

Authority: Planning and Housing Committee Item PH10.1,
adopted as amended, by City of Toronto Council on
November 26 and 27, 2019

CITY OF TORONTO

BY-LAW 1681-2019

To amend former City of Toronto Zoning By-law 438-86, as amended, with respect to street-related retail and service uses respecting the lands generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east.

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;

The Council of the City of Toronto enacts:

1. Former City of Toronto By-law 438-86, as amended, is further amended by:
 - a. in exception 12(2) 259, replacing Maps 1 and 2 with Maps 1A, 1B, 1C and 1D attached to and forming part of this By-law;
 - b. in exception 12(2) 259, inserting the words "and designated as a CR, MCR, Q or RA district," after the word "maps" and before the word erect" so that it reads:

no person shall, on a lot adjoining a street designated as a priority retail street on the following maps and designated as a CR, MCR, Q, RA, or IC district, erect or use a building or structure for any purpose unless:

 - i. Street-related retail and service uses are provided; and
 - ii. At least 60 percent of the aggregate length of the portion of the frontage of the lot abutting the priority retail street on the following maps is used for that purpose.
 - c. in Section 2(1), amending the definition of street-related retail and service uses to add sections 8(1)(f)(b)(iii) and (vi) to the list of permitted uses, and by adding a new (v) and (vi) so that it reads:

"street-related retail and service uses" means one or more of the uses listed in sections 8(1)(f)(b)(i), (ii), (iii), (iv), and (vi) other than a public park or a public playground, where:

- i. The principal public entrance to each shop or store is located in the exterior wall of the building which is directly accessible by pedestrians along a route not more than 5 metres from:
 - A. the frontage of the lot on which the shop or store is located; or
 - B. a building setback line on the lot on which the shop or store is located, provided the line is established by this By-law as amended;
- ii. The exterior wall from which the principal public entrance is gained, is at an angle of divergence from the frontage of not more than 85 degrees;
- iii. Only 15 metres of frontage for any one of the uses listed in sections 8(1)(f)(b)(i) (ii), (iii), or (vi), or a branch of a bank or financial institution may be included as a street-related retail and service use;
- iv. The level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance;
- v. A minimum 60 percent of the surface area of any ground floor wall of a new building, addition or extension facing a street identified in exception 12(2)259 must be windows and doors; and
- vi. regulation (v) above does not apply to a heritage building.

Enacted and passed on November 27, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



 **TORONTO**
Map 1 - A

Priority Retail Streets

File# 16 103066 SPS 00 0Z

 Priority Retail Street



City of Toronto By-law 438-86
Not to Scale
10/07/2019



 **TORONTO**
Map 1 - B

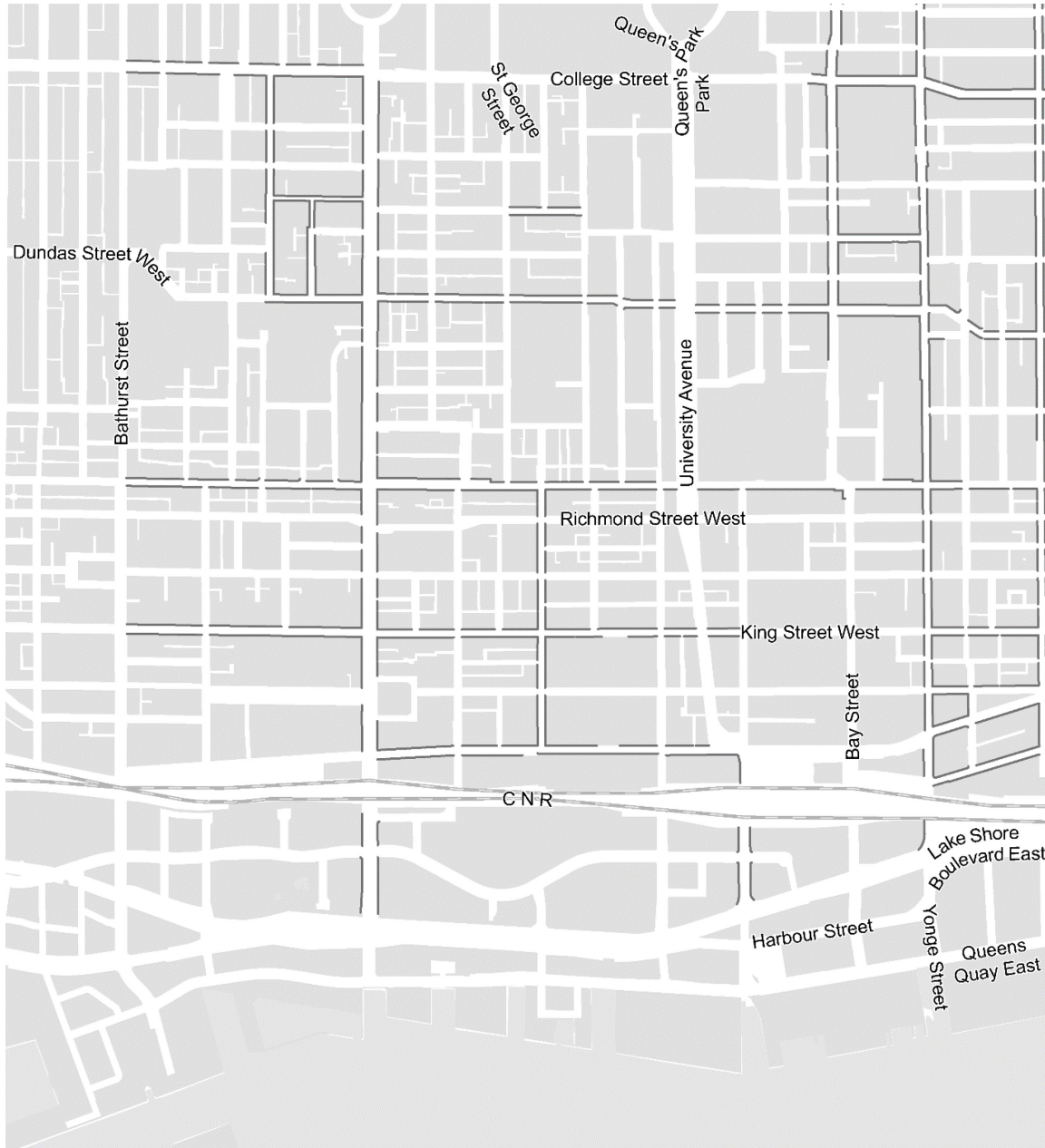
Priority Retail Streets

File# 16 103066 SPS 00 0Z

==== Priority Retail Street



City of Toronto By-law 438-86
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 **TORONTO**
Map 1 - C

Priority Retail Streets

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 Priority Retail Street



City of Toronto By-law 438-86
Not to Scale
10/07/2019



 **TORONTO**
Map 1 - D

Priority Retail Streets

File# 16 103066 SPS 00 0Z

 Priority Retail Street



City of Toronto By-law 438-86
Not to Scale
10/07/2019