

# CITY OF TORONTO Zoning By-law

Final Report on the City Wide  
Zoning By-law

Presentation to Toronto City  
Council

August 25, 2010

# CITY OF TORONTO Zoning By-law

## One City, One By-law



# CITY OF TORONTO Zoning By-law

## Residential Zones

- **Maintained zone structure** – based on building type – single, semi-detached, apartments
- **Respectful of various approaches** – both Floor Space Index (GFA) and lot coverage retained
- **Recognition of unique zone standards** – 4,300 exceptions
- **Did not change height or density limits**
- **new measures introduced**
  - soft landscaping in the rear yard
  - schools & places of worship no longer as-of-right
  - setback from top-of-bank for properties on ravines

# CITY OF TORONTO Zoning By-law

## Commercial-Residential Zones

- 3 different sets of development standards created – downtown, main streets, large streets
- did not change height, density and rear yard setbacks – over 3,400 exceptions
- introduced rear yard angular plane requirements
- minimum 3 storey requirement in the downtown and along main streets
- varying parking rates based on access to higher order transit

# CITY OF TORONTO Zoning By-law

## Industrial Zones

- 3-tier zone structure – light, general and heavy
- in general and heavy zones, all manufacturing uses allowed; the By-law lists only what is not permitted
- special restrictions for industrial propane facilities introduced
- worked with industry representatives to make over 80 changes to accommodate the needs of industry

# CITY OF TORONTO Zoning By-law

## Transition Protocol

- Properties left out of the new Zoning By-law (less than 1.4%)
  - non-conforming with the Official Plan
  - complex area based by-laws
  - current site plan applications
  - applications under appeal to the OMB
  - site specific by-laws at the July and August meetings
- Prevailing By-laws and Sections
  - these by-laws or sections 'prevail' where there is a conflict
  - already in use in the former City of Toronto area
  - eventually to be made part of the by-law
- Existing variances will be honoured



# Zoning Consultation Website

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Address [http://map.toronto.ca/mapit/MapIt.jsp?app=ZONING\\_R0](http://map.toronto.ca/mapit/MapIt.jsp?app=ZONING_R0)

**TORONTO** Zoning Consultation

Address: 1 Homewood Ave  
(e.g. 302 Yonge)

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MAP IT

**LEGEND**

- CITY WARDS
- PROPERTIES
- TRANSPORTATION
- ZONING BOUNDARY
- ZONING
- ZONING BYLAW OVERLAY LAYERS -
  - Uncheck the Zoning layer before check-marking Overlay Layers to view property

Property Boundaries: **Zoning Information**

Zoom To: 1

Zone Label: R (d2.0) (x507)

Link to Bylaw Chapter: [Chapter10.htm](#)

Link to Bylaw Section: [Chapter10\\_10.htm](#)

Link to Bylaw Holding:

Link to Bylaw Exception: [Chapter900\\_2.htm#900.2.10\(507\)](#)

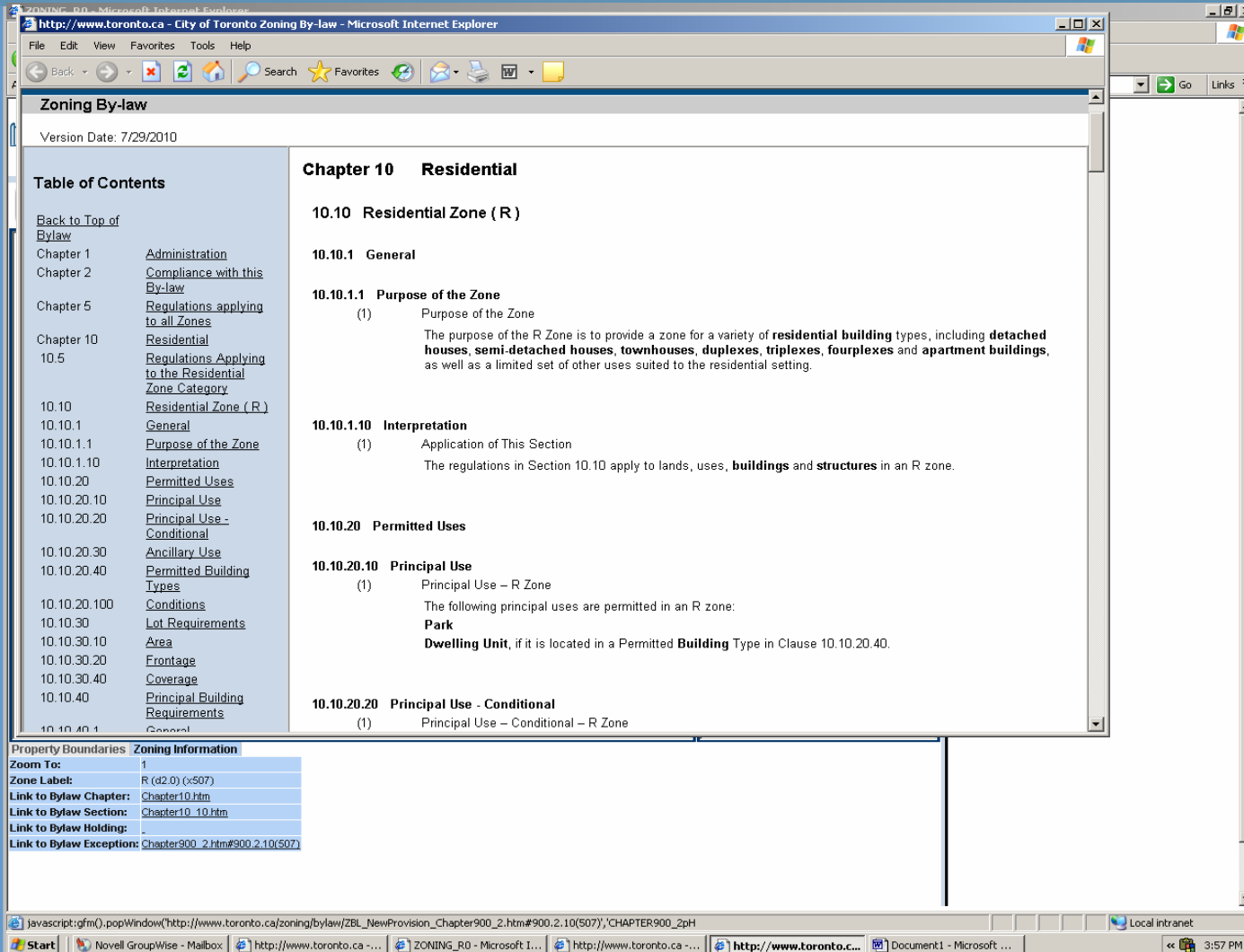
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## Zoning By-law

Version Date: 7/29/2010

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### Chapter 10 Residential

#### 10.10 Residential Zone ( R )

##### 10.10.1 General

###### 10.10.1.1 Purpose of the Zone

(1) Purpose of the Zone

The purpose of the R Zone is to provide a zone for a variety of **residential building** types, including **detached houses, semi-detached houses, townhouses, duplexes, triplexes, fourplexes** and **apartment buildings**, as well as a limited set of other uses suited to the residential setting.

###### 10.10.1.10 Interpretation

(1) Application of This Section

The regulations in Section 10.10 apply to lands, uses, **buildings** and **structures** in an R zone.

##### 10.10.20 Permitted Uses

###### 10.10.20.10 Principal Use

(1) Principal Use – R Zone

The following principal uses are permitted in an R zone:

**Park Dwelling Unit**, if it is located in a Permitted **Building** Type in Clause 10.10.20.40.

###### 10.10.20.20 Principal Use - Conditional

(1) Principal Use – Conditional – R Zone

Property Boundaries: [Zoning Information](#)

Zoom To: 1

Zone Label: R (d2.0) (x:507)

Link to Bylaw Chapter: [Chapter10.htm](#)

Link to Bylaw Section: [Chapter10\\_10.htm](#)

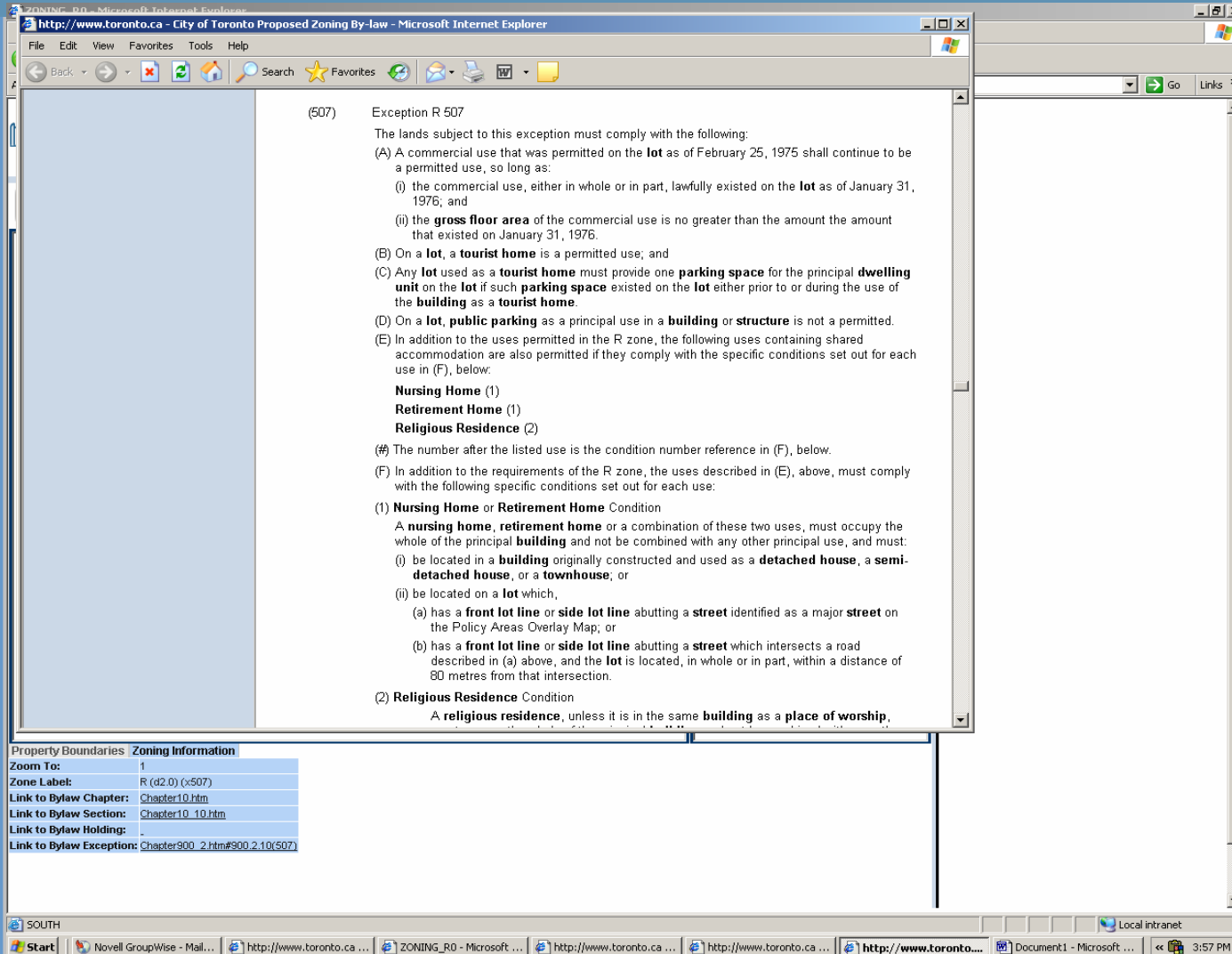
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Link to Bylaw Exception: [Chapter900\\_2.htm#900.2.10\(507\)](#)

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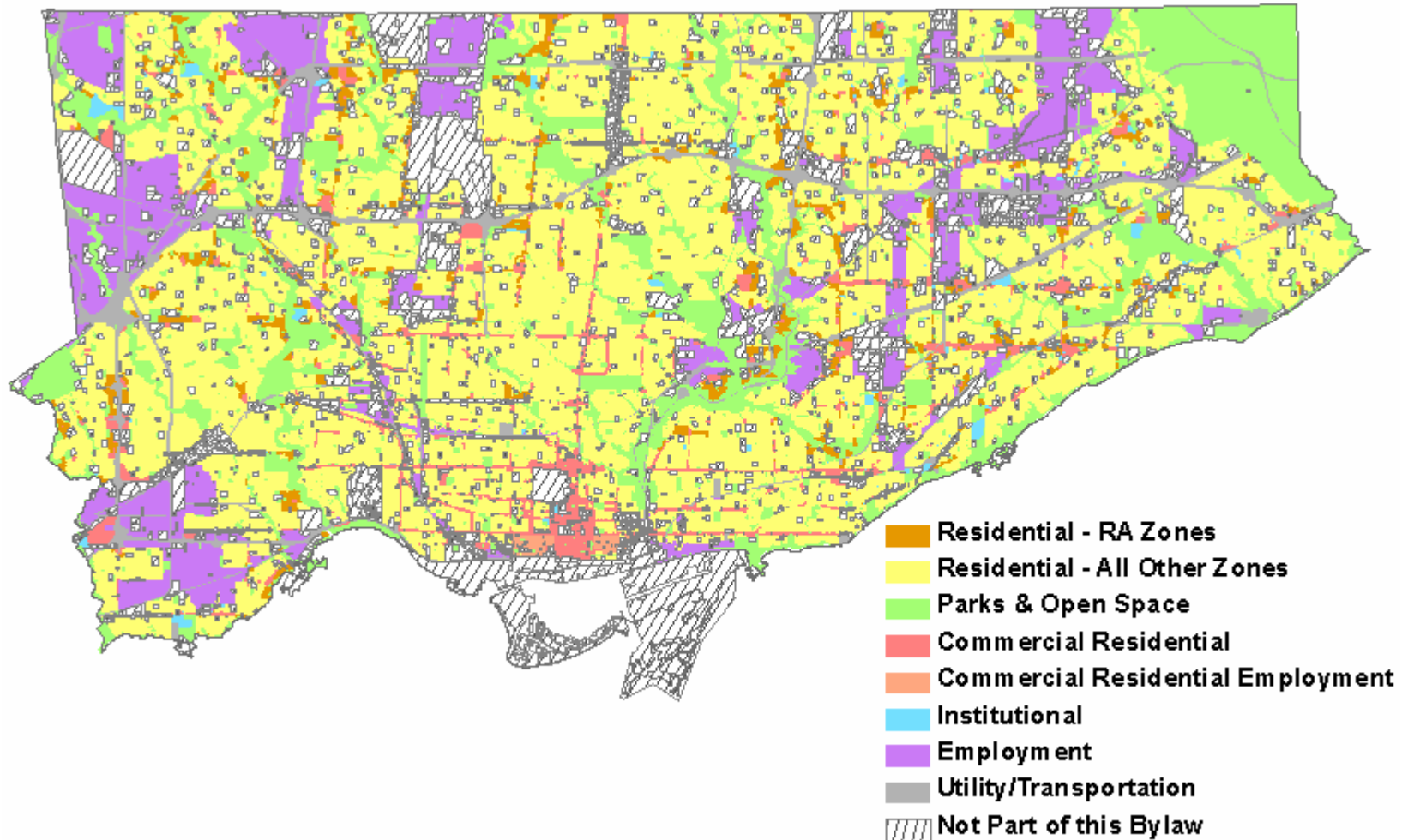
(507) Exception R 507  
 The lands subject to this exception must comply with the following:  
 (A) A commercial use that was permitted on the **lot** as of February 25, 1975 shall continue to be a permitted use, so long as:  
 (i) the commercial use, either in whole or in part, lawfully existed on the **lot** as of January 31, 1976, and  
 (ii) the **gross floor area** of the commercial use is no greater than the amount that existed on January 31, 1976.  
 (B) On a **lot**, a **tourist home** is a permitted use; and  
 (C) Any **lot** used as a **tourist home** must provide one **parking space** for the principal **dwelling unit** on the **lot** if such **parking space** existed on the **lot** either prior to or during the use of the **building** as a **tourist home**.  
 (D) On a **lot**, **public parking** as a principal use in a **building** or **structure** is not permitted.  
 (E) In addition to the uses permitted in the R zone, the following uses containing shared accommodation are also permitted if they comply with the specific conditions set out for each use in (F), below:  
**Nursing Home (1)**  
**Retirement Home (1)**  
**Religious Residence (2)**  
 (#) The number after the listed use is the condition number reference in (F), below.  
 (F) In addition to the requirements of the R zone, the uses described in (E), above, must comply with the following specific conditions set out for each use:  
 (1) **Nursing Home or Retirement Home Condition**  
 A **nursing home**, **retirement home** or a combination of these two uses, must occupy the whole of the principal **building** and not be combined with any other principal use, and must:  
 (i) be located in a **building** originally constructed and used as a **detached house**, a **semi-detached house**, or a **townhouse**; or  
 (ii) be located on a **lot** which,  
 (a) has a **front lot line** or **side lot line** abutting a **street** identified as a major **street** on the Policy Areas Overlay Map, or  
 (b) has a **front lot line** or **side lot line** abutting a **street** which intersects a road described in (a) above, and the **lot** is located, in whole or in part, within a distance of 80 metres from that intersection.  
 (2) **Religious Residence Condition**  
 A **religious residence**, unless it is in the same **building** as a **place of worship**,

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