

Authority: Planning and Housing Committee Item PH31.8,  
as adopted by City of Toronto Council on March 9, 2022

## CITY OF TORONTO

### BY-LAW 237-2022

#### **To temporarily reduce zoning restrictions in Zoning By-law 569-2013 affecting outdoor patios and to repeal By-law 197-2021.**

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 Ontario Regulation 345/20 made under the Emergency Management and Civil Protection Act was passed on July 2, 2020; and

Whereas Ontario Regulation 345/20 authorizes the council of a Municipality to pass a by-law allowing for the temporary use of land for a restaurant or bar patio pursuant to Section 39 of the Planning Act and exempts a municipality from subsections 34 (12) to (14.3), (14.5) to (15) and (19) of the Planning Act and paragraphs 4 and 5 of subsection 6 (9) of Ontario Regulation 545/06 under the Planning Act;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. This By-law expires on December 31, 2023.
3. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
4. In the CL Zone of By-law 569-2013, as amended, despite Article 30.20.20, an **outdoor patio** is permitted in combination with an **eating establishment, take-out eating establishment, or recreation use**, provided the **outdoor patio**:
  - (A) is not used to provide entertainment such as performances, music and dancing;
  - (B) is set back at least 30.0 metres from a **lot** in the Residential Zone category or Residential Apartment Zone category;
  - (C) is not located in a **rear yard or side yard** which abuts a **lot** in the Residential Zone category or Residential Apartment Zone category;
  - (D) does not exceed an area equal to the greater of:
    - (i) 50.0 square metres; or

- (ii) 50 percent of the **interior floor area** of the **premises** it is associated with; and
  - (E) is not located above the first **storey** of the **building**.
- 5. In the EL Zone of By-law 569-2013, as amended:
  - (A) despite Regulation 60.10.20.100(11)(B), an **outdoor patio** must be no closer to a **side lot line** or a **rear lot line** than the required minimum **building setback** for a **building** and no setback is required from the **front lot line**; and
  - (B) Regulation 60.10.20.100(11)(C), restricting the area of the **front yard** occupied by an **outdoor patio**, does not apply.
- 6. In the E Zone of By-law 569-2013, as amended:
  - (A) despite Regulation 60.20.20.100(9)(B), an **outdoor patio** must be no closer to a **side lot line** or a **rear lot line** than the required minimum **building setback** for a **building** and no setback is required from the **front lot line**; and
  - (B) Regulation 60.20.20.100(9)(C), restricting the area of the **front yard** occupied by an **outdoor patio**, does not apply.
- 7. In the EO Zone of By-law 569-2013, as amended:
  - (A) despite Regulation 60.40.20.100(14)(B), an **outdoor patio** must be no closer to a **side lot line** or a **rear lot line** than the required minimum **building setback** for a **building** and no setback is required from the **front lot line**; and
  - (B) Regulation 60.40.20.100(14)(C), restricting the area of the **front yard** occupied by an **outdoor patio**, does not apply.
- 8. Despite Regulations 40.10.20.100(21)(B), 50.10.20.100(21)(B), 60.10.20.100(11)(E), 60.20.20.100(9)(E), and 60.40.20.100(14)(E), and despite any conflicting provision in a Site Specific Provision, Prevailing By-law or Prevailing Section listed in Chapter 900, the permitted maximum area of an **outdoor patio** is the greater of 50.0 square metres or 50 percent of the **interior floor area** of the **premises** it is associated with, provided that the **outdoor patio**:
  - (A) is **ancillary** to a permitted **eating establishment, take-out eating establishment or recreation use**;
  - (B) is not located above the first **storey** of the **building**;
  - (C) is not located in a **rear yard** or **side yard** which abuts a **lot** in the Residential Zone category or Residential Apartment Zone category;

and where the above regulatory standard conflicts with a more permissive regulatory standard in a Site Specific Provision, Prevailing By-law or Prevailing Section listed in Chapter 900, the more permissive regulatory standard prevails.

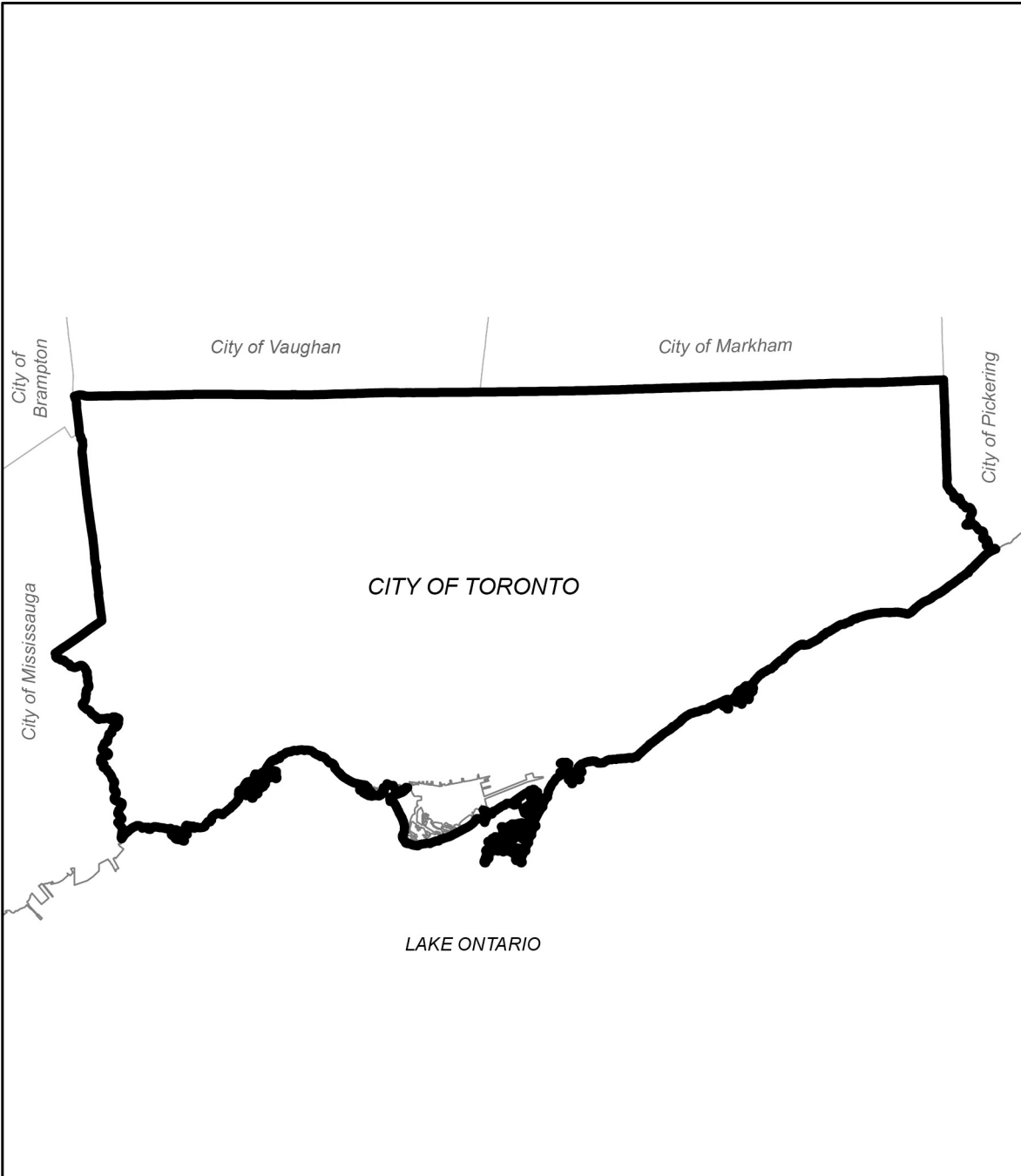
9. Despite Regulations 30.5.80.1(1), 40.5.80.1(1), 50.5.80.1(1), 60.5.80.1(2), and 90.5.80.1(1) of By-law 569-2013, as amended, all of which require a **parking space** to be available for the use for which it is required, and Regulations 60.10.20.100(11)(D), 60.20.20.100(9)(D) and 60.40.20.100(14)(D) of By-law 569-2013, as amended an **outdoor patio** may occupy the area of a surface **parking space**, and any adjacent portion of **drive aisle** providing sole access thereto, and the occupied **parking space** continues to satisfy any requirement for **parking spaces** in By-law 569-2013, if the **parking space** is not required for any residential use and if the **parking space** is not an accessible **parking space**.
10. By-law 197-2021 is repealed.

Enacted and passed on April 7, 2022.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



 **TORONTO**  
Diagram 1