

## **Attachment 2: Amendment to Toronto Zoning By-law 438-86**

Authority:

### **CITY OF TORONTO**

**Bill**

#### **BY-LAW xxxx-2021**

#### **To amend former City of Toronto Zoning By-law 438-86, with respect to Zoning Conformity for Official Plan Employment Areas**

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

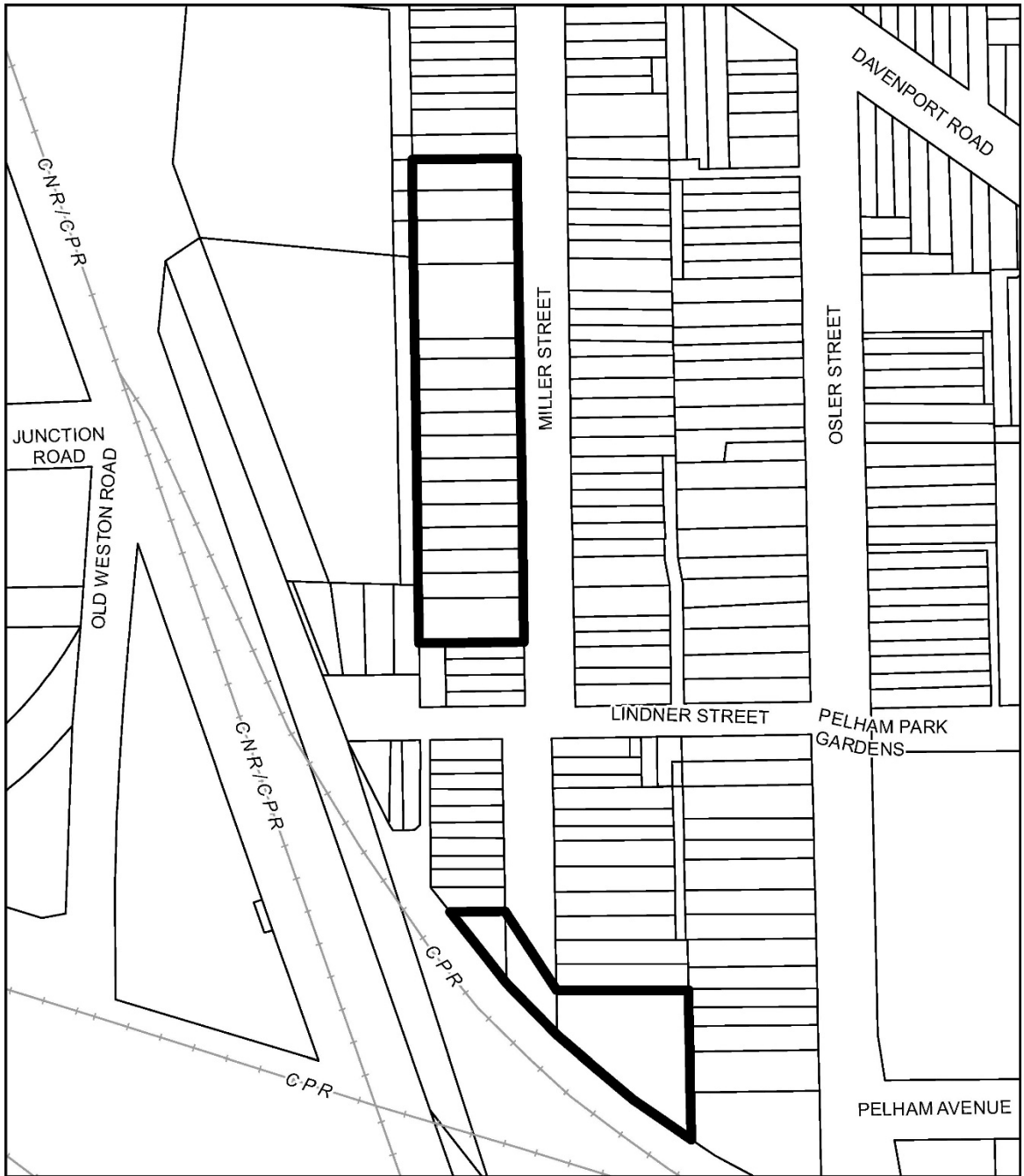
Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

The Council of the City of Toronto enacts:

1. Section 9(1)(f)(b) of the former City of Toronto Zoning By-law 438-86, as amended, is further amended as follows:
  - (A) Under the category "PARKS, RECREATION, PLACES OF AMUSEMENT AND ASSEMBLY" delete "club", "commercial and municipal baths", "concert hall", "place of amusement", "place of assembly" and "arena, stadium, race track" as permitted uses and accessory uses in all districts.
  - (B) Under the category "COMMUNITY SERVICES, CULTURAL AND ARTS FACILITIES" delete "community centre", "day nursery" and "place of worship" as permitted uses and accessory uses in all districts.
  - (C) Under the category "GENERAL INSTITUTIONS" delete "union hall" as a permitted use and accessory use in all districts.
  - (D) Under the category "RETAIL AND SERVICE SHOPS" delete "private art gallery" as a permitted use and accessory use in all districts.
  - (E) Under the category "WORKSHOPS AND STUDIOS":
    - (i) delete "artist live/work studio" as a permitted use and accessory use in all districts.; and
    - (ii) for "performing arts studio", replace the "P" with a "q30" under the I1, I2, I3 and IC districts.
  - (F) Under the category "MISCELLANEOUS USES" delete "commercial school", "crisis care facility" and "pinball or electronic game machine

establishment" as permitted uses and accessory uses in all districts.

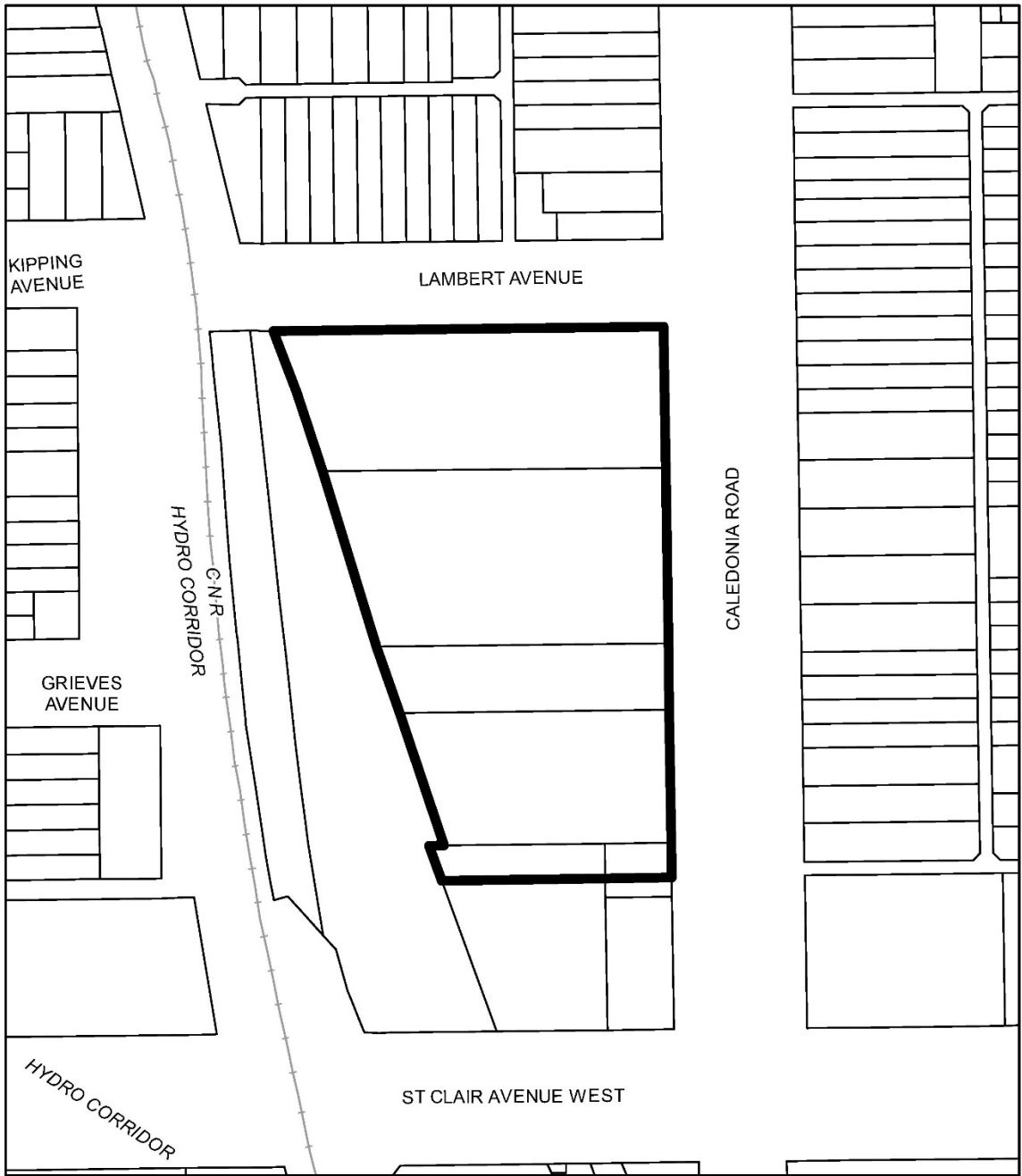
2. Section 9(2) of the former City of Toronto Zoning By-law 438-86, as amended, is further amended by adding a new qualification 30 as follows:
  30. a *performing arts studio* is permitted provided it does not include instruction, education, or performance for an audience.
3. Section 12(1) Permissive Exceptions of the former City of Toronto Zoning By-law 438-86, as amended, is further amended by adding the following new exception as follows:
  - (A) "**495.** to prevent a *performing arts studio* on lands known municipally in the year 2020 as 85 Hanna Avenue."
4. Section 12(1) Permissive Exceptions of the former City of Toronto Zoning By-law 438-86, as amended, is further amended by adding the following new exception as follows:
  - (A) "**496.** to prevent an *artist live/work studio, concert hall, performing arts studio, or private art gallery* within an IC District in the *Liberty Area*."
5. Section 12(2) Restrictive Exceptions of the former City of Toronto Zoning By-law 438-86, as amended, is further amended by adding the following new exception as follows:
  - (A) "**497.** to prevent an *artist live/work studio* on lands known municipally in the year 2020 as 27-31 Brock Avenue."
6. Section 12(1) Permissive Exceptions of the former City of Toronto Zoning By-law 438-86, as amended, is further amended by adding the following new exception as follows:
  - (A) "**498.** to prevent:
    - (i) an *artist live/work studio* within an I1 District on the lands outlined by heavy lines on the following maps; and
    - (ii) on 121 Logan Avenue, an *artist live/work studio* existing on November 26, 2002."




 **TORONTO**  
Map 1

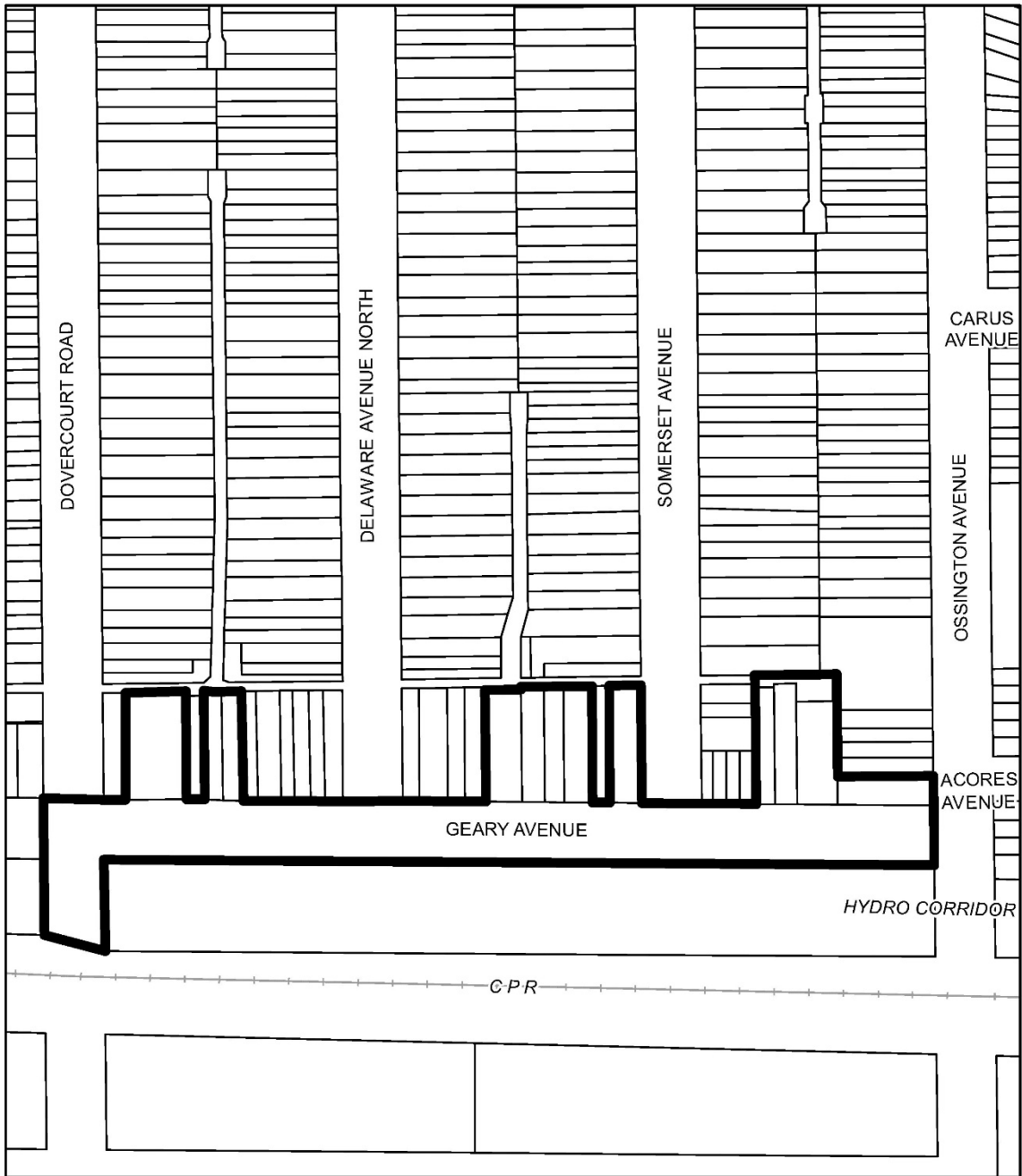


Former City of Toronto By-law 438-86  
Not to Scale  
03/26/2021




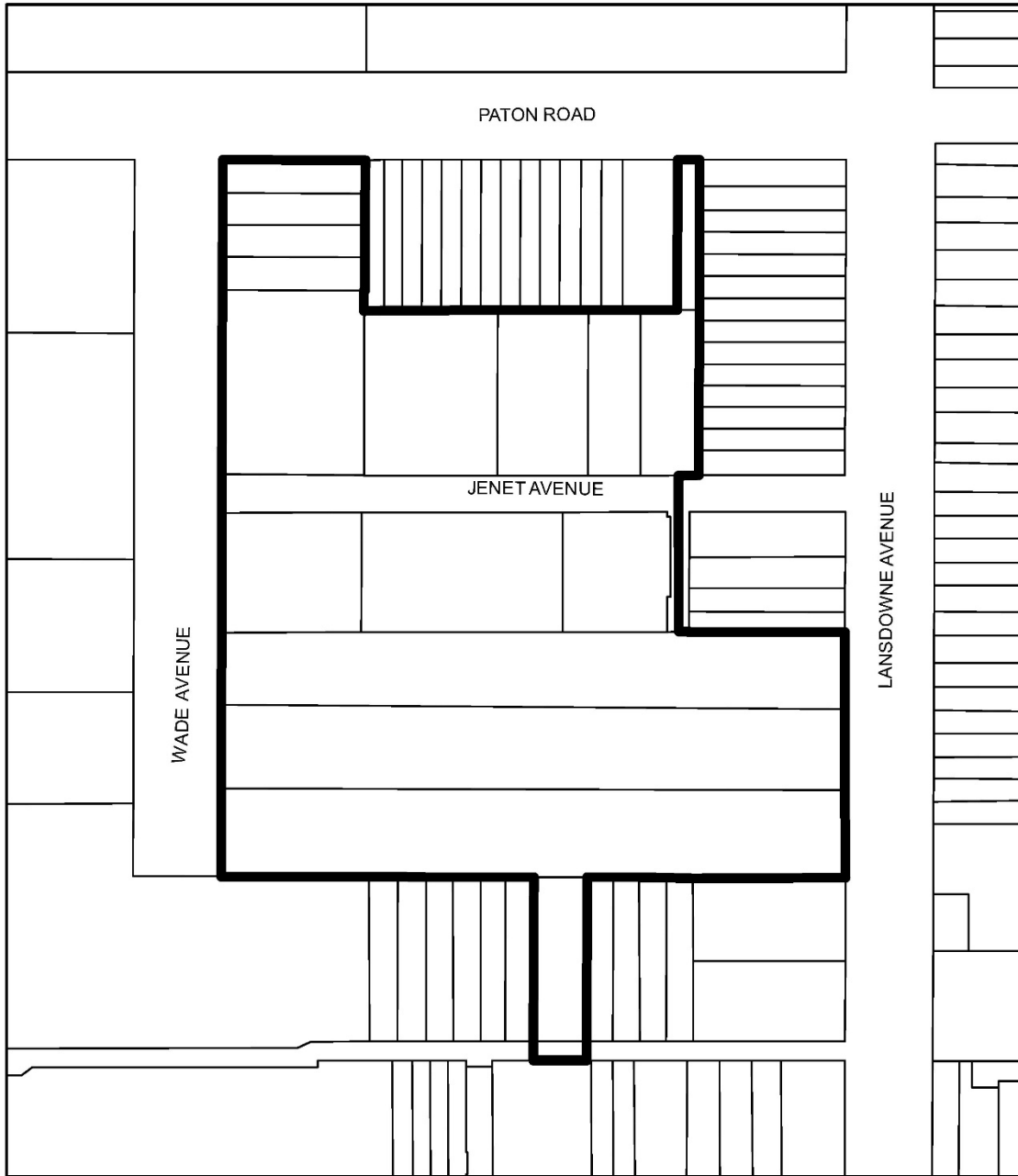
 **TORONTO**  
Map 2

  
Former City of Toronto By-law 438-86  
Not to Scale  
03/26/2021



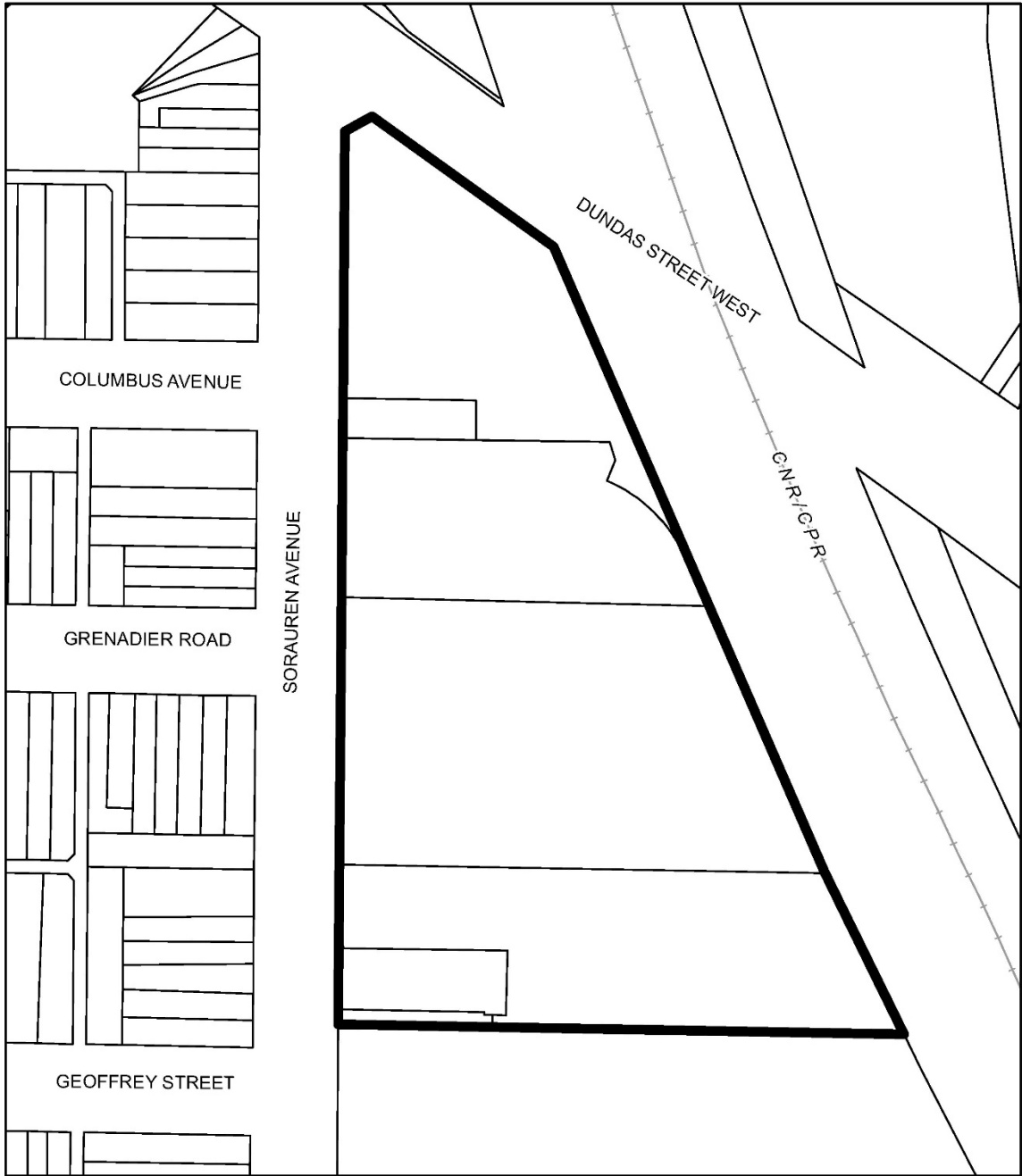
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**Map 3**

  
 Former City of Toronto By-law 438-86  
 Not to Scale  
 03/26/2021




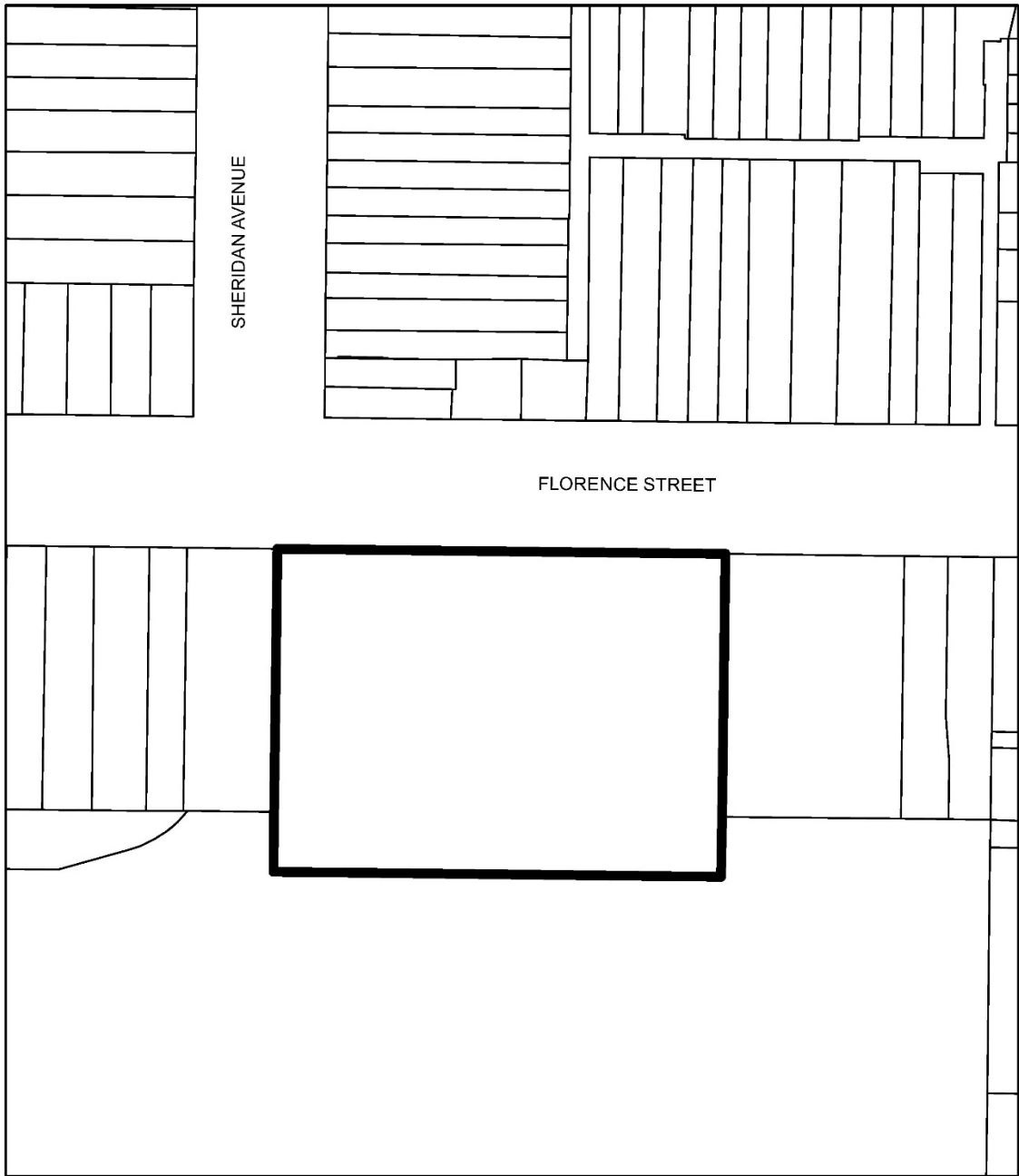
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Map 4

  
Former City of Toronto By-law 438-86  
Not to Scale  
03/26/2021




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Map 5

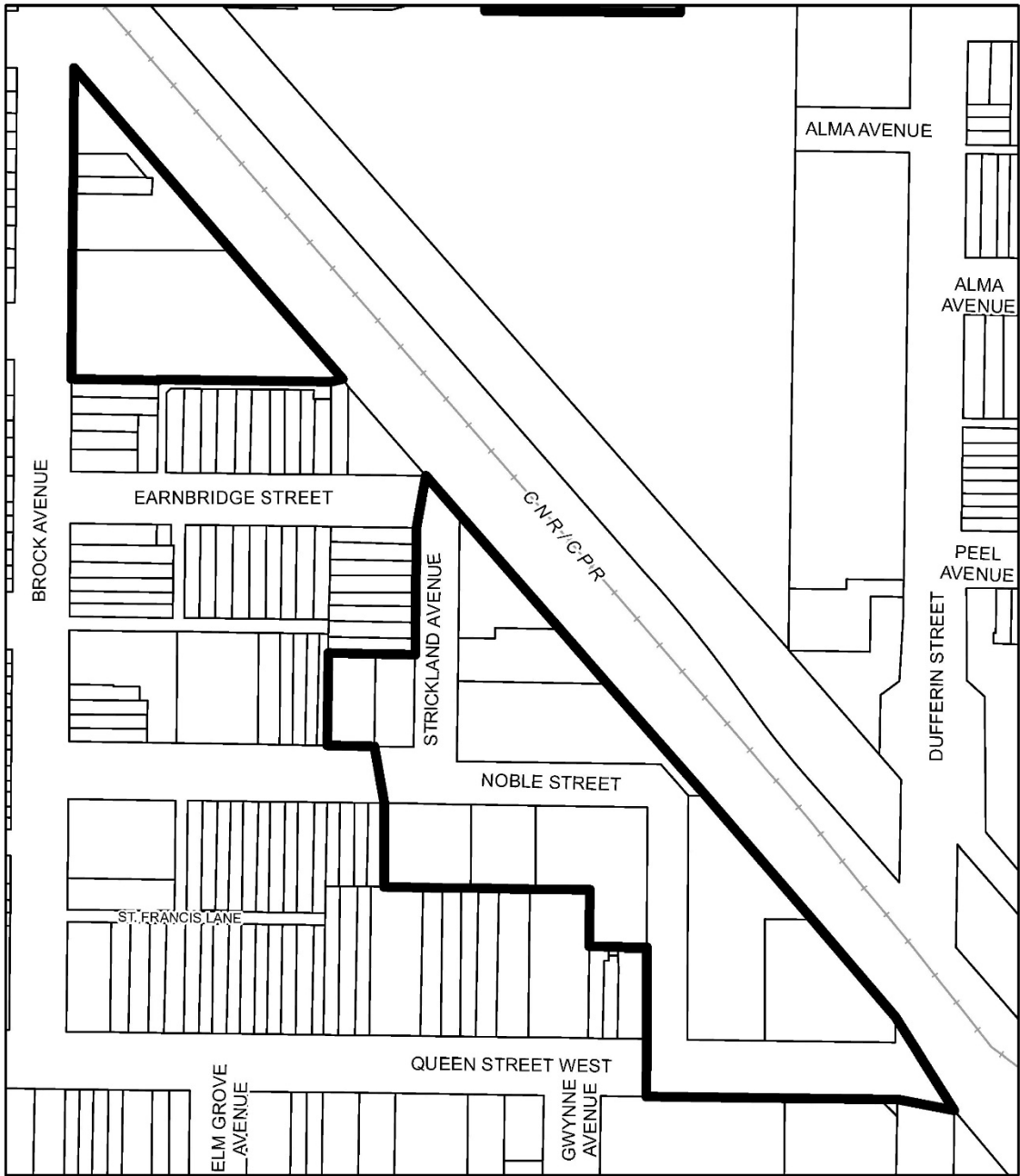
  
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Map 6

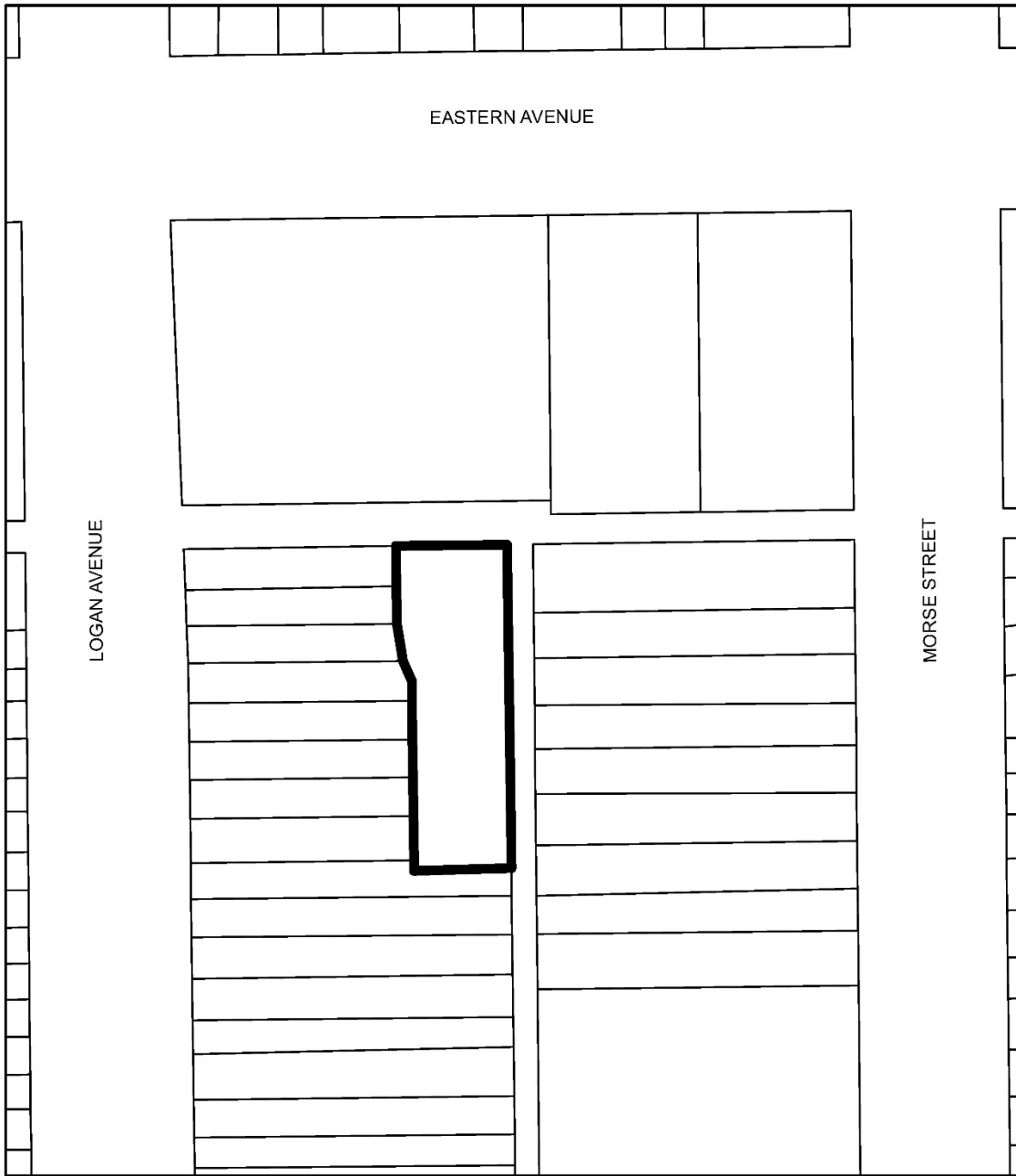
  
Former City of Toronto By-law 438-86  
Not to Scale  
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**Map 7**

  
 Former City of Toronto By-law 438-86  
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 03/29/2021



 **TORONTO**  
Map 8

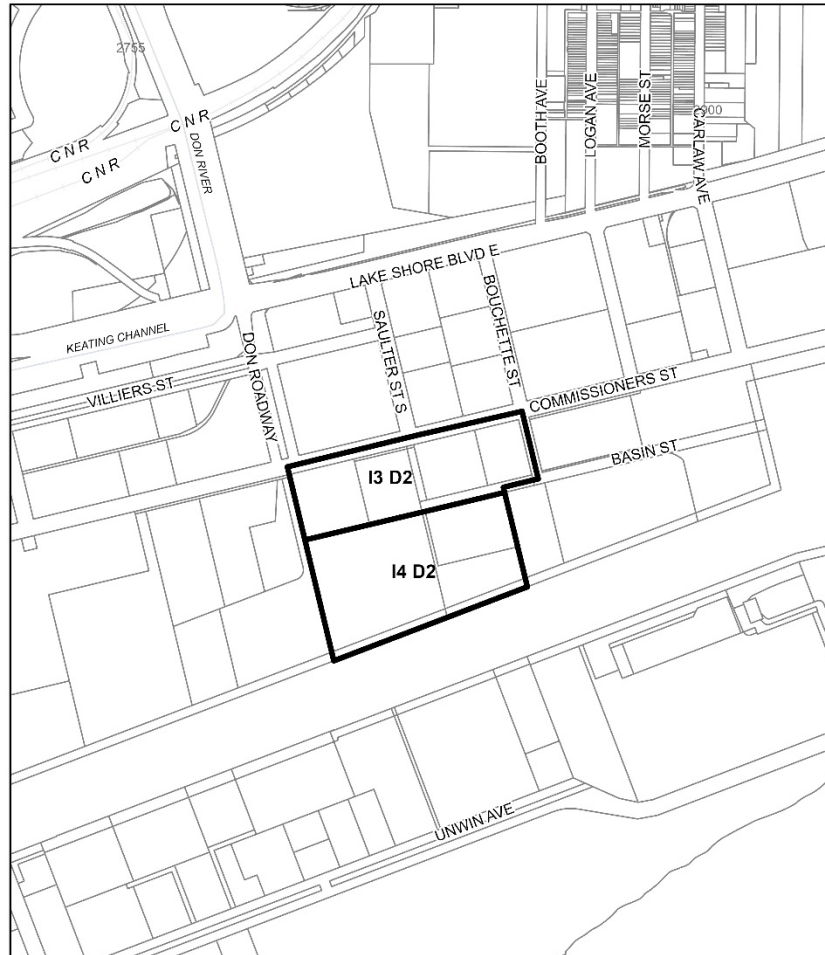
  
Former City of Toronto By-law 438-86  
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03/29/2021

7. Section 12(1) Permissive Exceptions of the former City of Toronto Zoning By-law 438-86, as amended, is further amended by adding the following new exception as follows:

(A) "499. to prevent:

(i) a *day nursery, commercial school, union hall and performing arts studio* within the I3 D2 District on the lands outlined by heavy lines on Map 1; and

(ii) a *pinball or electronic game machine establishment* within the I4 D2 District on the lands outlined by heavy lines on Map 1.



 **TORONTO**  
Map 1

Former City of Toronto By-law 438-86  
Not to Scale  
10/14/2021

## **Transition for Site Plan Approval Applications**

- 8.** Nothing in By-law [XXXX – Clerk to Insert By-law Number] 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].
- 9.** For the purposes of Section 7 above, a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.

Enacted and passed...