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October 12, 2012

BY EMAIL

Our File No. 102698

Chair and Members of the Planning & Growth Management Committee  
Toronto City Hall  
100 Queen Street West  
10<sup>th</sup> Floor, West Tower  
Toronto, Ontario  
M5H 2N2

Attention: City Clerk, Merle MacDonald, Administrator

Dear Ms. MacDonald:

**Re: Proposed Comprehensive Zoning By-law  
Loblaw Properties Limited – Various Properties**

We act on behalf of Loblaw Properties Limited (“Loblaw”) in respect of the properties noted on Schedule 1 attached hereto, all of which are located in the City of Toronto. On behalf of our client we provided previous correspondence in respect of By-law No. 1156-2012 dated May 12, 2010, September 22, 2010 and Oct 4, 2011 and that Loblaw Properties Limited appealed By-law No. 1156-2010 on September 22, 2010.

It is our understanding that the September 27, 2012 Staff Report will be considered at the October 12, 2012 meeting of Planning & Growth Management Committee. Further, we understand from that report that: additional changes to the draft Zoning By-law are recommended in response to comments received to date; Staff seek to obtain endorsement of the proposed changes to prepare a final draft of the Zoning By-law that will be considered at the Statutory Public Meeting in February 2013; the final draft of the Zoning By-law will be released in November 2012.

Our client’s planning consultant has prepare a preliminary review of the impact of the Draft City of Toronto City-wide Zoning By-law (released for public consultation on June 18, 2012) on our client’s sites. For reference, our client’s consultant has identified where general issues apply on the attached Schedule 1 Table.

**General Comments**

In the context of the General Issues raised in the October 4, 2011 Aird & Berlis letter, at this time, our preliminary general comments are as follows:

Loblaws continues to seek assurance that no changes to existing permissions are made by the By-law to any Loblaws properties, which would have the effect of reducing the flexibility of its use on the lands.

While changes to the By-law have been made, we and our client's consultants continue to find the By-law cumbersome to work with and difficult to understand and interpret on a site-by-site basis due to reasons including:

- The overall structure and organization of the By-law;
- Numerous overlays that may or may not apply to properties, and their associated development standards (i.e., Policy Areas);
- Numerous additional development standards (SS1, SS2 and SS3) which may or may not apply to properties;
- The level of detail that the City has attempted to address by means of various applicable development standards (i.e., Policy Areas, SS1, SS2, and SS3); and
- Ambiguous references to prevailing By-laws and Sections through new exceptions and/or regulations.

We reiterate that in our view, and to ensure transparency and consistency, by-laws should prevail in entirety, since provisions from multiple by-laws cannot apply and be read together. This is further compounded by any minor variances issued under the Former General Zoning By-laws.

Where the By-law states that the provisions of a previous by-law prevails for a specific property, for simplicity that by-law should prevail in its entirety or, in the alternative, the applicable provisions of the previous by-law should be specifically re-stated in the By-law.

According to the introductory wording from Chapter 900, Section 900.1.10:

- (A) None of the regulations of Chapters 10 to 800 inclusive of the By-law that are inconsistent with the regulations of a Prevailing By-law or Prevailing Section apply to prevent (i) the erection or use of a building or structure or any permitted addition or enlargement; or (ii) the use of land, in compliance with the provisions of a Prevailing By-law or a Prevailing Section, provided all the specific requirements of the Prevailing By-law or Prevailing Section are complied with; and
- (B) All applicable regulations of this By-law apply to: (i) any new buildings or structures and additions enlargements; and (ii) any use of land, not permitted by the Prevailing By-law or Prevailing Section.

Under Section (B) it is not clear whether the prevailing By-laws or Sections apply to new buildings or structures and additions enlargements. Schedule 1 identifies all of the Loblaws properties to which this general issue applies.

The on-going detailed review undertaken by our client's consultants has determined that approved minor variances continue to be inadequately incorporated into the By-law. In our view, all standards approved by minor variance as of the date of the new By-law coming into effect should be preserved or be incorporated as site specific provisions for ease of reference.

With regard to permissions for temporary garden centres, we note that under the June 2012 Draft By-law, Outdoor Sales or Display is a permitted use under the proposed CR zone with condition (20) provided:

- (A) the use is in combination with another permitted use;
- (B) no goods or commodities are placed within 15.0 m of a lot line that abuts a lot in a Residential Zone category or Residential Apartment Zone category;
- (C) the area used for outdoor sale or display of goods or commodities is not more than 250 square metres;
- (D) the area used for the outdoor sale or display of goods or commodities must not be located on land required for parking, loading, driveways or landscaping; and
- (E) the storage or warehousing of goods in a vehicle is not permitted.

In our submission, the conditions should be reviewed, as we anticipate that future variances will be required for (C) since the average size of a temporary garden centre on the Loblaw properties is approximately 1,500 sq. m, whereas the size is proposed to be capped at 250 sq. m and for (D) since temporary garden centres may be located on land required for parking, which may be further impacted by the proposed provisions for maximum parking.

In addition, we are concerned that Loblaw properties (such as 825 Don Mills Road) that are not proposed to be CR zoned would not have permissions for Outdoor Sales or Display. Lastly we note that Outdoor Sales or Display is not a defined term. Schedule 1 identifies all of the Loblaw properties to which this general issue applies.

We reiterate the concern previously stated with regard to provisions that identify a maximum number of surface parking spaces permitted on many of the Loblaw properties, as the maximum parking may be too restrictive to support a supermarket use. Schedule 1 identifies all of the Loblaw properties to which this general issue applies.

**In addition, we have the following additional preliminary general comments:**

For the Commercial Residential Zone (Section 40.5), we note that as suggested in our October 4, 2011 letter, the Retail Store condition related to SS2 zones and cap of 1,800 sq. m was removed, however we our client continues to have concerns related to the following:



- Section 40.10.40.10(6) Height: the minimum building height of 10.5 m and 3 storeys in CR Zones with an 'r' value greater than 0.0 for lots located in Policy Area 1, Policy Area 2, Policy Area 3 or Policy Area 4, which impacts upon several properties as noted on the Schedule 1 Table, although we note the Lot Area Exemption under 40.10.40.11(4) for additions to lawfully existing buildings – minimum height;
- Section 40.10.80.10 Parking Location: there is no exemption for additions or extensions of a lawfully existing buildings related to restrictions on surface parking space location in the front yard for CR zones subject to SS1 and SS2 development standards. Confirmation is requested as to whether an exemption will be drafted; and
- Section 40.10.150 Waste: it is not clear whether a food waste compactor located on the outside of a food store would require a minor variance, since in a CR Zone, for a building constructed after the date of enactment of this By-law, all waste and recyclable material must be stored in the building or in a wholly enclosed ancillary building. Clarification is requested;
- Section 150.92 related to Vehicle Fuel Stations: the requirement under Section 150.92.50(1)(A) for fencing along the entire length of a lot line that abuts a street, excluding driveways, is of concern due to the need for visibility from the street into the vehicle fuel station by customers. Confirmation as to the intent of the requirement is requested;

Section 200.5 Parking:

- We request clarification as to the use of Parking Space Occupancy Rates for AM, PM and Eve, since aside from Section 200.5.10.1(6) there is no explanatory section within the By-law. It is our understanding that the parking occupancy rate is the percent of parking spaces that need to be available at the specified time of day for the indicated land use. Clarification is requested;
- Grocery Store is listed as a land use with specific parking rates, however Grocery Store is not a defined term; and
- For the Commercial Residential Zone Category Section 200.5.200.40(6), we note the Policy Area 1 parking space exemption for certain uses including Retail Store. Since Grocery Store is not defined and has a specific parking rate as noted above, it is not clear whether Grocery Stores would be exempt under Section 200.5.200.40(6). Clarification is requested.
- Section 220.5.10.1 Loading Space Rates: Grocery Stores/supermarket is listed as a land use with specific loading space requirements, however Grocery Stores/ supermarket is not a defined term; and
- Section 230.5.10.1(3) Bicycle Parking Space Regulations: we request clarification as to whether short and long term bicycle parking is required for Grocery Stores/supermarkets under the Retail Store use, since separate rates are provided for Parking and Loading as noted above.



In addition, we are concerned that the requirement under Section 230.5.10.1(6) for long-term bicycle parking spaces that must be located in a secure, weather protected and enclosed bicycle parking area, may be onerous in terms of incorporating such parking into a supermarket. Lastly, for 230.5.10.1(6) for bicycle parking space requirements for lawfully existing buildings constructed since 1993 and subject to transition clauses under Section 2.1.3 of the By-law, it is not clear how long term bicycle parking is to be incorporated into existing buildings in PA1, PA3 or PA4 CR zones.

### **Site Specific Comments**

At this time, on a preliminary basis, we have identified the following site specific issues:

For the No Frills at 243 Alberta Street - under the proposed CR 2.0 (c0.0; r2.0) SS2 (x982) zone, the 0.0 maximum commercial density does not recognize the existing No Frills store. In addition, we request clarification as to the need for Exception 982 that references Prevailing By-laws & Sections (A) Former City of York By-law 13249 from 1948, which was related to the former Oakwood Stadium;

For the Loblaws at 380 The East Mall - under the proposed CR 0.4 (c0.4; r0.0) SS3 (x901) zone, Exception 901 Prevailing By-laws and Prevailing Sections (A) refers to 464-480 The East Mall (West side), whereby former City of Etobicoke By-law 1997-90 applies. We request clarification as to the reference to 464-480 The East Mall (West Side), since By-law 1997-90 refers to lands known municipally as 380 The East Mall;

For the No Frills under construction within the existing building at 245 Dixon Road - under the proposed CR 0.5 (c0.5; r0.0) SS3 (x1103) zone, Exception 1103 Prevailing By-laws and Prevailing Sections (a) refers to Former City of Etobicoke By-law 8547, but not to Former City of Etobicoke By-law 1987-77. We request clarification as to why By-law 1987-77 was excluded;

For the Superstore at 825 Don Mills Road - under the proposed EO 1.5 (e1.5; o1.5) (x2) zone, a retail store is permitted however under condition (6), a retail store is limited to a maximum of 300 sq. m or 10% of total GFA up to 500 sq. m, while under condition (23), a retail store is a permitted use in conjunction with a permitted manufacturing use or a vehicle fuel station subject to additional provisions. Since the Site Specific Provisions do not include any permissions related to the existing supermarket, we request that the permission for the existing supermarket be carried over under the new City-wide By-law since the By-law renders the existing supermarket legal non-conforming;

For the No Frills at 1811 Avenue Road - under the proposed CR 3.0 (c2.0; r.2.8) SS2 (x1543) zone, Exception 1543 Site Specific Provisions includes 16 provisions including (E) a minimum height of 2 storeys for at least 50 percent of the total depth of the building or structure, rendering the existing 1 storey building legal non-conforming & precludes

additions/expansions. When the Site Specific Provisions are combined with the proposed SS2 detailed standards, the provisions become difficult to interpret;

For the Loblaws at 2280 & 2290 Dundas Street West - under the proposed R (d1.0) (x285) zone, Exception 285 Prevailing By-law and Prevailing Section refers to (A) Section 12: (1) 271 of the former City of Toronto By-law 438-86 (i.e., permissive exception related to non-residential floor area caps of 2,072 sq. m for 2280 Dundas Street West and 11,790 sq. m for 2290 Dundas Street West). Under the proposed R Zone, a retail store is permitted under condition (5), however a retail store is only permitted in an apartment building subject to additional provisions. We are concerned that the existing supermarket is not permitted under the proposed R Zone and request that the permission for the existing supermarket be carried over under the new City-wide By-law, since the By-law renders the existing supermarket legal non-conforming;

For the existing Loblaws and adjacent residential uses at 720 Broadview Avenue (including 682, 686, 688, 740 and 742 Broadview Avenue) - the lands are split zoned CR 2.5 (c0.5; r2.5) SS2 (x1260), CR 2.5 (c0.5; r2.5) SS2 (x1969), R (d1.0) (x105) and R (d1.0) (x7). Further review is required as to the nature and implications of the split zoning, Site Specific Provisions and Prevailing By-laws and Prevailing Sections;

For the office building and supermarket at 12 & 22 St. Clair Avenue East - the lands are split zoned CR 7.0 (c7.0; r3.0) SS2 (x2466) and a portion that is not part of the By-law (i.e., zoned under Former City of Toronto By-law No. 436-86). Further review is required as to the nature and implications of the split zoning;

For the existing Valu-Mart at 2266 Queen Street East- the lands are split zoned (CR 2.0 (c1.0; r2.0) SS2 (x1947) and R (d0.6). Further review is required as to the nature and implications of the split zoning; and

For the existing Valu-Mart at 123 Guildwood Parkway- under the proposed CR 0.33 (c0.33; r0.0) SS3 (x465) zone with a maximum lot coverage of 33%, the maximum non-residential (c) density has been reduced from 0.4 under By-law 1156-2010. Under proposed Exception 465, the Site Specific Provisions include (A) the maximum GFA of all buildings excluding the basement area is 0.33 times the area of the lot. Further review is required as to the nature of the changes to the maximum non-residential (c) density and the repetitive nature of Site Specific Provision (A).

Given the considerable number of Loblaw properties, the complicated nature of the Draft By-law (in terms of zone and use regulations, development standards, policy areas, site specific provisions, prevailing by-laws, prevailing sections, as well as the incorporation of previous minor variances) and the need for a continued detailed review of the June 18, 2012 Draft By-law, we would welcome the opportunity to meet with Staff to discuss our comments above, and to review the proposed Draft By-law for all of the Loblaw properties.

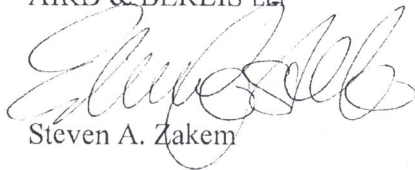


October 11, 2012  
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Should you have any questions or require any further information, please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in black ink, appearing to read "Steven A. Zakem", written over the printed name.

Steven A. Zakem

SAZ/bna

cc Mario Fatica

Jon Rodger

Preliminary Review of Loblaw Properties Limited - Toronto Properties  
 June 18, 2012 New Draft City of Toronto City-wide Zoning By-law

Schedule 1 - Summary Table of General Concerns by Individual Property

Banner	Address	Draft Zoning (June 2012)	Height Overlay	Lot Coverage	Policy Area	Major Streets	Min/Max Parking (Based on GFA & Grocery Store)	Part of By-law	Detailed Streets (i.e., SSI-3, Policy Area)	Minor Variance(s)	Garden Centre	Min/Max Parking	Minimum Height of 10.5 and 3 Storeys	Prevailing By-Laws
No Fills	51 Topsont Avenue (Mahern Town Centre)	CR 0.34 (c3.34; r0.0) SSZ (x484)	HT 20.0	33%	Not indicated	Topsont Rd and Mahern Ave	N/A	YES	YES	NO	YES	NO	NO	NO
No Fills	269 Cowell Avenue	CR 2.0 (c1.0; r2.0) SSZ (x1073)	HT 12.0	Pages without Lot Coverage	PA-4	Cowell Ave and Gerard St W	Portion of property: Min 1 per 100 sq. m; Max 4.5 per 100 sq. m	YES	YES	NO	NO	YES	YES	YES (City of Toronto By-law 438-86 Section 12(2) 270
No Fills	3601 Lawrence Avenue East	CR 0.3 (c0.3; r0.0) SS3 (x865)	HT 11.0	33%	Portion along Lawrence Ave and P/A-4	Lawrence Ave E and Midland Rd	Portion of property: Min 1 per 100 sq. m; Max 4.5 per 100 sq. m	YES	YES	YES	NO	YES	NO	YES (Scarborough By-law 12.0 Schedule "C" Exception 35)
No Fills	243 Alberta Avenue	CR 2.0 (c0.0; r2.0) SSZ (x882)	HT 15.0, ST 5	Pages without Lot Coverage	Not indicated	St Clair Ave W and Oakwood Ave	N/A	YES	YES	NO	YES	NO	NO	YES (City of York By-law 12248)
Loblaws	301 Moore Avenue	CR 2.7 (c2.7; r1.0) SSZ (x1005)	HT 10.5, ST 3	Not indicated	Not indicated	Bayview Ave	N/A	YES	YES	NO	YES	NO	NO	YES (Section 12.1.4 of East York Zoning By-law 6752)
Loblaws	360 The East Mall	CR 0.4 (C0.4; r0.0) SS3 (x801)	H 15 ST 1	Not indicated	Not indicated	Burnhamthorpe and East Mall	N/A	YES	YES	YES	YES	NO	NO	YES (464-480 The East Mall (West side), former City of Etobicoke By-law 1997-90 applies)
No Fills	220 Royal York Road	CR 3.0 (c3.0; r2.2) SSZ (x889)	HT 14.0	Not indicated	Not indicated	Royal York Rd	N/A	YES	YES	NO	NO	NO	NO	NO
No Fills	245 Dixon Road	CR 0.5 (c0.5; r0.0) SS3 (x1103)	HT 8.0	25%	Not indicated	Dixon Rd and Slington Ave	N/A	YES	YES	NO	NO	NO	NO	YES (City of Etobicoke By-law 8547)
Valmart	2399 Lakeshore Blvd. W	CR 3.0 (c3.0; r2.2) SSZ (x869)	HT 14.0	Not indicated	PA-4	Lakeshore Blvd W	Min 1 per 100 sq. m; Max 4.5 per 100 sq. m	YES	YES	NO	NO	YES	YES	NO
RCSS	825 Den Mills Road (K2)	EO 1.5 (e1.5; o1.5)	Pages without Height Areas	Not indicated	Not indicated	Den Mills Rd, Eglington Ave E and Wynford Dr	N/A	YES	NO	YES	YES	NO	NO	NO

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Preliminary Review of Loblaw Properties Limited - Toronto Properties  
 June 18, 2012 New Draft City of Toronto City-wide Zoning By-Law

Schedule 1 - Summary Table of General Concerns by Individual Property

Banner Address	Draft Zoning (June 2012)	Height Overlay	Lot Coverage	Policy Area	Major Streets	Min/Max Parking Based on GFA & Grocery Store	Part of By-law	Detailed Standards (i.e., S1-3, Policy Area)	Minor Variance(s)	Garden Centre	Min/Max Parking	Minimum Height of 10.5 m and 3 Storeroys	Prevailing By-Laws
No Fills Loblaw 3501 Yonge Street	CR 1.3 (r1.0, r1.0) SSS (x154S)	HT 10.5, ST 3	33%	Portion along Yonge Street is PA-3	Yonge St	Min 1 per 100 sq. m; Max 4.5 per 100 sq. m	YES	YES	NO	YES	YES	YES (Portion of Site)	NO
No Fills 1611 Avenue Road	CR 3.0 (r2.0, r2.0) SSS (x154S)	HT 22.5, ST 7	Not Indicated	PA-4	Avenue Rd	Min 1 per 100 sq. m; Max 4.5 per 100 sq. m	YES	YES	NO	NO	YES	YES	NO
No Fills 1641 Jane Street	CR 1.0 (r1.0, r1.0) SSS (x154S)	HT 10.5, ST 3	33%	Portion along Jane Street is PA-4	Jane St and Lawrence Ave W	Portion of property: Min 1 per 100 sq. m; Max 4.5 per 100 sq. m	YES	YES	NO	YES	YES	YES (Portion of Site)	YES (North York Zoning By-Law 795, Section 54.23(91))
No Fills 1591 Wilson Avenue (York Plaza)	CR 1.0 (r1.0, r1.0) SSS (x154S)	HT 11.0	50%	Portion of property along Wilson & Jane indicated PA-4	Wilson Ave and Jane St	Portion of property: Min 1 per 100 sq. m; Max 4.5 per 100 sq. m	YES	YES	NO	NO	YES	NO	NO
No Fills 2430 Eglinton Avenue East	CR 0.22 (r0.22, r0.0) SSS (x1532)	HT 11.0	33%	Portion of property along Eglinton is PA-3	Eglinton Ave E and Kennedy Rd	Portion of property: Min 1 per 100 sq. m; Max 4.5 per 100 sq. m	YES	YES	NO	NO	YES	NO	NO
No Fills & Joe Fresh 1805-1880 Eglinton Avenue East (Golden Mile)	CR 0.22 (r0.22, r0.0) SSS (x1193)	HT 11.0	Not Indicated	Not Indicated	Eglinton Ave, Victoria Park Ave and Pharmacy Ave	N/A	YES	YES	NO	YES	NO	NO	NO
No Fills 2742 Eglinton Avenue East	CR 0.4 (r0.4, r0.0) SSS (x403)	HT 11.0	33%	Portion of the property along Eglinton and Brimley Rd frontage is PA-4	Eglinton Ave E, Darforth Rd and Brimley Rd	Portion of property: Min 1 per 100 sq. m; Max 4.5 per 100 sq. m	YES	YES	NO	YES	YES	NO	NO
Valmart 965 Woodbine Ave (2078-2092 Darforth Avenue)	CR 3.0 (r2.0, r2.0) SSS (x2219)	HT 11.0 & HT 14.0	Not Indicated	Portion of the property is PA-3	Darforth Ave and Woodbine Ave	Portion of property: Min 1 per 100 sq. m; Max 4.5 per 100 sq. m	YES	YES	NO	YES	YES	YES (Portion of Site)	YES (City of Toronto By-Law 438-86 Section 12(2) 27(9)(a))
Loblaws 2280 & 2290 Dundas Street West	R (r1.0) (x285)	HT 5.0	Pages without Lot Coverage	Not Indicated	Dundas St W and Bloor St W	N/A	YES	NO	NO	YES	NO	NO	YES (City of Toronto By-Law 438-86 Section 12: (1) 27(1))
Loblaws 720 Brimley Avenue W (including 652, 685, x7)	CR 2.5 (r0.5, r2.5) SSS (x1260), CR 2.5 (r1.5, r1.5) SSS (x1569), R (r1.0) (including x105), R (r1.0) (x7)	HT 10.0 & HT 14.0	Pages without Lot Coverage	Portion of the property along Brimley is PA-3	Brimley Ave	Portion of property: Min 1 per 100 sq. m; Max 4.5 per 100 sq. m	YES	YES	NO	YES	YES	YES (Portion of Site)	YES (City of Toronto By-Law 438-86 Section 12(2) 27(9)(a))

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Barner	Address	Draft Zoning (June 2012)	Height Overlay	Lot Coverage	Policy Area	Major Streets	Min/Max Parking (based on GFA & Grocery Store)	Part of By-law	Detailed Standards (i.e., SSI's, Policy Area)	Minor Variance(s)	Garden Centre	Min/Max Parking	Minimum Height of 10.5 m and 3 Storeys	Prevailing By-laws
Loblaws	12 & 22 St. Clair Avenue East	CR 7.0 (Z.13.0) S52 (K485) & Portion of part of By-law not part of By-law	Portion of property under By-law is HT S7.0	Pages without Lot Coverage	Portion of the property is PA-3	St. Clair Ave E and Yonge St	Portion of property, Min: 100 sq. m. Max 4.5 per 100 sq. m	YES (SpA)	YES	NO	NO	YES	YES (Portion of S54)	YES S51 (A), S52 (A), S53 (A), S54 (A), S55 (A), S56 (A), S57 (A), S58 (A), S59 (A), S60 (A), S61 (A), S62 (A), S63 (A), S64 (A), S65 (A), S66 (A), S67 (A), S68 (A), S69 (A), S70 (A), S71 (A), S72 (A), S73 (A), S74 (A), S75 (A), S76 (A), S77 (A), S78 (A), S79 (A), S80 (A), S81 (A), S82 (A), S83 (A), S84 (A), S85 (A), S86 (A), S87 (A), S88 (A), S89 (A), S90 (A), S91 (A), S92 (A), S93 (A), S94 (A), S95 (A), S96 (A), S97 (A), S98 (A), S99 (A), S100 (A)
Loblaws	50 Midway Street & 600 Victoria Park	CR 0.27 (Z.0.0) S52 (K218) & CR 2.0 (Z.1.1) S52 (K1500)	HT 12.0 & HT 14	Pages without Lot Coverage	Not indicated	Gerrard and Victoria Ave	N/A	YES	YES	NO	YES	NO	YES (Z218, Z1) Section 12(2), 27(1) of former City of Toronto By-law 438-86; (B) Section 12(2), 27(1) of former City of Toronto By-law 438-86; (C) On 50 VICTORIA PARK AVE., former City of Toronto By-law 97-020, 1965 (A) Section 12(2), 27(1) of former City of Toronto By-law 438-86; and (B) On the lands municipally known as 600 Victoria Park in 2004, Section 12(1) 464 of former City of Toronto By-law 438-86)	
No Fines	2177 & 2189 Booth Street (Victoria Village)	CR 2.5 (Z.2.0) S52 (K1978)	HT 14.0	Pages without Lot Coverage	PA-3	Boor St W	Min 1 per 100 sq. m. Max 4.5 per 100 sq. m	YES	YES	NO	NO	YES	YES (Section 12(2), 27(1), 28(1) & Section 12(2), 29(4) of City of Toronto By-law 438-86)	
No Fines	449 Carlaw Avenue	CR 1.5 (Z.1.0) S52 (K1590)	HT 12.0	Pages without Lot Coverage	Portion of property along Gerrard is PA-4	Gerrard St E and Carlaw Ave	Portion of property, Min: 100 sq. m. Max 4.5 per 100 sq. m	YES	YES	NO	NO	YES	YES (Section 12(2), 27(1) of former City of Toronto By-law 438-86 and City of Toronto By-law 458-20(5))	
No Fines	1951 Eglington Avenue West	CR 2.5 (Z.2.5) S52 (K2572)	HT 24.0, ST 8	Pages without Lot Coverage	PA-4	Eglington Ave W	Min 1 per 100 sq. m. Max 4.5 per 100 sq. m	YES	YES	NO	NO	YES	NO	

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Banner Address	Draft Zoning (June 2012)	Height Overlay	Lot Coverage	Policy Area	Major Streets	Minimum Parking (Based on GFA & Grocery Store)	Part of By-law	Detailed Standards (i.e., S51-3, Policy Area)	Minor Variance(s)	Garden Centre	Min/Max Parking	Minimum Height of 10.5 m and 3 Storeys	Prevailing By-laws
1525-1527-1543 Victoria Park	CR 0.22 (60.22; 0.0)	HT 11.0	Not indicated	Not indicated	Victoria Park Ave, Eglinton Ave E and Pharmacy Ave	N/A	YES	YES	NO	NO	NO	NO	YES (Sections 16(35) and 16(36), as amended, of York Zoning By-law 1-83)
1573-1571 Wilson Avenue	CR 1.0 (61.0; 0.0)	HT 11.0	50%	Portion of the property is PA-4	Wilson Ave and Jane St	Portion of property Min 1 Max 4.5 per 100 sq. m	YES	YES	NO	NO	YES	YES (Portion of Site)	NO
1575 Jane Street	CR 1.0 (61.0; 0.0)	HT 10.5, ST 3	33%	Portion of the property along Jane Street is PA-4	Jane St and Lawrence Ave W	Portion of property Min 1 per 100 sq. m, Max 4.5 per 100 sq. m	YES	YES	NO	NO	YES	YES (Portion of Site)	YES (1A) Section 64.23(1) of North York Zoning By-law (ZS)
1150 Victoria Park Avenue	CR 2.7 (2.7; 0.0)	HT 10.5, ST 3	Not indicated	Not indicated	St. Clair Ave E and Victoria Park Ave	N/A	YES	YES	NO	NO	NO	NO	NO
270 The Kingsway (Kumberton Shopping Centre)	CR S53 (S53Z)	HT 14.0, ST 2	50% of lot	Not indicated	Royal York Rd	N/A	YES	YES	NO	YES	NO	NO	YES (CR 2 of Ebbw Vale By-laws 1096-178 & 1990-252)
950 Adlon Road	CR 2.0 (2.0; 1.5)	HT 14.0	50% of lot	Not indicated	Adlon Rd	N/A	YES	YES	NO	NO	NO	NO	NO
150 Berry Road	CL 0.5	HT 8.0	25%	Pages without Policy Areas	Pages without Policy Areas	N/A	YES	NO	NO	YES	NO	NO	NO
700 Lawrence Avenue West (Lawrence Square)	CR 1.0 (61.0; 0.0)	HT 11.0	50%	Not indicated	Lawrence Ave W and Spadina Rd	N/A	YES	YES	NO	YES	NO	NO	YES (City of North York By-law 293(1) & Section 64.23(4) of North York By-law (ZS) (Previous))
1 York Gate Boulevard	CR S52 (K215)	Not indicated	50%	Portion of the property along Jane and Finch indicated PA-4	Jane St and Finch Ave W	Portion of property Min 1 per 100 sq. m, Max 4.5 per 100 sq. m	YES	YES	YES	NO	YES	NO	YES (City of North York By-law 30205 & Section 64.23(1) of North York Zoning By-law (ZS))
1450 Lawrence Avenue East (Victoria Terrace)	CR 1.0 (61.0; 0.0)	HT 11.0	50%	Portion of property along Lawrence Ave E is PA-3	Victoria Park Ave and Lawrence Ave E	Portion of property Min 1 per 100 sq. m, Max 4.5 per 100 sq. m	YES	YES	NO	YES	YES	NO	NO

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Banner	Address	Draft Zoning (June 2012)	Height Overlay	Lot Coverage	Policy Area	Major Streets From Ave E and Don Mills Rd	Min/Max Parking (Based on GFA & Grocery Store)	Part of By-law	Detailed Standards (i.e. S31.3, Policy Area)	Minor Variance(s)	Garden Centre	Min/Max Parking	Minimum Height of 10.5 m and 3 Storeys	Prevailing By-laws
No Files	3555 Don Mills Road (Skyrim Place Shopping Centre)	CR 1.0 (C1.0, R1.0)	HT 10.5, ST 3	33%	Not Indicated	Don Mills Rd	N/A	YES	YES	NO	NO	NO	NO	NO
No Files	622C (622DA & 660C) Yonge Street (Centennial)	CR 1.0 (C1.0, R1.0)	HT 11.0	50%	Not Indicated	Yonge St and Sheeles	N/A	YES	YES	YES	NO	NO	NO	Yes (A) Former City of North York By-law 29501 (B) Section 64.25(6), former City of North York Zoning By-law 7625
Valmar	83 Underhill Road	CR 1.0 (C1.0, R1.0)	HT 11.0	50%	Not Indicated	None in proximity	N/A	YES	YES	NO	NO	NO	NO	NO
Valmar	3258 Bayview Avenue	CR 1.0 (C1.0, R1.0)	HT 11.0	50%	Not Indicated	Bayview Ave	N/A	YES	YES	NO	NO	NO	NO	NO
No Files	3850 Sheppard Avenue East (Airport Mall)	CR 1.0 (C1.0, R1.0)	Not Indicated	33%	Portion of the property is Part of Sheppard Ave	Sheppard Ave E and Kennedy Rd	Portion of property Min 1 per 100 sq. m. Max 4.5 per 100 sq. m	YES	YES	NO	NO	YES	YES	YES (Section 955.10 (879) Regulation 955.10 (875); Or 2, 66, 201, 305, 306, 307, 308, 309, 310, 311, 312 of Standard Chart - Schedule "B" and exception numbers 7 and 9 of Exceptions List - Schedule C of the former City of Scarborough By-law 12360 (prevail)
Valmar	2366 Queen Street East	CR 2.0 (C2.0, R2.0) (S21 (K47) & R (d) 6)	HT 10.1 (C1.0 R Zone HT 12 m on Queen)	Not Indicated	PA-4 for CR Zoned lands	Queen St E	Portion of property Min 1 per 100 sq. m. Max 4.5 per 100 sq. m	YES	YES	NO	NO	YES	YES	YES (Section 1212) 27(1) (a) & Section 12(2) 174 of City of Toronto By-law 438-89
Freshmart	241 Augusta Avenue	CR 2.0 (C2.0, R1.5)	HT 7.0	Pages without Lot Coverage	PA-1	None	Min 1 per 100 sq. m. Max 4.5 per 100 sq. m	YES	YES	NO	NO	YES	YES	YES (City of Toronto Section 12(2) 270(a), Section 12(1) 1272, Section 12(2) 240, Section 12(2) 256, Section 12(2) 132)
No Files	1438 King Street West	CR 2.5 (C1.5, R2.0) (S2 (K1784))	HT 7.5 & HT 14	Pages without Lot Coverage	Not Indicated	King St W	N/A	YES	YES	NO	NO	NO	NO	YES (City of Toronto Section 12(2) 270(a))
No Files	920 Dufferin Street (Dufferin Mall)	CR 3.0 (C3.0, R1.0) (S2 (K1335))	HT 10.0	Pages without Lot Coverage	Not Indicated	Dufferin St	N/A	YES	YES	YES	NO	NO	NO	YES (City of Toronto By-law 438-86 Section 12(2) 270(a))

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No Fills	449 Parliament Street	CR 2.0 (CR 2.0)	HT 14.0	Without Lot Coverage	PA-1	Parliament St, Greeney St and Cannon St	Min 1 per 100 sq. m, Max 4.5 per 100 sq. m.	YES	YES	NO	NO	YES	YES	YES (City of Toronto Section 12.21 270(14) and Section 12.21 132)
No Fills	535 Sherbourne Street	R (62.0) (R7.5)	Not Indicated	Pages without Lot Coverage	PA-1	Sherbourne St, Block St E and Wellesley St E	Min 1 per 100 sq. m, Max 4.5 per 100 sq. m.	YES	NO	NO	ND	YES	NO	YES (City of Toronto By-law 438-96 Section 12(2)(56), City of Toronto By-law 258 71 and City of Toronto By-law 1044-05, City of Toronto By-law 258 71 and 258-95, 699-80, 940-91, and 94-07(1))
Valuemat	55 Bloor Street West (Metrolife)	CR 7.8 (CR 5, 7.8)	HT 61.0	Pages without Lot Coverage	PA-1	Bloor St E and Bay St	Min 1 per 100 sq. m, Max 4.5 per 100 sq. m.	YES	YES	NO	YES	YES	YES	ND
Valuemat	1500 Bayview Avenue	CR 3.0 (CR 2, 3)	HT 14.0	Pages without Lot Coverage	PA-4	Bayview Ave	Min 1 per 100 sq. m, Max 4.5 per 100 sq. m.	YES	YES	NO	YES	YES	YES	YES (Section 12(2) 270(14), Section 12(2) 118 & Section 12(2) 119 of City of Toronto By-law 438-96)
Valuemat	128 Greenwood Parkway	CR 0.33 (60.335 rd.0)	HT 11.0	33%	Not Indicated	Greenwood Pkwy	N/A	YES	YES	NO	YES	NO	NO	NO
No Fills	71 Island Road	See Former Township of Pickering West Range By-law No 1978	See Former Township of Pickering West Range By-law No 1978	See Former Township of Pickering West Range By-law No 1978	See Former Township of Pickering West Range By-law No 1980	Port Union Rd	See Former Township of Pickering West Range By-law No 1980	NO	NO	NO	YES	NO	NO	NO
Loblaw	530 Dupont Street	See Former City of Toronto By-law No 438	See Former City of Toronto By-law No 438	Pages without Lot Coverage	See Former City of Toronto By-law No 438	Dupont Street, Christie St	See Former City of Toronto By-law No 438	NO	NO	YES	YES	NO	NO	NO
Loblaw	11 Railway Road	See Former Borough of East York By-law No. 1917	See Former Borough of East York By-law No. 1918	See Former Borough of East York By-law No. 1919	See Former Borough of East York By-law No. 1920	Millwood Rd	N/A	NO	ND	NO	NO	NO	NO	NO

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330 Queens Park Drive	See Former Zoning Code of the City of Etobicoke V131	See Former Zoning Code of the City of Etobicoke V132	See Former Zoning Code of the City of Etobicoke V133	See Former Zoning Code of the City of Etobicoke V134	Highway 27 N	See Former Zoning Code of the City of Etobicoke V134	NO	NO	NO	YES	NO	NO	NO
3730 Lakeshore Boulevard West	See Former Zoning Code of the City of Etobicoke V131	Pages without Height Areas	See Former Zoning Code of the City of Etobicoke V133	See Former Zoning Code of the City of Etobicoke V134	Brimms Lane and Lake Shore Blvd W	See Former Zoning Code of the City of Etobicoke V134	NO	NO	NO	NO	NO	NO	NO
1530 Abson Road	See Former Zoning Code of the City of Etobicoke V133	See Former Zoning Code of the City of Etobicoke V134	See Former Zoning Code of the City of Etobicoke V135	See Former Zoning Code of the City of Etobicoke V136	Abson Rd and Finch Ave W	See Former Zoning Code of the City of Etobicoke V136	NO	NO	YES	NO	NO	NO	NO
2877 Bayview Village (Avenue)	See Former City of North York Bylaw No. 7625	See Former City of North York Bylaw No. 7628	See Former City of North York Bylaw No. 7627	See Former City of North York Bylaw No. 7628	Bayview Ave and Sheppard Ave E	See Former City of North York Bylaw No. 7628	NO	NO	YES	YES	NO	NO	NO
2540 Weston Road	See Former City of York Bylaw No. 459	See Former City of York Bylaw No. 194	See Former City of York Bylaw No. 195	See Former City of York Bylaw No. 196	Weston rd	See Former City of York Bylaw No. 196	NO	NO	YES	YES	NO	NO	NO

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RCSS	51 Gary Fitzgerald Drive (Dufferin & Steeles)	See Former City of North York Bylaw No 7635	Pages without Height Areas	Pages without Lot Coverage	See Former City of North York Bylaw No 7628	Steeles Ave W and Dufferin St.	See Former City of North York Bylaw No 7638	NO	NO	YES	YES	NO	NO	NO
No Fills	881 Silver Star Boulevard	See Former City of Scarborough Employment District (Milliken)	Pages without Height Areas	Pages without Lot Coverage	See Former City of Scarborough Employment District Bylaw No 24982 (Milliken)	Steeles Ave E and Midland Ave	See Former City of Scarborough Employment District Bylaw No 24982 (Milliken)	NO	NO	NO	YES	NO	NO	NO
Variant	935 Warden Avenue South (Warden Woods)	See former City of Scarborough Warden Woods Community Bylaw No 550-2005	See former City of Scarborough Warden Woods Community Bylaw No 550-2005	See former City of Scarborough Warden Woods Community Bylaw No 550-2005	See former City of Scarborough Warden Woods Community Bylaw No 550-2007	Warden Ave	See former City of Scarborough Warden Woods Community Bylaw No 550-2007	NO	NO	NO	NO	NO	NO	NO
Lobbies	17 Leslie Street	See Former City of Toronto Bylaw No 438-88	See Former City of Toronto Bylaw No 438-88	Pages without Lot Coverage	See Former City of Toronto Bylaw No 438-88	Leslie St and Eastern Ave	See Former City of Toronto Bylaw No 438-88	NO	NO	NO	YES	NO	NO	NO
Lobbies	16 & 11 Lower Jarvis Street	See Former City of Toronto Bylaw No. 438-88	Pages without Height Areas	Pages without Lot Coverage	See Former City of Toronto Bylaw No. 438-88	Lakeshore Blvd E and Queens Quay E	See Former City of Toronto Bylaw No. 438-88	NO	NO	NO	YES	NO	NO	NO

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No Falls	222 Lansdowne Avenue	See Former City of Toronto By-law No. 438-85	See Former City of Toronto By-law No. 438-87	Pages without Lot Coverage	See Former City of Toronto By-law No. 438-87	Lansdowne Ave and Dundas St W	See Former City of Toronto By-law No. 438-87	NO	NO	YES	NO	NO	NO	NO
Loblaws	Maple Leaf Gardens (438 Church St., 19 Carlton St., 20 Carlton St.)	See Former City of Toronto By-law No. 438-85	See Former City of Toronto By-law No. 438-87	Pages without Lot Coverage	See Former City of Toronto By-law No. 438-85	Carlton Street and Church St	See Former City of Toronto By-law No. 438-85	NO	NO	NO	NO	NO	NO	NO
Vacant Building	500 Lake Shore Boulevard West	See Former City of Toronto By-law No. 438-85	Height Overlay	Pages without Lot Coverage	See Former City of Toronto By-law No. 438-85	Lake Shore Blvd W, Bathurst St and Gardiner Expressway	See Former City of Toronto By-law No. 438-85	NO	NO	NO	NO	NO	NO	NO
Loblaws and Joe Fresh	386 St. Clair Avenue West	See Former City of Toronto By-law No. 1-83	Height Overlay	Pages without Lot Coverage	See Former City of Toronto By-law No. 1-83	St. Clair Ave W and Bathurst St	See Former City of Toronto By-law No. 1-83	NO	NO	NO	YES	NO	NO	NO

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Barrow	Address	Draft Zoning (June 2012)	Height Overlay	Lot Coverage	Policy Area	Major Streets	Miniflex Parking (Based on GFA & Greeny Street)	Part of By-law	Detailed Standards (i.e. S3-1.3 Policy Area)	Minor Variance(s)	Garden Centre	Minibus Parking	Minimum Height of 10.5 m and 3 Storeys	Procelling By-laws
Loblaws	5971 Dundas Street West	See Former City of York Bylaw No 1-83	Pages without Height Areas	Pages without Lot Coverage	See Former City of York Bylaw no 1-86	Dundas St W	See Former City of York Bylaw No 1-86	NO	NO	YES	YES	NO	NO	NO
National Sports (Former No 1455 McCowan Road)	See Former City of Scarborough Employment District Bylaw No 24982 (Malvern)	See Former City of Scarborough Employment District Bylaw No 24982 (Malvern)	See Former City of Scarborough Employment District Bylaw No 24982 (Malvern)	See Former City of Scarborough Employment District Bylaw No 24982 (Malvern)	See Former City of Scarborough Employment District Bylaw No 24982 (Malvern)	McCowan Rd and Miller Ave	See Former City of Scarborough Employment District Bylaw No 24982 (Malvern)	NO	NO	NO	NO	NO	NO	NO
Loblaws and Joe Fresh (Former 11 Lower Jarvis Street Toronto 429-1000)	See Former City of Toronto Bylaw No 429-86	Pages without Height Areas	Pages without Lot Coverage	See Former City of Toronto Bylaw No 429-89	Lower Jarvis St and Lakeshore Blvd E	See Former City of Toronto Bylaw No 429-89	NO	NO	NO	YES	NO	NO	NO	NO
No Files	6555 Dundas Street West (Home/Postal e Mail)	See Former Zoning Code of the City of Etobicoke V131	Pages without Height Areas	See Former Zoning Code of the City of Etobicoke V133	See Former Zoning Code of the City of Etobicoke V134	Dundas St W	See Former Zoning Code of the City of Etobicoke V134	NO	NO	NO	NO	NO	NO	NO
No Files	748 The Queensway	See Former Zoning Code of the City of Etobicoke V131	See Former Zoning Code of the City of Etobicoke V132	See Former Zoning Code of the City of Etobicoke V133	See Former Zoning Code of the City of Etobicoke V134	Royal York Rd and The Queensway	See Former Zoning Code of the City of Etobicoke V134	NO	NO	NO	NO	NO	NO	NO

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No Filing 460 Rimforth Drive	See Former Zoning Code of the City of Etobicoke V132	See Former Zoning Code of the City of Etobicoke V133	See Former Zoning Code of the City of Etobicoke V134	See Former Zoning Code of the City of Etobicoke V135	Ridburns Rd and Rimforth Dr	See Former Zoning Code of the City of Etobicoke V135	NO	NO	NO	NO	NO	NO	NO
No Filing 1020 Islington Avenue	See Former Zoning Code of the City of Etobicoke V134	See Former Zoning Code of the City of Etobicoke V135	See Former Zoning Code of the City of Etobicoke V136	See Former Zoning Code of the City of Etobicoke V137	Islington Ave	See Former Zoning Code of the City of Etobicoke V137	NO	NO	YES	NO	NO	NO	NO
Lobbows 6095 Yonge Street (Empress Walk)	See Former City of North York Bylaw No. 7625	See Former City of North York Bylaw No. 7626	See Former City of North York Bylaw No. 7627	See Former City of North York Bylaw No. 7628	Yonge Street	See Former City of North York Bylaw No. 7628	NO	NO	NO	YES	NO	NO	NO
No Filing 3685 Keene Street	See Former City of North York Bylaw No. 7625	See Former City of North York Bylaw No. 7626	See Former City of North York Bylaw No. 7627	See Former City of North York Bylaw No. 7628	Keene St	See Former City of North York Bylaw No. 7628	NO	NO	NO	YES	N/D	NO	NO
No Filing 273 Wilson Avenue	See Former City of North York Bylaw No. 7625	See Former City of North York Bylaw No. 7626	See Former City of North York Bylaw No. 7627	See Former City of North York Bylaw No. 7628	Baburn St and Wilson Ave	See Former City of North York Bylaw No. 7628	NO	NO	NO	NO	NO	NO	NO

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No Fills	447/3 Kingston Road	See Former City of Scarborough West Hill Community By-law No 1027	See Former City of Scarborough West Hill Community By-law No 1028	See Former City of Scarborough West Hill Community By-law No 1029	See Former City of Scarborough West Hill Community By-law No 1030	Kingsdon Rd., Lawrence Ave E. and Montingdale Ave	See Former City of Scarborough West Hill Community By-law No 1030	NO	NO	NO	NO	NO	NO	NO
RCCS	1775 Brimley Road	See Former City of Scarborough Employment District By-law No 24982 (Progress)	Pages without Height Areas	Pages without Lot Coverage	See Former City of Scarborough Employment District By-law No 24982 (Progress)	Brimley Rd and Progress Ave	See Former City of Scarborough Employment District By-law No 24982 (Progress)	NO	NO	YES	YES	NO	NO	NO
RCCVC	605 Rogers Road	See Former City of York By-law No 143	Pages without Height Areas	Pages without Lot Coverage	See Former City of York By-law No 143	Rodger Rd and Keele St	See Former City of York By-law No 143	NO	NO	NO	NO	NO	NO	NO
T&T	151 Pearl Street	See Former City of Toronto By-law No 438-07	See Former City of Toronto By-law No 438-07	Pages without Height Areas	See Former City of Toronto By-law No 438-07	Queen St W, Bathurst St and Richmond St W	See Former City of Toronto By-law No 438-07	NO	NO	NO	NO	NO	NO	NO
T&T	223 Campy Street	See Former City of Toronto By-law No 438-09	Pages without Height Areas	Pages without Lot Coverage	See Former City of Toronto By-law No 438-09	None	See Former City of Toronto By-law No 438-09	NO	NO	NO	NO	NO	NO	NO
T&T	5661 Steeles Avenue	See Former City of Scarborough Employment District By-law No 24981 (Tapscott)	See Former City of Scarborough Employment District By-law No 24981 (Tapscott)	See Former City of Scarborough Employment District By-law No 24981 (Tapscott)	See Former City of Scarborough Employment District By-law No 24981 (Tapscott)	Steeles Ave	See Former City of Scarborough Employment District By-law No 24981 (Tapscott)	NO	NO	NO	YES	NO	NO	NO

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