

Final Report on the City-wide Zoning By-law

Date:	January 22, 2013
To:	Planning & Growth Management Committee
From:	Chief Planner & Executive Director, City Planning Division
Wards:	All
Reference Number:	P:\2013\Cluster B\PLN\PGMC\PG13008

SUMMARY

The new revised draft City-wide Zoning By-law was released for public consultation on June 18, 2012. On October 12, 2012, the Planning and Growth Management Committee recommended that the draft City-wide Zoning By-law be revised for the purposes of Statutory Public Meeting to be held on February 13, 2013. A revised version of the draft City-wide Zoning By-law was submitted to the Committee at its meeting held on November 8, 2012. Adoption of the November 8, 2012 draft of the City-wide Zoning By-law is recommended subject to the changes proposed by this report.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. The draft City-wide Zoning By-law be revised in accordance with the changes outlined in this report.
2. City Council enact the proposed City-wide Zoning By-law in the form dated November 8, 2012 and subject to the changes recommended by this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft City-wide Zoning By-law as may be required.
4. The Chief Planner and Executive Director, City Planning Division, in consultation with Public Health, Toronto Environment Office, the Ministry of the Environment, the Ontario Association of Cemeteries' and Funeral Professionals

review options for where the location of and conditions for new crematoriums should be permitted in the City.

Financial Impact

There is no financial impact associated with this approval of this report.

DECISION HISTORY

On October 12, 2012, the Planning and Growth Management Committee had before it a report from the Chief Planner and Executive Director, City Planning recommending changes to the revised draft City-wide Zoning By-law submitted to the Committee at its meeting held on June 18, 2012. The Committee adopted the following recommendations in connection with that report:

1. Directed that the draft Zoning By-law be amended to delete the prohibition on paid visitor parking in multi-residential/apartment buildings.
2. Directed the Chief Planner and Executive Director, City Planning, to revise the draft City-wide Zoning By-law in accordance with the changes in Recommendation 1 above and those outlined in the report (September 27, 2012) from the Chief Planner and Executive Director, City Planning.
3. Directed that the revised draft City-wide Zoning By-law be the subject of a Statutory Public Meeting before a special meeting of the Committee to be held in February 2013.
4. Directed the Chief Planner and Executive Director, City Planning, to arrange a public meeting to discuss the matter of separation distance requirements for crematoriums as outlined in the report (September 27, 2012) from the Chief Planner and Executive Director, City Planning, for the purpose of recommending to the Committee any changes to the City-wide Zoning By-law on this subject at the Statutory Public Meeting date.
5. Directed the Chief Planner and Executive Director, City Planning, to work with United Way Toronto, the Tower Renewal Office, Toronto Public Health, Social Development Finance and Administration Division, Economic Development and Culture Division, and other key stakeholders to begin immediately to examine which Residential Apartment zones of the City would be best suited for application of the new Residential Apartment Commercial zone and report back to the Committee with these findings.
6. Directed the Chief Planner and Executive Director, City Planning, in consultation with the Executive Director of Municipal Licensing and Standards and the City Solicitor, to prepare a further report on the matter of defining holistic type

- establishments and adult entertainment type uses to better distinguish between them for the purposes of regulating their location within the City.
7. Directed the Chief Planner and Executive Director, City Planning, to hold a working group meeting with the Faith Communities to review the draft Zoning By-law provisions, and to discuss where, and under what conditions places of worship could be located, as well as the performance measures to govern them.
 8. Directed the Chief Planner and Executive Director, City Planning, to report through the Official Plan Review on appropriate locations for places of worship; and that the results of the revised Official Plan policies are to be the foundation for the preparation of Zoning By-law zones and performance standards to implement the Official Plan.
 9. Directed the Chief Planner and Executive Director, City Planning's staff to attend a meeting of the University of Toronto Liaison Committee to review the concerns of the University of Toronto as it relates to the St. George (downtown) Campus.

A revised version of the draft City-wide Zoning By-law was submitted to the Planning and Growth Management Committee as an information item for its meeting held on November 8, 2012. The revised version of the draft Zoning By-law has been available for public review since that time in advance of the statutory public meeting to be held on February 13, 2013.

ISSUE BACKGROUND

On June 18, 2012, a new revised version of the draft City-wide Zoning By-law was tabled before the Planning and Growth Management Committee. The Committee directed that the draft Zoning By-law be made available to the public and that staff report back to the Committee, at its meeting to be held on October 12, 2012, with any recommended changes to the draft Zoning By-law based on the comments received from the public. At its meeting held on October 12, 2012, the Committee directed that the new revised version of the draft City-wide Zoning By-law, released in June 2012, be further revised and made the subject of a statutory public meeting in February 2013.

COMMENTS

A revised version of the draft of the City-wide Zoning By-law was made available to the public through the Committee's meeting held on November 8, 2012 where it was listed as an information item. The same version of the draft Zoning By-law, with a search by address function, has also been available through the City Planning Division web page as mentioned in the covering report to the Committee's meeting held on November 8, 2012. In addition, a "black line" version, which compares the June 18, 2012 version with the version released on November 8, 2012, was made available through the City Planning Division's web page as described in the covering report to the Committee.

At its meeting held on October 12, 2012, the Committee requested that specific issues be examined with a view to making changes to the draft City-wide Zoning By-law. In particular, the Committee requested:

1. That a working group meeting with the Faith Communities be held to review the draft Zoning By-law provisions, and to discuss where, and under what conditions places of worship could be located, as well as the performance measures to govern them;
2. That a further report on the matter of defining holistic type establishments and adult entertainment type uses to better distinguish between them for the purposes of regulating their location within the City be prepared; and
3. That a public meeting to discuss the matter of separation distance requirements for crematoriums as outlined in the report (September 27, 2012) from the Chief Planner and Executive Director, City Planning, be held for the purpose of recommending to the Committee any changes to the City-wide Zoning By-law on this subject at the Statutory Public Meeting date.

Staff received comments from the public about the draft Zoning By-law with respect to its interpretation for specific properties as well as clarification of the intent of particular provisions. Staff from City Planning, Legal Services and Building Division have reviewed the draft Zoning By-law for the purposes of standardizing language, clearer organization, greater consistency and clarity in among the "lawfully existing" exemption clauses.

Staff are of the opinion that the revised draft City-wide Zoning By-law, as amended by this Report, is consistent with the Provincial Police Statement 2005 and conforms with the Growth Plan for the Greater Golden Horseshoe.

Recommended Amendments for Places of Worship

Three meetings were held with representatives of various religious organizations including a group known as the Faith Coalition, representing several faith groups. A proposal was put forward to include bringing forward the existing as-of-right permissions for places of worship in the new draft City-wide Zoning By-law. Staff are supportive of the changes, which are outlined in Attachment One.

It is proposed that places of worship be permitted as-of-right in all residential zones. In the R zone, which is made up of the R2, R3, R4 and R4A zones of the former City of Toronto, the current By-law 438-86 requirements for places of worship will continue: they must be on a lot with a lot frontage of at least 30 metres and located in a building originally constructed for that purpose.

In an RD and RS zone, a place of worship must be on a lot that is 2,000 square metres in area and abutting a major street. The maximum gross floor area is limited to 2,000 square metres.

In and RT and RM zone, a place of worship must be on a lot that is 2,000 square metres in area and abutting a major street. The maximum gross floor area is limited to 2,500 square metres.

In an RA zone, a place of worship may be on a separate lot that is 2,000 square metres in area and abutting a major street. The maximum gross floor area is limited to 3,000 square metres. In addition, it may be located in an apartment building with at least 100 dwelling units provided it is not located above the first storey and does not exceed 30 square metres in area, with an increase in area of 10 square metres for every additional 50 dwelling units to a maximum of 110 square metres. This is the same requirement for a retail store in an apartment building.

In an RAC zone, a place of worship may be on a separate lot that is 2,000 square metres in area and abutting a major street. The maximum gross floor area is limited to 3,000 square metres. In addition, it may be located on a lot with an apartment building of 100 units or more provided it is not located above the first storey, it does not exceed 600 square metres and does not occupy more than 50% of the interior floor area of the first storey of an apartment building.

Places of worship are proposed to be permitted in all CR and CRE zones. Previously places of worship were not permitted in CR zones in Policy Areas 3 and 4. As well, there are several proposed exemptions to the CR building requirements since places of worship are not typical in design to the mixed use building type contemplated by those requirements.

In the Employment-Industrial Zone category, places of worship are proposed to be permitted as-of-right only in the EO zone and only on major streets, in order to conform with the Official Plan policies for Employment lands. However, an exemption is proposed for all the other industrial zones to recognize lawfully existing places of worship along major streets, as permitted by the Official Plan. Many of the faith groups that participated in the meetings are involved in the Official Plan review of Employment lands policy with respect to places of worship.

Places of worship in all zones are subject to some general building rules found in Chapter 150. An exemption to the height maximum was included for steeples, minarets or similar architectural elements allowing these elements to exceed the permitted maximum height by 40% provided its footprint is no greater than 30 square metres.

Revised definitions of "place of worship" and "religious organization", as well as a new definition of "worship area" are proposed. The definition for worship area is for the purpose of calculating parking space requirements in Chapter 200. A reduction of 10% of the worship area is recommended to account for parts of the worship area that are inaccessible to worshippers. In addition, the parking space requirements for worship areas with no fixed seating have been slightly reduced to account for a slightly larger area of the floor used during prayers as opposed to a standing position only.

The proposed amendments to the specific sections of the draft Zoning By-law are in Attachment One.

Distinguishing between Adult Entertainment-type Uses and Holistic Service-type Uses

The City-wide Zoning By-law included a definition for "holistic centre" to complement the Licensing By-law's use of the term. Currently, none of the existing zoning by-laws use the term. Nevertheless, licenses are issued based on the use being similar to the definitions of existing uses, such as personal service shop, medical clinic or medical office.

Holistic-type establishments are businesses that offer services of any modality used as a tool for therapeutic and wellness purposes. The services they offer may generally be considered alternative forms of health related services, which are available to the general public. The services offered are by persons who are not licensed or registered under Province of Ontario legislation.

Adult entertainment-type establishments fall into two categories:

1. Businesses where live nude dancing primarily on a stage is a major activity. Generally they offer a group experience between an adult audience and the dancers. Food and beverages may be offered for sale. The businesses are referred to as adult entertainment parlours or sometimes adult entertainment establishments.
2. Businesses where the adult experience is private between a customer and an attendant in closed private rooms and that involves touching. These businesses are referred to as body-rub parlours or sometimes body-rub establishments.

Both establishments offer services designed to appeal to sexual appetites, a term used in the Municipal Act and the City of Toronto Act.

The former Municipality of Metropolitan Toronto originally enacted the licensing by-laws to regulate and require licenses for adult entertainment parlours and body-rub parlours. A maximum of 63 adult entertainment parlour licenses may be issued. As of October 2012 there were only 16 properties in the City licensed for as an adult entertainment parlour. The maximum number of body-rub parlour licenses which may be issued is 25. All 25 licences have been issued since the former Municipality of Metropolitan Toronto enacted the by-law in 1975. There are 422 licensed holistic centres in the City and 2,378 licensed holistic practitioners. These licenses can be acquired only if the zoning permits the use.

Operators intent on establishing illegal operations that offer sexual services have obtained holistic centre licenses to give their operations a public sense of legitimacy even though they provide illegal services. The Report "Licensing Strategy to Deal With Illegal Body

Rub Activity in Licensed Premises” from Municipal Licensing and Standards considered by Council in July 2005 estimates that about half of the holistic centres were subject of complaints and investigations resulting from the offering of sexual services. The report estimates that the number of unlicensed premises offering sexual services is about equal to the number of holistic centres.

The approach proposed for the City-wide Zoning By-law is to create a more comprehensive hierarchy of definitions and include separation distances for the adult-related uses:

1. Adult Entertainment - means premises used for entertainment including activities, facilities, performances, exhibitions, viewings or encounters designed to appeal to erotic or sexual appetites or inclinations which a principal feature or characteristic is the nudity or partial nudity of any person.
2. Body Rub Service - means premises used for services involving the kneading, manipulating, rubbing, massaging, touching or stimulating by any means of a person's body for the purposes of appealing to erotic or sexual appetites or inclinations.
3. Massage Therapy - means premises providing massage therapy by persons who are medical or health professionals licensed or registered under Province of Ontario legislation.
4. Wellness Centre - means premises providing services for therapeutic and wellness purposes, such as reiki energy therapy, hypnosis, reflexology, life coaching, "TAP" therapy, acupuncture, or massage service by persons other than medical or health professionals licensed or registered under Province of Ontario legislation.

To be close to potential customers, body-rub services locate close to adult entertainment establishments resulting in a concentration of adult related uses in some areas. Similar illegal operations will attempt to locate close to adult entertainment businesses and body rub services. A separation distance requirement would avoid the clustering of these uses.

The separation distances for adult entertainment would be:

- at least 100 metres from a lot in a Residential Zone category or Residential Apartment Zone category; and
- at least 500 metres from a lot with a public school, private school, or place of worship, or a lot in a IS zone or IPW zone; and
- at least 500 metres from a lot that has an adult entertainment use or a body rub service.

The separation distances for a body rub service would be:

- at least 100 metres from a lot in a Residential Zone category or Residential Apartment Zone category; and
- at least 500 metres from a lot with a public school, private school, or place of worship, or a lot in a IS zone or IPW zone; and
- at least 500 metres from a lot that has a body rub service or an adult entertainment use.

It proposed to permit a body rub service only in the E zone. The intention is to provide a zone for the licensed body rub services to relocate that is away from main commercial streets.

The massage therapy and wellness centre uses would be permitted in all commercial zones namely Commercial Residential, Commercial Local and Commercial Residential Employment zones and the Employment Office zone and the Institutional zone.

A review of the existing licensed body rub parlours indicates that window and door openings are always covered. While most retail outlets along commercial streets tend to use window space as opportunity to display goods and services so to invite customers, body rub services conceal views into the shop and limit their services to specific hours and clientele.

Zoning cannot regulate the outward appearance of store fronts but the Licensing By-law may be able to assist. It is recommended that any complementary Licensing By-law changes related to the new City-wide Zoning By-law for these establishments consider requiring the storefronts of a wellness centre and massage therapy to have transparent glass without coverings. A similar review of licensing requirements for body rub services should be conducted.

The proposed amendments to the specific sections of the draft Zoning By-law are in Attachment Two.

Crematoriums

A public meeting to discuss separation distance requirements for crematoriums was held on Tuesday, November 20, 2012. Staff from City Planning, Toronto Public Health, the Toronto Environment Office and the Ministry of the Environment led a discussion on the proposed 30 metre separation distance between crematoriums and sensitive land uses. Attendees included representatives from the Crematorium Working Group: Moore Park, the Toronto Environmental Alliance and consultants interested in constructing a cremation facility in an industrial area in Scarborough.

The primary area of concern raised by the majority of attendees was the potential health impacts of emissions from cremations. Most expressed a great deal of concern that 30 metres was not an adequate separation from the residential areas. Many of the participants live in the residential neighbourhood adjacent to the Mount Pleasant

crematorium, which is less than 20 metres distance from the nearest home and they are very concerned about the potential impacts on their health.

It is important to note that separation distances do not necessarily address air quality emissions. Crematoriums require an Environmental Compliance Approval (ECA) (formerly a Certificate of Approval) from the Ministry of the Environment (MOE) to obtain a licence. A crematorium is not permitted to operate unless it has met the provincial standards for emissions at the point of impingement. Point of impingement is measured typically at the property boundary of a sensitive use, in this case, residential properties.

The Province has also issued the D-6 Guideline, "Compatibility between Industrial Facilities and Sensitive Land Uses" to assist municipalities in determining separation distances between sensitive land uses and activities such as manufacturing. The Guidelines are advisory only and can be used by municipalities to help determine setbacks to address nuisance impacts such as noise, odour and vibration. It is not intended to address air emissions, which must comply with provincially established standards found in the Environmental Protection Act. The Guideline does not specify what class of impact a crematorium would fall under.

On July 1, 2012, new provincial legislation, the *Funeral, Burial and Cremation Services Act, 2002* (the Act), came into effect. The Act establishes a new regulatory framework that permits applications for a licence to operate a crematorium outside of a cemetery, provided that the crematorium is approved by the municipality. The previous legislation (*Cemeteries Act (Revised)* and the *Funeral Directors and Establishments Act*) allowed crematoriums only in cemeteries. Existing zoning by-laws permit crematoriums only in cemeteries.

The public meeting identified two issues. First, there was concern about locating crematoriums in cemeteries which are generally close to residential areas. Second, there was interest in examining whether to allow a crematorium in industrial areas, especially to serve residents of the east end where there are no crematoriums. With a growing and increasingly culturally diverse population with limited land available for burial, there may be increased demand for cremation, leading to requests for new crematoriums in the City. Given that the province has adopted new legislation to permit crematoriums outside of cemeteries, there may be site specific requests for permission to construct crematoriums in areas other than cemeteries, such as employment lands.

It is recommended that a policy review be undertaken to determine where new crematoriums should be permitted in the City. The review should address:

- Permitted locations of crematoriums in other large cities;
- Current trends for cremation (cultural preferences, limited land available for burial);
- Potential impacts of crematoriums on land uses other than cemeteries (traffic, noise, odour, smoke);

- Potential impacts of crematoriums on adjacent land uses- potential separation distances (traffic, noise, odour, smoke);
- Historic role of cemeteries; and
- Emerging employment land official plan policies

Until such time as the policy review is completed, it is proposed that the City-wide Zoning By-law permit crematoriums only in cemeteries with a minimum separation distance requirement of 30 metres from any residential zone.

Drive-Through Facility

Chapter 150 regulations for a drive-through facility are proposed to be amended to permit a stacking aisle between the building and one of the streets on a corner lot when the drive through facility is combined with a vehicle fuel station. Representation from the Canadian fuels industry noted that provincial regulations require an unobstructed view of the fuel pumps from the vehicle fuel station building. A stacking aisle located between the building and the fuel pumps would obstruct the attendant's view. The design options for a corner lot with a vehicle fuel station and a drive through facility would be restricted by this requirement. It is recommended that an exemption be added to this regulation for a drive-through in combination with a vehicle fuel station located on a corner lot.

The proposed amendments to the specific sections of the draft Zoning By-law are in Attachment Three.

Group Homes

The definitions of "group home" and "residential care facility" in the current draft of the City-wide Zoning By-law are based on the definition of group home in the City of Toronto Act, which is the same as the one in the Municipal Act. Municipalities throughout Ontario have been using this definition in zoning by-laws since it was first introduced by the Province.

Recently, human rights concerns have brought the definition under scrutiny. In particular, the phrase "by reason of their emotional, mental, social, or physical condition or legal status" to describe reasons why this type of living accommodation may be required is allegedly problematic and potentially inappropriate.

It is proposed to remove the phrase from the definitions because the other qualifications: "supervised living accommodation," "licensed or funded by under Province of Ontario or Government Canada legislation" and "supervised group living arrangement" are sufficient to distinguish this use from other housing accommodation.

The proposed amended definitions are in Attachment Four.

Zoning By-law Map Changes After Publication of the November 8, 2012 Draft Zoning By-law

Under the Transition Protocol, lands that are subject to complete applications for site plan and zoning amendments are not included in the proposed City-wide Zoning By-law and are depicted on the Zoning By-law Map with diagonal hatching. The November draft reflected the Transition Protocol for complete applications as of September 13, 2012. In the meantime, new site plan and zoning amendment applications continue to be submitted.

Appendix Five is a list of properties for which applications have been filed between September 14 and December 31 2012, which will be removed from the Zoning By-law Map under the Transition Protocol. It is recommended that direction be given to make these map changes and to continue to do so without further public notice until production of the final version of the Zoning By-law Map prior to the enactment of the City-wide Zoning By-law.

The list in Appendix Five identifies lands owned by the French Public School Board which will be removed from the Zoning By-law Map. It is proposed that this action is consistent with the June 16, 2010 direction of the Planning and Growth Management Committee to remove the school sites owned by the Toronto District School Board and the Toronto Catholic District School Board, because these schools are part of a public school board.

The Zoning By-law Map will be revised to reflect the amendments to the Zoning By-law Map of By-law 438-86 in the West Forest Hill area that were enacted through By-law 672-2012. The 2012 By-law was under appeal at the time of the November 2012 draft of the City-wide Zoning By-law. The appeal has been withdrawn and By-law 672-2012 is now in force. Related text in the RD zone exceptions for lands in this area will also be revised in accordance with the By-law 672-2012 amendment to Section 12(1) 320 of By-law 438-86.

While reviewing the November 2012 draft, a few corrections were made to the Zoning By-law Map to reflect existing zoning. These locations are listed in Appendix Six. These changes include some sites that were left out of the Zoning By-law Map based on the Transition Protocol criteria of being the subject of an application for site plan approval or zoning amendment, but now are not.

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ATTACHMENTS

Attachment 1: Place of Worship Amendments

Attachment 2: Adult Entertainment, Body Rub Service, Massage Therapy and Wellness Centre Amendments

Attachment 3: Drive-Through Related Amendments

Attachment 4: Changes to the Definition of Group Home and Residential Care Home

Attachment 5: Properties Removed From Zoning By-law With Development

Applications Between October 1, 2012 and December 31, 2012

Attachment 6: Changes in Zone Labels

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Attachment 1 – Place of Worship Amendments

The following regulation 10.5.20.1 (2) is **deleted**

10.5.20.1 General

(2) Existing Place of Worship

A **lawfully existing place of worship** on a lot in the Residential Zone category is permitted on that lot, and:

(A) any expansion or addition to the **lawfully existing place of worship building** must comply with Section 150.50 and the requirements for the zone in which the **lot** is located; and

(B) the **lawfully existing place of worship** may be replaced with a new **place of worship building** that complies with Section 150.50 and the requirements for the zone in which the **lot** is located.

Revise regulation 10.10.20.20 (1) to include Place of Worship as a permitted use with conditions (inserted in the appropriate place in the alphabetical list)

10.10.20.20 Permitted Use – with Conditions

(1) Use with Conditions – R Zone

The following uses are permitted in the R zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 10.10.20.100:

Place of Worship (8)

Insert regulation 10.10.20.100 (8) pertaining to conditions (and renumber the conditions for the uses that follow alphabetically in the list)

(8) Place of Worship

In the R zone, a **place of worship** must:

(A) comply with the specific use regulations in Section 150.50;

(B) be on a **lot** with a **lot frontage** of at least 30 metres; and

(C) be in a **building** originally constructed as a **place of worship**.

Revise regulation 10.20.20.20 (1) to include Place of Worship as a permitted use with conditions (inserted in the appropriate place in the alphabetical list)

10.20.20.20 Permitted Use – with Conditions

(1) Use with Conditions – RD Zone

The following uses are permitted in the RD zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 10.20.20.100:

Place of Worship (8)

Insert regulation 10.20.20.100 (8) pertaining to conditions (and renumber the conditions for the uses that follow alphabetically in the list)

(8) Place of Worship

In the RD zone, a **place of worship** must:

(A) comply with the specific use regulations in Section 150.50;

(B) be on a **lot** with,

- (i) a **front lot line** or **side lot line** abutting a major **street** shown on the Policy Areas Overlay Map,
- (ii) a **lot area** of at least 2,000 square metres, and
- (iii) a **lot frontage** of at least 30 metres;

(C) be in a **building** with no more than 2,000 square metres of **gross floor area**; and

(D) a **lawfully existing place of worship** is exempt from the requirements of regulation 10.20.20.100 (8) (B) and (C).

Revise regulation 10.40.20.20 (1) to include Place of Worship as a permitted use with conditions (inserted in the appropriate place in the alphabetical list)

10.40.20.20 Permitted Use – with Conditions

(1) Use with Conditions – RS Zone

The following uses are permitted in the RS zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 10.40.20.100:

Place of Worship (8)

Insert regulation 10.40.20.100 (8) pertaining to conditions (and renumber the conditions for the uses that follow alphabetically in the list)

(8) Place of Worship

In the RS zone, a **place of worship** must:

(A) comply with the specific use regulations in Section 150.50;

(B) be on a **lot** with,

- (i) a **front lot line** or **side lot line** abutting a major **street** shown on the Policy Areas Overlay Map,
- (ii) a **lot area** of at least 2,000 square metres, and
- (iii) a **lot frontage** of at least 30 metres;

(C) be in a **building** with no more than 2,000 square metres of **gross floor area**; and

(D) a **lawfully existing place of worship** is exempt from the requirements of regulation 10.40.20.100 (8) (B) and (C).

Revise regulation 10.60.20.20 (1) to include Place of Worship as a permitted use with conditions (inserted in the appropriate place in the alphabetical list)

10.60.20.20 Permitted Use – with Conditions

(1) Use with Conditions – RT Zone

The following uses are permitted in the RT zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 10.60.20.100:

Place of Worship (8)

Insert regulation 10.60.20.100 (8) pertaining to conditions (and renumber the conditions for the uses that follow alphabetically in the list)

(8) Place of Worship

In the RT zone, a **place of worship** must:

(A) comply with the specific use regulations in Section 150.50;

(B) be on a **lot** with,

- (i) a **front lot line** or **side lot line** abutting a major **street** shown on the Policy Areas Overlay Map,

- (ii) a **lot area** of at least 2,000 square metres, and
- (iii) a **lot frontage** of at least 30 metres;

(C) be in a **building** with no more than 2,500 square metres of **gross floor area**; and

(D) a **lawfully existing place of worship** is exempt from the requirements of regulation 10.60.20.100 (8) (B) and (C).

Revise regulation 10.80.20.20 (1) to include Place of Worship as a permitted use with conditions (inserted in the appropriate place in the alphabetical list)

10.80.20.20 Permitted Use – with Conditions

(1) Use with Conditions – RM Zone

The following uses are permitted in the RM zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 10.80.20.100:

Place of Worship (9)

Insert regulation 10.80.20.100 (9) pertaining to conditions (and renumber the conditions for the uses that follow alphabetically in the list)

(9) Place of Worship

In the RM zone, a **place of worship** must:

(A) comply with the specific use regulations in Section 150.50;

(B) be on a **lot** with,

- (i) a **front lot line** or **side lot line** abutting a major **street** shown on the Policy Areas Overlay Map,
- (ii) a **lot area** of at least 2,000 square metres, and
- (iii) a **lot frontage** of at least 30 metres;

(C) be in a **building** with no more than 2,500 square metres of **gross floor area**; and

(D) a **lawfully existing place of worship** is exempt from the requirements of regulation 10.80.20.100 (9) (B) and (C).

*The following regulation 15.5.20.1 (2) is **deleted***

15.5.20.1 General

(2) Existing Place of Worship

A **lawfully existing place of worship** on a lot in the Residential Apartment Zone category is permitted on that lot, and:

(A) any expansion or addition to the **lawfully existing place of worship building** must comply with Section 150.50 and the requirements for the zone in which the **lot** is located; and

(B) the **lawfully existing place of worship** may be replaced with a new **place of worship building** that complies with Section 150.50 and the requirements for the zone in which the **lot** is located.

Revise regulation 15.10.20.20 (1) to include Place of Worship as a permitted use with conditions (inserted in the appropriate place in the alphabetical list)

15.10.20.20 Permitted Use – with Conditions

(1) Use with Conditions – RA Zone

The following uses are permitted in the RA zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 15.10.20.100:

Place of Worship (8)

Insert regulation 15.10.20.100 (8) pertaining to conditions (and renumber the conditions for the uses that follow alphabetically in the list)

(8) Place of Worship

In the RA zone:

(A) a **place of worship** may be on a **lot** with an **apartment building**, if the **lot** has 100 or more **dwelling units** in one or more **apartment buildings**, and the **place of worship**,

(i) is inside an **apartment building**,

(ii) is not above the first **storey** of the **apartment building**,

(iii) does not exceed 30.0 square metres in **interior floor area** for the first 100 **dwelling units** in the **apartment building**, which may be increased by 10.0 square metres for each additional 50 **dwelling units** in excess of 100, to a maximum of 110.0 square metres, and

(iv) access to the **place of worship** must be from within the **apartment building**, unless it is on a **lot** with a **front lot line** or **side lot line** abutting a major **street** shown on the Policy Areas Overlay Map;

- (B) if a **place of worship** is not on a lot with an **apartment building**, it must,
- (i) comply with the specific use regulations in Section 150.50,
 - (ii) be on a **lot** with,
 - (a) a **front lot line** or **side lot line** abutting a major **street** shown on the Policy Areas Overlay Map, and
 - (b) a **lot area** of at least 2,000 square metres, and
 - (iii) be in a **building** with no more than 3,000 square metres of **gross floor area**;
- and

(C) a **lawfully existing place of worship** is exempt from the requirements of regulation 15.10.20.100 (8) (B) (ii) and (iii).

Revise regulation 15.20.20.20 (1) to include Place of Worship as a permitted use with conditions (inserted in the appropriate place in the alphabetical list)

15.20.20.20 Permitted Use – with Conditions

(1) Use with Conditions – RAC Zone

The following uses are permitted in the RAC zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 15.20.20.100:

Place of Worship (12)

Insert regulation 15.20.20.100 (12) pertaining to conditions (and renumber the conditions for the uses that follow alphabetically in the list)

(12) Place of Worship

In the RAC zone:

- (A) a **place of worship** may be on a **lot** with an **apartment building**, if the **lot** has 100 or more **dwelling units** in one or more **apartment buildings**, and the **place of worship**,
- (i) is not above the first **storey** of the **building** it is in,
 - (ii) does not exceed 600 square metres in **interior floor area**, and
 - (iii) if located in an **apartment building**, does not occupy more than 50% of the **interior floor area** of the first **storey** of the **apartment building**;

- (B) if a **place of worship** is not on a **lot** with an **apartment building**, it must,
- (i) comply with the specific use regulations in Section 150.50,
 - (ii) be on a **lot** with,
 - (a) a **front lot line** or **side lot line** abutting a major **street** shown on the Policy Areas Overlay Map, and
 - (b) a **lot area** of at least 2,000 square metres, and

(iii) be in a **building** with no more than 3,000 square metres of **gross floor area**;
and

(C) a **lawfully existing place of worship** is exempt from the requirements of regulation 15.20.20.100 (12) (B) (ii) and (iii).

*The following regulation 40.5.20.1 (1) is **deleted***

40.5.20.1 General

(1) Existing Place of Worship

A **lawfully existing place of worship** on a lot in the Commercial Residential Zone category is permitted on that lot, and:

(A) any expansion or addition to the **lawfully existing place of worship building** must comply with Section 150.50 and the requirements for the zone in which the **lot** is located; and

(B) the **lawfully existing place of worship** may be replaced with a new **place of worship building** that complies with Section 150.50 and the requirements for the zone in which the **lot** is located.

Revise regulation 40.10.20.20 to delete reference to condition (14) and only refer to condition (40)

40.10.20.20 Permitted Use – with Conditions

Place of Worship (40)

*The following regulation 40.10.20.100 (14) is **deleted***

40.10.20.100 Conditions

(14) Place of Worship

In the CR zone, a **place of worship** may not be on a **lot** that is located in Policy Area 3 (PA3) or Policy Area 4 (PA4) as shown on the Policy Areas Overlay Map.

Revise the first sentence of regulation 40.10.40.1 (2) by adding "excluding a place of worship"

40.10.40 Principal Building Requirements

40.10.40.1 General

(2) Commercial Uses - Location of Entrances and First Floor Elevation

In the CR zone, for any non-residential use, excluding a **place of worship**, the floor level of the first **storey** must:

Revise regulation 40.10.40.1 (6)(B) by adding provision (iii)

(6) Location of Entrances when Abutting Residential

- (B) is not required to comply with the requirements of regulation (A) above if:
- (i) the **lot** is located in the CR zone subject to Development Standard Set 1 (SS1);
 - (ii) the **lot** is located south of Bloor Street West or Bloor Street East; and
 - (iii) the **building** on the **lot** is a **place of worship**.

Revise regulation 40.10.40.10 (5) by changing the word "floor" to "storey" and add regulation 40.10.40.10 (6)

(5) Minimum Height of First Storey

In the CR zone, the minimum height of the first **storey** measured between the floor of the first **storey** and the ceiling of the first **storey**, is 4.5 metres.

(6) Place of Worship Height of First Storey Exemption

In the CR zone, a **place of worship** is exempt from regulation 40.10.40.10 (5).

Revise regulation 40.10.40.70 (1) by adding regulation 40.10.40.70 (1) (D)

- (D) A **place of worship** is exempt from regulation (A) above.

Revise regulation 40.10.40.70 (2) by adding regulation 40.10.40.70 (2) (I)

- (I) A **place of worship** is exempt from regulation (A) above.

The following regulation 50.5.20.1 (1) is **deleted**

50.5.20.1 General

(1) Existing Place of Worship

A **lawfully existing place of worship** on a lot in the Commercial Residential Employment Zone category is permitted on that **lot**, and:

(A) any expansion or addition to the **lawfully existing place of worship building** must comply with Section 150.50 and the requirements for the zone in which the **lot** is located; and

(B) the **lawfully existing place of worship** may be replaced with a new **place of worship building** that complies with Section 150.50 and the requirements for the zone in which the **lot** is located.

Revise regulation 50.10.20.20 to delete reference to condition (6) and only refer to condition (34)

50.10.20.20 Permitted Use – with Conditions

Place of Worship (34)

The following regulation 50.10.20.100 (6) is **deleted**

50.10.20.100 Conditions

(6) Place of Worship

In the CRE zone, a **place of worship** must be on a lot that fronts on a major **street** as shown on the Policy Areas Overlay Map.

Insert the following provision in the EL zone

60.10.20.1 General

(1) Existing Place of Worship

In an EL zone, a **lawfully existing place of worship** is permitted if it is on a **lot** with a **front lot line** or **side lot line** abutting a major **street** as shown on the Policy Area Overlay Map; and

(A) any expansion or addition to the **place of worship building** complies with Section 150.50 and the requirements for the EL zone; and

(B) it is to be replaced with a new **place of worship building** that complies with Section 150.50 and the requirements for the EL zone.

Insert the following provision in the E zone

60.20.20.1 General

(1) Existing Place of Worship

In an E zone, a **lawfully existing place of worship** is permitted if it is on a **lot** with a **front lot line** or **side lot line** abutting a major **street** as shown on the Policy Area Overlay Map; and

(A) any expansion or addition to the **place of worship building** complies with Section 150.50 and the requirements for the E zone; and

(B) it is to be replaced with a new **place of worship building** that complies with Section 150.50 and the requirements for the E zone.

Insert the following provision in the EH zone

60.30.20.1 General

(1) Existing Place of Worship

In an EH zone, a **lawfully existing place of worship** is permitted if it is on a **lot** with a **front lot line** or **side lot line** abutting a major **street** as shown on the Policy Area Overlay Map; and

(A) any expansion or addition to the **place of worship building** complies with Section 150.50 and the requirements for the EH zone; and

(B) it is to be replaced with a new **place of worship building** that complies with Section 150.50 and the requirements for the EH zone.

Revise regulation 60.40.20.20 (1) (B) to include Place of Worship as a permitted use with conditions

60.40.20.20 Permitted Use – with Conditions

(1) Use with Conditions – EO Zone

In the EO zone:

(B) the following uses are permitted under the letter "o" in the zone label if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.40.20.100:

Place of Worship (29, 30)

Insert regulations 60.40.20.100 (29) and 60.40.20.100 (30) pertaining to conditions

60.40.20.100 Conditions

(29) Place of Worship – Interior Floor Area and Major Street

In the EO zone, a **place of worship**:

(A) may not have an **interior floor area** that exceeds 5,000 square metres; and
(B) must be on a **lot** with a **front lot line** or **side lot line** abutting a major **street** as shown on the Policy Area Overlay Map.

(30) Place of Worship

In the EO zone, a **place of worship** must comply with the specific use regulations in Section 150.50.

Revise regulation 80.20.20.20 (1) to include Place of Worship as a permitted use with conditions (inserted in the appropriate place in the alphabetical list)

80.20.20.20 Permitted Use – with Conditions

(1) Use with Conditions – IH Zone

The following uses are permitted in the IH zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 80.20.20.100:

Place of Worship (22)

Insert regulation 80.20.20.100 (22) pertaining to conditions

(22) Place of Worship

In the IH zone, a **place of worship** must:

(A) comply with the specific use regulations in Section 150.50;

(B) be on the same **lot** as a **hospital** or a **hospice**; and

(C) be in a **building** with no more than 5,000 square metres of **gross floor area**, unless it is inside a **hospital**.

Relocate Place of Worship from the permitted use list in regulation 80.30.20.10 (1) to regulation 80.30.20.20 (1) to include Place of Worship as a permitted use with conditions (inserted in the appropriate place in the alphabetical list)

80.30.20.20 Permitted Use – with Conditions

(1) Use with Conditions – IE Zone

The following uses are permitted in the IE zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 80.30.20.100:

Place of Worship (23)

Insert regulation 80.30.20.100 (23) pertaining to conditions

(23) Place of Worship

In the IE zone, a **place of worship** must comply with the specific use regulations in Section 150.50.

Revise regulation 80.50.40.10 regarding "permitted maximum height"

80.50.40.10 Height

(1) Building Height - Architectural Elements

In the IPW zone, a minaret, steeple or similar architectural element on a **place of worship building** may exceed the permitted maximum height of the **building** by 40%, if the horizontal area of the minaret, steeple or similar architectural element is no more than 30.0 square metres.

80.50.40.11 Height Exemption

(1) Lawfully Existing Place of Worship - Building Height – Architectural Elements

In the IPW zone, if a **lawfully existing place of worship** has a **lawful** architectural element such as a minaret, steeple or similar architectural element that exceeds the permitted maximum height for a **building** in this By-law, the permitted maximum height for the architectural element is its **lawful** height.

*The following regulation 90.5.20.1 (2) is **deleted***

90.5.20.1 General

(2) Existing Place of Worship

A **lawfully existing place of worship** on a lot in the Open Space Zone category is permitted on that lot, and:

(A) any expansion or addition to the **lawfully existing place of worship building** must comply with Section 150.50 and the requirements for the zone in which the **lot** is located; and

(B) the **lawfully existing place of worship** may be replaced with a new **place of worship building** that complies with Section 150.50 and the requirements for the zone in which the **lot** is located.

Revise regulation 150.50.40.10 regarding "permitted maximum height"

150.50.40.10 Height

(1) Building Height - Architectural Elements

A minaret, steeple or similar architectural element on a **place of worship building** may exceed the permitted maximum height of the **building** by 40%, if the horizontal area of the minaret, steeple or similar architectural element is no more than 30.0 square metres.

150.50.40.11 Height Exemption

(1) Lawfully Existing Place of Worship - Building Height – Architectural Elements

If a **lawfully existing place of worship** has a **lawful** architectural element such as a minaret, steeple or similar architectural element that exceeds the permitted maximum height for a **building** in this By-law, the permitted maximum height for the architectural element is its **lawful** height.

The following regulation 150.50.80 is **deleted**

150.50.80 Parking

150.50.80.10 Location

(1) Location of Vehicle Parking or Storage

On a **lot** in a Commercial Zone category, Commercial Residential Zone category, Commercial Residential Employment Zone category, Institutional Zone or Institutional Education Zone, with a **place of worship**, no part of an area used for the parking or storage of a vehicle may be less than 3.0 metres from any part of a **lot line**

that abuts a **lot** in a Residential Zone category or Residential Apartment Zone category.

*The following regulation 150.50.80.200 is **deleted***

150.50.80.200 Exemptions

(1) Exception for Existing Parking Spaces

If a **lawfully existing place of worship** is located on a **lot** located in a Residential Zone category, Residential Apartment Zone category, Employment Zone category, and the number of **lawfully existing parking spaces** on the **lot** is less than that required by this By-law, then the **number of lawfully existing parking spaces** is the minimum number required for that **lawfully existing place of worship**; and

(A) if there is:

- (i) an increase in the **interior floor area** for that use, **parking spaces** for that increased **interior floor area** must be provided in compliance with the requirements of this By-law; or
- (ii) a change of use in that **building, parking spaces** must be provided in compliance with the requirements of this By-law.

Revise regulation 200.5.10.1 regarding Table 200.5.10.10 – "Parking Space Rates and Parking Space Occupancy – Place of Worship"

200.5.10 Parking Rates

200.5.10.1 General

Land Use	Parking Rate	AM	PM	Eve
Place of Worship	Parking Spaces must be provided at the greater of: (B) if there is no seating or variable seating in a Place of Worship then: (i) if located in Policy Area 1 (PA1): (a) a minimum rate of 11 for each 100 square metres of worship area; and (b) a maximum rate of 22 for 100 square metres of worship area; and (ii) if locate in Policy Area 2 (PA2): (a) a minimum rate of 18 for each 100 square metres of worship area; and (b) a maximum rate of 27 for 100 square metres of worship area; and (iii) if located in Policy Area 3 (PA3) and Policy Area 4 (PA4): (a) a minimum rate of 22 for each 100 square metres of worship area; and (b) a maximum rate of 33 for 100 square metres of worship area; and (iv) at a minimum rate of 27 for each 100 square meters of worship area if located in any other area of the City	100%	100%	100%

Revise regulation 200.5.10.1 regarding "parking rates – general" by inserting new regulation 200.5.10.1 (11)

200.5.10 Parking Rates

200.5.10.1 General

(11) Place of Worship Parking Rates

For the purpose of calculating parking space requirements for a **place of worship**, the worship area is 90% of the main area of a **place of worship** used for expression of worship through religious services, rites or ceremonies.

Replace definition 800.50 (580) regarding Place of Worship as follows

(580) Place of Worship

means premises used by a religious organization for religious worship, services, ceremonies or rites, which may also be used for the advancement of its charitable purposes.

Replace definition 800.50 (68) regarding Religious Organization as follows

(680) Religious Organization

means a corporation or an association of persons that is charitable according to the law of Ontario organized for the advancement of religion through the conduct of religious worship, services, ceremonies or rites, including its charitable purposes.

Attachment 2 - Adult Entertainment, Body Rub Service, Massage Therapy and Wellness Centre Amendments

Adult Entertainment, Body Rub Service, Massage Therapy, and Wellness Centre Issues

Insert the following as permitted uses in the CL zone

30.20.20.10 Permitted Use

(1) Use – CL Zone

Massage Therapy
Wellness Centre

Insert the following as permitted uses in the CR zone

40.10.20.10 Permitted Use

(1) Use – CR Zone

(A) In the CR zone, the following uses are permitted under the letter 'c' in the zone label referred to in regulation 40.5.1.10 (3)(A)(i):

Massage Therapy
Wellness Centre

Insert the following as permitted uses in the CRE zone

50.10.20.10 Permitted Use

(1) Use – CRE Zone

(A) In the CRE zone, the following uses are permitted under the letter 'c' in the zone label referred to in regulation 50.5.1.10 (3)(A)(i):

Massage Therapy
Wellness Centre

Insert the following as permitted use with conditions in the E zone

60.20.20.20 Permitted Use – with Conditions

Body Rub Service (32)

Insert the following as a condition in the E zone

60.20.20.100 Conditions

(32) Body Rub Service - Separation Distance

In an E zone, a **lot** that has a **body rub service** must be:

(A) at least 100 metres from a **lot** in a Residential Zone category or Residential Apartment Zone category; and

(B) at least 500 metres from a **lot** with a **public school, private school, or place of worship**, or a **lot** in a IS zone or IPW zone; and

(C) at least 500 metres from a **lot** that has a **body rub service** or an **adult entertainment** use.

Insert the following as permitted uses in the EO zone

60.40.20.20 Permitted Use

(1) Use – EO Zone

(B) In the EO zone, the following uses are permitted under the letter 'o' in the zone label referred to in regulation 60.40.1.10 (3)(A)(ii):

**Massage Therapy
Wellness Centre**

Insert the following as permitted uses in the I zone

80.10.20.10 Permitted Use

(1) Use – I Zone

**Massage Therapy
Wellness Centre**

Insert the following as permitted uses in the IH zone

80.20.20.10 Permitted Use

(1) Use – IH Zone

**Massage Therapy
Wellness Centre**

Insert the following as permitted uses in the IE zone

80.30.20.10 Permitted Use

(1) Use – IE Zone

**Massage Therapy
Wellness Centre**

Replace regulation 150.110.30 (1) with the following

150.110.30 Lot Requirements

(1) Adult Entertainment - Separation Distance

A **lot** that has an **adult entertainment** use must be:

(A) at least 100 metres from a **lot** in a Residential Zone category or Residential Apartment Zone category; and

(B) at least 500 metres from a **lot** with a **public school, private school, or place of worship**, or a **lot** in a IS zone or IPW zone; and

(C) at least 500 metres from a **lot** that has an **adult entertainment** use or a **body rub service**.

Replace definition 800.50 (5) with the following

(5) Adult Entertainment

means premises used for entertainment including activities, facilities, performances, exhibitions, viewings or encounters designed to appeal to erotic or sexual appetites or inclinations in which a principal feature or characteristic is the nudity or partial nudity of any person.

An **adult entertainment** is not a **body rub service**.

Insert a new definition in 800.50 (92) regarding Body Rub Service

(92) Body Rub Service

means premises used for services involving the kneading, manipulating, rubbing, massaging, touching or stimulating by any means of a person's body for the purposes of appealing to erotic or sexual appetites or inclinations.

A **body rub service** is not an **adult entertainment, massage therapy, or wellness centre**.

Insert a new definition in 800.50 (473) regarding Massage Therapy

(473) Massage Therapy

means premises providing massage therapy by persons who are medical or health professionals licensed or registered under Province of Ontario legislation.

A **massage therapy** is not a **body rub service** or **wellness centre**.

Insert a new definition in 800.50 (937) regarding Wellness Centre

(937) Wellness Centre

means premises providing services for therapeutic and wellness purposes, such as reiki energy therapy, hypnosis, reflexology, life coaching, "TAP" therapy, acupuncture, or massage service by persons other than medical or health professionals licensed or registered under Province of Ontario legislation.

A **wellness centre** is not a **massage therapy, medical office or body rub service**.

Attachment 3 - Drive-Through Related Amendments

Revise regulation 40.10.20.20 to delete reference to condition (12) and only refer to condition (37)

40.10.20.20 Permitted Use – with Conditions

Drive Through Facility (37)

The following regulation 40.10.20.100 (12) is deleted

(12) Drive Through Facility

In the CR zone, a drive through facility must be on a lot that:

- (A) is subject to Development Standard Set 3 (SS3); and
- (B) has a zone label with an 'r' value of 0.0

Replace regulation 150.80.20 (1) with the following which more clearly identifies zones that permit a dwelling unit

150.80.20 Use Requirements

(1) Drive Through Facility – Use Restriction with Residential

No person may use any land or erect or use any **building** or **structure** for the purpose of a **drive through facility** in a Residential Zone category, a Residential Apartment Zone category, a Commercial Residential Employment Zone category, or a Commercial Residential Zone category other than a CR zone where the zone label has an 'r' value of 0.0.

Replace regulation 150.80.20 (6) with the following

(6) Stacking Aisle Location – Drive Through Facility and a Vehicle Fuel Station on a Corner Lot

Despite 150.80.20(5), if a building located on a corner **lot** has both a **drive through facility** and a **vehicle fuel station**, the **drive through facility stacking aisle** may be located in a **side yard** between the **building** and the **street**.

150.80.40 Building Requirements

(1) Drive Through Facility – Separation Distance

A **drive through facility**, including **stacking aisles**, must be at least 30.0 metres from any **lot** in a Residential Zone category, Residential Apartment Zone category,

Commercial Residential Employment Zone Category, or a Commercial Residential Zone category other than a CR zone where the zone label has an 'r' value of 0.0.

Attachment 4 - Changes to the Definition of Group Home and Residential Care Home

Revise 800.50 (325) "Group Home" to read:

(325) Group Home

means **premises** used to provide supervised living accommodation, licensed or funded under Province of Ontario or Government of Canada legislation, for three to ten persons, exclusive of staff, living together in a single housekeeping unit because they require a group living arrangement.

Revise 800.50 (700) "Residential Care Home" to read:

(700) Residential Care Home

means supervised living accommodation that may include associated support services, and is:

- (A) licensed or funded under Province of Ontario or Government of Canada legislation;
- (B) for persons requiring semi-independent or group living arrangements
- (C) for more than ten persons, exclusive of staff.

An **apartment building** used for the purpose of supportive housing or social housing is not a **Residential Care Home**

**Attachment 5 - Properties Removed From By-law With Development Applications
Between October 1, 2012 and December 31, 2012**

Address	Reason for Removal
3035 Weston Road	Development application
54-55 Avenue Road	Development application
226 Milvan Drive	Development application
500 Rexdale Blvd.	Development application
77 Bloor Street W.	Development application
70 Glen Scarlett Road	Development application
4040 Lawrence Avenue. W	Development application
293 Viewmount Avenue	Development application
55 Barber Greene Road	Development application
1340, 1350 & 1360 Danforth Road	Development application
186 & 188 Jarvis Street	Development application
3765 St. Clair Avenue E	Development application
480 University Avenue	Development application
299 Campbell Avenue	Development application
740 & 748 Sheppard Avenue W	Development application
639-645 Lawrence Avenue W	Development application
489 King Street W	Development application
10 Ordnance Street	Development application
55 Dundas Street W	Development application
2800 Keele Street	Development application
625-637 Yonge Street	Development application
205 Woodbine Avenue	Development application
784 Sheppard Avenue East	Development application
1405-1551 Weston Road & 1300-1320 Jane Street	Development application
3101-3157 Bathurst Street & 683 Bedford Park Avenue	Development application
2610 Eglinton Avenue E	Development application
813-817 Sheppard Avenue W	Development application
735-743 Renforth Drive	Development application
367-369 King Street W	Development application
266-322 King Street W	Development application
520 Richmond Street W	Development application
1009 Coxwell Avenue	Development application
682 Bathurst Street	Development application
300 Nugget Avenue	Development application
1151 Markham Road	Development application
1040-1042 Queen Street W	Development application
45-51 Esandar Drive	Development application
5845-5955 Leslie Street	Development application
793 Spadina Road	Development application

160 Vanderhoof Avenue	Development application
200 Keele Street	Development application
545-565 Sherbourne Street	Development application
567, 575, 577 Lawrence Avenue W & 70, 72, 74 Fairholme Avenue	Development application
8 The Esplanade	Development application
177-197 Front Street E, 15 & 21 Lower Sherbourne Street	Development application
50-52 Neptune Drive	Development application
88 Erskine Avenue & 73-79 Keewatin Avenue	Development application
99 Erskine Avenue & 66 Broadway Avenue	Development application
299 Campbell Avenue	Development application
323-333 King Street West	Development application
480 University Avenue	Development application
2655 Lawrence Avenue E	Development application
1439 Bloor Street W, 80 & 82 Perth Avenue	Development application
340 College Street 10-38 Major Street & 15-45 Brunswick Avenue	Development application
88 Sunrise Avenue & 22 Hobson Avenue	Development application
50 Celestine Drive.	French District School Board
14 Pembroke Street	French District School Board
80 Queensdale Avenue	French District School Board
1375 Morningside Avenue	French District School Board
116 Cornelius Parkway	French District School Board
65 Grace Street	French District School Board
100 Carlton Street	French District School Board
861 York Mills Road	Official Plan Compliance
825 Don Mills Road	Official Plan Compliance

Attachment 6 - Changes in Zone Labels

Address	Change
297 Sixth Street	Change to E 1.0
20, 48, 54 & 62 Murray Road	Make all polygon EL 1.0(x26)
1 York Gate Boulevard	Revise so that r FSI=0.0 Zone Label should read CR 1.0 (c1.0; r0.0) SS2 (x205)
41-75 Four Winds Drive	Change to CR 0.77 (c0.77; r0.77)SS3 (x238)
1800 O'Connor Drive	Make CR 2.0 (c0.2; r1.8) SS2 (x33)
280 Scarlett Road	Add (x1) to CL 0.5 polygon
17 Hycrest Avenue	Change from RT(x30) to RT(x360) – typo in exception
2 Inglewood Drive	Change to RD(f12.0;d0.6)(x1397) – site had been included within the zone of abutting cemetery
174 – 214 Moore Avenue	Revise "f"-value to 9.0 Zone Label should read R(f9.0;u2;d0.6)(x957)