

Authority: Planning and Housing Committee Item PH25.3,  
adopted as amended by City of Toronto Council on  
November 12 and 13, 2025  
City Council voted in favour of this by-law on December  
17, 2025  
Written approval of this by-law was given by Mayoral  
Decision 16-2025 dated December 17, 2025

## CITY OF TORONTO

### BY-LAW 1509-2025

#### **To amend Zoning By-law 569-2013, as amended, with respect to commercial use permissions along major streets in the Residential Zone category**

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, as amended;

The Council of the City of Toronto enacts:

1. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
2. Zoning By-law 569-2013, as amended, is further amended by adding "small-scale commercial uses" to the end of Regulation 1.40.10(2) so that it reads:

(2) Purpose of the Residential Zone Category

The Residential Zone category permits uses associated primarily with the Neighbourhoods designation in the Official Plan. This zone category includes a range of **residential building** types in different zones. The **residential building** types identified in the Residential Detached (RD), Residential Semi-Detached (RS) and Residential Townhouse (RT) zones reflect the historical development patterns in an area, however, a range of **residential building** types are permitted and form the physical context. The zones within this category also include permission for **parks**, local institutions and small-scale commercial uses.

3. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.10.20.20(1) as follows:
  - (i) adding the following uses with conditions:
    - Art Gallery** (21)
    - Artist Studio** (21)
    - Automated Banking Machine** (23)
    - Custom Workshop** (21)
    - Eating Establishment** (21)

**Education Use** (21)  
**Market Garden** (26)  
**Massage Therapy** (21)  
 Medical Office (21)  
 Office (21)  
**Outdoor Patio** (25)  
 Outdoor Sales and Display (24)  
**Performing Arts Studio** (21)  
**Personal Service Shop** (21)  
**Pet Services** (21)  
**Production Studio** (21)  
**Recreation Use** (21, 27)  
**Religious Education Use** (21)  
**Retail Service** (21)  
**Service Shop** (21)  
**Take-out Eating Establishment** (21)  
**Wellness Centre** (21)

- (ii) replacing "**Retail Store** (12)" with "**Retail Store** (12, 21)";
- (iii) arranging the amended list of uses with conditions in alphabetical order.

4. Zoning By-law 569-2013, as amended, is further amended by amending regulation 10.10.20.100(12) so that it reads:

(12) Retail Stores in Apartment Buildings

In the R zone, on a **lot** that does not abut a **major street**, a **retail store** may be in an **apartment building** with 100 or more **dwelling units**, subject to the following:

- (A) there may be only one **retail store** in the **apartment building**;
- (B) it may not be above the first **storey** of the **apartment building**;
- (C) access to the **retail store** must be from within the **apartment building**, unless it is on a **lot** that has a **front lot line** or a **side lot line** abutting a **major street** on the Policy Areas Overlay Map;
- (D) there may be no outside display of goods; and
- (E) the **interior floor area** of the **retail store** may not exceed 25.0 square metres for the first 100 **dwelling units**, which may be increased by 5.0 square metres for each additional 100 **dwelling units** in excess of 100, to a maximum of 70.0 square metres.

5. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.10.20.100(21) so that it reads:

- (21) Art Gallery and Other Commercial and Non-Residential Uses on Major Streets  
In the R zone, on a **lot** abutting a **major street**, an **art gallery, artist studio, custom workshop, eating establishment, education use, massage therapy, medical office, office, performing arts studio, personal service shop, pet services, production studio, recreation use, religious education use, retail store, retail service, service shop, takeout eating establishment or wellness centre** may be located in a **lawfully existing non-residential building** or a permitted **residential building** type, subject to the following:
- (A) the **building** must be on a **lot** with a **front lot line** or **side lot line** abutting a **major street**;
  - (B) the **interior floor area** dedicated to the uses must comply with the following:
    - (i) the **interior floor area** of an individual establishment must not exceed 150 square metres;
    - (ii) if located in a **building** other than an **apartment building**, the total **interior floor area** of the uses must not exceed 150 square metres;
    - (iii) if located in an **apartment building**, the total **interior floor area** of the uses must not exceed 400 square metres; and
    - (iv) if located in an **apartment building**, the uses must not occupy, in total, more than 85 percent of the **interior floor area** of the first **storey** of the **building**;
  - (C) the **interior floor area** of the uses is reduced by the area within each individual establishment in the **building** used for the purposes for which the **gross floor area** of an **apartment building** is reduced in regulation 10.5.40.40(4);
  - (D) the location of the uses must comply with the following:
    - (i) the uses must not be located above the first **storey** of the **building**; and
    - (ii) despite (i) above, an **education use, massage therapy, medical office, office or wellness centre** may be located on the first **storey** or second **storey** of a **building**, provided that any **premises** located above the first **storey** must not share access with any residential uses on the same **storey**;
  - (E) each individual use must have a main pedestrian entrance that is:

- (i) located parallel to and within 6.0 metres of the **lot line** abutting the **major street**;
  - (ii) despite (i) above, if the **lawful building setback** of a **lawfully existing building** is greater than 6.0 metres, the main pedestrian entrance may be located in the front **main wall** that is closest to the **lot line** abutting the **major street**;
  - (iii) within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite the entrance; and
  - (iv) if not level with the public sidewalk closest to the entrance, is accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally;
- (F) the storage of waste and recyclable materials associated with the non-residential uses must comply with the following:
- (i) all waste and **recyclable material** associated with the non-residential uses must be stored in a wholly enclosed **building**; and
  - (ii) if the waste and recyclable material associated with the non-residential uses is stored in an **ancillary building**, the **ancillary building** may not be located in a **side yard** that abuts a **street** or in a **front yard**, and must be a minimum of 1.0 metres from any **lot line**;
- (G) an area for the outdoor sale or display of goods or commodities must not be located in areas required for parking, loading, **driveways** or outdoor **amenity space**;
- (H) the **premises** must not operate as a **warehouse** for the distribution of goods or commodities;
- (I) the **retail service** use must not include postal or courier services;
- (J) the first **storey** of the portion of the **building** containing the use must have a minimum height of 3.8 metres, measured between the average elevation of the ground along the **front lot line** and the floor of the second **storey**;
- (K) regulation (J) does not apply to a use located within a portion of a **lawfully existing building** where the **lawful** height of the first **storey** of the **lawfully existing building** is less than 3.8 metres; and
- (L) for the purposes of regulations 10.10.20.10(1) and 10.10.20.40(1), a **building** that contains a **dwelling unit** and a non-residential use that complies with (A) to (K) above may be considered a permitted **residential**

**building** type despite the **building** type definitions in Chapter 800, as follows:

- (i) if a **lawfully existing building** was originally constructed as a permitted **residential building** type, the **building** remains that **residential building** type; or
- (ii) the **residential building** type that the **building** would be defined as if it did not contain the non-residential use;

(M) despite (A) to (L) above, if a **lot** abuts one of the following **streets**, the permissions for commercial and non-residential uses on **major streets** do not apply:

- (i) Albion Road from the Humber River to the west to Weston Road to the east;
- (ii) Birchmount Road from Danforth Avenue to Kingston Road;
- (iii) Brimley Road from Ellesmere Road to Eglinton Avenue East;
- (iv) Brimley Road from Highway 401 to Steeles Avenue East;
- (v) Clonmore Drive from Gerrard Street East to Warden Avenue;
- (vi) Guildwood Parkway from Kingston Road to Morningside Avenue;
- (vii) Huntingwood Drive from Victoria Park Avenue to McCowan Road;
- (viii) Islington Avenue from Finch Avenue West to Steeles Avenue West;
- (ix) Islington Avenue from Kingsmoor Gate to Finch Avenue West;
- (x) Islington Avenue from Monogram Place to Kingsview Boulevard;
- (xi) Kipling Avenue from Highway 401 to Dixon Road;
- (xii) Kipling Avenue from Steeles Avenue West to Annabelle Drive;
- (xiii) Lawrence Avenue East, from Mount Pleasant Road to Bayview Avenue;
- (xiv) Martin Grove Road from Jeffcoat Drive to Mercury Road;
- (xv) Martin Grove Road from Richgrove Drive to Highway 401;

- (xvi) Martin Grove Road from Silverstone Drive to Steeles Avenue West;
- (xvii) McCowan Road from Eglinton Avenue East to Kingston Road;
- (xviii) Midland Avenue from Kingston Road to St. Clair Avenue East;
- (xix) Morningside Avenue from Guildwood Parkway to the GO Transit Metrolinx Rail Corridor;
- (xx) Mount Pleasant Road, from Glengowan Road to Lawrence Avenue East;
- (xxi) Norfinch Drive, from 183 Shoreham Drive to 20 Dovehaven Court;
- (xxii) Orton Park Road from Ellesmere Road to Lawrence Avenue East;
- (xxiii) Pharmacy Avenue from Ellesmere Road to Eglinton Avenue East;
- (xxiv) Scarborough Golf Club Road from Ellesmere Road to Kingston Road;
- (xxv) Sheppard Avenue West from Bathurst Street to Jane Street;
- (xxvi) Sloan Avenue from Eglinton Avenue East to Victoria Park Avenue;
- (xxvii) Steeles Avenue West from Islington Avenue to the west and the utility corridor to the east;
- (xxviii) Warden Avenue from Danforth Avenue to Kingston Road;
- (xxix) Warden Avenue from Highway 401 to Eglinton Avenue East;
- (xxx) Weston Road from Wilson Avenue to Finch Avenue West;
- (xxxi) Wilmington Ave, from Sheppard Avenue West to Finch Avenue West;
- (xxxii) Wilson Avenue from Bathurst Street to Jane Street; and
- (xxxiii) York Mills Road, from Highland Crescent to Bayview Avenue.

6. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.10.20.100(23) so that it reads:  
(23) Automated Banking Machines

In the R zone, an **automated banking machine** must be located in a **building**.

7. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.10.20.100(24) so that it reads:

(24) Outdoor Sales or Display – Abutting a Major Street

In the R zone, the outdoor sale or display of goods or commodities on a **lot** abutting a **major street** is subject to the following:

- (A) the outdoor sale or display of goods or commodities must be in combination with a permitted use inside a **building** on the **lot**;
- (B) the outdoor sale or display of goods or commodities in combination with a permitted use inside a **building** may be located abutting that use if the area for the outdoor sale or display of those goods or commodities does not exceed 10 square metres;
- (B) the goods or commodities may not be displayed closer to a **rear lot line** or a **side lot line** than:
  - (i) 0.0 metres where the **lot line** abuts a **street**; and
  - (ii) 7.5 metres in all other cases; and
- (C) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, driveways or outdoor **amenity space**.

8. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.10.20.100(25) so that it reads:

(25) Outdoor Patio

In the R Zone, an **outdoor patio**:

- (A) must be on a **lot** with a **front lot line** or **side lot line** abutting a **major street**;
- (B) must be combined with one of the following uses and be located on the same **lot** or an abutting **lot** that permits an **outdoor patio**:
  - Eating Establishment;**
  - Retail Store;** and
  - Take-out Eating Establishment;**
- (C) may not exceed a maximum area of 10 square metres;

- (D) may not be used to provide entertainment such as performances, music and dancing;
- (E) must not be above the first **storey** of a **building**;
- (F) must be located in a **front yard** or **side yard** abutting a **street**;
- (G) must be set back at least 1 metre from a **lot line** that abuts a **lot** in the Residential Zone category; and
- (H) in the **side yard** or **front yard** of a **lot** that abuts a **lot** in the Residential Zone category, the **outdoor patio** must have a fence installed along the **side lot line** or the portion of the **outdoor patio** parallel to the **side lot line**.

9. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.10.20.100(26) so that it reads:

(26) Market Gardens

In the R zone, a **market garden** may not be used for the growing and harvesting of shrubs or trees for the purpose of sale.

10. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.10.20.100(27) so that it reads:

(27) Recreation Use

In the R Zone, a **recreation use**:

- (A) must be wholly enclosed and located inside a **building**;
- (B) must not include a commercial swimming pool; and
- (C) in an **apartment building**, must not be located in areas providing required **amenity space**.

11. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.10.80.1(2), so that it reads:

(2) Conversion of Parking Space in a Residential Building to Non-Residential Use

A **parking space** located inside a **building** on a **lot** in the R zone, other than an **ancillary building**, may be converted to **interior floor area** for a use that is subject to regulations 10.10.20.100(21) or (22), and no further **parking space** is required if:

- (A) the **parking space** is in a **residential building** other than an **apartment building**;

- (B) the vehicle entrance to the **parking space** is in the front **main wall** of the **building**;
- (C) the **driveway** leading to the vehicle entrance in the **building** is removed, and any **front yard** depression in the ground is filled to **established grade**;
- (D) the area of the removed **driveway** in the **front yard** must be **landscaping**, but may continue to be considered a permitted **driveway** for the purposes of calculating required **soft landscaping** under regulation 10.5.50.10(1)(D);
- (E) a **parking space** located in the **front yard** or **side yard** abutting a **street** is subject to regulation 10.5.80.10(3) or is authorized by a Section 45 Planning Act minor variance; and
- (F) regulation 200.5.10.11(1)(C) does not apply for the **parking space** being converted.

12. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.20.20.20(1) as follows:

- (i) adding the following uses with conditions:

**Art Gallery** (19)  
**Artist Studio** (19)  
**Automated Banking Machine** (21)  
**Custom Workshop** (19)  
**Eating Establishment** (19)  
**Education Use** (19)  
**Market Garden** (24)  
**Massage Therapy** (19)  
 Medical Office (19)  
 Office (19)  
**Outdoor Patio** (23)  
 Outdoor Sales and Display (22)  
**Performing Arts Studio** (19)  
**Personal Service Shop** (19)  
**Pet Services** (19)  
**Production Studio** (19)  
**Recreation Use** (19, 25)  
**Religious Education Use** (19)  
**Retail Service** (19)  
**Retail Store** (19)  
**Service Shop** (19)  
**Take-out Eating Establishment** (19)  
**Wellness Centre** (19)

(ii) arranging the amended list of uses in alphabetical order.

13. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.20.20.100(19) so that it reads:

(19) Art Gallery and Other Commercial and Non-Residential Uses on Major Streets

In the RD zone, on a lot abutting a **major street**, an **art gallery, artist studio, custom workshop, eating establishment, education use, massage therapy, medical office, office, performing arts studio, personal service shop, pet services, production studio, recreation use, religious education use, retail store, retail service, service shop, takeout eating establishment or wellness centre** may be located in a **lawfully existing non-residential building** or a permitted **residential building** type, subject to the following:

- (A) the **building** must be on a lot with a **front lot line** or **side lot line** abutting a **major street**;
- (B) the **interior floor area** dedicated to the uses must comply with the following:
  - (i) the **interior floor area** of an individual establishment must not exceed 150 square metres;
  - (ii) if located in a **building** other than an **apartment building**, the total **interior floor area** of the uses must not exceed 150 square metres;
  - (iii) if located in an **apartment building**, the total **interior floor area** of the uses must not exceed 400 square metres; and
  - (iv) if located in an **apartment building**, the uses must not occupy, in total, more than 85 percent of the interior floor area of the first **storey** of the **building**;
- (C) the **interior floor area** of the uses is reduced by the area within each individual establishment in the **building** used for the purposes for which the **gross floor area** of an **apartment building** is reduced in regulation 10.5.40.40(4).
- (D) the location of the uses must comply with the following:
  - (i) the uses must not be located above the first **storey** of the **building**; and
  - (ii) despite (i) above, an **education use, massage therapy, medical office, office or wellness centre** may be located on the first **storey**

or the second **storey** of the **building**, provided that any **premises** located above the first **storey** must not share access with any residential uses on the same **storey**;

- (E) each individual establishment must have a main pedestrian entrance that is:
  - (i) located parallel to and within 6.0 metres of the **lot line** abutting the **major street**;
  - (ii) despite (i) above, if the **lawful building setback** of a **lawfully existing building** is greater than 6.0 metres, the main pedestrian entrance may be located in the front **main wall** that is closest to the **lot line** abutting the **major street**;
  - (iii) within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite the entrance; and
  - (iv) if not level with the public sidewalk closest to the entrance, is accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally.
- (F) the storage of waste and recyclable materials associated with the non-residential uses must comply with the following:
  - (i) all waste and **recyclable material** associated with the non-residential uses must be stored in a wholly enclosed **building**; and
  - (ii) if the waste and recyclable material associated with the non-residential uses is stored in an **ancillary building**, the **ancillary building** may not be located in a **side yard** that abuts a **street** or in a **front yard**, and must be a minimum of 1.0 metres from any **lot line**;
- (G) an area for the outdoor sale or display of goods or commodities may not be located in areas required for parking, loading, **driveways** or outdoor **amenity space**;
- (H) the **premises** must not operate as a **warehouse** for the distribution of goods or commodities;
- (I) the **retail service** use must not include postal or courier services;
- (J) the first **storey** of the portion of the **building** containing the use must have a minimum height of 3.8 metres, measured between the average elevation of the ground along the **front lot line** and the floor of the second **storey**;

- (K) regulation (J) does not apply to a use located within a portion of a **lawfully existing building** where the **lawful** height of the first **storey** of the **lawfully existing building** is less than 3.8 metres; and
- (L) for the purposes of regulations 10.20.20.10(1) and 10.20.20.40(1), a **building** that contains a **dwelling unit** and a non-residential use that complies with (A) to (K) above may be considered a permitted **residential building** type despite the **building** type definitions in Chapter 800, as follows:
- (i) if a **lawfully existing building** was originally constructed as a permitted **residential building** type, the **building** remains that **residential building** type; or
  - (ii) the **residential building** type that the **building** would be defined as if it did not contain the non-residential use;
- (M) despite (A) to (L) above, if a **lot** abuts one of the following **streets**, the permissions for commercial and non-residential uses on **major streets** do not apply:
- (i) Albion Road from the Humber River to the west to Weston Road to the east;
  - (ii) Birchmount Road from Danforth Avenue to Kingston Road;
  - (iii) Birchmount Road south of Danforth Avenue;
  - (iv) Brimley Road from Ellesmere Road to Eglinton Avenue East;
  - (v) Brimley Road from Highway 401 to Steeles Avenue East;
  - (vi) Clonmore Drive from Gerrard Street East to Warden Avenue;
  - (vii) Guildwood Parkway from Kingston Road to Morningside Avenue;
  - (viii) Huntingwood Drive from Victoria Park Avenue to McCowan Road;
  - (ix) Islington Avenue from Finch Avenue West to Steeles Avenue West;
  - (x) Islington Avenue from Kingsmoor Gate to Finch Avenue West;
  - (xi) Islington Avenue from Monogram Place to Kingsview Boulevard;
  - (xii) Kipling Avenue from Highway 401 to Dixon Road;

- (xiii) Kipling Avenue from Steeles Avenue West to Annabelle Drive;
- (xiv) Lawrence Avenue East, from Mount Pleasant Road to Bayview Avenue;
- (xv) Martin Grove Road from Jeffcoat Drive to Mercury Road;
- (xvi) Martin Grove Road from Richgrove Drive to Highway 401;
- (xvii) Martin Grove Road from Silverstone Drive to Steeles Avenue West;
- (xviii) McCowan Road from Eglinton Avenue East to Kingston Road;
- (xix) Midland Avenue from Kingston Road to St. Clair Avenue East;
- (xx) Morningside Avenue from Guildwood Parkway to the GO Transit Metrolinx Rail Corridor;
- (xxi) Mount Pleasant Road, from Glengowan Road to Lawrence Avenue East;
- (xxii) Norfinch Drive, from 183 Shoreham Drive to 20 Dovehaven Court;
- (xxiii) Orton Park Road from Ellesmere Road to Lawrence Avenue East;
- (xxiv) Pharmacy Avenue from Ellesmere Road to Eglinton Avenue East;
- (xxv) Scarborough Golf Club Road from Ellesmere Road to Kingston Road;
- (xxvi) Sheppard Avenue West from Bathurst Street to Jane Street;
- (xxvii) Sloan Avenue from Eglinton Avenue East to Victoria Park Avenue;
- (xxviii) Steeles Avenue West from Islington Avenue to the west and the utility corridor to the east;
- (xxix) Warden Avenue from Danforth Avenue to Kingston Road;
- (xxx) Warden Avenue from Highway 401 to Eglinton Avenue East;
- (xxxi) Weston Road from Wilson Avenue to Finch Avenue West;
- (xxxii) Wilmington Ave, from Sheppard Avenue West to Finch Avenue West;

(xxxiii) Wilson Avenue from Bathurst Street to Jane Street; and

(xxxiv) York Mills Road, from Highland Crescent to Bayview Avenue.

14. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.20.20.100(21) so that it reads:

(21) Automated Banking Machines

In the RD zone, an automated banking machine must be located in a **building**.

15. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.20.20.100(22) so that it reads:

(22) Outdoor Sales or Display – Abutting a Major Street

In the RD zone, the outdoor sale or display of goods or commodities on a **lot** abutting a **major street** is subject to the following:

- (A) the outdoor sale or display of goods or commodities in combination with a permitted use inside a **building** on the **lot**;
- (B) the outdoor sale or display of goods or commodities in combination with a permitted use inside a **building** may be located abutting that use if the area for the outdoor sale or display of those goods or commodities does not exceed 10 square metres;
- (C) the goods or commodities may not be displayed closer to a **rear lot line** or a **side lot line** than:
  - (i) 0.0 metres where the **lot line** abuts a **street**; and
  - (ii) 7.5 metres in all other cases;
- (D) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, **driveways** or outdoor **amenity space**.

16. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.20.20.100(23) so that it reads:

(23) Outdoor Patio

In the RD Zone, an **outdoor patio**:

- (A) must be on a **lot** with a **front lot line** or **side lot line** abutting a **major street**;

- (B) must be combined with one of the following uses and be located on the same **lot** or an abutting **lot** that permits an **outdoor patio**:

**Eating Establishment;**

**Retail Store;** and

**Take-out Eating Establishment;**

- (C) may not exceed a maximum area of 10 square metres;
- (D) may not be used to provide entertainment such as performances, music and dancing;
- (E) must not be above the first **storey** of a **building**;
- (F) must be located in a **front yard** or **side yard** abutting a **street**;
- (G) must be set back at least 1 metre from a **lot line** that abuts a **lot** in the Residential Zone category; and
- (H) in the **side yard** or **front yard** of a **lot** that abuts a **lot** in the Residential Zone category, the **outdoor patio** must have a fence installed along the **side lot line** or the portion of the **outdoor patio** parallel to the **side lot line**.

17. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.20.20.100(24) so that it reads:

(24) Market Gardens

In the RD zone, a **market garden** may not be used for the growing and harvesting of shrubs or trees for the purpose of sale.

18. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.20.20.100(25) so that it reads:

(25) Recreation Use

In the RD Zone, a **recreation use**:

- (A) must be wholly enclosed and located inside a **building**;
- (B) must not include a commercial swimming pool; and
- (C) in an **apartment building**, must not be located in areas providing required **amenity space**.

18. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.20 Residential Detached Zone (RD), a new Article 10.20.80 Parking, Clause 10.20.80.1 General, and regulation 10.20.80.1(1), so it reads:

**10.20.80 Parking**

**10.20.80.1 General**

(1) Conversion of Parking Space in a Residential Building to Non-Residential Use

A **parking space** located inside a **building** on a **lot** in the RD zone, other than an **ancillary building**, may be converted to **interior floor area** for a use that is subject to regulations 10.20.20.100(19) or (20), and no further **parking space** is required if:

- (A) the **parking space** is in a **residential building** other than an **apartment building**;
- (B) the vehicle entrance to the **parking space** is in the front **main wall** of the **building**;
- (C) the **driveway** leading to the vehicle entrance in the **building** is removed, and any **front yard** depression in the ground is filled to **established grade**;
- (D) the area of the removed **driveway** in the **front yard** must be **landscaping**, but may continue to be considered a permitted **driveway** for the purposes of calculating required **soft landscaping** under regulation 10.5.50.10(1)(D);
- (E) a **parking space** located in the **front yard** or **side yard** abutting a **street** is subject to regulation 10.5.80.10(3) or is authorized by a Section 45 Planning Act minor variance; and
- (F) regulation 200.5.10.11(1)(C) does not apply for the **parking space** being converted.

19. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.40.20.20(1) as follows:

- a. adding the following uses:

**Art Gallery (19)**  
**Artist Studio (19)**  
**Automated Banking Machine (21)**  
**Custom Workshop (19)**  
**Eating Establishment (19)**  
**Education Use (19)**

**Market Garden** (22)  
**Massage Therapy** (19)  
 Medical Office (19)  
 Office (19)  
**Outdoor Patio** (23)  
 Outdoor Sales and Display (22)  
**Performing Arts Studio** (19)  
**Personal Service Shop** (19)  
**Pet Services** (19)  
**Production Studio** (19)  
**Recreation Use** (19, 25)  
**Religious Education Use** (19)  
**Retail Service** (19)  
**Retail Store** (19)  
**Service Shop** (19)  
**Take-out Eating Establishment** (19)  
**Wellness Centre** (19)

b. arranging the amended list of uses in alphabetical order.

20. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.40.20.100(19) so that it reads:

(19) Art Gallery and Other Commercial and Non-Residential Uses on Major Streets

In the RS zone, on a **lot** abutting a **major street**, an **art gallery, artist studio, custom workshop, eating establishment, education use, massage therapy, medical office, office, performing arts studio, personal service shop, pet services, production studio, recreation use, religious education use, retail store, retail service, service shop, takeout eating establishment** or **wellness centre** may be located in a **lawfully existing non-residential building** or a permitted **residential building** type, subject to the following:

- (A) the **building** must be on a **lot** with a **front lot line** or **side lot line** abutting a **major street**;
- (B) the **interior floor area** dedicated to the uses must comply with the following:
- (i) the **interior floor area** of an individual establishment must not exceed 150 square metres;
  - (ii) if located in a **building** other than an **apartment building**, the total **interior floor area** of the uses must not exceed 150 square metres;
  - (iii) if located in an **apartment building**, the total **interior floor area** of the uses must not exceed 400 square metres; and

- (iv) if located in an **apartment building**, the uses must not occupy, in total, more than 85 percent of the interior floor area of the first **storey** of the **building**;
- (C) the **interior floor area** of the uses is reduced by the area within each individual establishment in the **building** used for the purposes for which the **gross floor area** of an **apartment building** is reduced in regulation 10.5.40.40(4);
- (D) The location of the uses must comply with the following:
  - (i) the uses must not be located above the first **storey** of the **building**; and
  - (ii) despite (i) above, an **education use**, **massage therapy**, medical office, office or **wellness centre** may be located on the first **storey** or the second **storey** of the **building**, provided that any **premises** located above the first **storey** must not share access with any residential uses on the same **storey**;
- (E) each individual establishment must have a main pedestrian entrance that is:
  - (i) located parallel to and within 6.0 metres of the **lot line** abutting the **major street**;
  - (ii) despite (i) above, if the **lawful building setback** of a **lawfully existing building** is greater than 6.0 metres, the main pedestrian entrance may be located in the front **main wall** that is closest to the **lot line** abutting the **major street**;
  - (iii) within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite the entrance; and
  - (iv) if not level with the public sidewalk closest to the entrance, is accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally;
- (F) the storage of waste and recyclable materials associated with the non-residential uses must comply with the following:
  - (i) all waste and **recyclable material** associated with the non-residential uses must be stored in a wholly enclosed **building**; and
  - (ii) if the waste and recyclable material associated with the non-residential uses is stored in an **ancillary building**, the **ancillary building** may not be located in a **side yard** that abuts a **street** or in

a **front yard**, and must be a minimum of 1.0 metres from any **lot line**;

- (G) an area for the outdoor sale or display of goods or commodities may not be located in areas required for parking, loading, **driveways** or outdoor **amenity space**;
- (H) the **premises** must not operate as a **warehouse** for the distribution of goods or commodities;
- (I) the **retail service** use must not include postal or courier services;
- (J) the first **storey** of the portion of the **building** containing the use must have a minimum height of 3.8 metres, measured between the average elevation of the ground along the **front lot line** and the floor of the second **storey**;
- (K) regulation (J) does not apply to a use located within a portion of a **lawfully existing building** where the **lawful** height of the first **storey** of the **lawfully existing building** is less than 3.8 metres; and
- (L) for the purposes of regulations 10.40.20.10(1) and 10.40.20.40(1), a **building** that contains a **dwelling unit** and a non-residential use that complies with (A) to (K) above may be considered a permitted **residential building** type despite the **building** type definitions in Chapter 800, as follows:
  - (i) if a **lawfully existing building** was originally constructed as a permitted **residential building** type, the **building** remains that **residential building** type; or
  - (ii) the **residential building** type that the **building** would be defined as if it did not contain the non-residential use;
- (M) despite (A) to (L) above, if a **lot** abuts one of the following **streets**, the permissions for commercial and non-residential uses on **major streets** do not apply:
  - (i) Albion Road from the Humber River to the west to Weston Road to the east;
  - (ii) Birchmount Road from Danforth Avenue to Kingston Road;
  - (iii) Birchmount Road south of Danforth Avenue;
  - (iv) Brimley Road from Ellesmere Road to Eglinton Avenue East;
  - (v) Brimley Road from Highway 401 to Steeles Avenue East;

- (vi) Clonmore Drive from Gerrard Street East to Warden Avenue;
- (vii) Guildwood Parkway from Kingston Road to Morningside Avenue;
- (viii) Huntingwood Drive from Victoria Park Avenue to McCowan Road;
- (ix) Islington Avenue from Finch Avenue West to Steeles Avenue West;
- (x) Islington Avenue from Kingsmoor Gate to Finch Avenue West;
- (xi) Islington Avenue from Monogram Place to Kingsview Boulevard;
- (xii) Kipling Avenue from Highway 401 to Dixon Road;
- (xiii) Kipling Avenue from Steeles Avenue West to Annabelle Drive;
- (xiv) Lawrence Avenue East, from Mount Pleasant Road to Bayview Avenue;
- (xv) Martin Grove Road from Jeffcoat Drive to Mercury Road;
- (xvi) Martin Grove Road from Richgrove Drive to Highway 401;
- (xvii) Martin Grove Road from Silverstone Drive to Steeles Avenue West;
- (xviii) McCowan Road from Eglinton Avenue East to Kingston Road;
- (xix) Midland Avenue from Kingston Road to St. Clair Avenue East;
- (xx) Morningside Avenue from Guildwood Parkway to the GO Transit Metrolinx Rail Corridor;
- (xxi) Mount Pleasant Road, from Glengowan Road to Lawrence Avenue East;
- (xxii) Norfinch Drive, from 183 Shoreham Drive to 20 Dovehaven Court;
- (xxiii) Orton Park Road from Ellesmere Road to Lawrence Avenue East;
- (xxiv) Pharmacy Avenue from Ellesmere Road to Eglinton Avenue East;
- (xxv) Scarborough Golf Club Road from Ellesmere Road to Kingston Road;

- (xxvi) Sheppard Avenue West from Bathurst Street to Jane Street;
- (xxvii) Sloan Avenue from Eglinton Avenue East to Victoria Park Avenue;
- (xxviii) Steeles Avenue West from Islington Avenue to the west and the utility corridor to the east;
- (xxix) Warden Avenue from Danforth Avenue to Kingston Road;
- (xxx) Warden Avenue from Highway 401 to Eglinton Avenue East;
- (xxxi) Weston Road from Wilson Avenue to Finch Avenue West;
- (xxxii) Wilmington Ave, from Sheppard Avenue West to Finch Avenue West;
- (xxxiii) Wilson Avenue from Bathurst Street to Jane Street; and
- (xxxiv) York Mills Road, from Highland Crescent to Bayview Avenue.

21. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.40.20.100(21) so that it reads:

(21) Automated Banking Machines

In the RS zone, an automated banking machine must be located in a **building**.

22. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.40.20.100(22) so that it reads:

(22) Outdoor Sales or Display – Abutting a Major Street

In the RS zone, the outdoor sale or display of goods or commodities on a **lot** abutting a **major street** is subject to the following:

- (A) the outdoor sale or display of goods or commodities in combination with a permitted use inside a **building** on the **lot**;
- (B) the outdoor sale or display of goods or commodities in combination with a permitted use inside a **building** may be located abutting that use if the area for the outdoor sale or display of those goods or commodities does not exceed 10 square metres;
- (C) the goods or commodities may not be displayed closer to a **rear lot line** or a **side lot line** than:
  - (i) 0.0 metres where the **lot line** abuts a **street**; and

(ii) 7.5 metres in all other cases; and

(D) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, **driveways** or outdoor **amenity space**.

23. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.40.20.100(23) so that it reads:

(23) Outdoor Patio

In the RS Zone, an **outdoor patio**:

(A) must be on a **lot** with a **front lot line** or **side lot line** abutting a **major street**;

(B) must be combined with one of the following uses and be located on the same **lot** or an abutting **lot** that permits an **outdoor patio**:

**Eating Establishment;**  
**Retail Store;** and  
**Take-out Eating Establishment;**

(C) must not exceed a maximum area of 10 square metres;

(D) may not be used to provide entertainment such as performances, music and dancing;

(E) must not be above the first **storey** of a **building**;

(F) must be located in a **front yard** or **side yard** abutting a **street**;

(G) must be set back at least 1 metre from a **lot line** that abuts a **lot** in the Residential Zone category; and

(H) in the **side yard** or **front yard** of a **lot** that abuts a **lot** in the Residential Zone category, the **outdoor patio** must have a fence installed along the **side lot line** or the portion of the **outdoor patio** parallel to the **side lot line**.

24. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.40.20.100(24) so that it reads:

(24) Market Gardens

In the RS zone, a **market garden** may not be used for the growing and harvesting of shrubs or trees for the purpose of sale.

25. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.40.20.100(25) so that it reads:

(25) Recreation Use

In the RS Zone, a **recreation use**:

- (A) must be wholly enclosed and located inside a **building**;
- (B) must not include a commercial swimming pool; and
- (C) in an **apartment building**, must not be located in areas providing required **amenity space**.

26. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.40 Residential Semi-Detached Zone (RS), a new Article 10.40.80 Parking, Clause 10.40.80.1 General, and regulation 10.40.80.1(1), so it reads:

**10.40.80 Parking**

**10.40.80.1 General**

(1) Conversion of Parking Space in a Residential Building to Non-Residential Use

A **parking space** located inside a **building** on a **lot** in the RS zone, other than an **ancillary building**, may be converted to **interior floor area** for a use that is subject to regulations 10.40.20.100(19) or (20), and no further **parking space** is required if:

- (A) the **parking space** is in a **residential building** other than an **apartment building**;
- (B) the vehicle entrance to the **parking space** is in the front **main wall** of the **building**;
- (C) the **driveway** leading to the vehicle entrance in the **building** is removed, and any **front yard** depression in the ground is filled to **established grade**;
- (D) the area of the removed **driveway** in the **front yard** must be **landscaping**, but may continue to be considered a permitted **driveway** for the purposes of calculating required **soft landscaping** under regulation 10.5.50.10(1)(D);
- (E) a **parking space** located in the **front yard** or **side yard** abutting a **street** is subject to regulation 10.5.80.10(3) or is authorized by a Section 45 Planning Act minor variance; and

(F) regulation 200.5.10.11(1)(C) does not apply for the **parking space** being converted.

27. Zoning By-law 569-2013, as amended, is further amended by amending Regulation 10.60.20.20(1) as follows:

a. adding the following uses:

**Art Gallery** (19)  
**Artist Studio** (19)  
**Automated Banking Machine** (21)  
**Custom Workshop** (19)  
**Eating Establishment** (19)  
**Education Use** (19)  
**Market Garden** (22)  
**Massage Therapy** (19)  
Medical Office (19)  
Office (19)  
**Outdoor Patio** (23)  
Outdoor Sales and Display (22)  
**Performing Arts Studio** (19)  
**Personal Service Shop** (19)  
**Pet Services** (19)  
**Production Studio** (19)  
**Recreation Use** (19, 25)  
**Religious Education Use** (19)  
**Retail Service** (19)  
**Retail Store** (19)  
**Service Shop** (19)  
**Take-out Eating Establishment** (19)

b. arranging the amended list of uses in alphabetical order.

28. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.60.20.100(19) so that it reads:

(19) Art Gallery and Other Commercial and Non-Residential Uses on Major Streets

In the RT zone, on a **lot** abutting a **major street**, an **art gallery, artist studio, custom workshop, eating establishment, education use, massage therapy, medical office, office, performing arts studio, personal service shop, pet services, production studio, recreation use, religious education use, retail store, retail service, service shop, takeout eating establishment** or **wellness centre** may be located in a **lawfully existing non-residential building** or a permitted **residential building** type, subject to the following:

(A) the **building** must be on a **lot** with a **front lot line** or **side lot line** abutting a **major street**;

- (B) the **interior floor area** dedicated to the uses must comply with the following:
- (i) the **interior floor area** of an individual establishment must not exceed 150 square metres;
  - (ii) if located in a **building** other than an **apartment building**, the total **interior floor area** of the uses must not exceed 150 square metres;
  - (iii) if located in an **apartment building**, the total **interior floor area** of the uses must not exceed 400 square metres; and
  - (iv) if located in an **apartment building**, the uses must not occupy, in total, more than 85 percent of the interior floor area of the first **storey** of the **building**;
- (C) the **interior floor area** of the uses is reduced by the area within each establishment in the **building** used for the purposes for which the **gross floor area** of an **apartment building** is reduced in regulation 10.5.40.40(4);
- (D) the location of the uses must comply with the following:
- (i) the uses must not be located above the first **storey** of the **building**; and
  - (ii) despite (i) above, an **education use**, **massage therapy**, medical office, office or **wellness centre** may be located on the first **storey** or the second **storey** of the **building**, provided that any **premises** located above the first **storey** must not share access with any residential uses on the same **storey**;
- (E) each individual establishment must have a main pedestrian entrance that is:
- (i) located parallel to and within 6.0 metres of the **lot line** abutting the **major street**;
  - (ii) despite (i) above, if the **lawful building setback** of a **lawfully existing building** is greater than 6.0 metres, the main pedestrian entrance may be located in the front **main wall** that is closest to the **lot line** abutting the **major street**;
  - (iii) within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite the entrance; and

- (iv) if not level with the public sidewalk closest to the entrance, is accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally;
- (F) the storage of waste and recyclable materials associated with the non-residential uses must comply with the following:
- (i) All waste and **recyclable material** associated with the non-residential uses must be stored in a wholly enclosed **building**; and
  - (ii) If the waste and recyclable material associated with the non-residential uses is stored in an **ancillary building**, the **ancillary building** may not be located in a **side yard** that abuts a **street** or in a **front yard**, and must be a minimum of 1.0 metres from any **lot line**;
- (G) an area for the outdoor sale or display of goods or commodities may not be located in areas required for parking, loading, **driveways** or outdoor **amenity space**;
- (H) the **premises** must not operate as a **warehouse** for the distribution of goods or commodities;
- (I) the **retail service** use must not include postal or courier services;
- (J) the first **storey** of the portion of the **building** containing the use must have a minimum height of 3.8 metres, measured between the average elevation of the ground along the **front lot line** and the floor of the second **storey**;
- (K) regulation (J) does not apply to a use located within a portion of a **lawfully existing building** where the **lawful** height of the first **storey** of the **lawfully existing building** is less than 3.8 metres; and
- (L) for the purposes of regulations 10.60.20.10(1) and 10.60.20.40(1), a **building** that contains a **dwelling unit** and a non-residential use that complies with (A) to (K) above may be considered a permitted **residential building** type despite the **building** type definitions in Chapter 800, as follows:
- (i) if a **lawfully existing building** was originally constructed as a permitted **residential building** type, the **building** remains that **residential building** type; or
  - (ii) the **residential building** type that the **building** would be defined as if it did not contain the non-residential use.

- (M) despite (A) to (L) above, if a **lot** abuts one of the following **streets**, the permissions for commercial and non-residential uses on **major streets** do not apply:
- (i) Albion Road from the Humber River to the west to Weston Road to the east;
  - (ii) Birchmount Road from Danforth Avenue to Kingston Road;
  - (iii) Birchmount Road south of Danforth Avenue;
  - (iv) Brimley Road from Ellesmere Road to Eglinton Avenue East;
  - (v) Brimley Road from Highway 401 to Steeles Avenue East;
  - (vi) Clonmore Drive from Gerrard Street East to Warden Avenue;
  - (vii) Guildwood Parkway from Kingston Road to Morningside Avenue;
  - (viii) Huntingwood Drive from Victoria Park Avenue to McCowan Road;
  - (ix) Islington Avenue from Finch Avenue West to Steeles Avenue West;
  - (x) Islington Avenue from Kingsmoor Gate to Finch Avenue West;
  - (xi) Islington Avenue from Monogram Place to Kingsview Boulevard;
  - (xii) Kipling Avenue from Highway 401 to Dixon Road;
  - (xiii) Kipling Avenue from Steeles Avenue West to Annabelle Drive;
  - (xiv) Lawrence Avenue East, from Mount Pleasant Road to Bayview Avenue;
  - (xv) Martin Grove Road from Jeffcoat Drive to Mercury Road;
  - (xvi) Martin Grove Road from Richgrove Drive to Highway 401;
  - (xvii) Martin Grove Road from Silverstone Drive to Steeles Avenue West;
  - (xviii) McCowan Road from Eglinton Avenue East to Kingston Road;
  - (xix) Midland Avenue from Kingston Road to St. Clair Avenue East;

- (xx) Morningside Avenue from Guildwood Parkway to the GO Transit Metrolinx Rail Corridor;
- (xxi) Mount Pleasant Road, from Glengowan Road to Lawrence Avenue East;
- (xxii) Norfinch Drive, from 183 Shoreham Drive to 20 Dovehaven Court;
- (xxiii) Orton Park Road from Ellesmere Road to Lawrence Avenue East;
- (xxiv) Pharmacy Avenue from Ellesmere Road to Eglinton Avenue East;
- (xxv) Scarborough Golf Club Road from Ellesmere Road to Kingston Road;
- (xxvi) Sheppard Avenue West from Bathurst Street to Jane Street;
- (xxvii) Sloan Avenue from Eglinton Avenue East to Victoria Park Avenue;
- (xxviii) Steeles Avenue West from Islington Avenue to the west and the utility corridor to the east;
- (xxix) Warden Avenue from Danforth Avenue to Kingston Road;
- (xxx) Warden Avenue from Highway 401 to Eglinton Avenue East;
- (xxxi) Weston Road from Wilson Avenue to Finch Avenue West;
- (xxxii) Wilmington Ave, from Sheppard Avenue West to Finch Avenue West;
- (xxxiii) Wilson Avenue from Bathurst Street to Jane Street; and
- (xxxiv) York Mills Road, from Highland Crescent to Bayview Avenue.

29. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.60.20.100(21) so that it reads:

(21) Automated Banking Machines

In the RT zone, an automated banking machine must be located in a **building**.

30. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.60.20.100(22) so that it reads:

(22) Outdoor Sales or Display – Abutting a Major Street

In the RT zone, the outdoor sale or display of goods or commodities on a **lot** abutting a **major street** is subject to the following:

- (A) the outdoor sale or display of goods or commodities must be in combination with a permitted use inside a **building** on the **lot**;
- (B) the outdoor sale or display of goods or commodities in combination with a permitted use inside a **building** may be located abutting that use if the area for the outdoor sale or display of those goods or commodities does not exceed 10 square metres;
- (C) the goods or commodities may not be displayed closer to a **rear lot line** or a **side lot line** than:
  - (i) 0.0 metres where the **lot line** abuts a **street**; and
  - (ii) 7.5 metres in all other cases; and
- (D) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, driveways or outdoor **amenity space**.

**31.** Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.60.20.100(23) so that it reads:

(23) Outdoor Patio

In the RT Zone, an **outdoor patio**:

- (A) must be on a **lot** with a **front lot line** or **side lot line** abutting a **major street**;
- (B) must be combined with one of the following uses and be located on the same **lot** or an abutting **lot** that permits an **outdoor patio**:

**Eating Establishment;**

**Retail Store;** and

**Take-out Eating Establishment;**

- (C) must not exceed a maximum area of 10 square metres;
- (D) may not be used to provide entertainment such as performances, music and dancing;
- (E) must not be above the first **storey** of a **building**;

- (F) must be located in a **front yard** or **side yard** abutting a **street**;
- (G) must be set back at least 1 metre from a **lot line** that abuts a **lot** in the Residential Zone category; and
- (H) in the **side yard** or **front yard** of a **lot** that abuts a **lot** in the Residential Zone category, the **outdoor patio** must have a fence installed along the **side lot line** or the portion of the **outdoor patio** parallel to the **side lot line**.

32. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.60.20.100(24) so that it reads:

(24) Market Gardens

In the RT zone, a **market garden** may not be used for the growing and harvesting of shrubs or trees for the purpose of sale.

33. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.60.20.100(25) so that it reads:

(25) Recreation Use

In the RT Zone, a **recreation use**:

- (A) must be wholly enclosed and located inside a **building**;
- (B) must not include a commercial swimming pool; and
- (C) in an **apartment building**, must not be located in areas providing required **amenity space**.

34. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.60 Residential Townhouse Zone (RT), a new Article 10.60.80 Parking, Clause 10.60.80.1 General, and regulation 10.60.80.1(1), so it reads:

**10.60.80 Parking**

**10.60.80.1 General**

(1) Conversion of Parking Space in a Residential Building to Non-Residential Use

A **parking space** located inside a **building** on a **lot** in the RT zone, other than an **ancillary building**, may be converted to **interior floor area** for a use that is subject to regulations 10.60.20.100(19) or (20), and no further **parking space** is required if:

- (A) the **parking space** is in a **residential building** other than an **apartment building**;
- (B) the vehicle entrance to the **parking space** is in the front **main wall** of the **building**;
- (C) the **driveway** leading to the vehicle entrance in the **building** is removed, and any **front yard** depression in the ground is filled to **established grade**;
- (D) the area of the removed **driveway** in the **front yard** must be **landscaping**, but may continue to be considered a permitted **driveway** for the purposes of calculating required **soft landscaping** under regulation 10.5.50.10(1)(D);
- (E) a **parking space** located in the **front yard** or **side yard** abutting a **street** is subject to regulation 10.5.80.10(3) or is authorized by a Section 45 Planning Act minor variance; and
- (F) regulation 200.5.10.11(1)(C) does not apply for the **parking space** being converted.

35. By-law 569-2013, as amended, is further amended by amending Regulation 10.80.20.20(1) as follows:

a. adding the following uses:

**Art Gallery** (21)  
**Artist Studio** (21)  
**Automated Banking Machine** (23)  
**Custom Workshop** (21)  
**Eating Establishment** (21)  
**Education Use** (21)  
**Market Garden** (26)  
**Massage Therapy** (21)  
Medical Office (21)  
Office (21)  
**Outdoor Patio** (25)  
Outdoor Sales and Display (24)  
**Performing Arts Studio** (21)  
**Personal Service Shop** (21)  
**Pet Services** (21)  
**Production Studio** (21)  
**Recreation Use** (21, 27)  
**Religious Education Use** (21)  
**Retail Service** (21)  
**Retail Store** (21, 22)  
**Service Shop** (21)

**Take-out Eating Establishment (21)**

- b. arranging the amended list of uses in alphabetical order.

36. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.80.20.100(21) so that it reads:

(21) Art Gallery and Other Commercial and Non-Residential Uses on Major Streets

In the RM zone, on a **lot** abutting a **major street**, an **art gallery, artist studio, custom workshop, eating establishment, education use, massage therapy, medical office, office, performing arts studio, personal service shop, pet services, production studio, recreation use, religious education use, retail store, retail service, service shop, takeout eating establishment** or **wellness centre** may be located in a **lawfully existing non-residential building** or a permitted **residential building** type, subject to the following:

- (A) the **building** must be on a **lot** with a **front lot line** or **side lot line** abutting a **major street**;
- (B) the **interior floor area** dedicated to the uses must comply with the following:
- (i) the **interior floor area** of an individual establishment must not exceed 150 square metres;
  - (ii) if located in a **building** other than an **apartment building**, the total **interior floor area** of the uses must not exceed 150 square metres;
  - (iii) if located in an **apartment building**, the total **interior floor area** of the uses must not exceed 400 square metres; and
  - (iv) if located in an **apartment building**, the uses must not occupy, in total, more than 85 percent of the interior floor area of the first **storey** of the **building**;
- (C) the **interior floor area** of the uses is reduced by the area within each establishment in the **building** used for the purposes for which the **gross floor area** for an **apartment building** in regulation 10.5.40.40(4);
- (D) the location of the uses must comply with the following:
- (i) the uses must not be located above the first **storey** of the **building**; and
  - (ii) despite (i) above, an **education use, massage therapy, medical office, office** or **wellness centre** may be located on the first **storey**

or the second **storey** of the **building**, provided that any **premises** located above the first **storey** must not share access with any residential uses on the same **storey**;

- (E) each individual establishment must have a main pedestrian entrance that is:
  - (i) located parallel to and within 6.0 metres of the **lot line** abutting the **major street**;
  - (ii) despite (i) above, if the **lawful building setback** of a **lawfully existing building** is greater than 6.0 metres, the main pedestrian entrance may be located in the front **main wall** that is closest to the **lot line** abutting the **major street**;
  - (iii) within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite the entrance; and
  - (iv) if not level with the public sidewalk closest to the entrance, is accessed by a ramp which rises no more than 0.04 metres vertically for every 1.0 metre horizontally;
- (F) the storage of waste and recyclable materials associated with the non-residential uses must comply with the following:
  - (i) all waste and **recyclable material** associated with the non-residential uses must be stored in a wholly enclosed **building**; and
  - (ii) if the waste and recyclable material associated with the non-residential uses is stored in an **ancillary building**, the **ancillary building** may not be located in a **side yard** that abuts a **street** or in a **front yard**, and must be a minimum of 1.0 metres from any **lot line**;
- (G) an area for the outdoor sale or display of goods or commodities may not be located in areas required for parking, loading, **driveways** or outdoor **amenity space**;
- (H) the **premises** must not operate as a **warehouse** for the distribution of goods or commodities;
- (I) the **retail service** use must not include postal or courier services;
- (J) the first **storey** of the portion of the **building** containing the use must have a minimum height of 3.8 metres, measured between the average elevation of the ground along the **front lot line** and the floor of the second **storey**;

- (K) regulation (J) does not apply to a use located within a portion of a **lawfully existing building** where the **lawful** height of the first **storey** of the **lawfully existing building** is less than 3.8 metres; and
- (L) for the purposes of regulations 10.80.20.10(1) and 10.80.20.40(1), a **building** that contains a **dwelling unit** and a non-residential use that complies with (A) to (K) above may be considered a permitted **residential building** type despite the **building** type definitions in Chapter 800, as follows:
- (i) if a **lawfully existing building** was originally constructed as a permitted **residential building** type, the **building** remains that **residential building** type; or
  - (ii) the **residential building** type that the **building** would be defined as if it did not contain the non-residential use;
- (M) despite (A) to (L) above, if a **lot** abuts one of the following **streets**, the permissions for commercial and non-residential uses on **major streets** do not apply:
- (i) Albion Road from the Humber River to the west to Weston Road to the east;
  - (ii) Birchmount Road from Danforth Avenue to Kingston Road;
  - (iii) Birchmount Road south of Danforth Avenue;
  - (iv) Brimley Road from Ellesmere Road to Eglinton Avenue East;
  - (v) Brimley Road from Highway 401 to Steeles Avenue East;
  - (vi) Clonmore Drive from Gerrard Street East to Warden Avenue;
  - (vii) Guildwood Parkway from Kingston Road to Morningside Avenue;
  - (viii) Huntingwood Drive from Victoria Park Avenue to McCowan Road;
  - (ix) Islington Avenue from Finch Avenue West to Steeles Avenue West;
  - (x) Islington Avenue from Kingsmoor Gate to Finch Avenue West;
  - (xi) Islington Avenue from Monogram Place to Kingsview Boulevard;
  - (xii) Kipling Avenue from Highway 401 to Dixon Road;

- (xiii) Kipling Avenue from Steeles Avenue West to Annabelle Drive;
- (xiv) Lawrence Avenue East, from Mount Pleasant Road to Bayview Avenue;
- (xv) Martin Grove Road from Jeffcoat Drive to Mercury Road;
- (xvi) Martin Grove Road from Richgrove Drive to Highway 401;
- (xvii) Martin Grove Road from Silverstone Drive to Steeles Avenue West;
- (xviii) McCowan Road from Eglinton Avenue East to Kingston Road;
- (xix) Midland Avenue from Kingston Road to St. Clair Avenue East;
- (xx) Morningside Avenue from Guildwood Parkway to the GO Transit Metrolinx Rail Corridor;
- (xxi) Mount Pleasant Road, from Glengowan Road to Lawrence Avenue East;
- (xxii) Norfinch Drive, from 183 Shoreham Drive to 20 Dovehaven Court;
- (xxiii) Orton Park Road from Ellesmere Road to Lawrence Avenue East;
- (xxiv) Pharmacy Avenue from Ellesmere Road to Eglinton Avenue East;
- (xxv) Scarborough Golf Club Road from Ellesmere Road to Kingston Road;
- (xxvi) Sheppard Avenue West from Bathurst Street to Jane Street;
- (xxvii) Sloan Avenue from Eglinton Avenue East to Victoria Park Avenue;
- (xxviii) Steeles Avenue West from Islington Avenue to the west and the utility corridor to the east;
- (xxix) Warden Avenue from Danforth Avenue to Kingston Road;
- (xxx) Warden Avenue from Highway 401 to Eglinton Avenue East;
- (xxx1) Weston Road from Wilson Avenue to Finch Avenue West;
- (xxxii) Wilmington Ave, from Sheppard Avenue West to Finch Avenue West;

(xxxiii) Wilson Avenue from Bathurst Street to Jane Street; and

(xxxiv) York Mills Road, from Highland Crescent to Bayview Avenue.

37. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.80.20.100(23) so that it reads:

(23) Automated Banking Machines

In the RM zone, an automated banking machine must be located in a **building**.

38. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.80.20.100(24) so that it reads:

(24) Outdoor Sales or Display – Abutting a Major Street

In the RM zone, the outdoor sale or display of goods or commodities on a **lot** abutting a **major street** is subject to the following:

- (A) the outdoor sale or display of goods or commodities must be in combination with a permitted use inside a **building** on the **lot**;
- (B) the outdoor sale or display of goods or commodities in combination with a permitted use inside a **building** may be located abutting that use if the area for the outdoor sale or display of those goods or commodities does not exceed 10 square metres;
- (C) the goods or commodities may not be displayed closer to a **rear lot line** or a **side lot line** than:
  - (i) 0.0 metres where the **lot line** abuts a **street**; and
  - (ii) 7.5 metres in all other cases; and
- (D) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, **driveways** or outdoor **amenity space**.

39. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.80.20.100(25) so that it reads:

(25) Outdoor Patio

In the RM Zone, an **outdoor patio**:

- (A) must be on a **lot** with a **front lot line** or **side lot line** abutting a **major street**;

- (B) must be combined with one of the following uses and be located on the same **lot** or an abutting **lot** that permits an **outdoor patio**:

**Eating Establishment;**

**Retail Store;** and

**Take-out Eating Establishment;**

- (C) must not exceed a maximum area of 10 square metres;
- (D) may not be used to provide entertainment such as performances, music and dancing;
- (E) must not be above the first **storey** of a **building**;
- (F) must be located in a **front yard** or **side yard** abutting a **street**;
- (G) must be set back at least 1 metre from a **lot line** that abuts a **lot** in the Residential Zone category; and
- (H) in the **side yard** of a **lot** that abuts a **lot** in the Residential Zone category, the **outdoor patio** must have a fence installed along the **side lot line** or the portion of the **outdoor patio** parallel to the **side lot line**.

40. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.80.20.100(26) so that it reads:

(26) Market Gardens

In the RM zone, a **market garden** may not be used for the growing and harvesting of shrubs or trees for the purpose of sale.

41. Zoning By-law 569-2013, as amended, is further amended by adding regulation 10.80.20.100(27) so that it reads:

(27) Recreation Use

In the RM Zone, a **recreation use**:

- (A) must be wholly enclosed and located inside a **building**;
- (B) must not include a commercial swimming pool; and
- (C) in an **apartment building**, must not be located in areas providing required **amenity space**.

42. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.80 Residential Multiple Zone (RM), a new Article 10.80.80 Parking, Clause 10.80.80.1 General, and regulation 10.80.80.1(1), so it reads:

**10.80.80 Parking**

**10.80.80.1 General**

(1) Conversion of Parking Space in a Residential Building to Non-Residential Use

A **parking space** located inside a **building** on a **lot** in the RM zone, other than an **ancillary building**, may be converted to **interior floor area** for a use that is subject to regulations 10.80.20.100(21) or (22), and no further **parking space** is required if:

- (A) the **parking space** is in a **residential building** other than an **apartment building**;
- (B) the vehicle entrance to the **parking space** is in the front **main wall** of the **building**;
- (C) the **driveway** leading to the vehicle entrance in the **building** is removed, and any **front yard** depression in the ground is filled to **established grade**;
- (D) the area of the removed **driveway** in the **front yard** must be **landscaping**, but may continue to be considered a permitted **driveway** for the purposes of calculating required **soft landscaping** under regulation 10.5.50.10(1)(D);
- (E) a **parking space** located in the **front yard** or **side yard** abutting a **street** is subject to regulation 10.5.80.10(3) or is authorized by a Section 45 Planning Act minor variance; and
- (F) regulation 200.5.10.11(1)(C) does not apply for the **parking space** being converted.

43. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 15.20.20.100(7) so that it reads:

(7) Eating Establishments

In the RAC zone, an **eating establishment** must comply with the specific use regulations in Section 150.100;

44. Zoning By-law 569-2013, as amended, is further amended by adding to 150.100.20.1(1) regulations (F) and (G) so that they read:

- (F) in the Residential Zone category, entertainment areas, including **amusement arcades**, a dance floor, stage, standing audience area, disc jockey area, sound room or karaoke room, or **recreation use**, are not permitted in an **eating establishment**;
- (G) in the RAC zone, the following may occupy a maximum of 6 percent of the total **interior floor area** of the **eating establishment** to a maximum of 12 square metres:
- (i) an **amusement arcade**;
  - (ii) dance floor;
  - (iii) stage;
  - (iv) standing audience area;
  - (v) disc jockey area;
  - (vi) sound room or karaoke room;
  - (vii) a **recreation use**; and
  - (viii) any other entertainment area.

Enacted and passed on December 17, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)