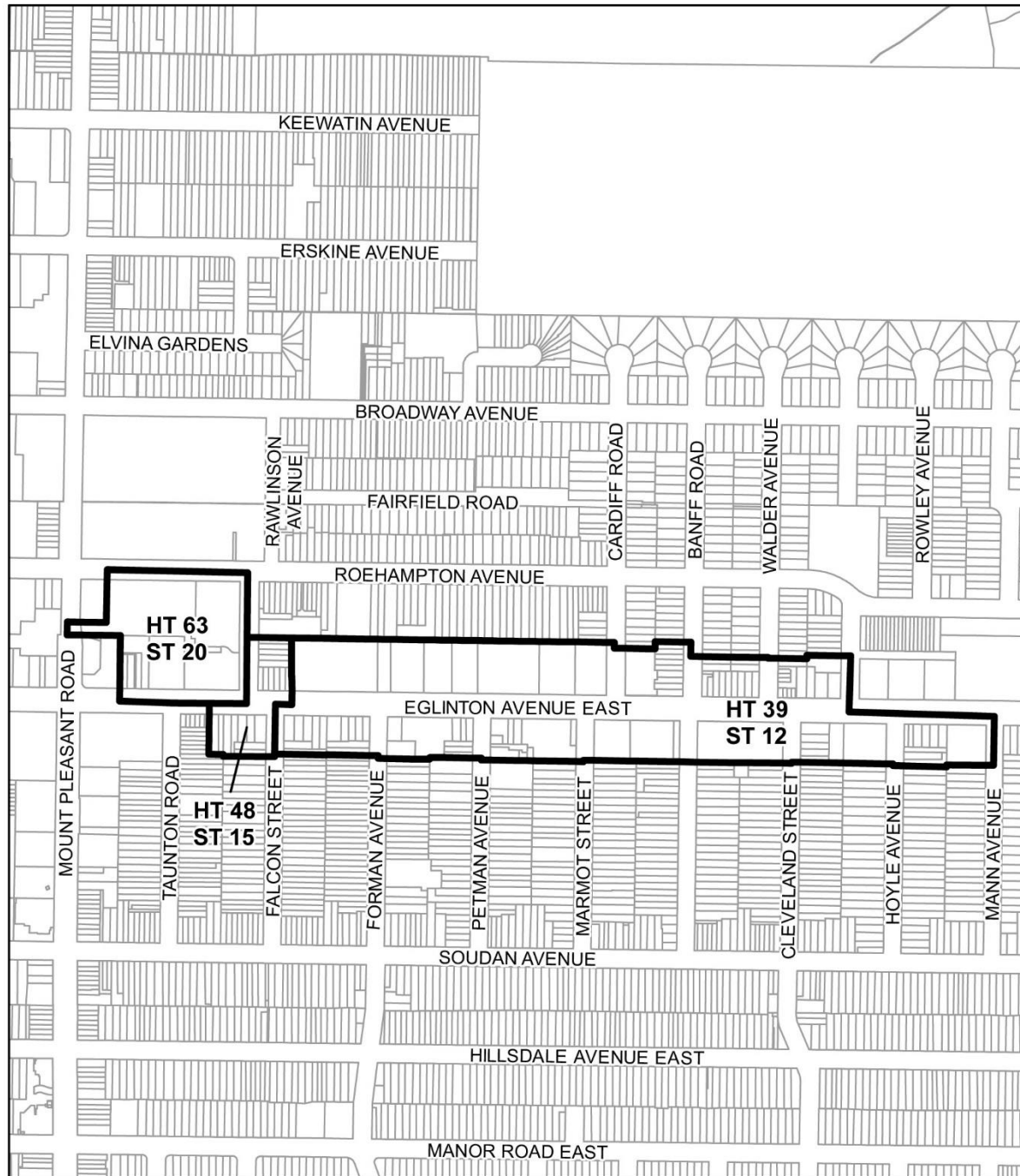
City of Toronto By-law 569-2013  
Not to Scale  
01/12/2024





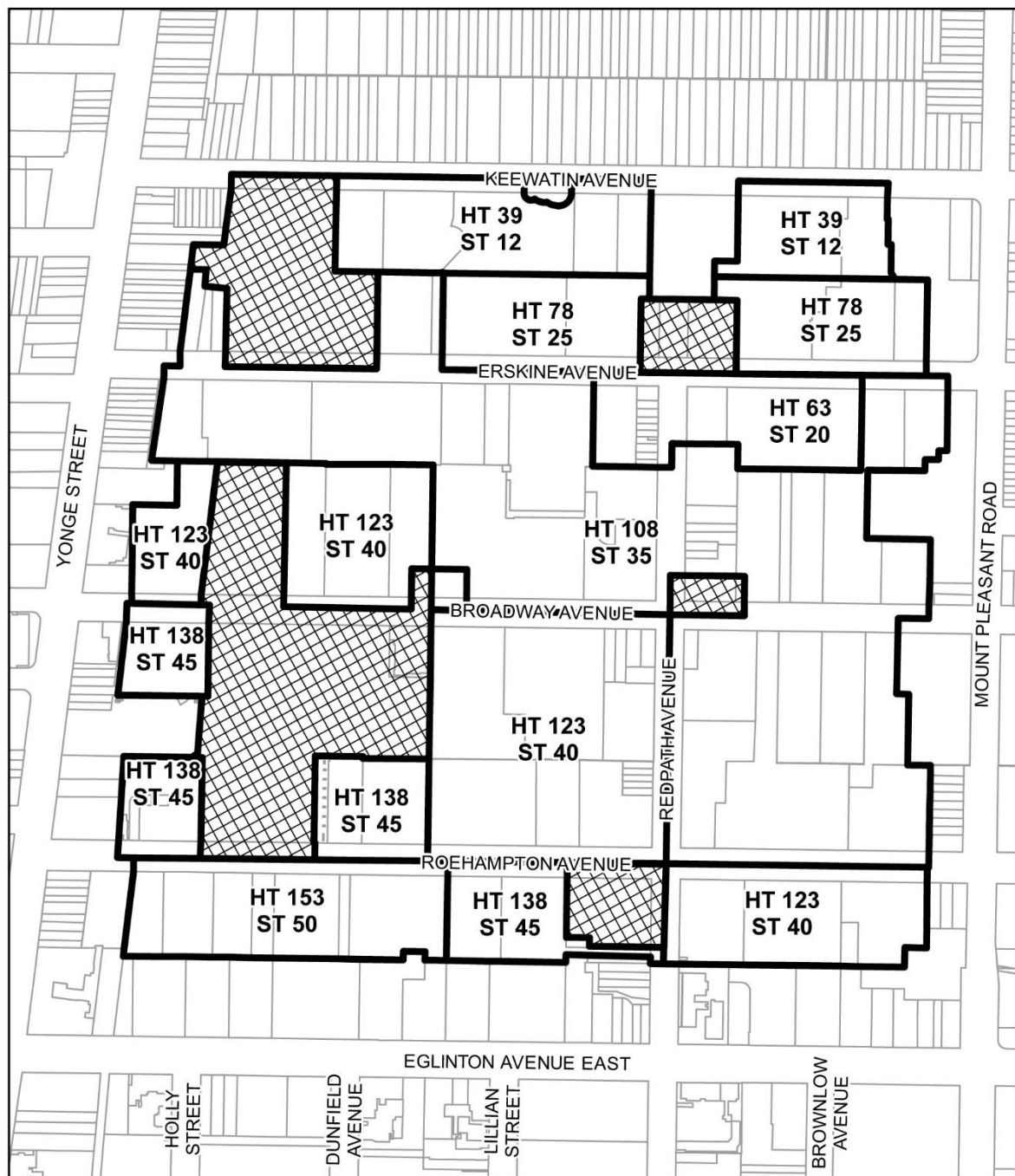
**Toronto**  
Diagram 4A

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**Toronto**  
Diagram 4B

File #: 18 244598 CPS 00 0Z



**Toronto**  
Diagram 4C

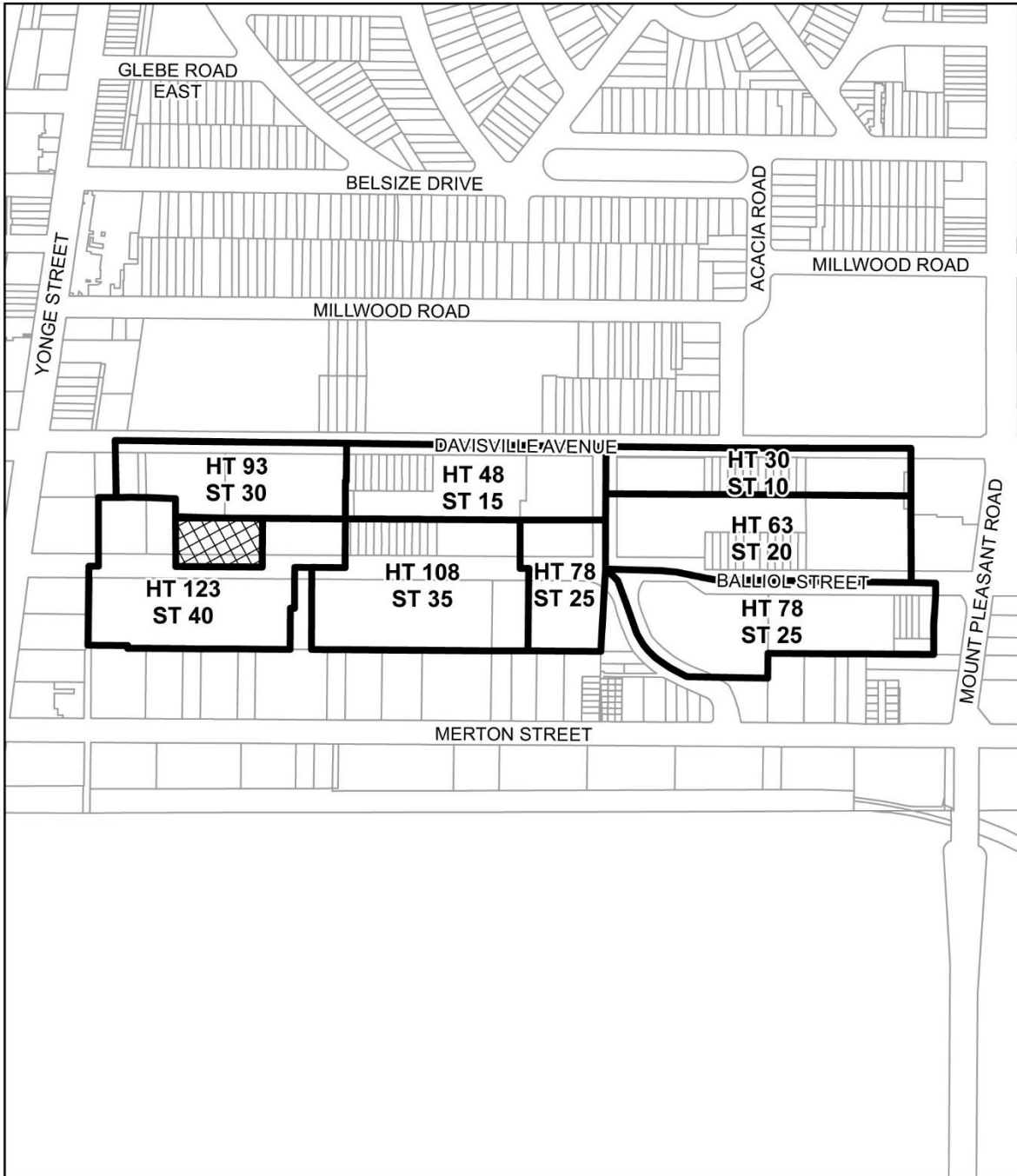
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**Toronto**  
Diagram 4D

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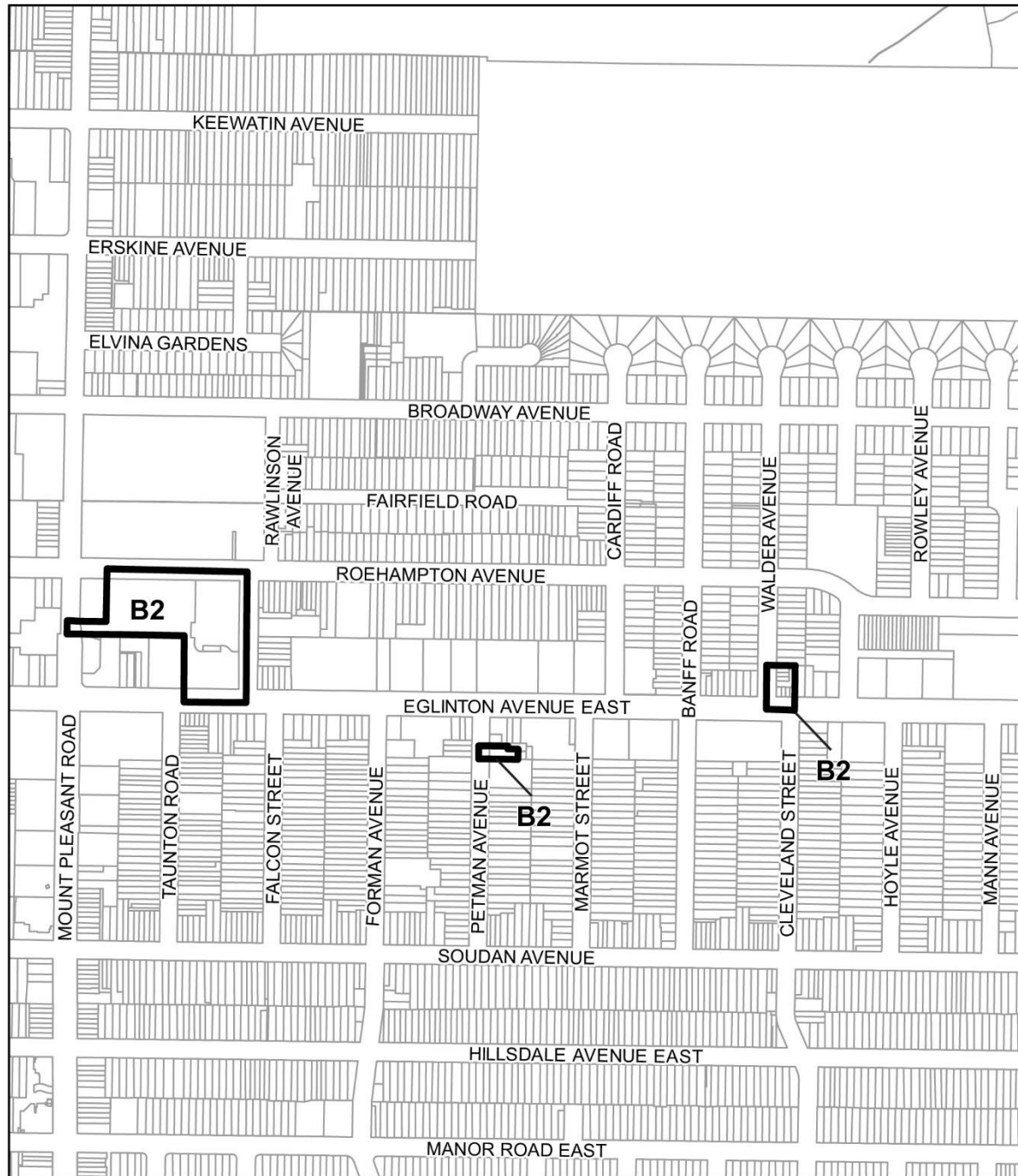


Lands not part of this by-law



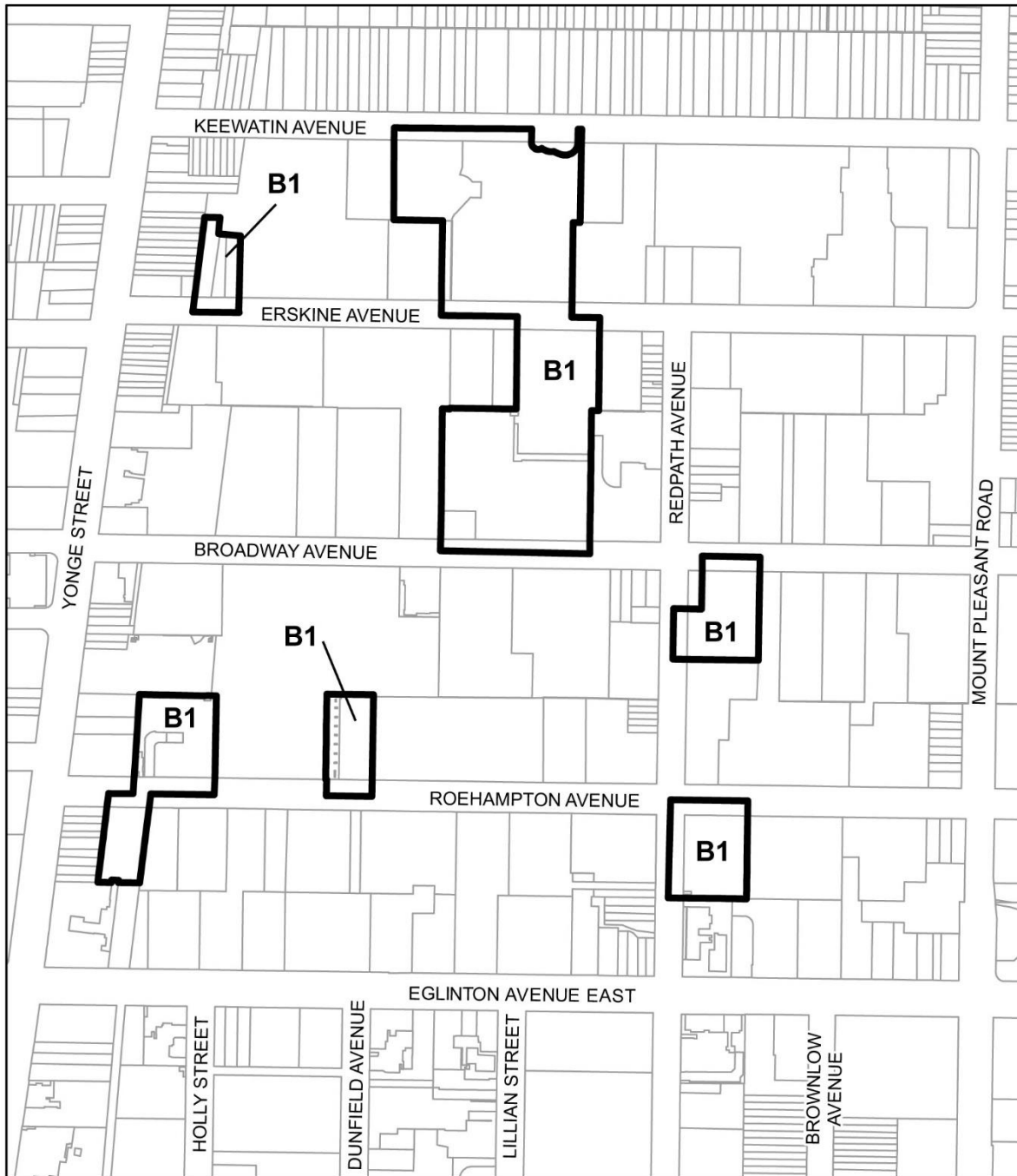
City of Toronto By-law 569-2013  
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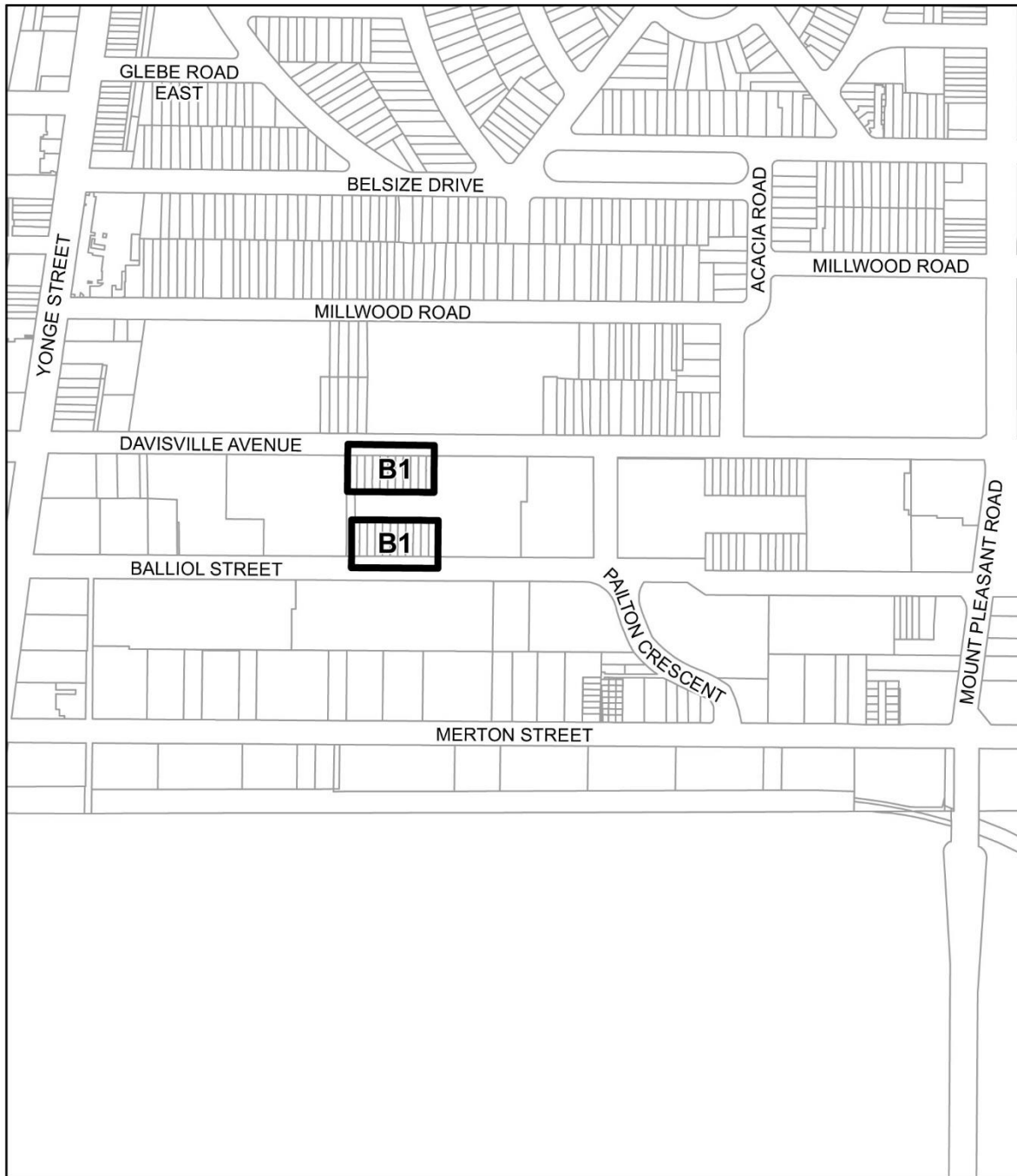
**Toronto**  
Diagram 5A

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**TORONTO**  
Diagram 5B

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 **Toronto**  
Diagram 5C

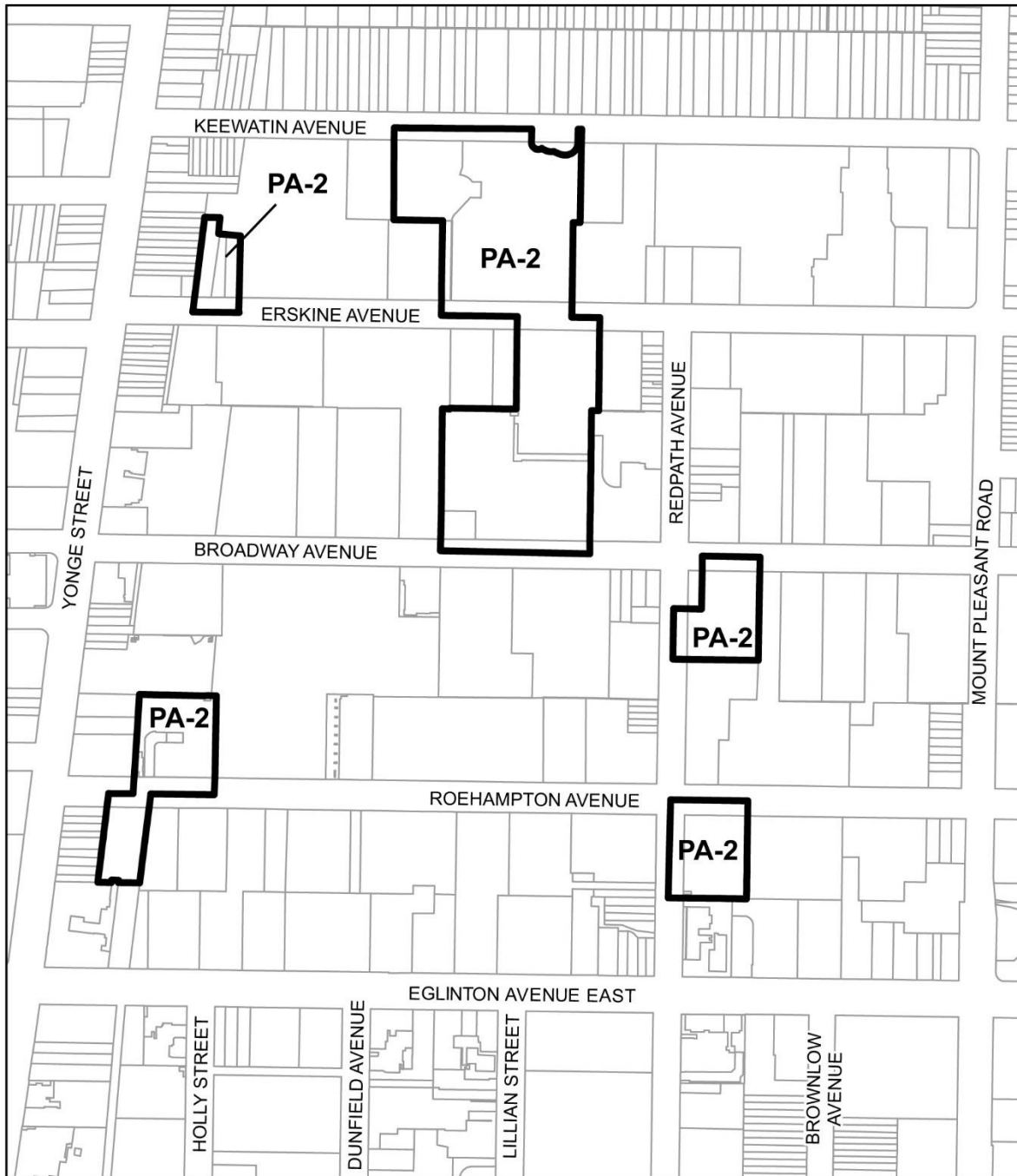
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**Toronto**  
Diagram 6A

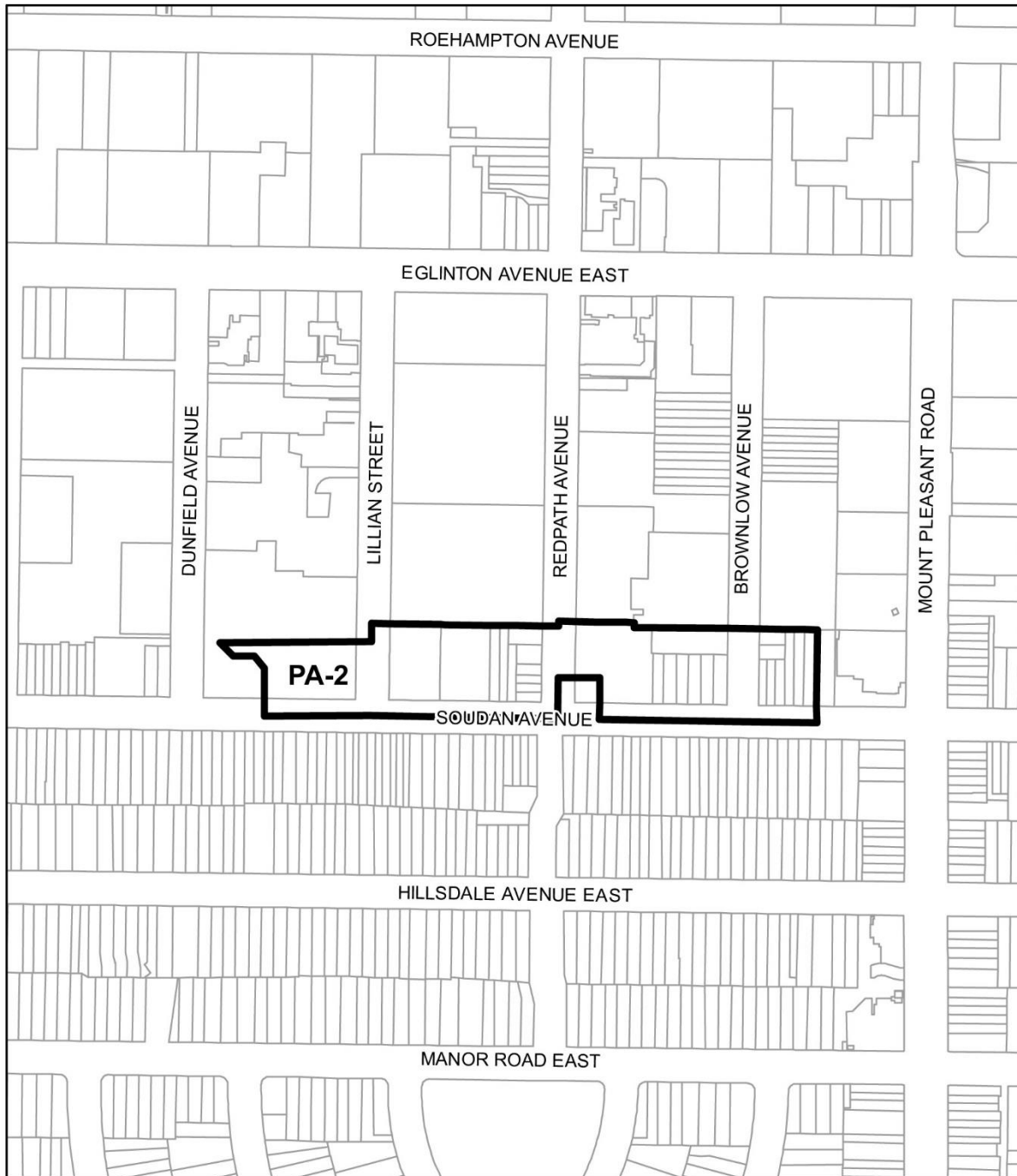
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**TORONTO**  
Diagram 6B

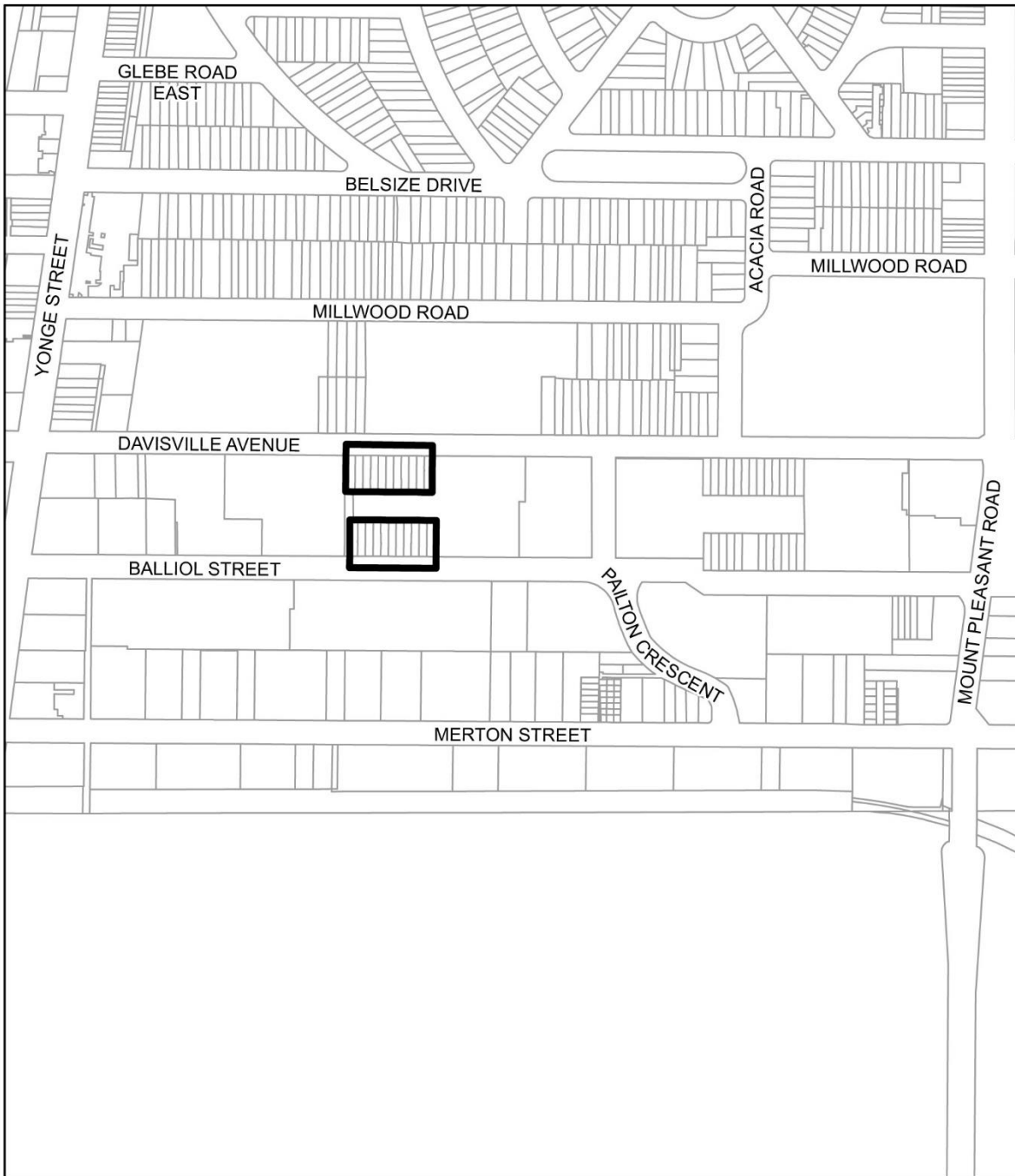
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 **Toronto**  
Diagram 6C

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City of Toronto By-law 569-2013  
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01/12/2024



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Diagram 6D

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