

# PH7.2 Attachment 1

## Attachment 1: Draft By-law Amendment (Amending By-law 569-2013)

Authority:

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW XXX-2019**

**To amend Zoning By-law 569-2013, as amended, with respect to breweries and related uses.**

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:

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

1. In Regulation 40.10.20.10(1)(A) delete the use "**Retail Store**", and in Regulation 40.10.20.20(1)(A) add the use "**Retail Store (3)**", in between the uses "**Retail Service**" and "**Service Shop**".

2. Add a new Regulation 40.10.20.100(3) so that it reads:

Retail Store with Beverage Manufacturing Use for Beer, Cider or Wine

In the CR zone, a **retail store** may include a beverage **manufacturing use** for beer, cider or wine, if the **interior floor area** of the **retail store**, including the beverage **manufacturing use**, does not exceed 400.0 square metres.

3. In Regulation 50.10.20.10(1)(A) delete the use "**Retail Store**", and in Regulation 50.10.20.20(1)(A) add the use "**Retail Store (6)**", in between the uses "**Recreation Use**" and "**Sports Place of Assembly**".

4. Add a new Regulation 50.10.20.100(6) so that it reads:

Retail Store with Beverage Manufacturing Use for Beer, Cider or Wine Production

In the CRE zone, a **retail store** may include beverage **manufacturing use** for beer, cider or wine, if the **interior floor area** of the **retail store**, including the beverage **manufacturing use**, does not exceed 400.0 square metres.

5. Amend Regulation 60.10.20.100(5) so that it reads:

Retail Store – together with Manufacturing Use

In the EL zone, a **retail store**:

(A) must be associated with a permitted **manufacturing use** on the same **lot**; and  
(B) the total **interior floor area** of all **retail stores** on a **lot** may not exceed 20% of the **gross floor area** of the permitted **manufacturing use**.

6. In Regulation 60.10.20.20 (1), delete "5" beside the uses "**Eating Establishment**" and "**Take-out Eating Establishment**" and replace it with "6" so that they read: "**Eating Establishment (6, 14)**" and "**Take-out Eating Establishment (6)**".

7. Add a new Regulation 60.10.20.100(6) so that it reads:

Eating Establishment and Take-out Eating Establishment

In the EL zone, the total **interior floor area** of all **eating establishments** and **take-out eating establishments** on a **lot** may not exceed 500.0 square metres.

8. Amend Regulation 60.20.20.100(3) so that it reads:

Retail Service

In the E zone, the total **interior floor area** of **retail services** on a **lot** may not exceed the greater of:

(A) 300.0 square metres; or

(B) 10% of the **gross floor area** of the **buildings** on the **lot** to a maximum of 500.0 square metres.

9. In Regulation 60.20.20.20(1), delete "3" beside the uses "**Eating Establishment**" and "**Take-out Eating Establishment**" and replace it with "1" so that they read: "**Eating Establishment (1, 19, 30)**" and "**Take-out Eating Establishment (1, 30)**".

10. Add a new Regulation 60.20.20.100(1) so that it reads:

Eating Establishment and Take-out Eating Establishment

In the E zone, the total **interior floor area** of all **eating establishments** and **take-out eating establishments** on a **lot** may not exceed 500.0 square metres.

11. Amend Regulation 60.20.20.100(4) so that it reads:

Retail Store - together with Manufacturing Use

In the E zone, a **retail store**:

(A) must be associated with a permitted **manufacturing use** on the same **lot**; and

(B) the total **interior floor area** of all **retail stores** on a **lot** may not exceed 20% of the **gross floor area** of the permitted **manufacturing use**.

12. Amend Regulation 60.40.20.100(6) so that it reads:

Retail Service, Retail Store or Personal Service Shop

In the EO zone, the total **interior floor area** of **retail services**, **retail stores** or **personal service shops** on a **lot** may not exceed the greater of:

(A) 300.0 square metres; or

(B) 10% of the **gross floor area** of the **buildings** on the **lot** to a maximum of 500.0 square metres.

13. In Regulation 60.40.20.20 (1)(B), delete "6" beside the uses "**Eating Establishment**" and "**Take-out Eating Establishment**" and replace it with "1" so that they read: "**Eating Establishment (1, 16, 20, 28)**" and "**Take-out Eating Establishment (1, 20, 28)**".

14. Add a new Regulation 60.40.20.100(1) so that it reads:

Eating Establishment and Take-out Eating Establishment

In the EO zone, the total **interior floor area** of all **eating establishments** and **take-out eating establishments** on a **lot** may not exceed 500.0 square metres.

15. Amend Regulation 60.40.20.100(23) so that it reads:

Retail Store - together with Manufacturing Use

In the EO zone, a **retail store**:

- (A) must be associated with a permitted **manufacturing use** on the same **lot**; and
- (B) the total **interior floor area** of all **retail stores** on a **lot** may not exceed 20% of the **gross floor area** of the permitted **manufacturing use**.

16. Amend Regulation 60.10.20.20(1) to add the use "Outdoor Patio (11)" in between the uses "Open Storage (12)" and "Plastic Product **Manufacturing Use** (9)".

17. Add a new Regulation 60.10.20.100(11) so that it reads:

Outdoor Patio

In the EL zone, an **outdoor patio**:

- (A) is permitted in association with an **eating establishment** or **take-out eating establishment** on the same **lot**;
- (B) must be no closer to a **lot line** than the required minimum **building setback** for a **building**;
- (C) may not occupy more than 20% of the **front yard**;
- (D) may not be located on land required for **parking spaces, loading spaces, driveways** or **landscaping**;
- (E) may have a maximum area that is the greater of:
  - (i) 30.0 square metres; or
  - (ii) 30% of the **interior floor area** of the **premises** it is associated with;
- (F) may not be used to provide entertainment such as performances, music and dancing;
- (G) must be set back at least 30.0 metres from a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (H) despite regulation (G) above, an **outdoor patio** located above the first **storey** of the **building**, must be at least 40.0 metres, measured horizontally, from a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (I) in the **rear yard** of a **lot** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category must have a fence installed along the portion of the **outdoor patio** parallel to the **rear lot line**; and
- (J) if a **lawfully existing outdoor patio** is closer to a **lot** than required in (G) or (H) above, that **lawful** distance from a **lot** in the Residential Zone category or

Residential Apartment Zone category is the minimum distance for that **lawfully existing outdoor patio** from that **lot**.

18. Amend Regulation 60.20.20.20(1) to add the use "Outdoor Patio (9)" in between the uses "Open Storage (10)" and "**Public Utility (27, 29)**".
19. Add a new Regulation 60.20.20.100(9) so that it reads:

Outdoor Patio

In the E zone, an **outdoor patio**:

- (A) is permitted in association with an **eating establishment** or **take-out eating establishment** on the same **lot**;
- (B) must be no closer to a **lot line** than the required minimum **building setback** for a **building**;
- (C) may not occupy more than 20% of the **front yard**;
- (D) may not be located on land required for **parking spaces, loading spaces, driveways or landscaping**;
- (E) may have a maximum area that is the greater of:
  - (i) 30.0 square metres; or
  - (ii) 30% of the **interior floor area** of the **premises** it is associated with;
- (F) may not be used to provide entertainment such as performances, music and dancing;
- (G) must be set back at least 30.0 metres from a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (H) despite regulation (G) above, an **outdoor patio** located above the first **storey** of the **building**, must be at least 40.0 metres, measured horizontally, from a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (I) in the **rear yard** of a **lot** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category must have a fence installed along the portion of the **outdoor patio** parallel to the **rear lot line**; and
- (J) if a **lawfully existing outdoor patio** is closer to a **lot** than required in (G) or (H) above, that **lawful** distance from a **lot** in the Residential Zone category or Residential Apartment Zone category is the minimum distance for that **lawfully existing outdoor patio** from that **lot**.

20. Amend Regulation 600.50.10(1), to add a new Regulation (I) so that it reads:

(I) in the case of an **eating establishment** or **take-out eating establishment** that includes a beverage **manufacturing use** for beer, cider or wine, the **interior floor area** in (D) above may be reduced by the **interior floor areas** used for beverage **manufacturing use** for beer, cider or wine, and associated offices, storage rooms, and staff rooms.

Enacted and passed on, 2019.

Frances Nunziata, Ulli S. Watkiss,

Speaker

City Clerk

(Seal of the City)