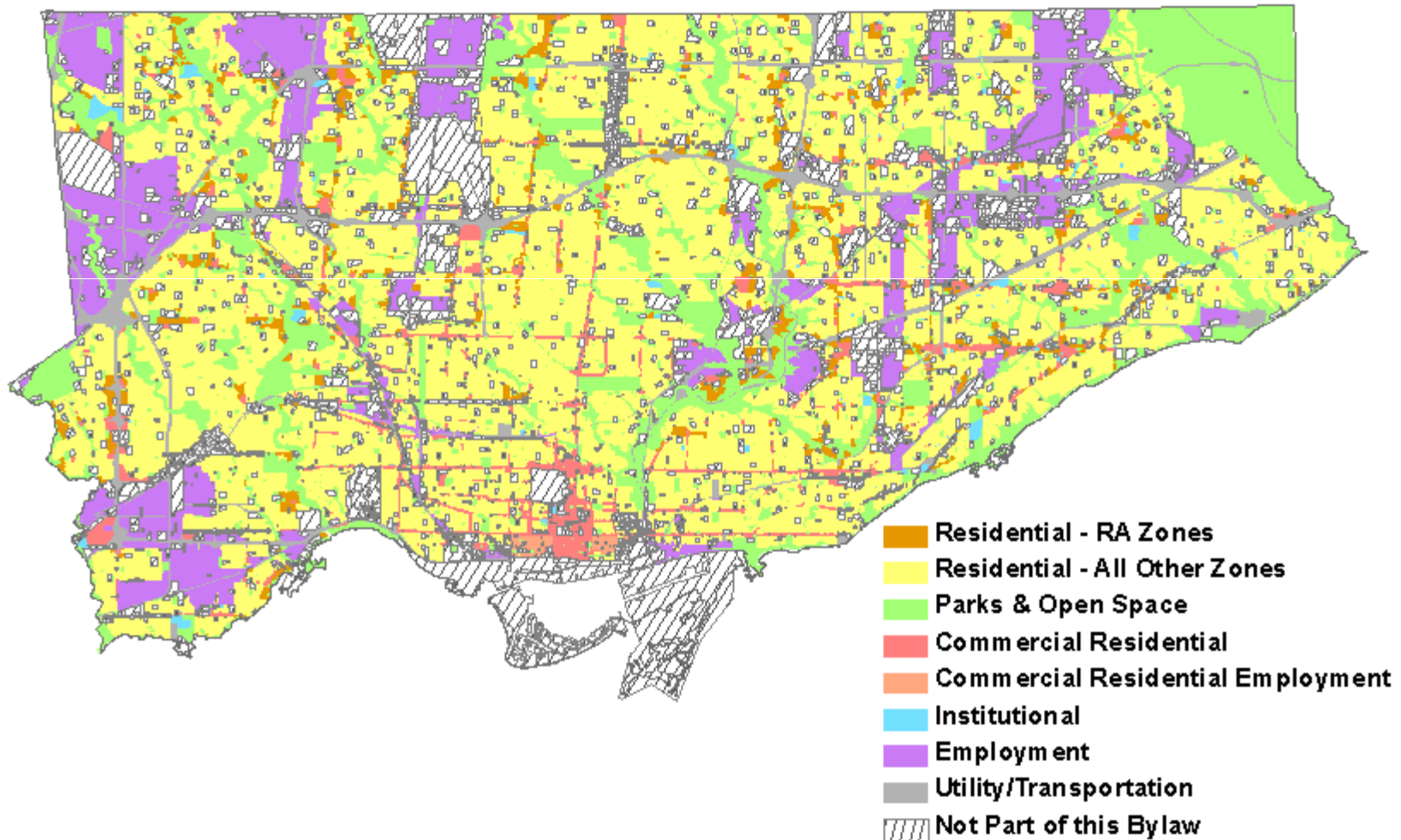


## The Draft City-wide Zoning By-law

### Outdoor Patios

Presentation to TABIA

# One City, One By-law



# Commercial Residential Labels

**CR 2.5 (c2.0; r1.0) ss2 (x123)**

Arrows point from the following definitions to the corresponding parts of the label above:

- 'c' = commercial density expressed as a floor area ratio
- 'r' = residential density expressed as a floor area ratio
- 'ss' = setback standards (3 categories)
- 'x' = specific amendment applicable to site

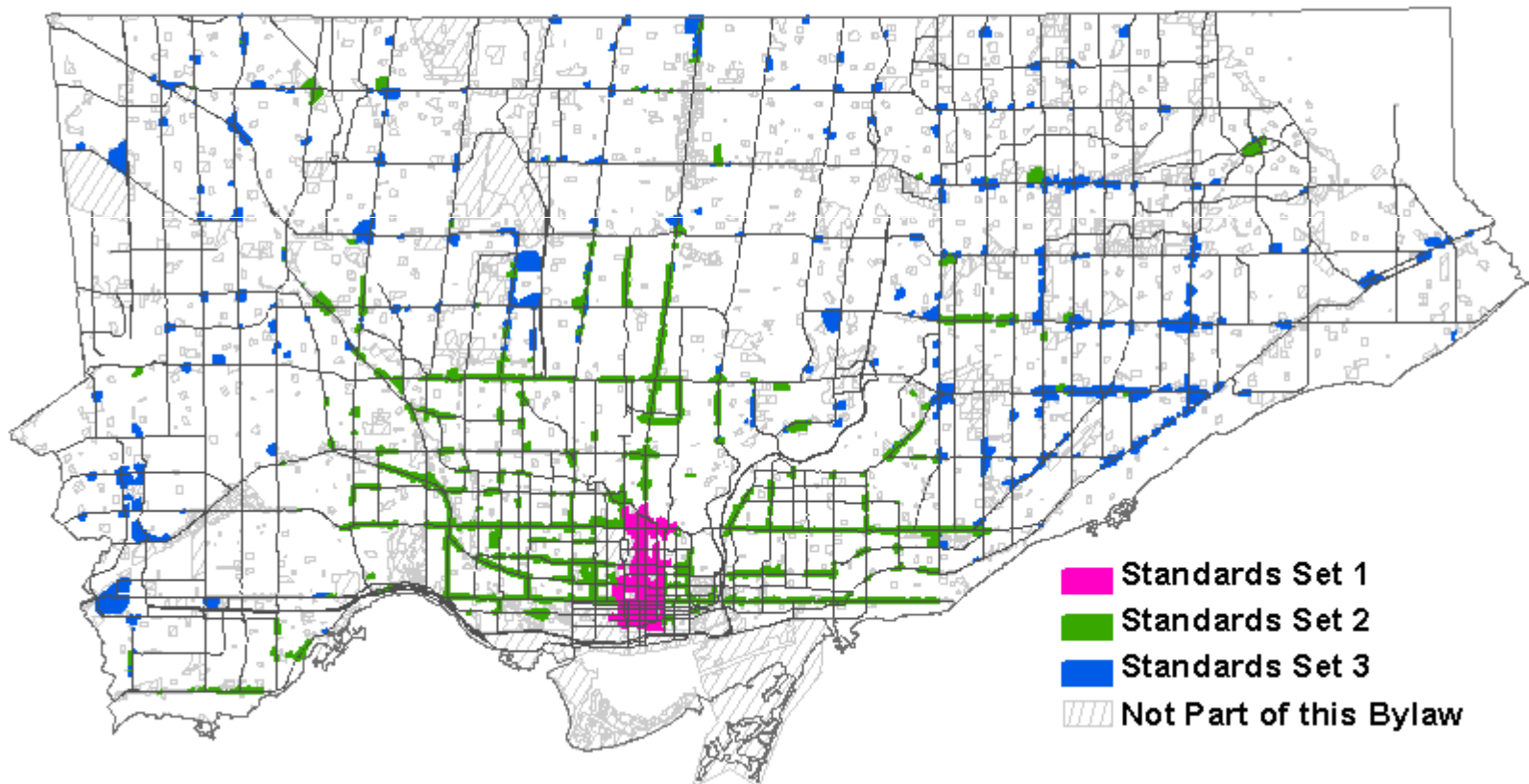
Total density permitted expressed as a floor area ratio

- If no residential is currently permitted, no residential density assigned

# Commercial Residential Zones

## Development Standards

- 3 groupings of development standards for CR zones as shown below





## Outdoor Patios

# **Existing rules under Former City of Toronto By-law 438-86**

## Outdoor Patios

Existing rules under Former City of Toronto By-law 438-86

- **In a CR or MCR zone:**

Where a lot abuts a lot in Residential zone, or is separated from a Residential zone by less than 10m :

- a patio is not permitted in the rear yard
- a patio is not permitted on the roof



- **Patios may be located:**

- in the front yard or side yard (maximum depth or minimum separation distance may apply)
- in the rear yard (subject to conditions as per above)

## Outdoor Patios

Existing rules under Former City of Toronto By-law 438-86

- some neighbourhoods have **area-specific** regulations, for example:
  - College Street
    - no patios in the rear yard
    - permitted in the front and side yard (a minimum of 10m from the rear lot line)
  - Ossington Avenue
    - no patios in the rear yard
    - permitted in the front and side yard (up to a maximum of 50% of the building depth)



## Outdoor Patios

**New rules under the draft City-wide  
Zoning By-law**

## Outdoor Patios

Proposed rules under the draft City-wide Zoning By-law

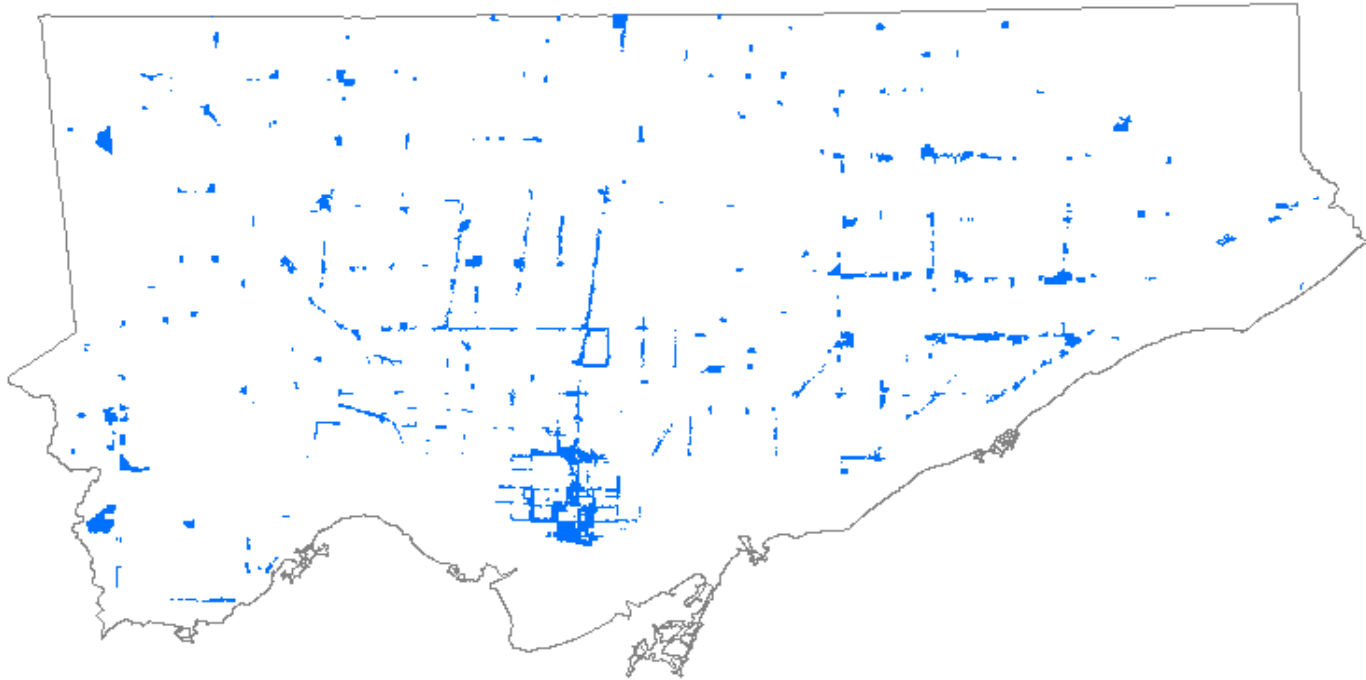
- Area 1 (applies to most of the City):

In the **CR zone** permitted as ancillary to specific uses subject to:

- **maximum size restriction** (the greater of 30m<sup>2</sup> or 30% of GFA)
- **separation from Residential zones**  
(40m if elevated & 10m if not elevated)
- **entertainment uses** not permitted

# Outdoor Patios

Proposed rules under the draft City-wide Zoning By-law (area 1)



## Outdoor Patios

### Proposed rules under the draft City-wide Zoning By-law

- Area 2 (part of the Former City of Toronto):
  - rear yard patios are not permitted in CR zones
  - side yard patios are permitted up to a maximum 50% of the building depth
  - and*
  - **maximum size restriction** (the greater of 30m<sup>2</sup> or 30% of GFA)
  - **separation from Residential zones** (40m if elevated & 10m if not elevated)
  - **entertainment uses** not permitted

# Outdoor Patios

Proposed rules under the draft City-wide Zoning By-law (area 2)

