

Special Provisions

Chapter 400 Site Specific Exemptions

Chapter 2 Compliance with this By-law

Grandfathering

Residential Zones

Residential Zone - Chapter 10

Places of Worship

General Regulations

Chapter 200 Parking Space Regulations

Chapter 800 Definitions

Chapter 150 Specific Use Regulations

Chapter 230 Bicycle Parking Space Regulations

Chapter 220 Loading Space Regulations

Draft City Wide Zoning By-law

Residential

Residential Apartment

Commercial Zones

Open Space

Employment Industrial Zones

Institutional

Utility and Transportation

<http://www.toronto.ca/zoning/>

Commercial Zones

Chapter 40 Commercial Residential Zone

Chapter 30 Commercial Zone

Chapter 50 Commercial Residential Employment Zone

Other Land Use Zones

Chapter 100 Utility and Transportation Zone

Chapter 60 Employment Industrial Zones

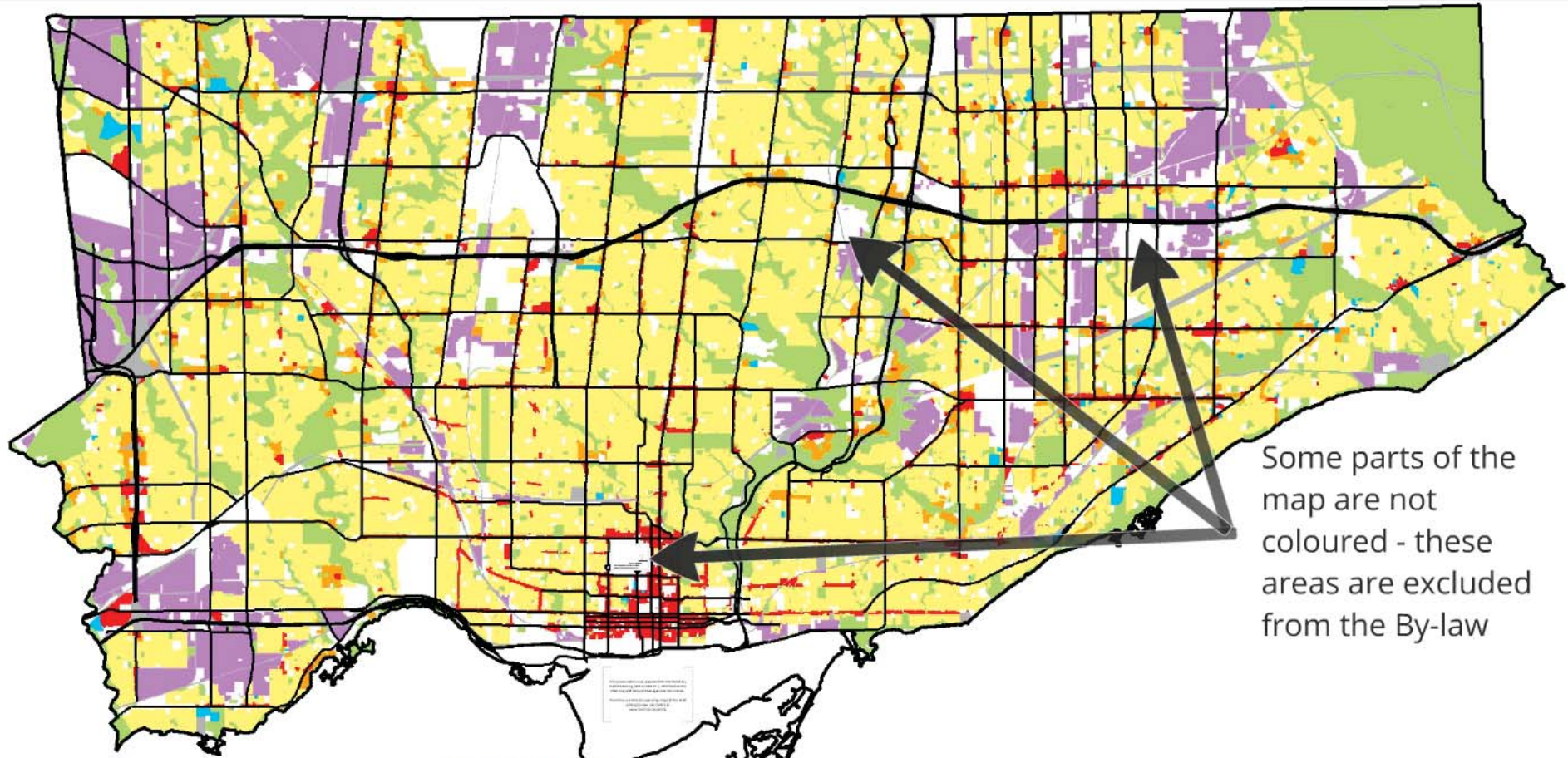
Chapter 90 Open Space Zones

Chapter 80 Institutional Zones

This presentation was prepared for the Statutory Public Meeting held on March 6, 2013 before the Planning and Growth Management Committee.

The full text and accompanying maps of the draft Zoning By-law are online at www.toronto.ca/zoning

Draft City Wide Zoning By-law



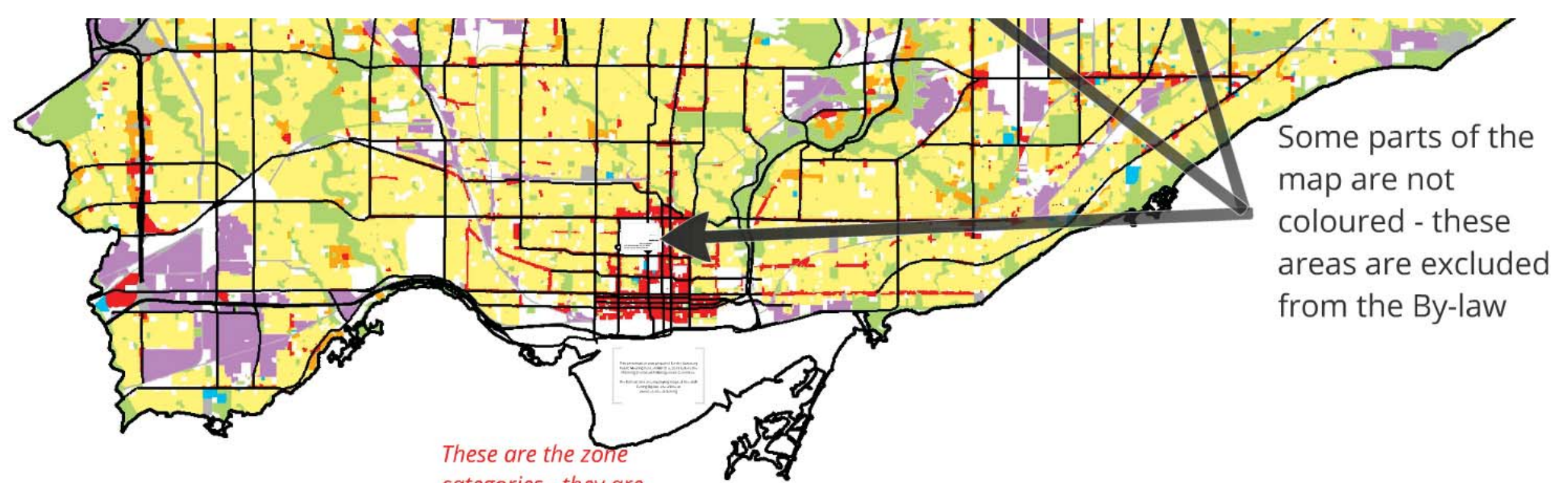
Some parts of the map are not coloured - these areas are excluded from the By-law

These are the zone categories - they are subdivided into more specific zones

- Residential
- Residential Apartment
- Commercial Zones
- Open Space
- Employment Industrial Zones
- Institutional
- Utility and Transportation

You can search for zoning information by address here:
http://map.toronto.ca/maps/map.jsp?app=ZBL_CONSULT

<http://www.toronto.ca/zoning/>



- Residential
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al



E

al Apartment



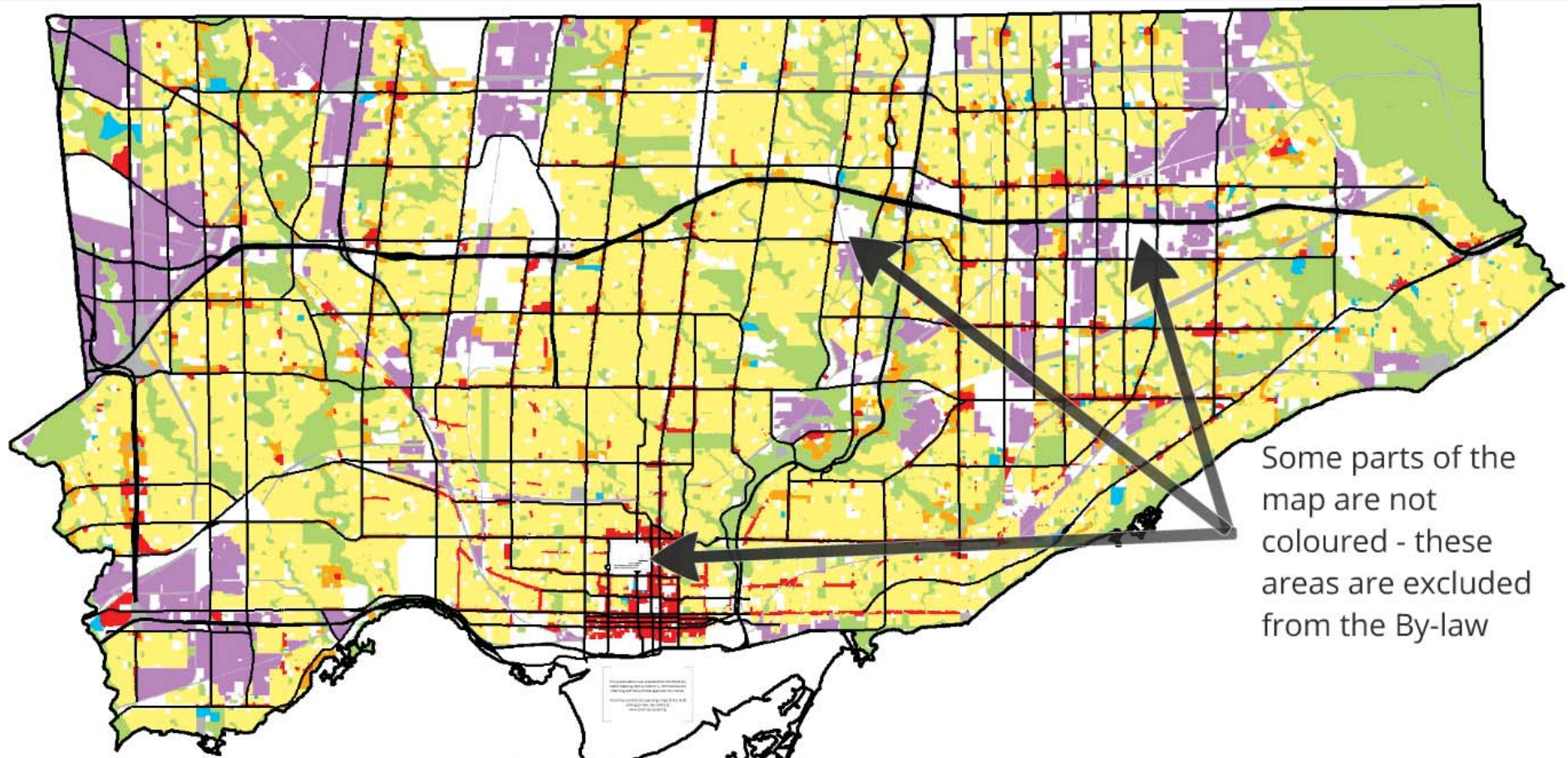
In

al Zones










U

Draft City Wide Zoning By-law



Some parts of the map are not coloured - these areas are excluded from the By-law

- These are the zone categories - they are subdivided into more specific zones*
- | | |
|---|--|
|  Residential |  Employment Industrial Zones |
|  Residential Apartment |  Institutional |
|  Commercial Zones |  Utility and Transportation |
|  Open Space | |

You can search for zoning information by address here:
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<http://www.toronto.ca/zoning/>



A Transition Protocol determines which properties will be excluded from the By-law eg. rezoning applications - read more here
http://www.toronto.ca/zoning/pdf/transition_attachment1.p

Former City By-laws are not repealed

- **existing bylaws continue to apply where the new By-law does not**



Toronto

A Transition
determines
properties
from the B
eg. rezoning
- read more

<http://www.toronto.c>

Former City By-laws are not repealed

- **existing bylaws continue to apply where the new By-law does not**



A **Transition Protocol**

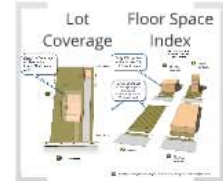
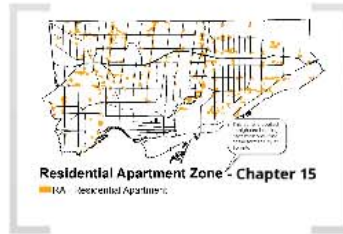
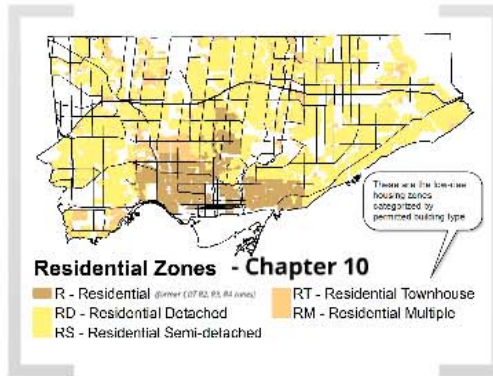
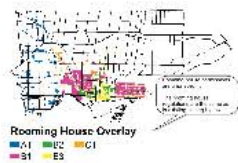
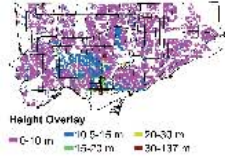
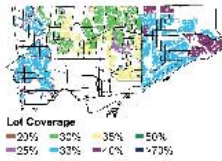
determines which
properties will be excluded
from the By-law
eg. rezoning applications
- read more here

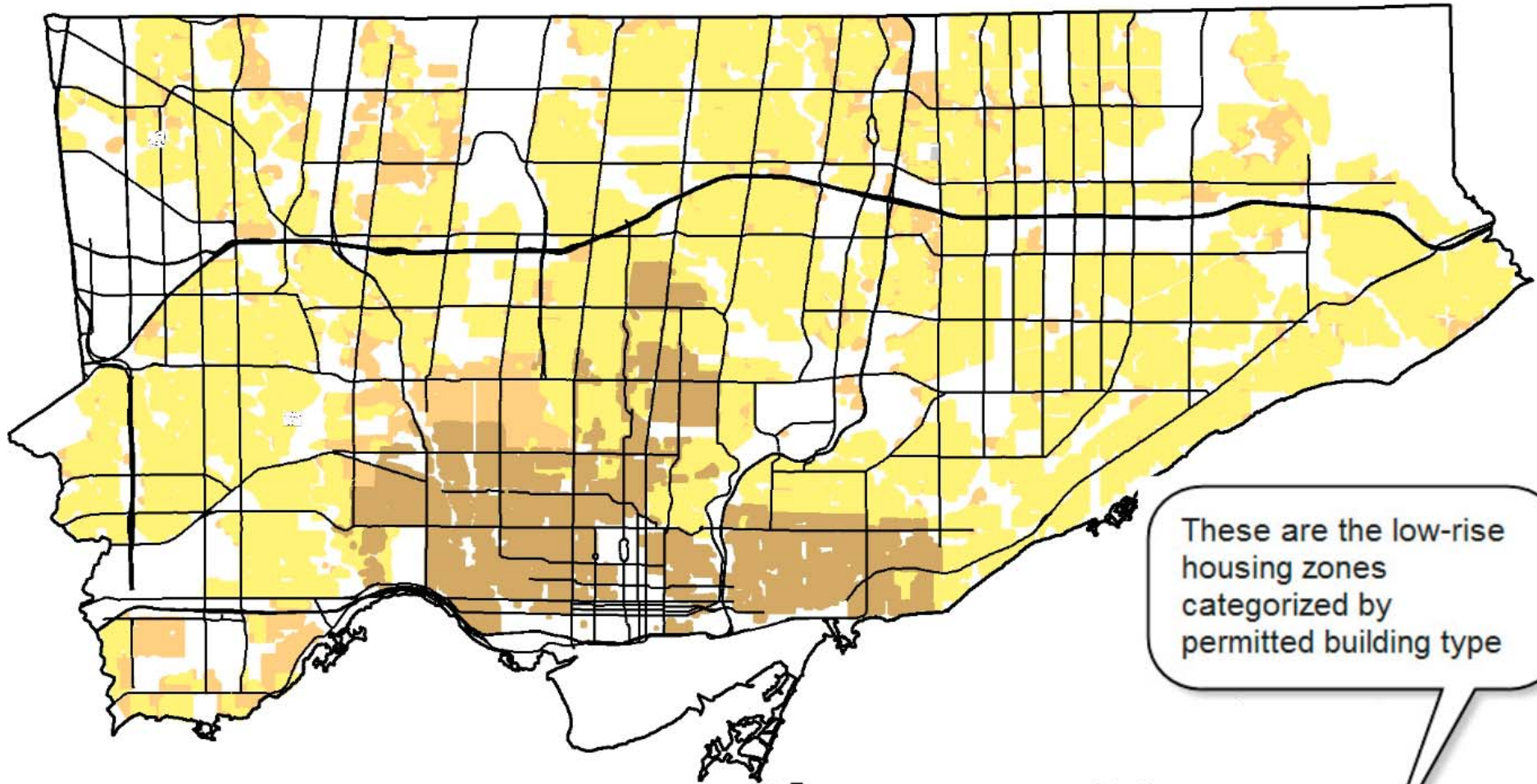
http://www.toronto.ca/zoning/pdf/transition_attachment1.pdf



Residential Zones

Overlay Maps apply regulations by **area** rather than by **zone**





Residential Zones - Chapter 10

 R - Residential *(former COT R2, R3, R4 zones)*

 RD - Residential Detached

 RS - Residential Semi-detached

 RT - Residential Townhouse

 RM - Residential Multiple

EDENBRIDGE DR

Residential minimum lot width in metres minimum lot area in square metres maximum density % of lot area

RD (f15.0; a555; d0.45)
(x28)

Detached

Exception/amendment applying to this zone

ROYAL YORK RD

ANGLESEY BLVD

Residential

minimum lot
width in metres

minimum lot area
in square metres

maximum density
% of lot area

RD (f15.0; a555; d0.45)
(x28)

Detached

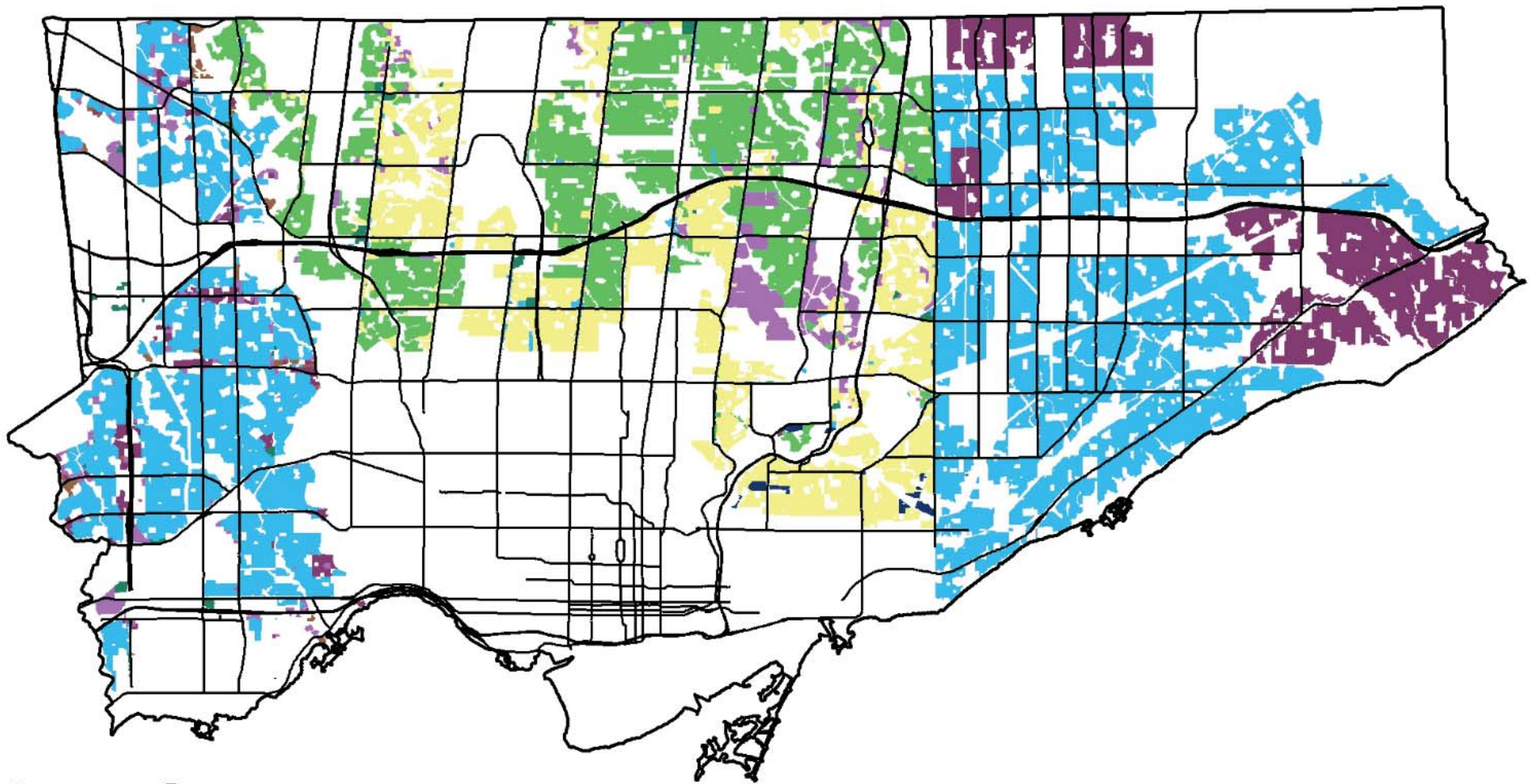
Exception/amendment
applying to this zone

(28) **Exception RD 28**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections. Site Specific Provisions: Prevailing By-laws and Prevailing Sections:

- (A) the maximum **building** height of a **building** with a flat roof is 6.5 metres measured to the highest point of the roof;
- (B) the maximum **building depth** for a **detached house** that is 2 or more **storeys** on a **lot** with a **lot frontage** of less than 18.0 metres is 16.5 metres; and a 1 **storey** extension beyond the maximum **building depth** of 16.5 metres may be permitted if the width of the extension is 50% or less of the width of the **detached house** and the extension maintains the minimum **side yard setbacks** required by this By-law or 3.0 metres whichever is greater;
- (C) the maximum **gross floor area** on a **lot** is 165 square metres plus 25% of the **lot area**, up to a maximum floor space index of 0.5, including,
 - (i) the floor area of an attached or detached garage, and
 - (ii) void areas in the **building**, and
 - (iii) for the purpose of calculating a void area as part of the calculation of the maximum **gross floor area** in this Regulation:
 - (a) a void area is any part of a **building** above the **basement** level where the floor to ceiling height is 4.6 metres or greater;
 - (b) the floor area of a void area is doubled;
 - (c) a maximum void area of 4% of the **gross floor area** of a **building** may be excluded from the calculation of the maximum **gross floor area** permitted in a **building**;
- (D) the minimum **side yard setback** of a **detached house** that is 2 or more **storeys** on a **lot** with a **lot frontage**,
 - (i) less than 15.3 metres is 0.9 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 2.1 metres,
 - (ii) of 15.3 metres to 18.0 metres is 1.2 metres and the minimum aggregate **side yard setbacks** of both **side yards** is 20% of the **lot frontage**,
 - (iii) greater than 18.0 metres is 1.5 metres and the minimum **side yard setback** of each **side yard** is increased by an additional 0.3 metres for every 3.0 metres greater than 18.0 metres to a maximum **side yard setback** of 3.0 metres for each **side yard**, and the minimum aggregate **side yard setbacks** of both **side yards** is 20% of the **lot frontage**;
- (E) a garage with **parking spaces** for 3 or more **vehicles** is permitted only on a **lot** with a **lot frontage** of greater than 27.0 metres; and
- (F) the minimum **lot depth** of a **lot** fronting on Ashley Park Road and on the properties known as 1161 and 1169 Royal York Road is 46 metres.

Overlay Maps apply
regulations by **area**
rather than by **zone**



Lot Coverage

20%

30%

35%

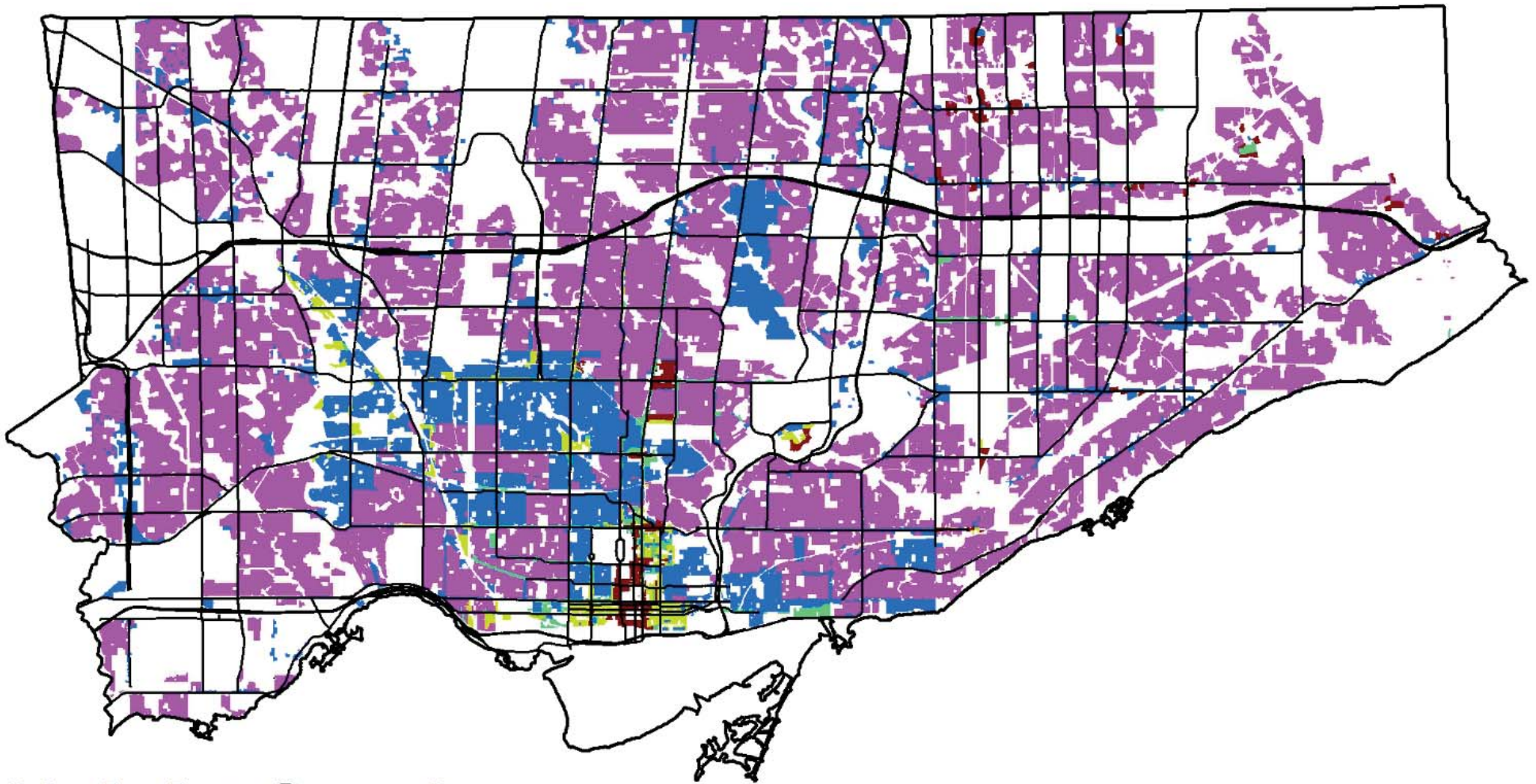
50%

25%

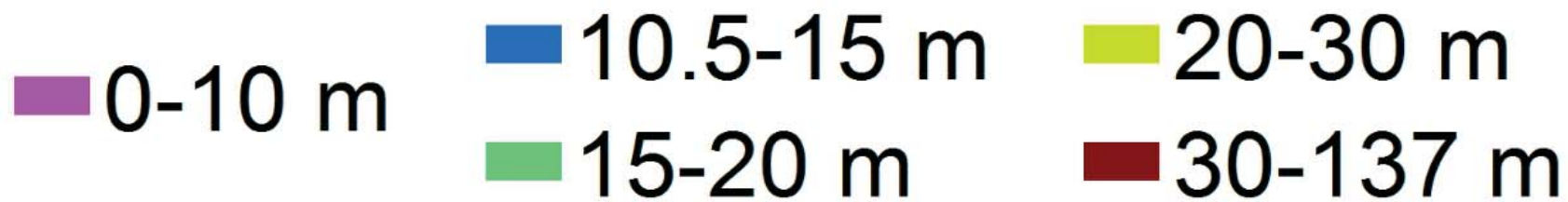
33%

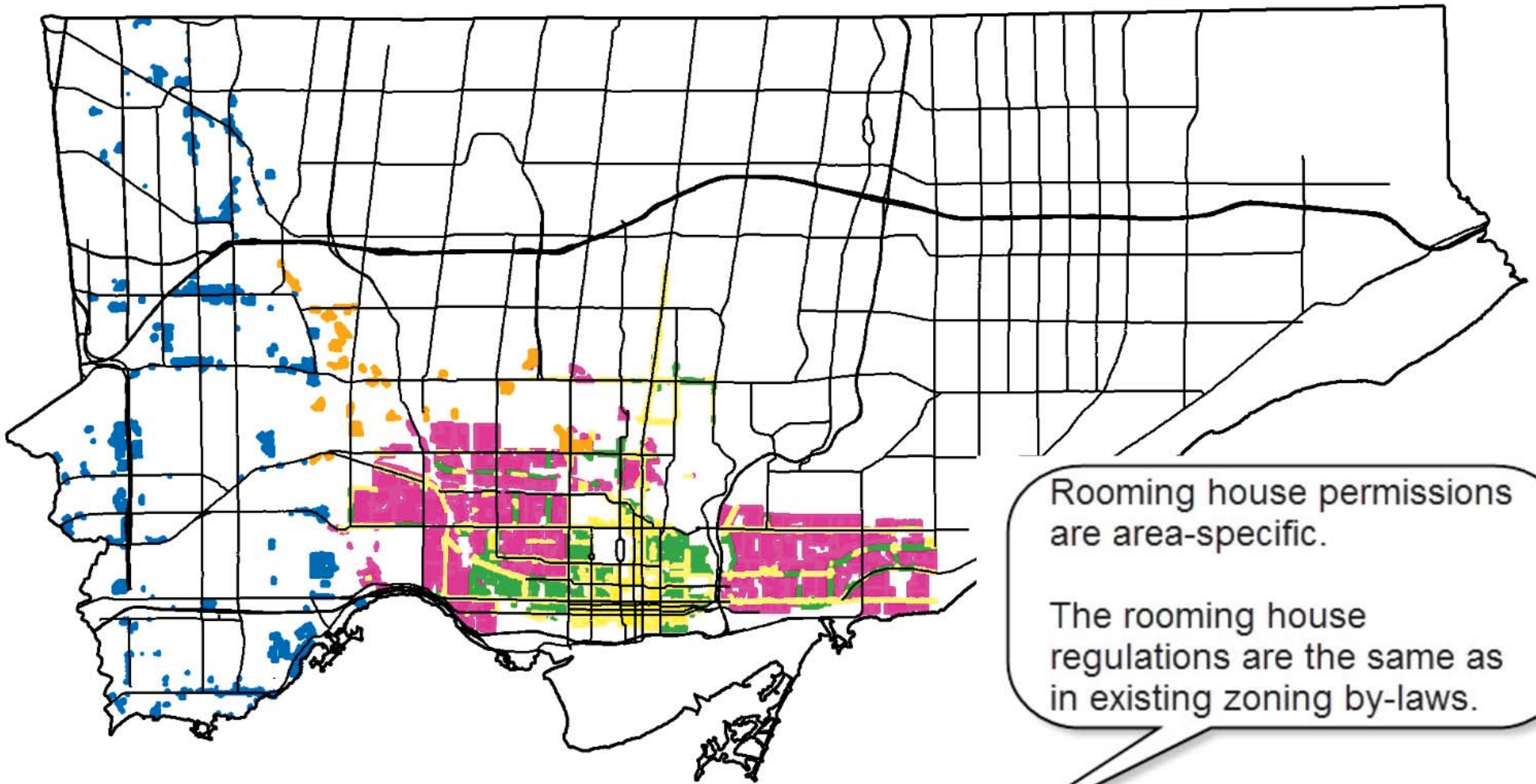
40%

>70%



Height Overlay





Rooming house permissions are area-specific.

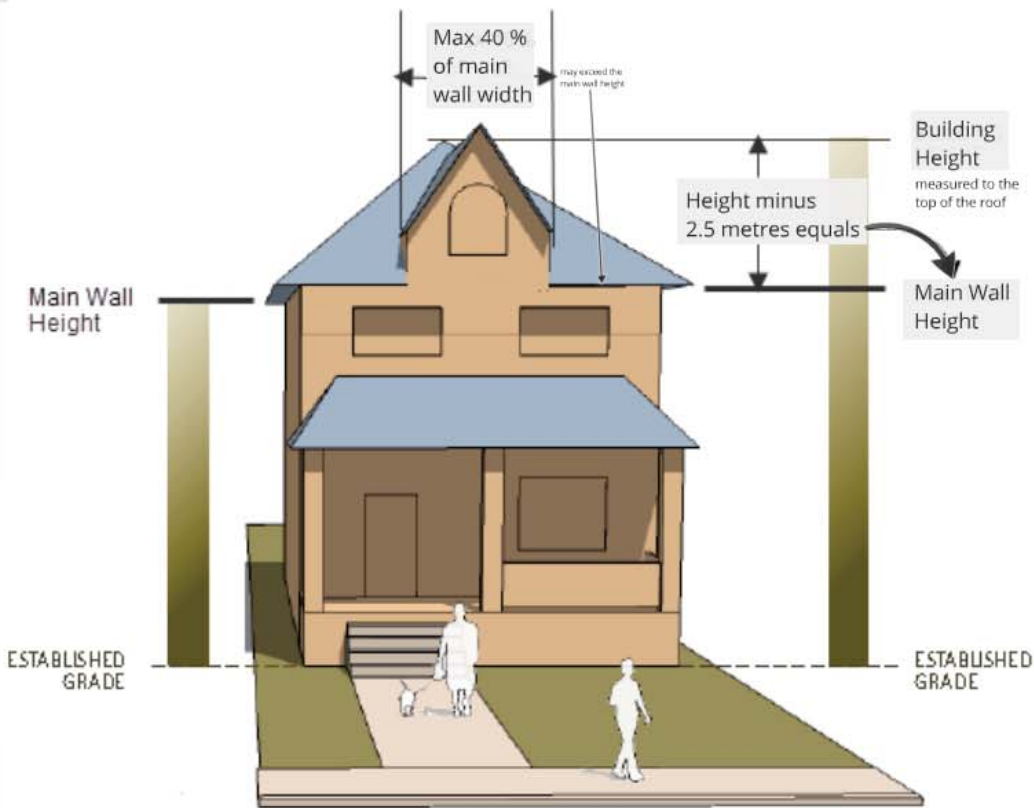
The rooming house regulations are the same as in existing zoning by-laws.

Rooming House Overlay

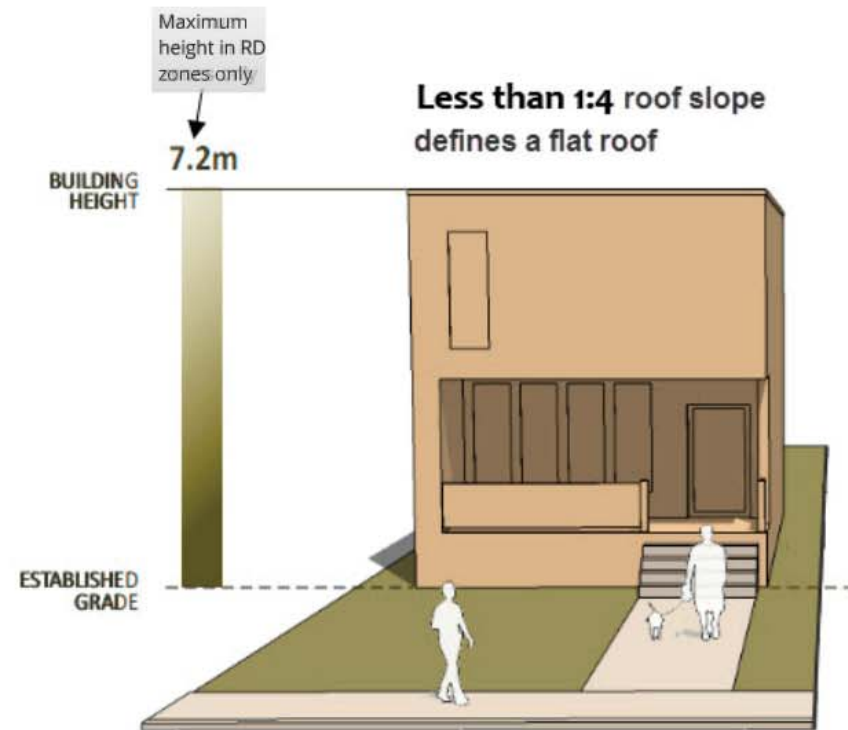
- A1
- B1
- B2
- B3
- C1

Measuring Height

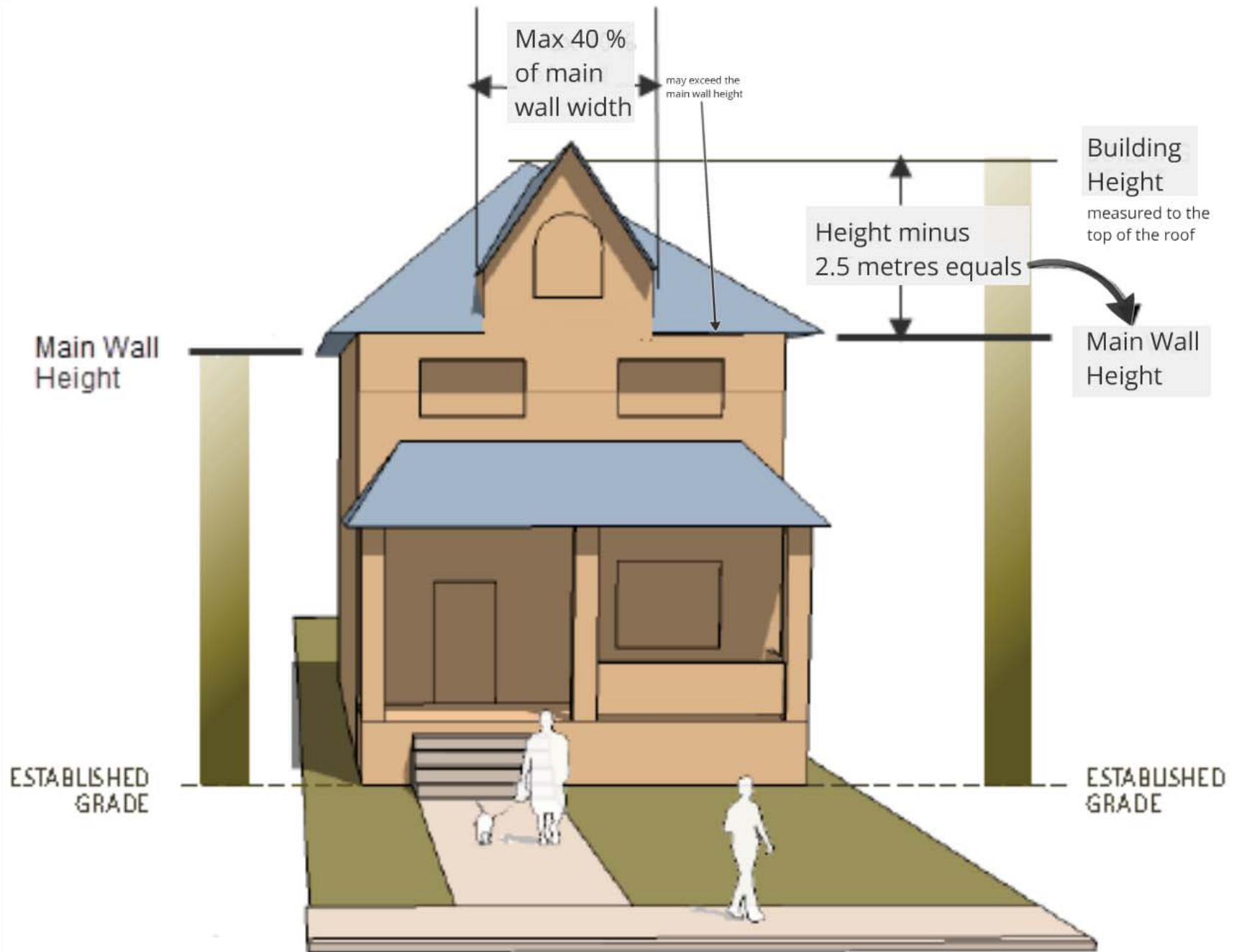
Pitched Roof Buildings



Flat Roof Buildings



Pitched Roof Buildings



Building Height

measured to the
top of the roof



Height minus
2.5 metres equals



Height minus
2.5 metres equals

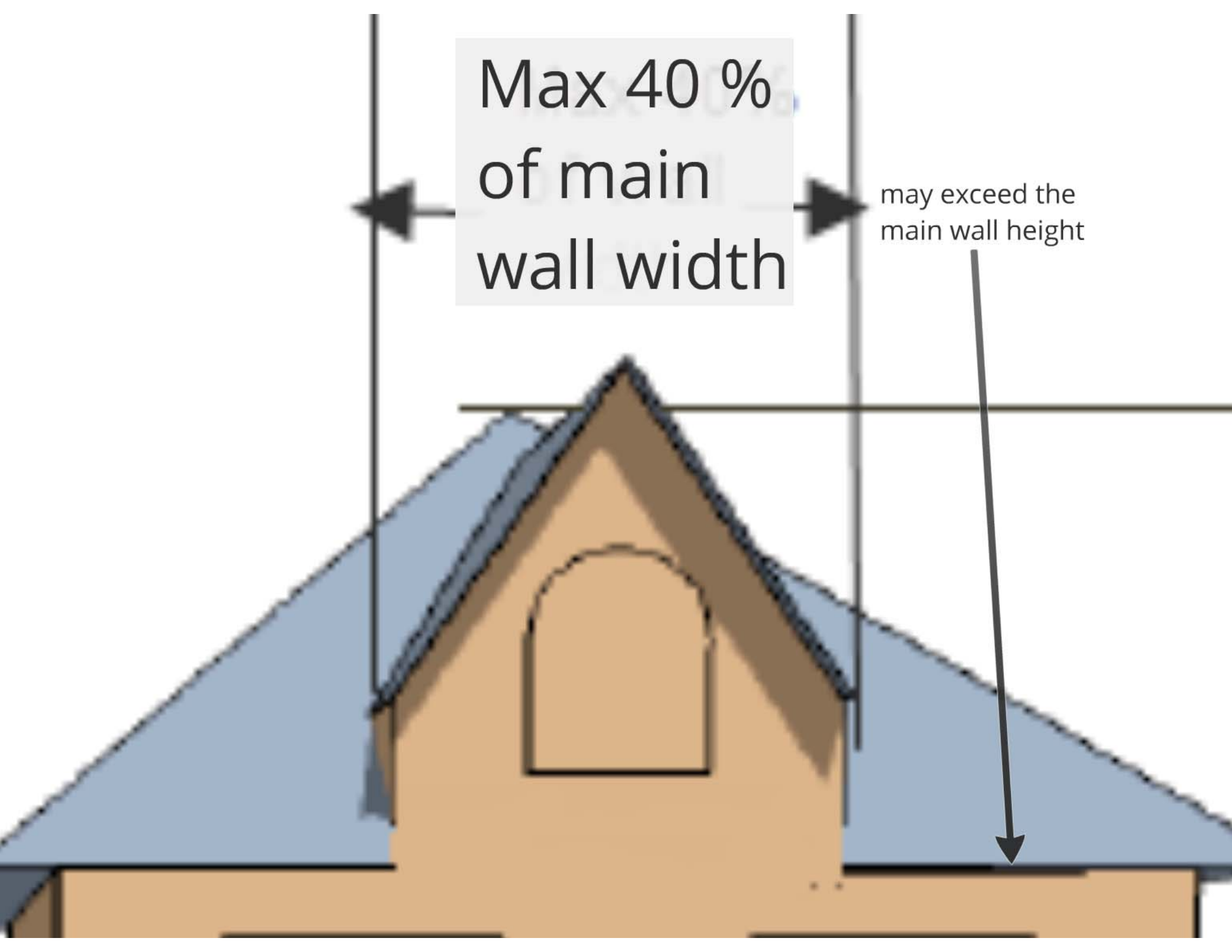
Height

measured to the
top of the roof

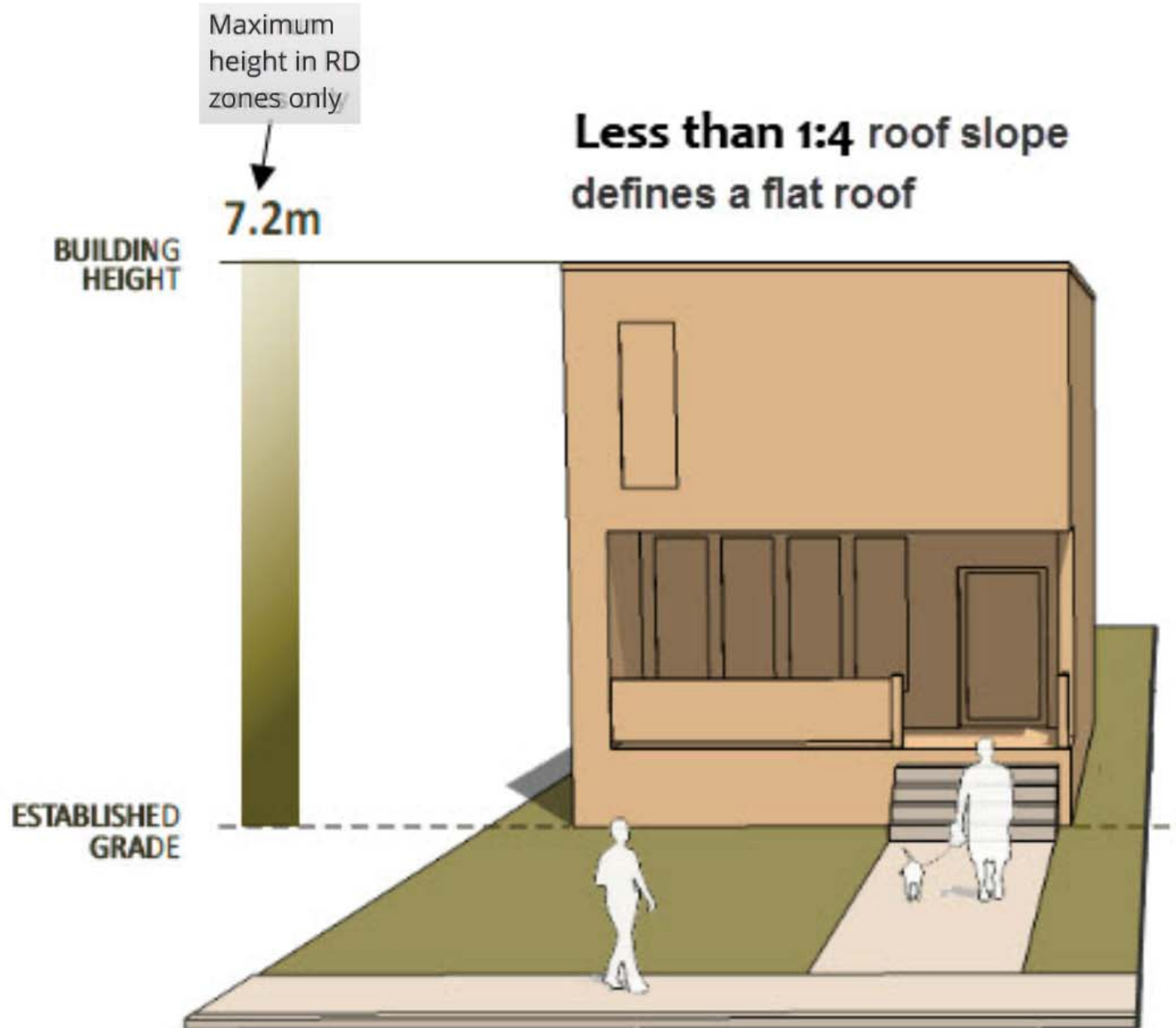
Main Wall
Height

Max 40 %
of main
wall width

may exceed the
main wall height



Flat Roof Buildings



**Less than 1:4 roof slope
defines a flat roof**



Maximum
height in RD
zones only



7.2m

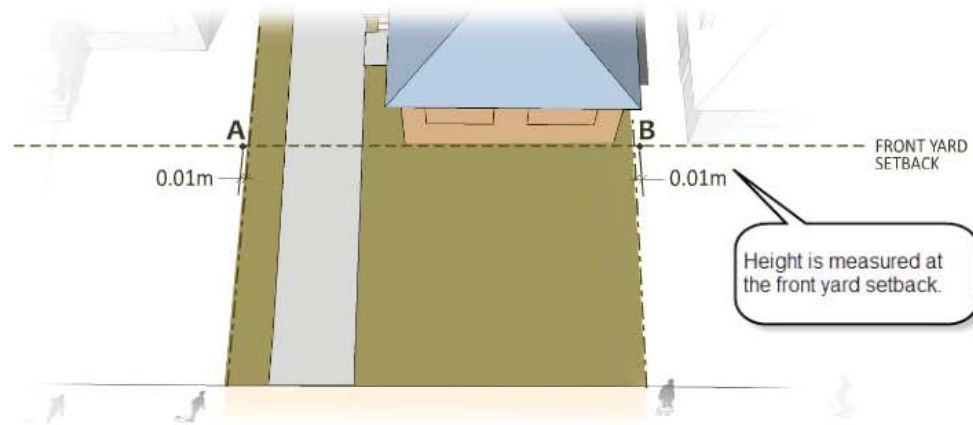
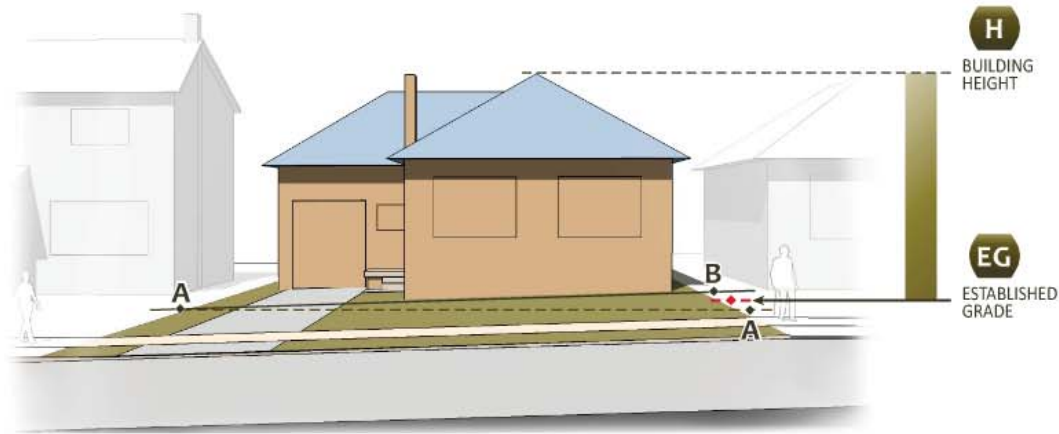
**BUILDING
HEIGHT**



Measuring Grade

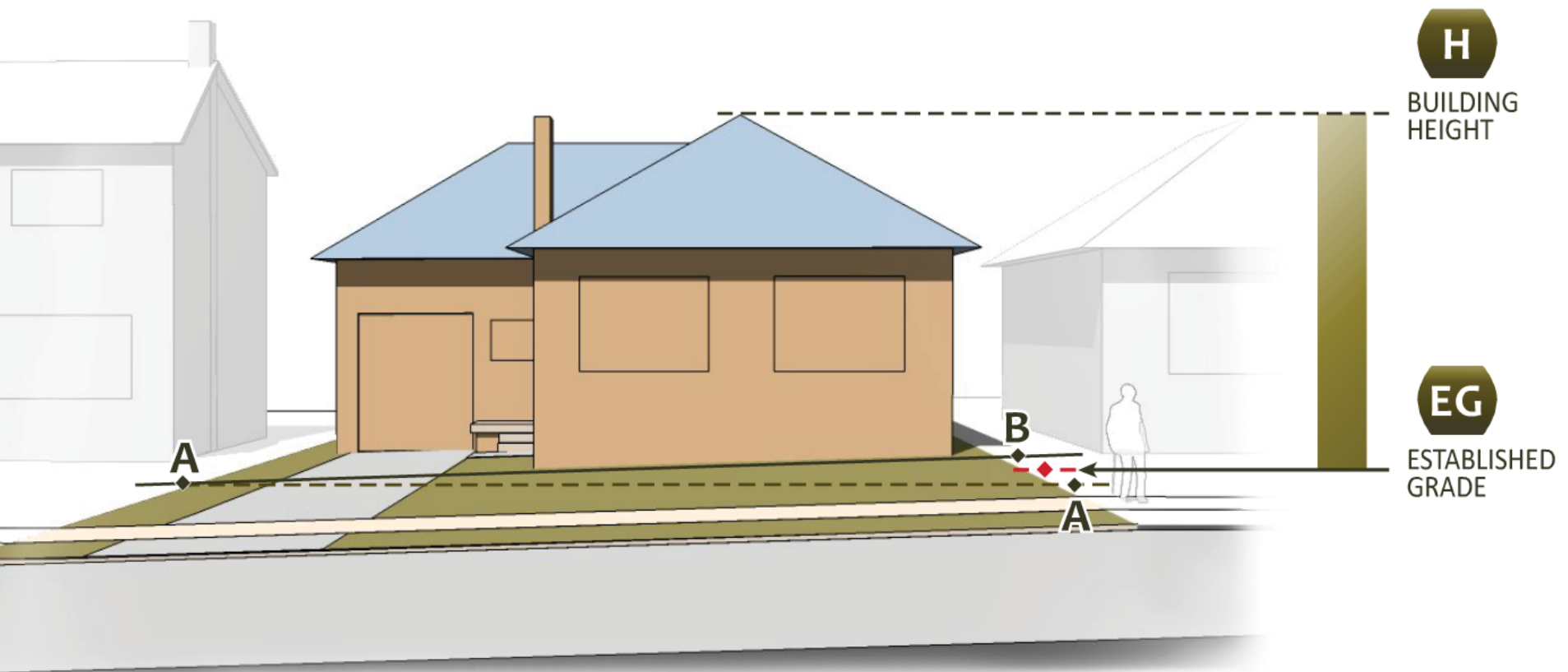
$$A + B \div 2 = EG$$

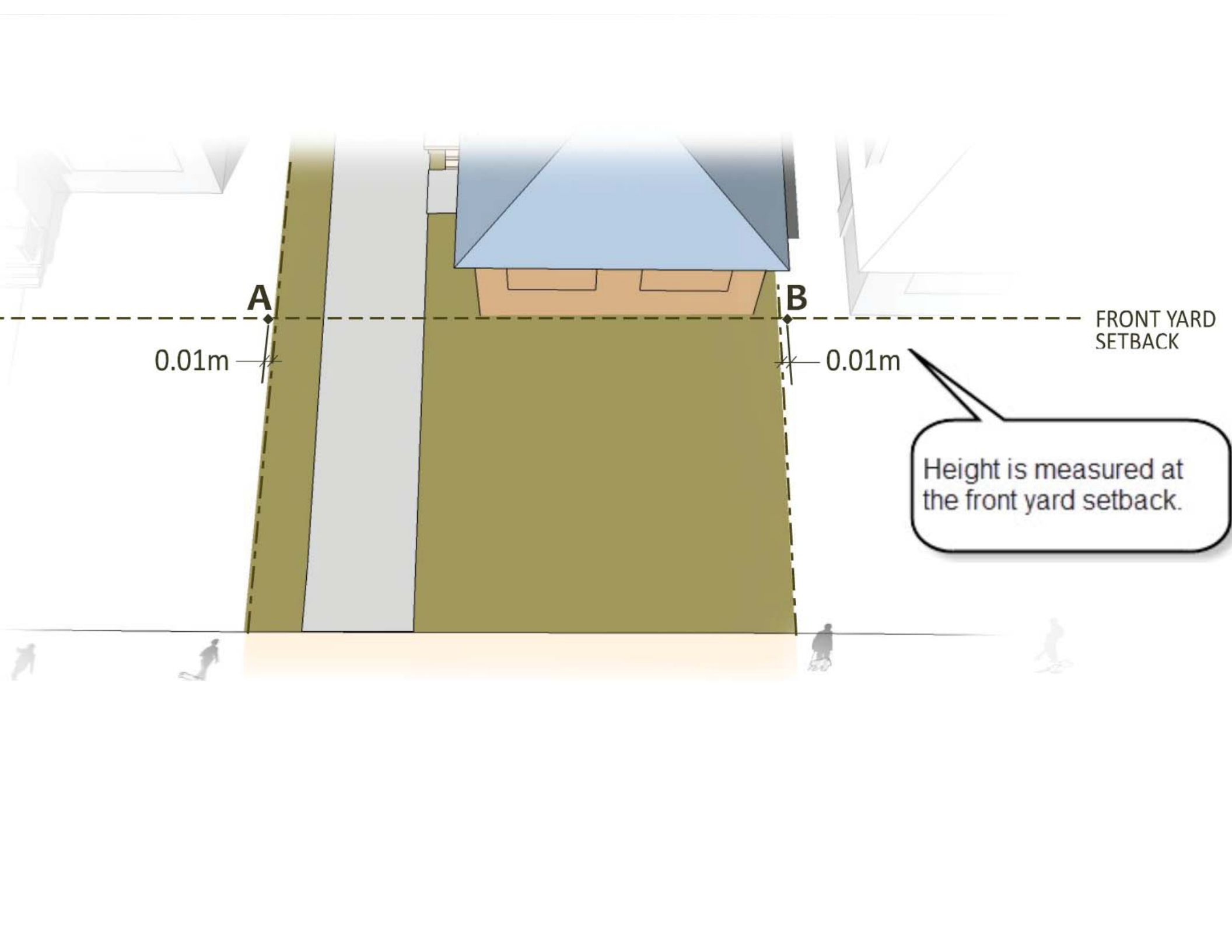
EG = Established Grade



$$A + B \div 2 = EG$$

EG = Established Grade





0.01m

A

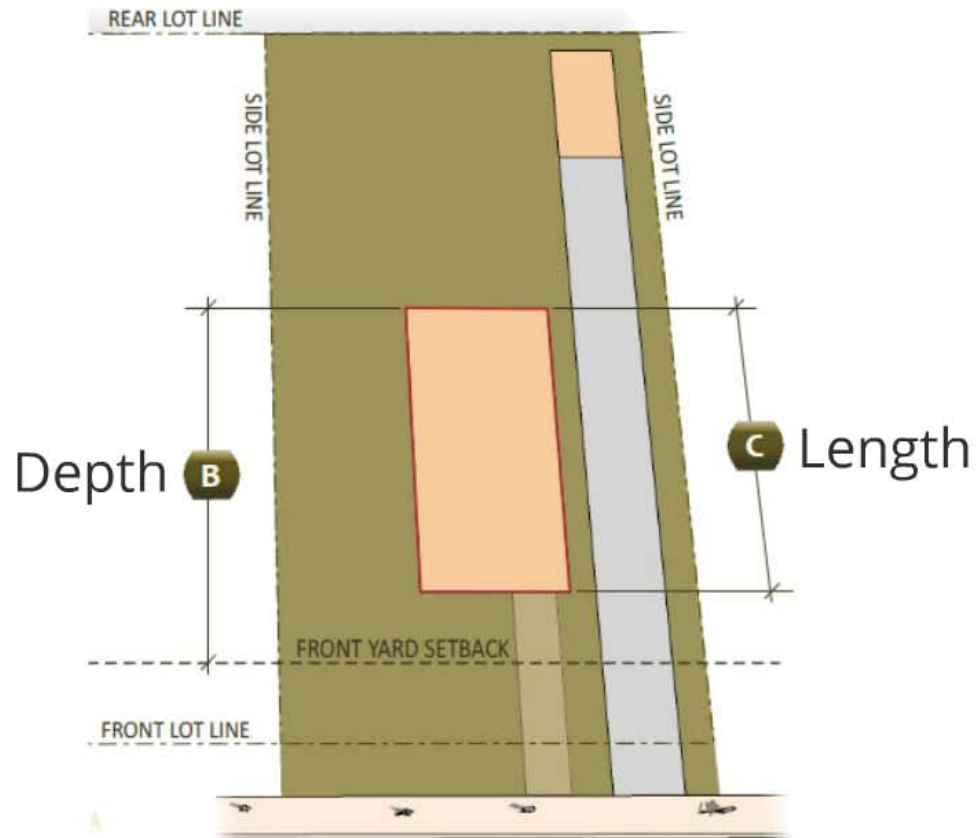
0.01m

B

FRONT YARD
SETBACK

Height is measured at
the front yard setback.

Building Length and Depth

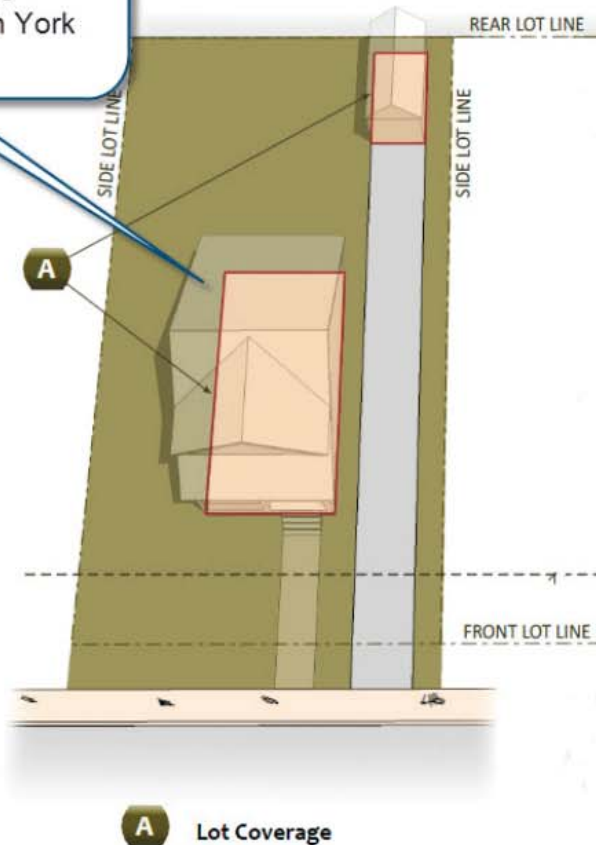


- B** Building Depth
- C** Building Length

Lot Coverage

Floor Space Index

Only Lot Coverage applies in the former North York area



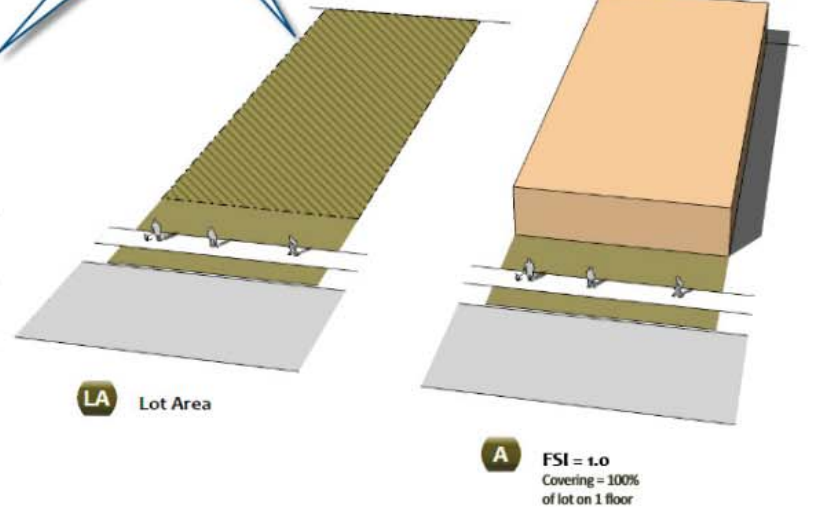
Only FSI applies in the former City of Toronto area

Both FSI and Lot Coverage apply in Etobicoke, Scarborough, East York and York

FSI - Floor Space Index also referred to as GFA gross floor area

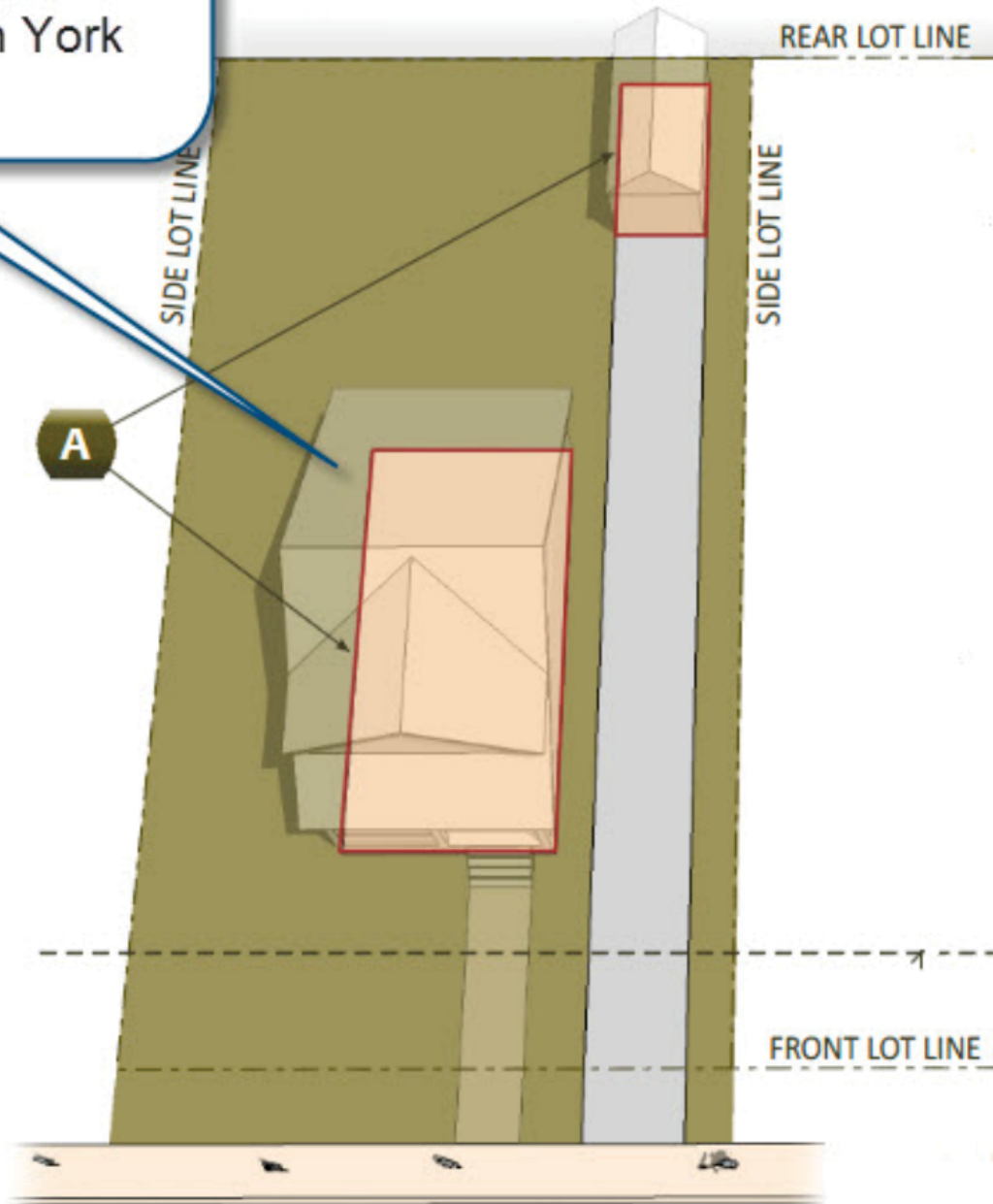
B FSI = 1.0
Covering = 50% of lot on 2 floors

C FSI = 1.0
Covering = 25% of lot on 4 floors



FSI Floor Space Index (FSI) means the gross floor area of all buildings on a lot divided by the lot area.

Only Lot Coverage applies in the former North York area



Only FSI applies in the former [unclear] of Toronto area

Both FSI and Coverage apply in Etobicoke, Scarborough, York and York

Only FSI applies in the former City of Toronto area

Both FSI and Lot Coverage apply in Etobicoke, Scarborough, East York and York

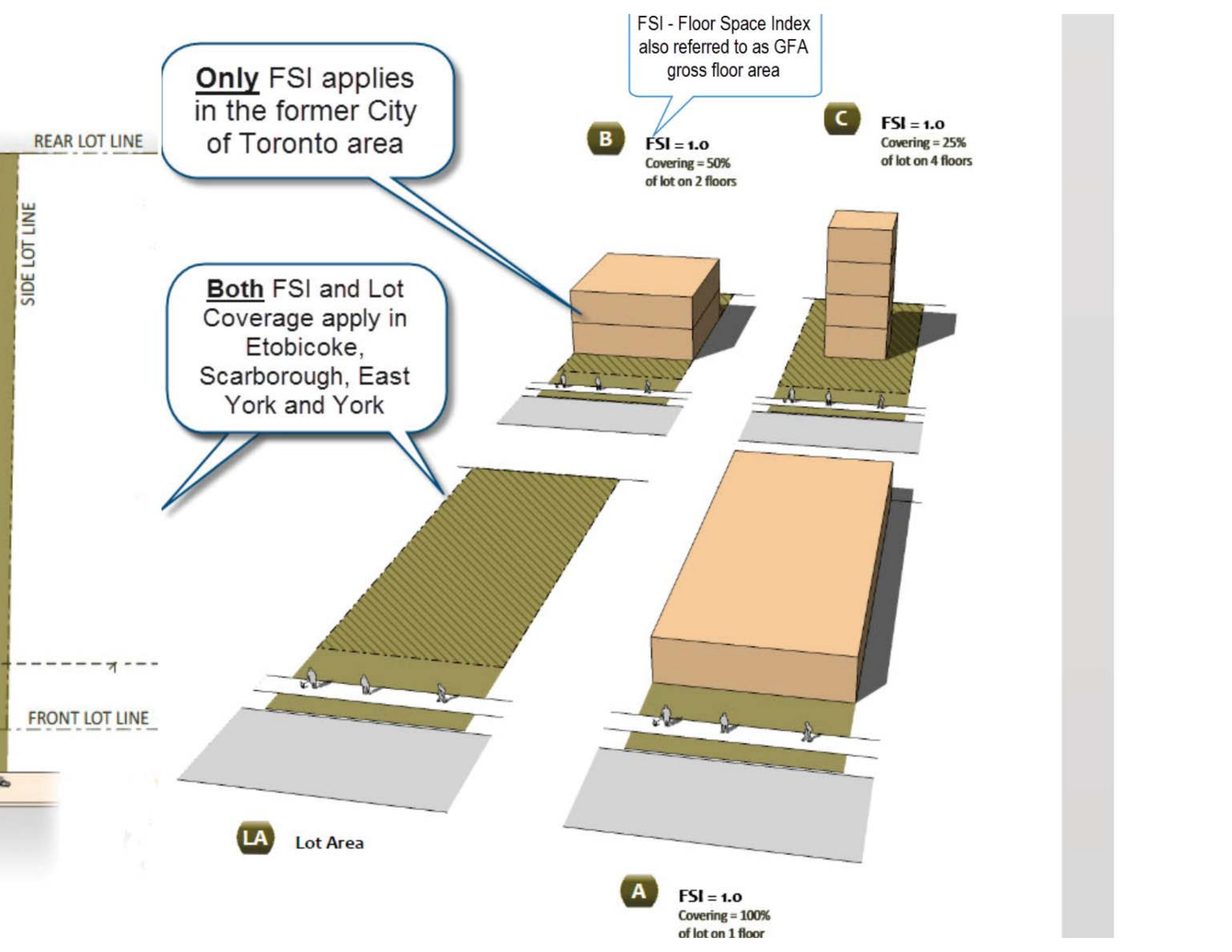
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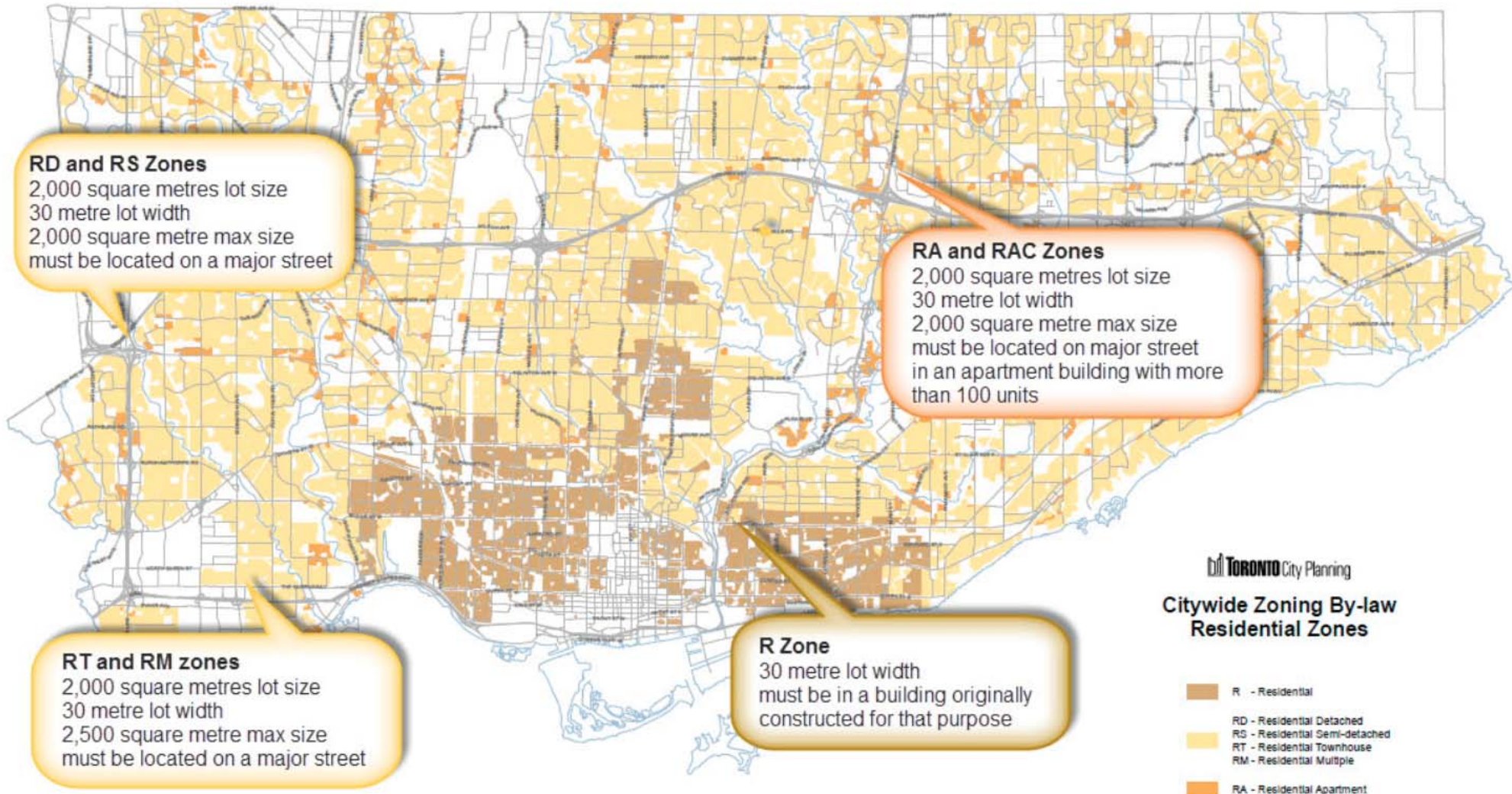
LA Lot Area

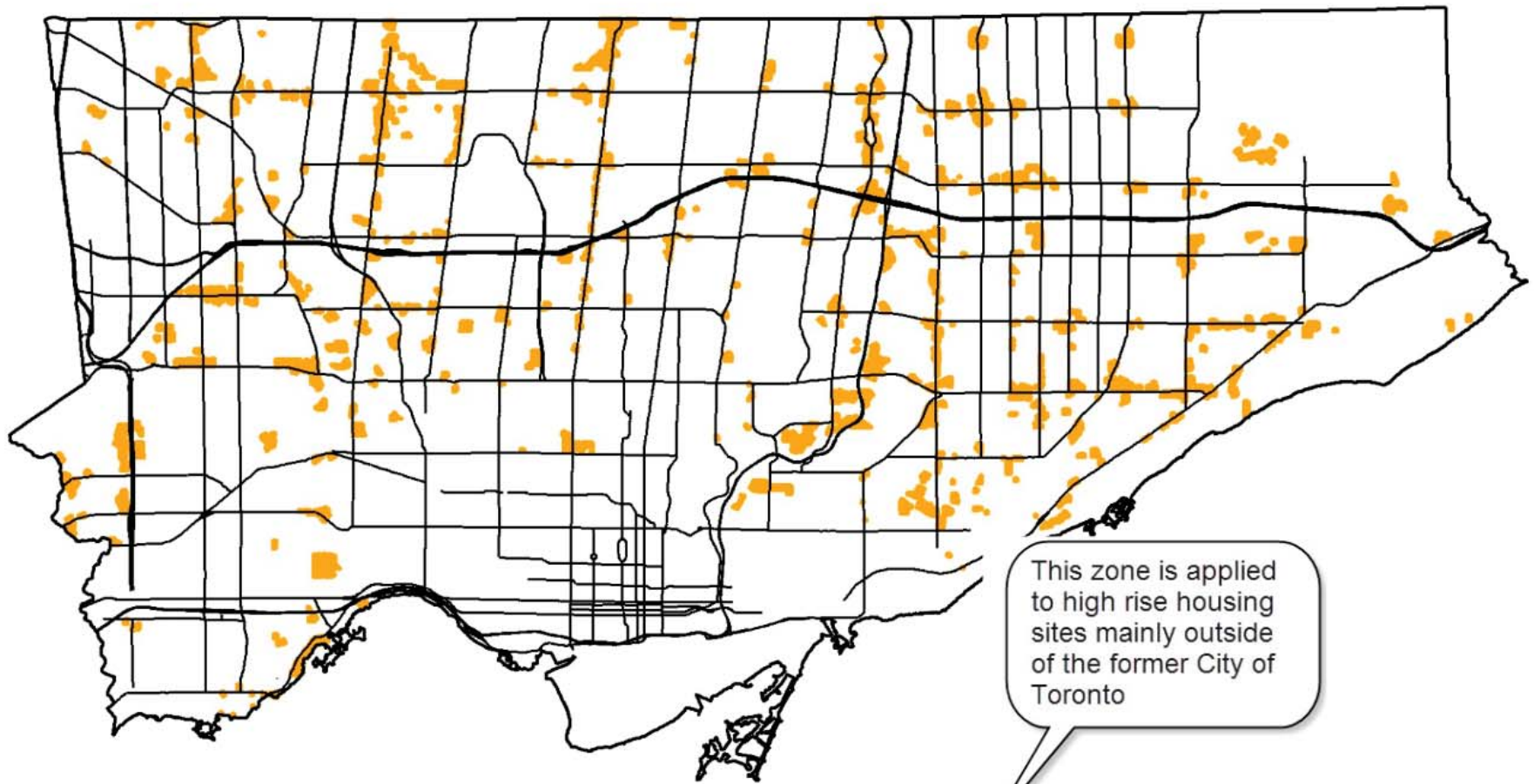
A FSI = 1.0
Covering = 100% of lot on 1 floor



Places of Worship

NEW






This zone is applied to high rise housing sites mainly outside of the former City of Toronto

Residential Apartment Zone - Chapter 15

■ RA - Residential Apartment

Commercial Zones

Chapter 40 Commercial Residential Zone




The CR zones permit the same uses but have 3 different development standards reflecting the City's typical land form.

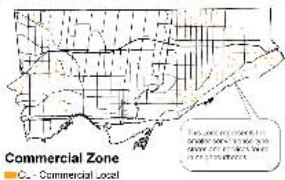
Commercial Residential Zone CR Standard Sets

- Standard Set 1
- Standard Set 2
- Standard Set 3

SS1 - Downtown
SS2 - Main Streets
SS3 - newer commercial areas




Chapter 30 Commercial Zone



Commercial Zone

- Cu - Commercial Local

Chapter 50 Commercial Residential Employment Zone

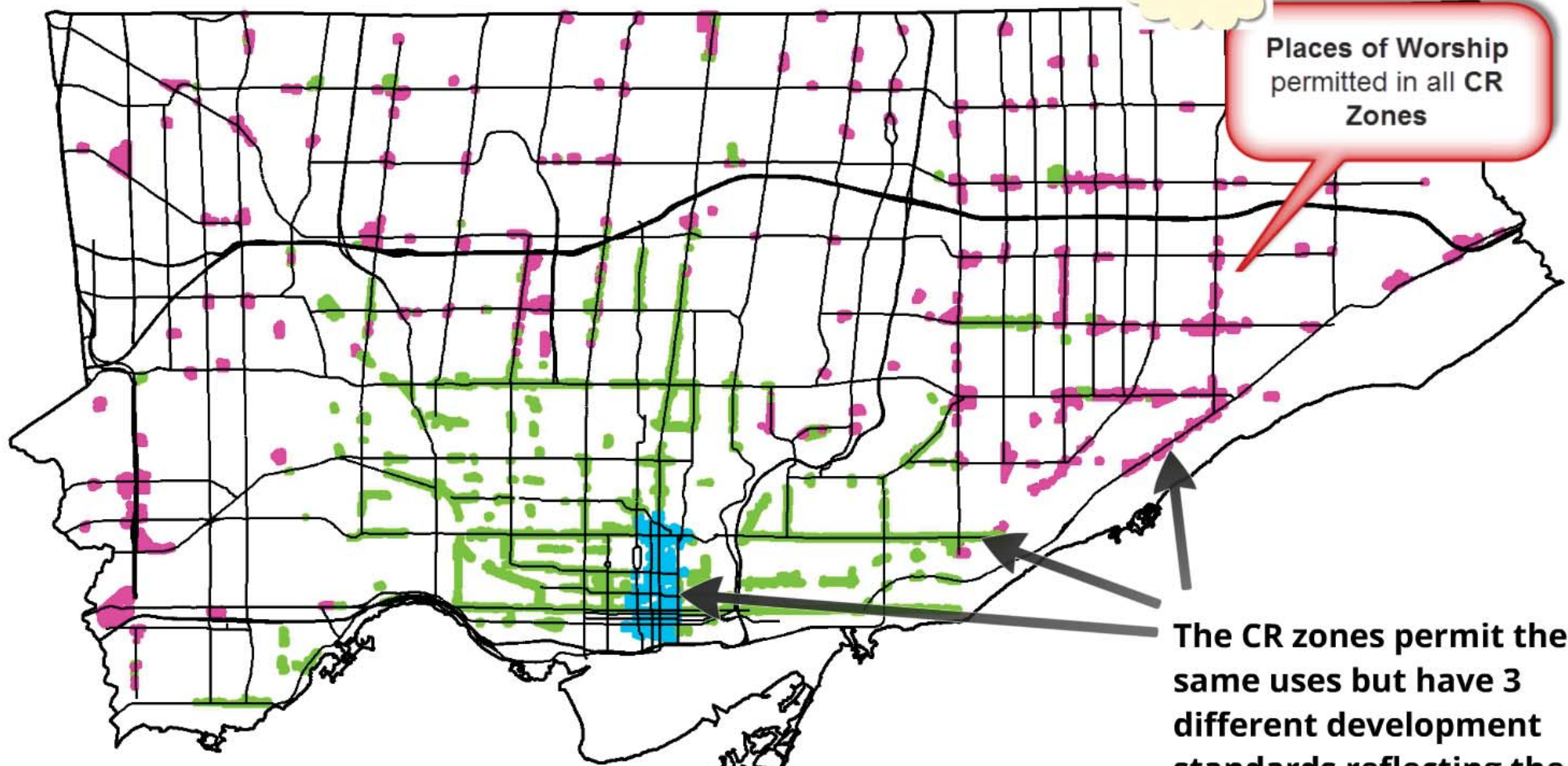


Commercial Residential Employment Zone

- CRE - Commercial Residential Employment

NEW

Places of Worship permitted in all CR Zones

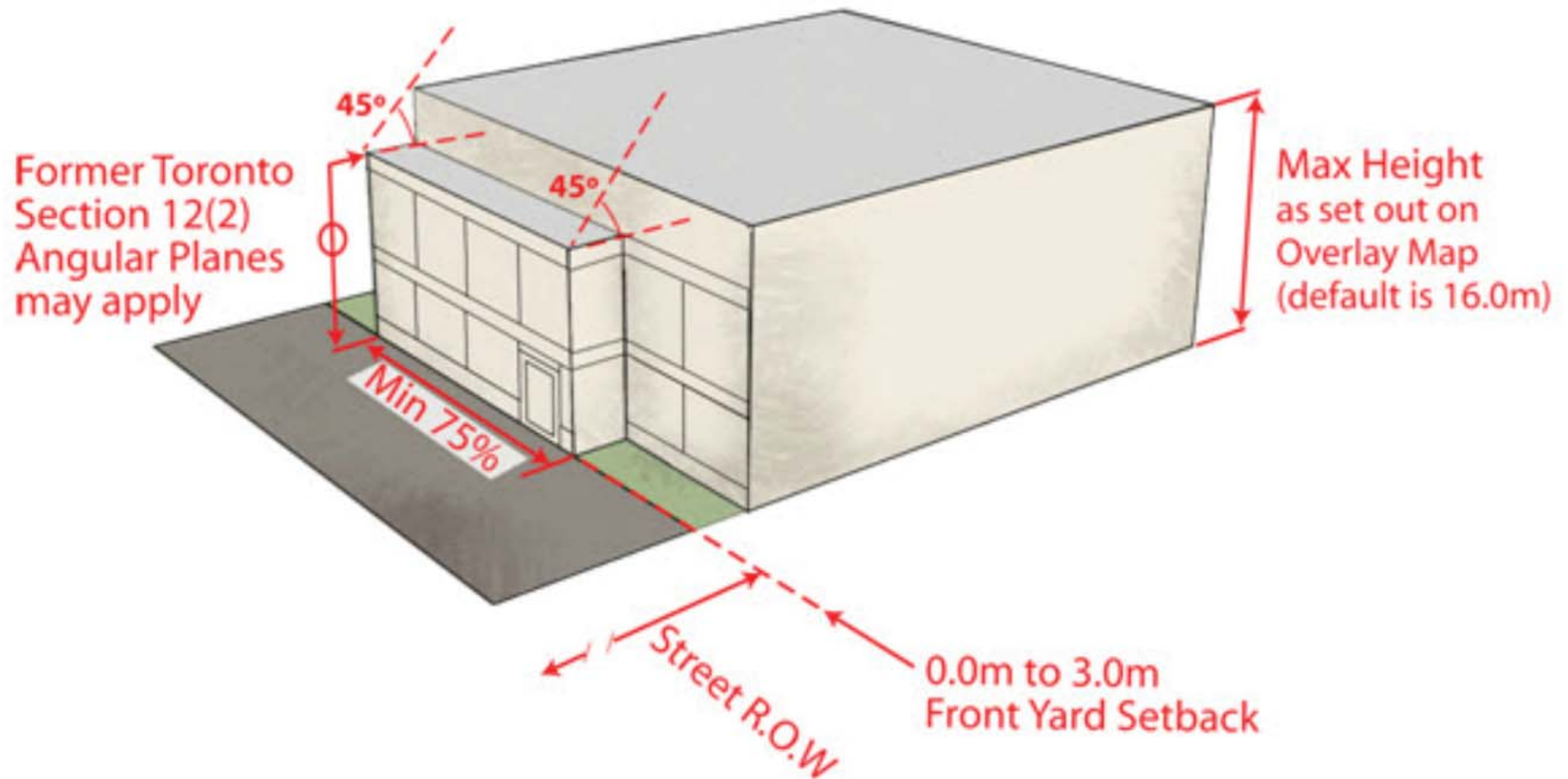


The CR zones permit the same uses but have 3 different development standards reflecting the City's typical built form

Commercial Residential Zone CR Standard Sets

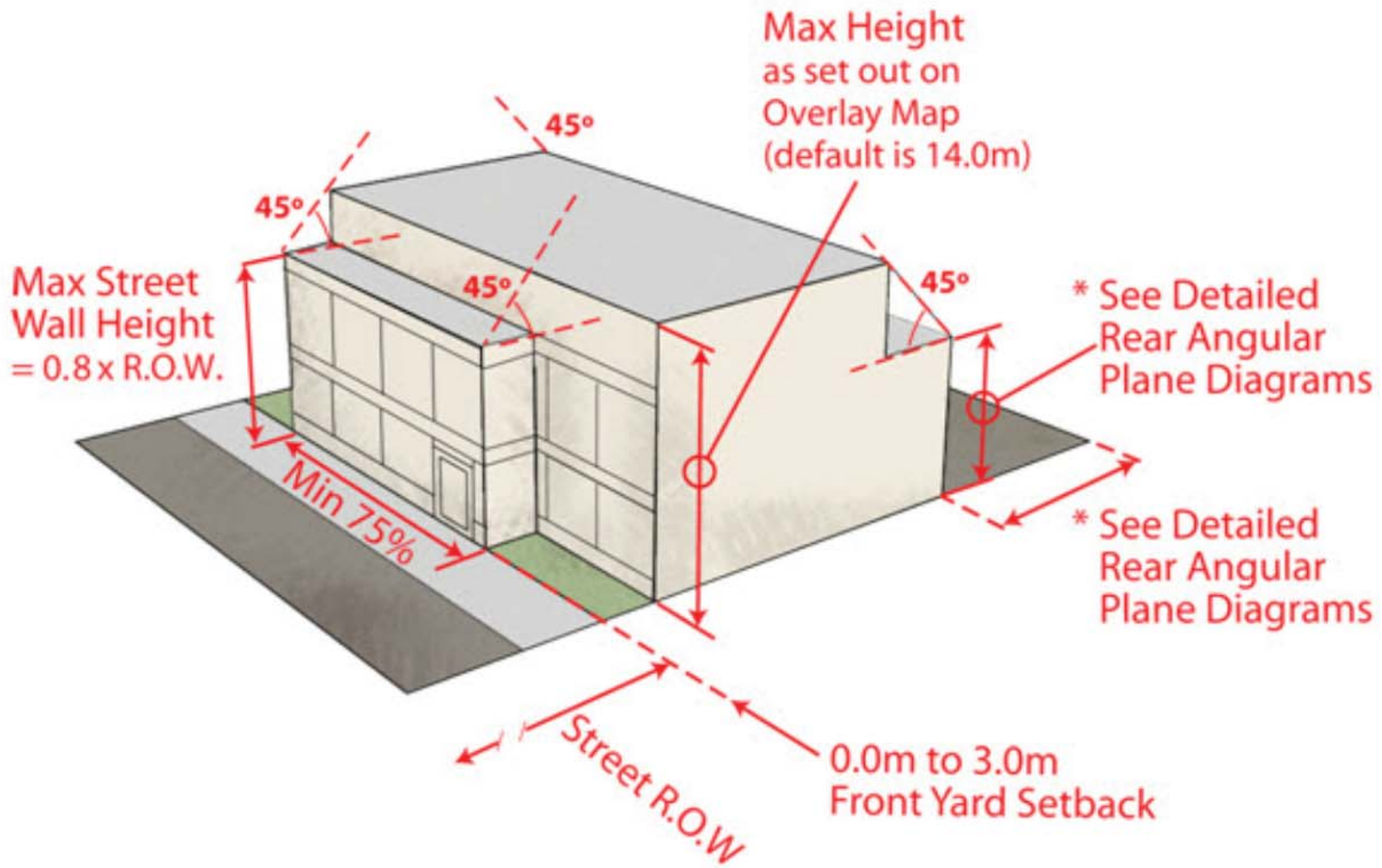
- Standard Set 1
- Standard Set 2
- Standard Set 3

SS1 - Downtown



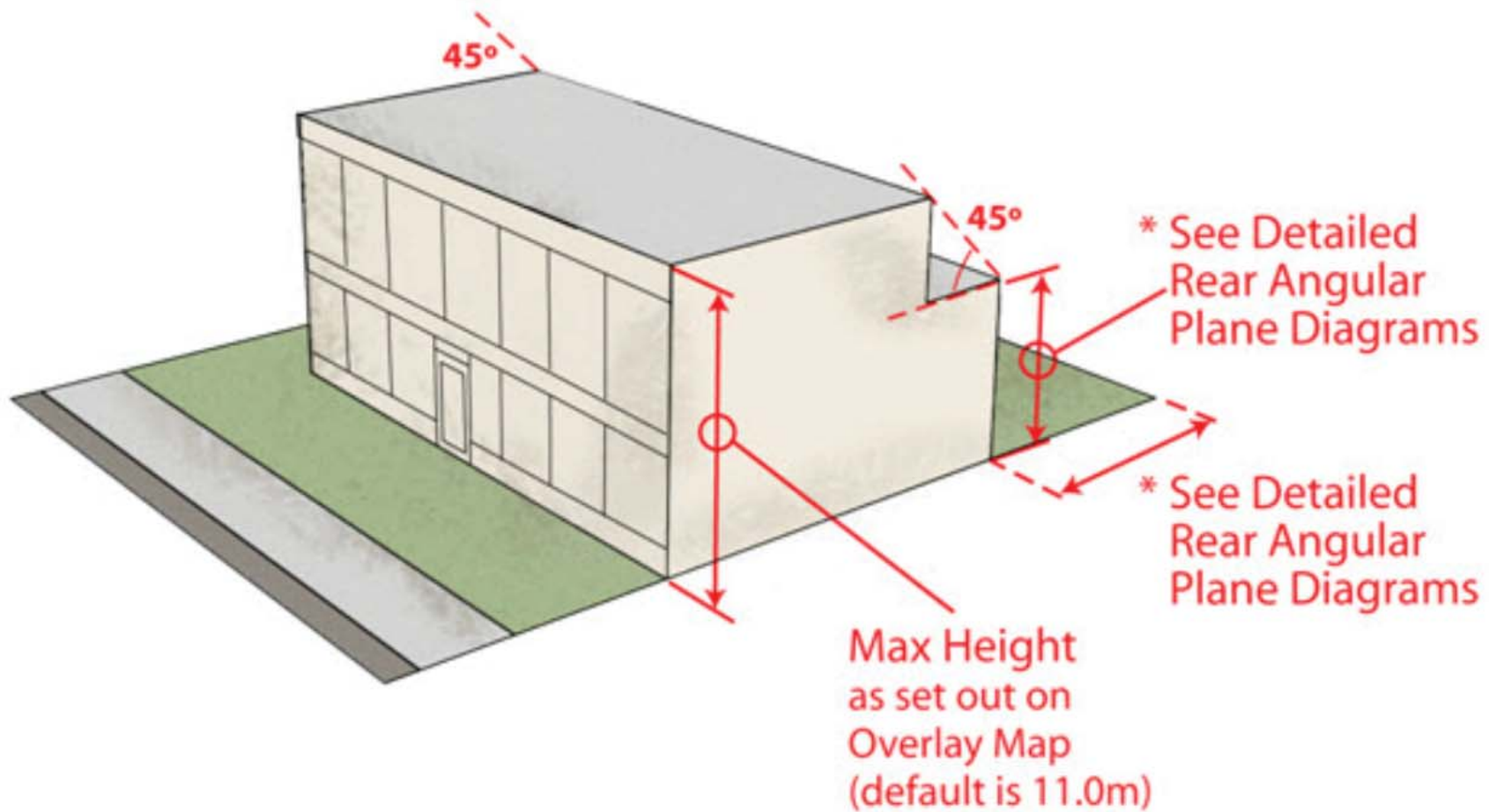
SS2 - Main Streets

(older commercial strips)

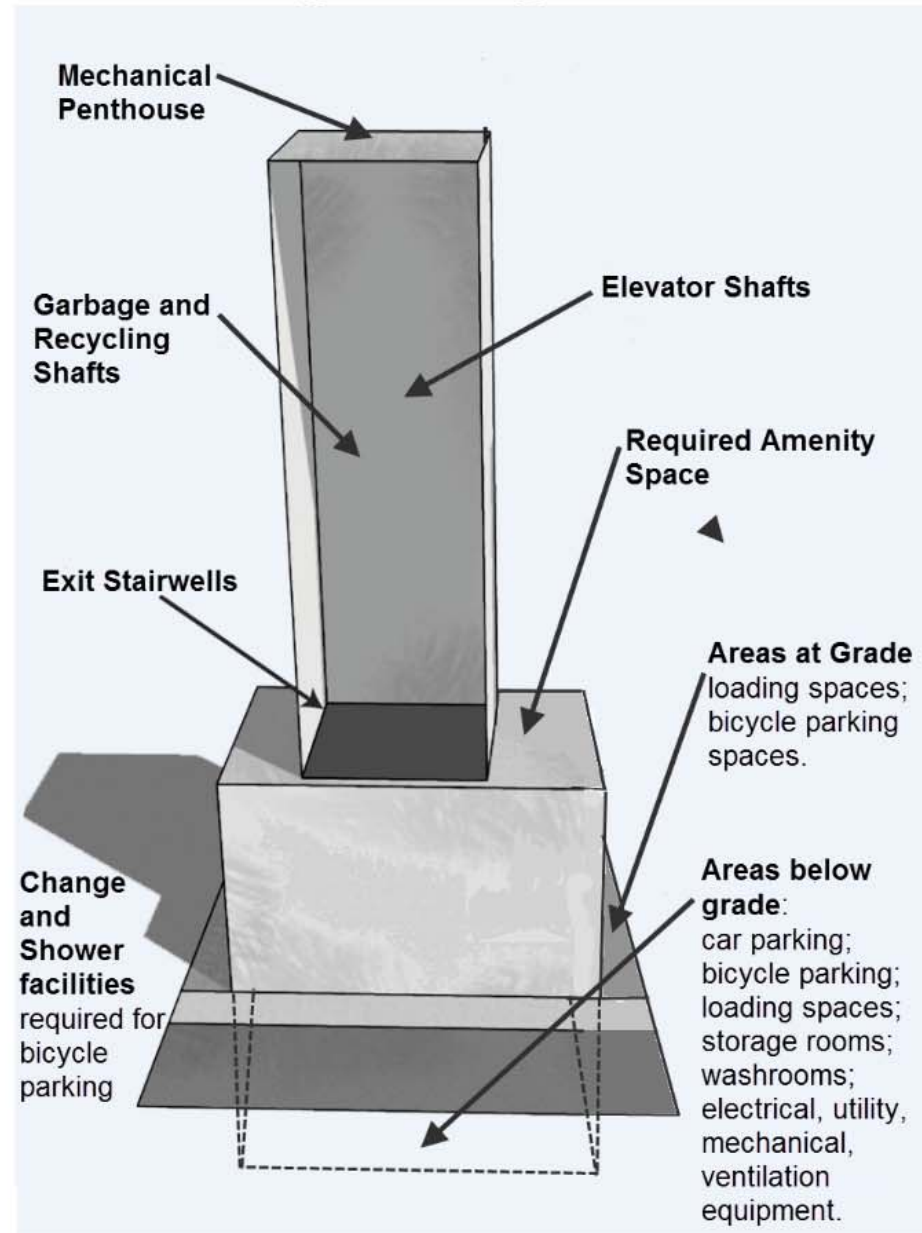


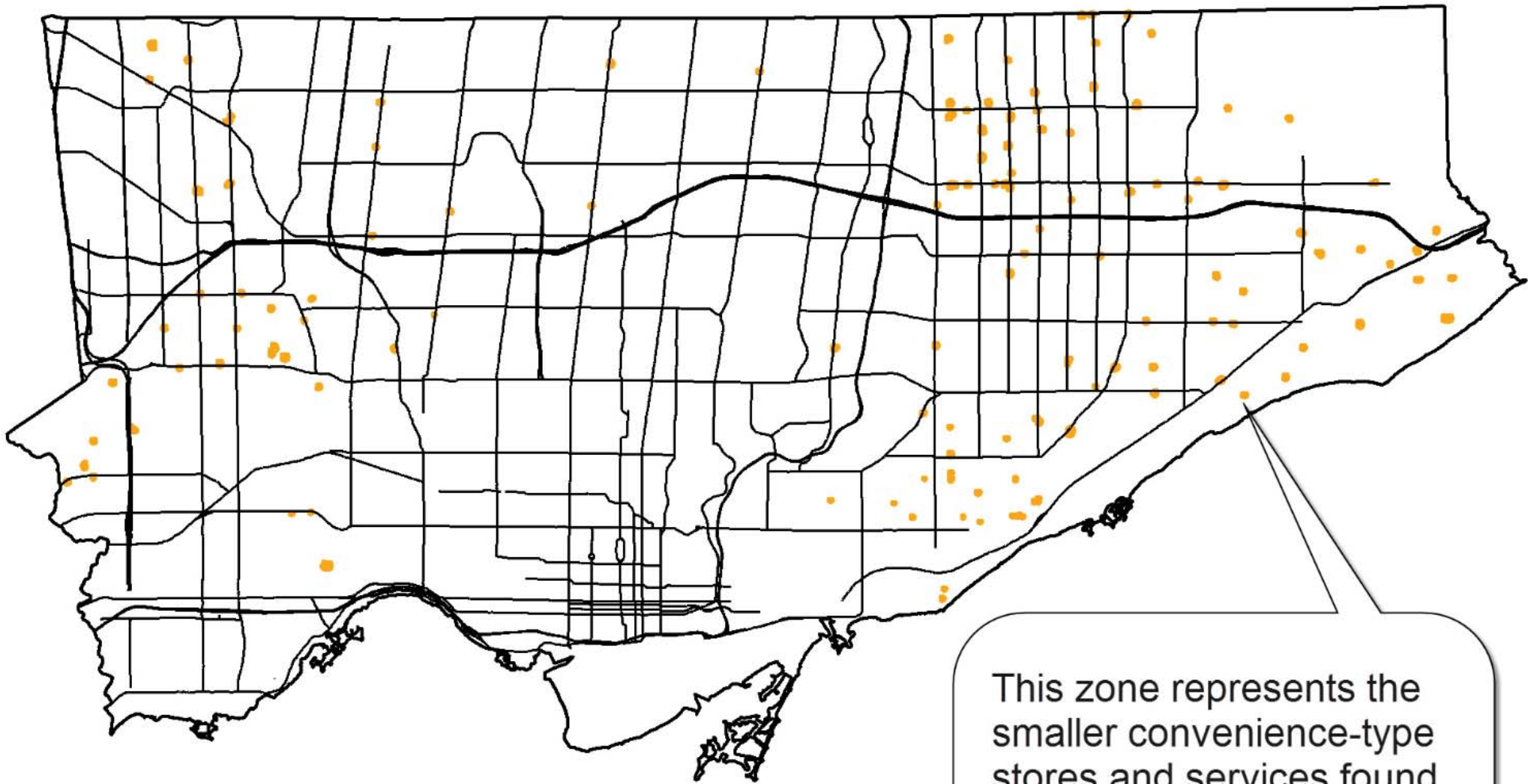
SS3 - newer commercial areas

(parking in the front of buildings)



Areas of a building excluded in determining total gross floor area

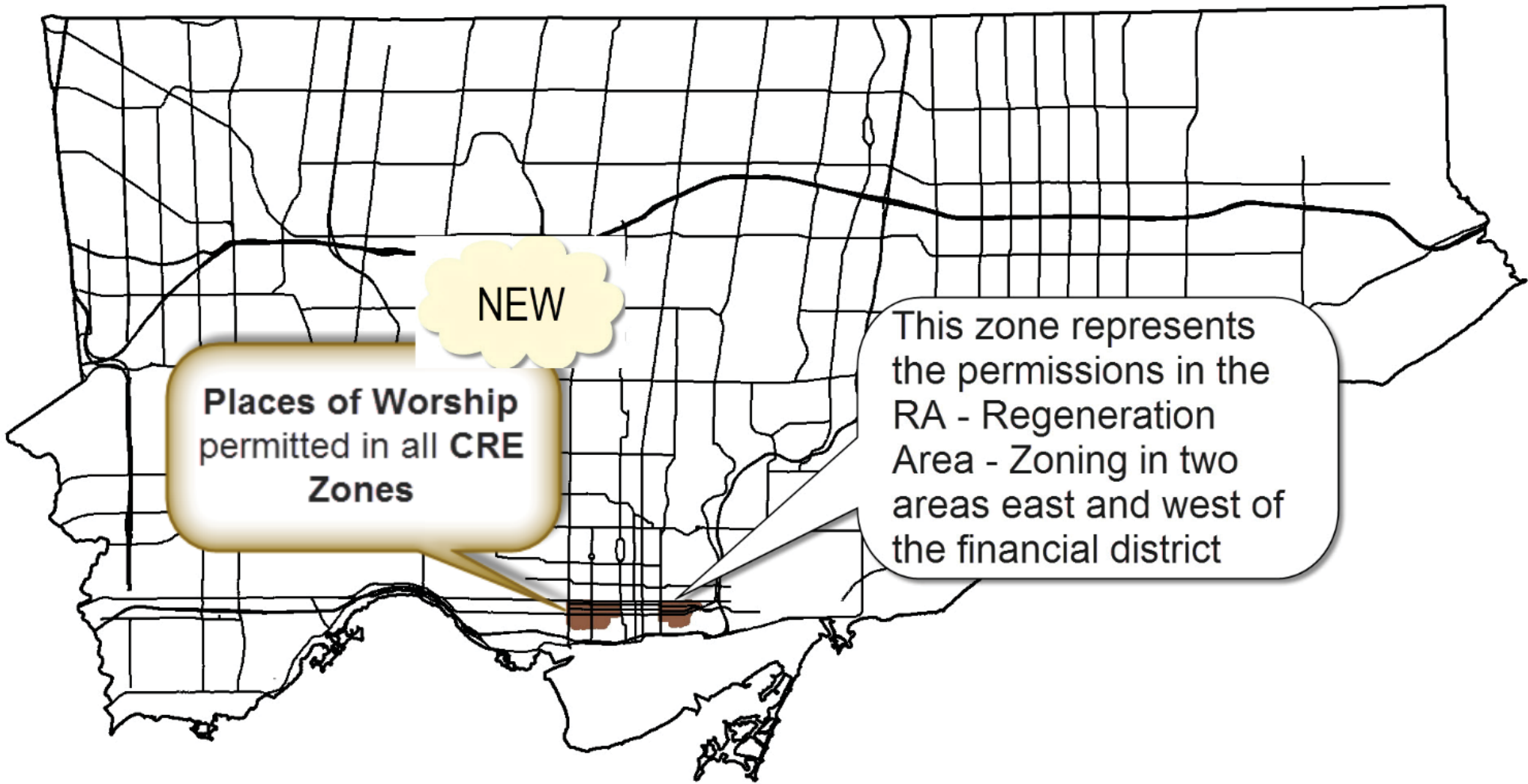




This zone represents the smaller convenience-type stores and services found in neighbourhoods

Commercial Zone

■ CL - Commercial Local



Commercial Residential Employment Zone

■ CRE - Commercial Residential Employment

Other Land Use Zones

Chapter 100 Utility and Transportation Zone



Utility Transportation Zones
UT - Utility Transportation

Chapter 60 Employment Industrial Zones



Chapter 90 Open Space Zones



Parks & Open Space Zones

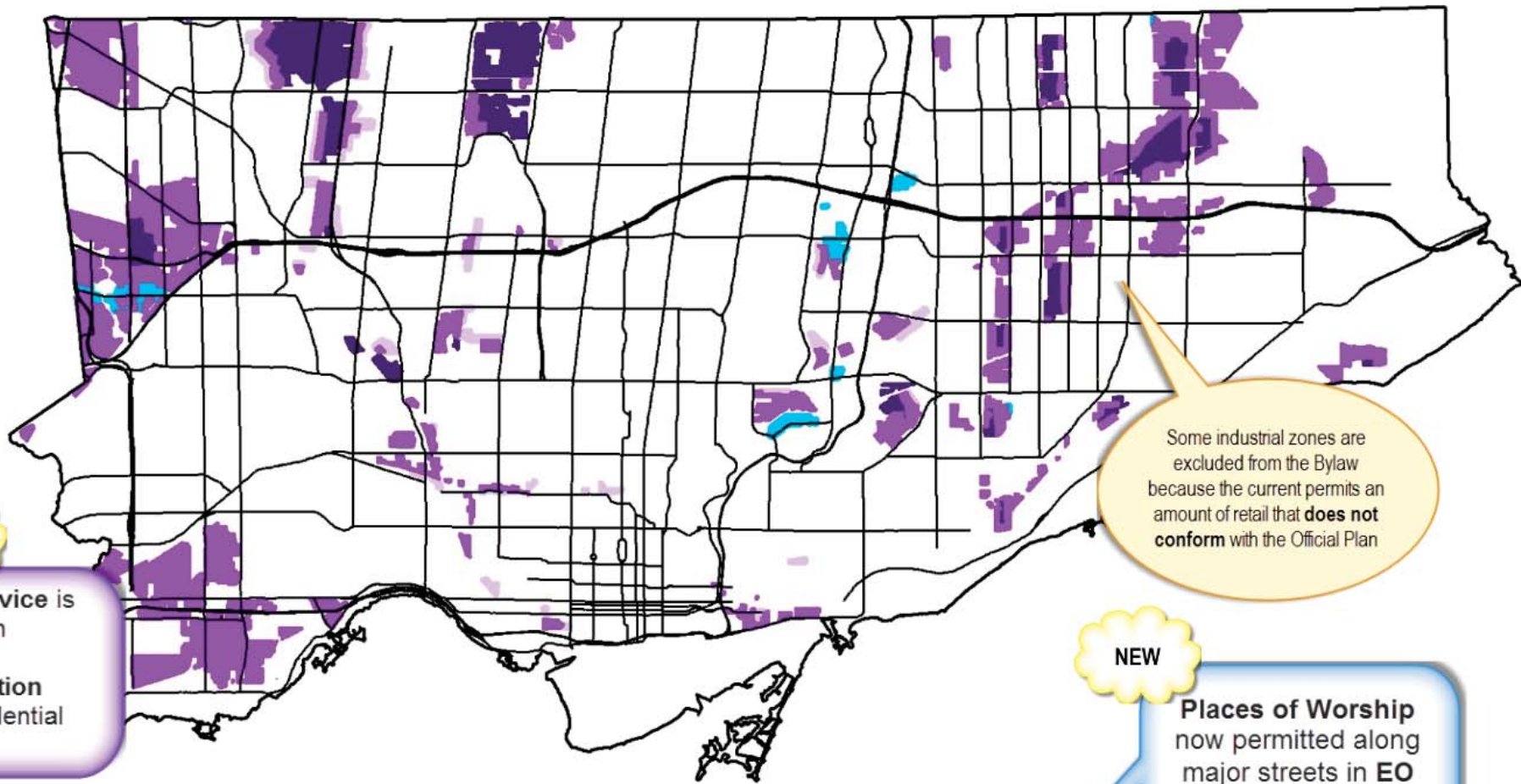
- ON - Open Space Natural
- OR - Open Space Recreational
- O - Open Space
- OG - Open Space Golf
- OM - Open Space Marina
- OC - Open Space Cemetery

Chapter 80 Institutional Zones



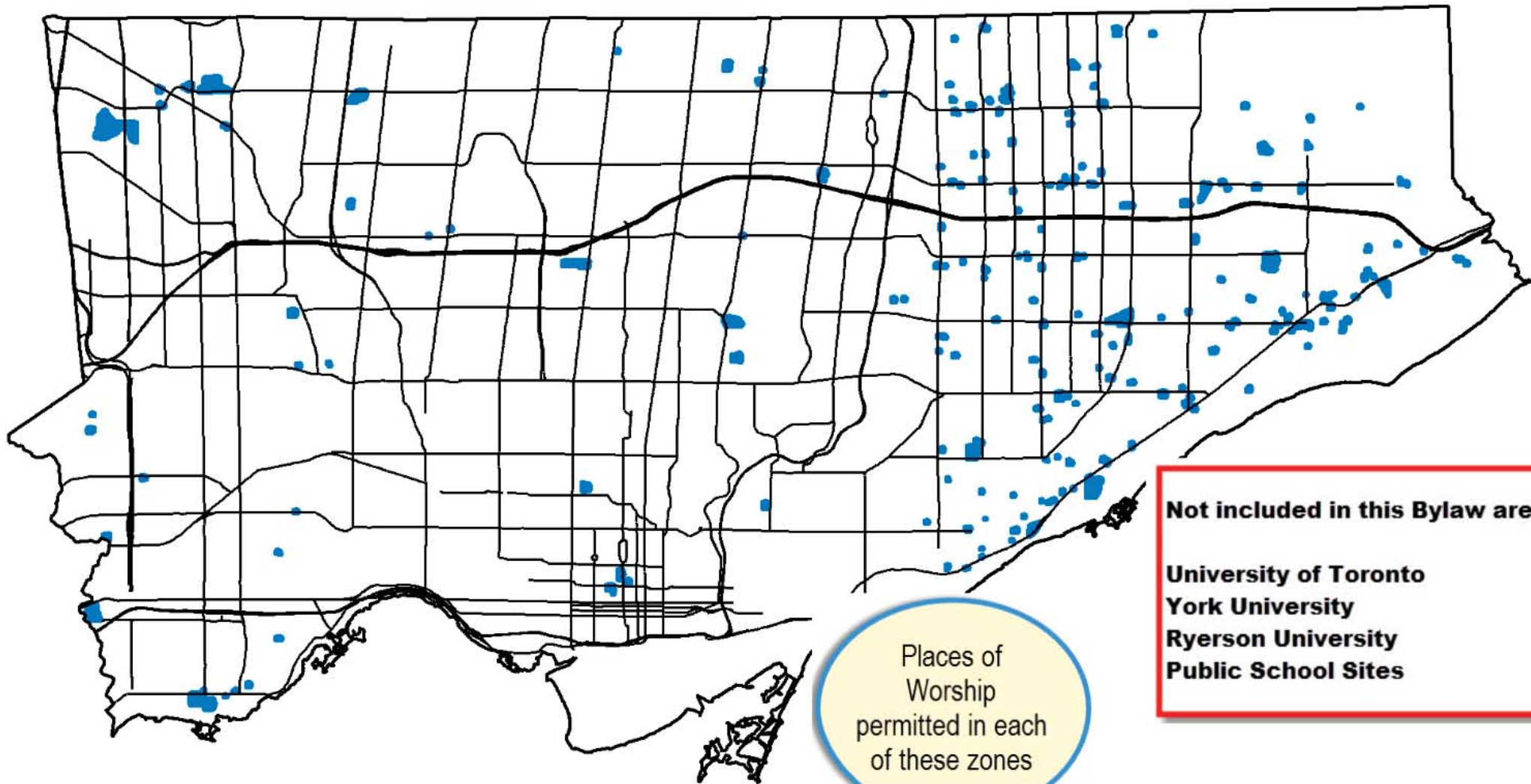
Institutional Zones

- I - Institutional Municipal
- IM - Institutional Municipal
- IP - Institutional Place of Worship



Employment Industrial Zones

- EL - Employment Light Industrial
- E - Employment Industrial
- EH - Employment Heavy Industrial
- EO - Employment Industrial Office



Not included in this Bylaw are:

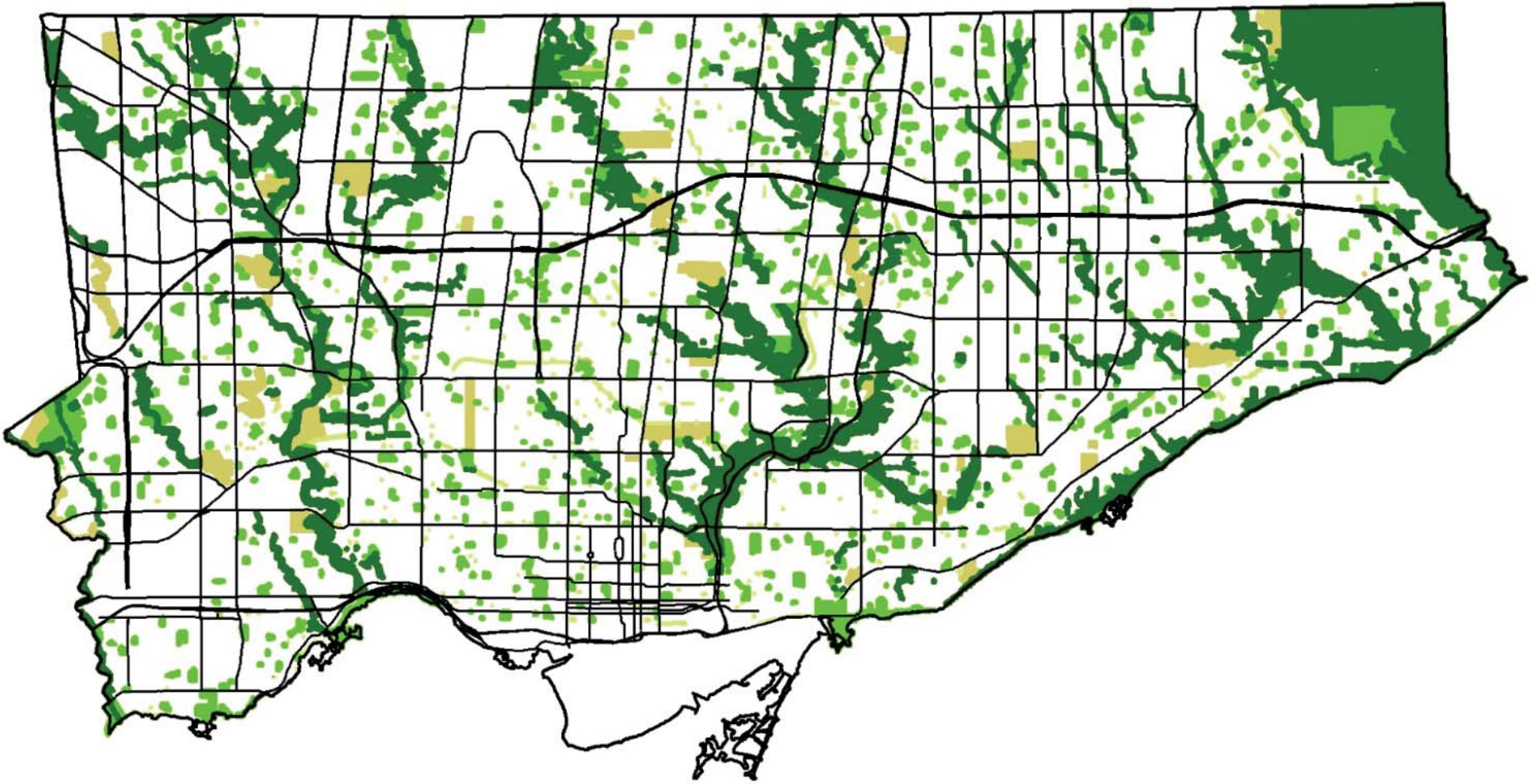
- University of Toronto**
- York University**
- Ryerson University**
- Public School Sites**

Places of
Worship
permitted in each
of these zones

Institutional Zones

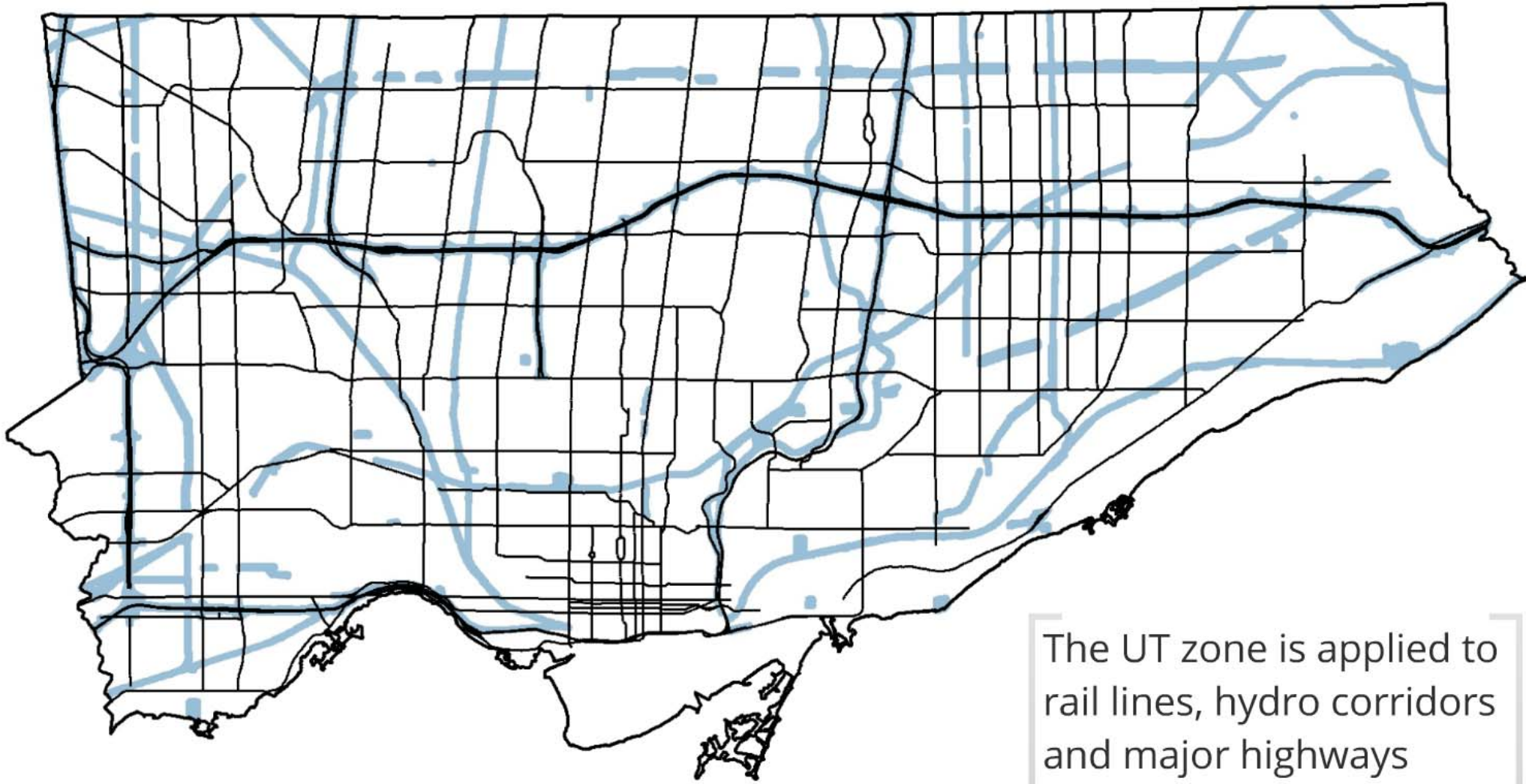
- I - Institutional General
- IH - Institutional Hospital

- IE - Institutional Educational
- IPW - Institutional Place of Worship



Parks & Open Space Zones

- ON - Open Space Natural
- OR - Open Space Recreational
- O - Open Space
- OG - Open Space Golf
- OM - Open Space Marina
- OC - Open Space Cemetary



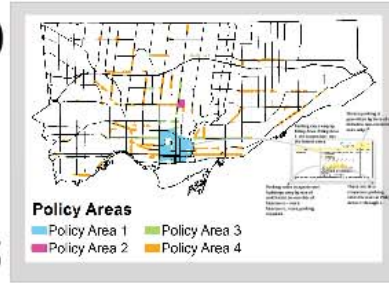
The UT zone is applied to rail lines, hydro corridors and major highways

Utility Transportation Zones

■ UT - Utility Transportation

General Regulations

Chapter 200 Parking Space Regulations



Chapter 800 Definitions

Defined terms are listed in the by-law. This version of the Citywide Zoning By-law added the following new defined terms:

- Former Zoning By-law
- Hoopie Care Home
- Lawful and Lawfully Existing
- Mixed Use Building
- Non-Residential Building
- Body Rub Service

Chapter 5 Regulations for all Zones

10 metre building setback from
Rearne Edge - existing buildings are
exempt

All lots must be connected to
services and streets

Chapter 230 Bicycle Parking Space Regulations



Chapter 150 Specific Use Regulations

Regulations in this Chapter apply
wherever these uses are permitted

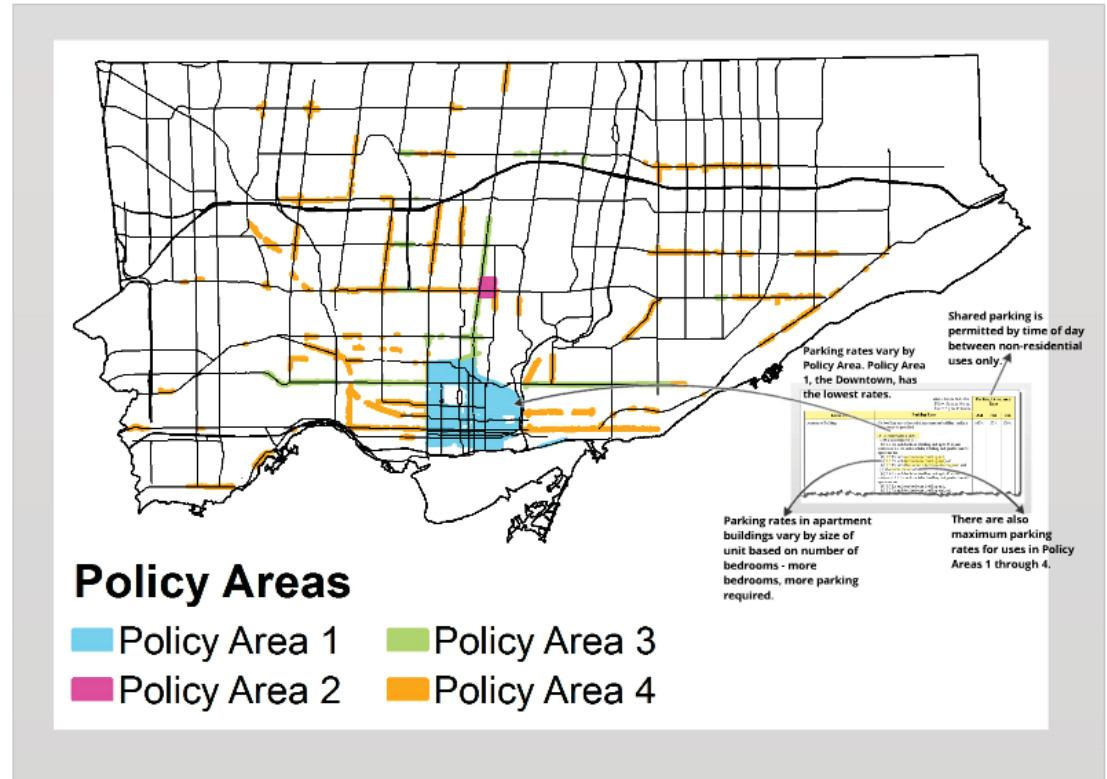
Home Occupation	Amusement Arcade
Secondary Suite	Nightclub
Group Home	Drive-Through
Crisis Care Shelter	Vehicle Dealership
Municipal Shelter	Vehicle Fuel Station
Rooming House	Vehicle Service Shop
Senior's Community House	Vehicle Washing Est.
Day Nursery	Bar/quiet Hall
School	Eating Establishment
Place of Worship	Adult Entertainment
Funeral Home	Body Rub Service

Chapter 220 Loading Space Regulations

- Exemption for existing buildings
- applies only to the uses listed
- shared loading permitted in Policy Areas 1 & 2

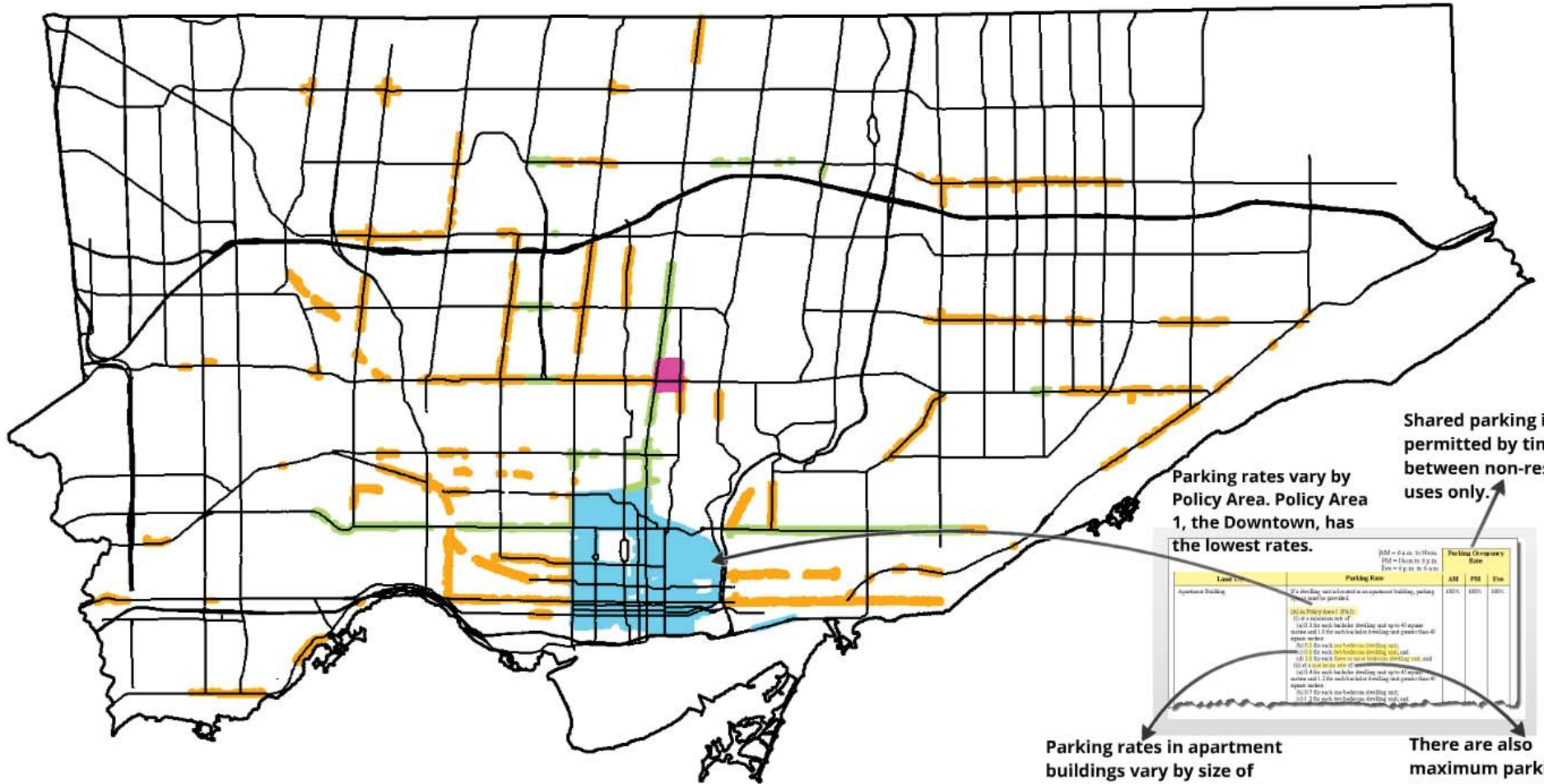
General Regulations

Chapter 200 Parking Space Regulations



Defined terms are bolded in the By-law text. This version of the City-wide Zoning By-law added the following new defined terms:

Chap
Bicycl



Policy Areas

- Policy Area 1
- Policy Area 3
- Policy Area 2
- Policy Area 4

Parking rates vary by Policy Area. Policy Area 1, the Downtown, has the lowest rates.

Land Use	Parking Rate	Parking Occupancy Rate		
		AM	PM	Even
Apartment Building	If a dwelling unit is not in an apartment building, parking spaces are permitted: (a) in Policy Areas 1, 2, 3, 4: (i) a maximum size of: (1) 2.0 for each two-bedroom dwelling unit and equal or greater area if the dwelling unit is greater than 40 square meters; (ii) 2.0 for each one-bedroom dwelling unit; (iii) 1.0 for each zero-bedroom dwelling unit; and (iv) a total area not to exceed 10,000 square meters; (b) in Policy Area 4: (i) 2.0 for each two-bedroom dwelling unit and equal or greater area if the dwelling unit is greater than 40 square meters; (ii) 2.0 for each one-bedroom dwelling unit; (iii) 1.0 for each zero-bedroom dwelling unit; and (iv) a total area not to exceed 10,000 square meters.	100%	100%	100%

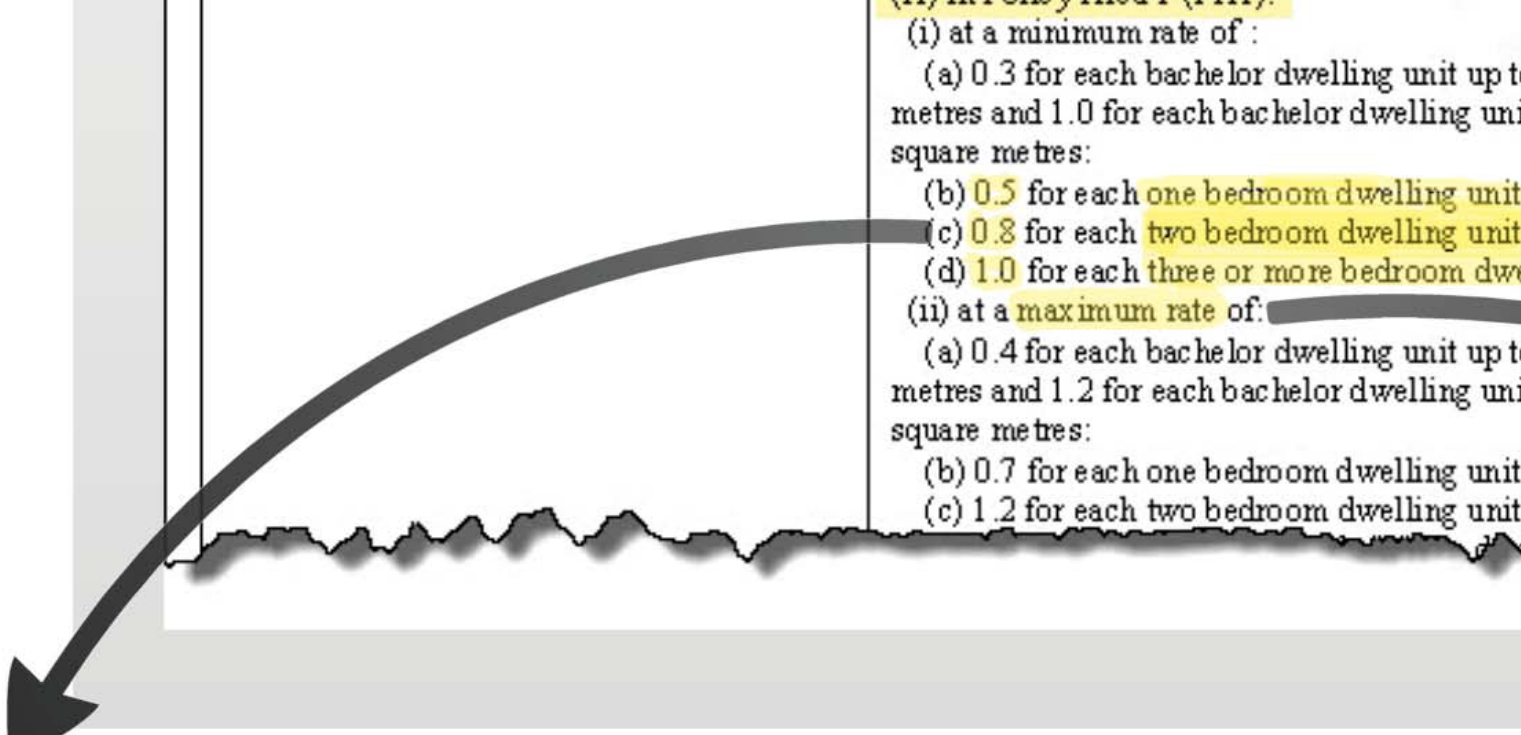
Shared parking is permitted by time of day between non-residential uses only.

Parking rates in apartment buildings vary by size of unit based on number of bedrooms - more bedrooms, more parking required.

There are also maximum parking rates for uses in Policy Areas 1 through 4.

Parking rates vary by Policy Area. Policy Area 1, the Downtown, has the lowest rates.

Land Use	Parking R
Apartment Building	If a dwelling unit is located in an ap spaces must be provided: (A) in Policy Area 1 (PA1): (i) at a minimum rate of : (a) 0.3 for each bachelor dwelling

- 
- (i) at a minimum rate of :
- (a) 0.3 for each bachelor dwelling unit up to 100 square metres and 1.0 for each bachelor dwelling unit over 100 square metres;
 - (b) 0.5 for each one bedroom dwelling unit;
 - (c) 0.8 for each two bedroom dwelling unit;
 - (d) 1.0 for each three or more bedroom dwelling unit;
- (ii) at a maximum rate of :
- (a) 0.4 for each bachelor dwelling unit up to 100 square metres and 1.2 for each bachelor dwelling unit over 100 square metres;
 - (b) 0.7 for each one bedroom dwelling unit;
 - (c) 1.2 for each two bedroom dwelling unit;


Parking rates in apartment buildings vary by size of unit based on number of bedrooms - more bedrooms, more parking required.

a minimum rate of :
.3 for each bachelor dwelling unit up to 45 square
and 1.0 for each bachelor dwelling unit greater than 45
metres:
.5 for each one bedroom dwelling unit;
.8 for each two bedroom dwelling unit; and
1.0 for each three or more bedroom dwelling unit; and
a maximum rate of:
.4 for each bachelor dwelling unit up to 45 square
and 1.2 for each bachelor dwelling unit greater than 45
metres:
.7 for each one bedroom dwelling unit;
.2 for each two bedroom dwelling unit; and



**There are also
maximum parking
rates for uses in Policy
Areas 1 through 4.**

Shared parking is permitted by time of day between non-residential uses only.



AM = 6 a.m. to Noon.
PM = Noon to 6 p.m.
Eve = 6 p.m. to 6 a.m.

Parking Occupancy Rate

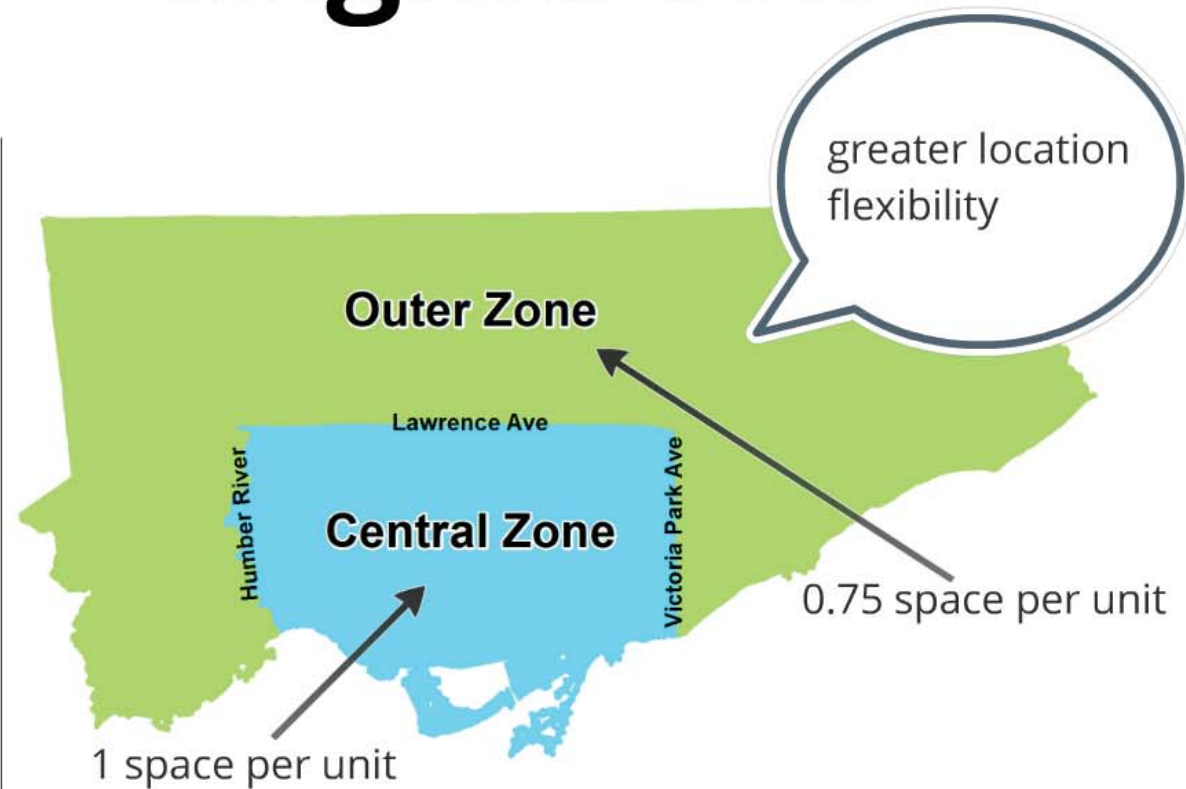
	AM	PM	Eve
ment building, parking	100%	100%	100%

Chapter 230

Bicycle Parking

Space

Regulations



Chapter 220

Loading Space Regulations

- Exemption for existing buildings
- applies only to the uses listed
- shared loading permitted in Policy Areas 1 & 2

Regulations in this Chapter apply wherever these uses are permitted

Home Occupation

Secondary Suite

Group Home

Crisis Care Shelter

Municipal Shelter

Rooming House

Senior's Community House

Day Nursery

School

Place of Worship

Funeral Home

Amusement Arcade

Nightclub

Drive-Through

Vehicle Dealership

Vehicle Fuel Station

Vehicle Service Shop

Vehicle Washing Est.

Banquet Hall

Eating Establishment

Adult Entertainment

Body Rub Service

Defined terms are bolded in the By-law text. This version of the City-wide Zoning By-law added the following new defined terms:

Former Zoning By-laws

Hospice Care Home

Lawful and Lawfully

Lawfully Existing

Mixed Use Building

Non-Residential Building

Body Rub Service

Chapter 5

Regulations for all Zones

**10 metre building setback from
Ravine Edge - existing buildings are
exempt**

go here for more information

http://www.toronto.ca/zoning/bylaw/ZBL_NewProvision_Chapter5_10.htm#5.10.40.70

**All lots must be connected to
services and streets**

Special Provisions

Chapter 900 Site Specific Exceptions

- Chapter 900 Site Specific Exceptions consist of:
- (1) Site Specific Provisions
 - (2) Prevailing By-laws
 - (3) Prevailing Sections
- There are 16 specific and provisions generally within the language of the By-law
- There are 16 specific and provisions generally within the language of the By-law
- There are special sections from the other by-laws that can also apply with the language of the previous by-law
- There are 16 specific and provisions generally within the language of the By-law



- Residential
- Residential Apartment
- Commercial Zones
- Open Space
- Employment Industrial Zones
- Industrial
- Jitney and Transportation

Chapter 2 Compliance with this By-law

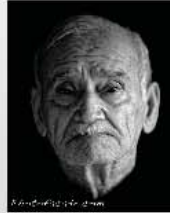
Transitioning for existing applications



Existing minor variances permissions are protected

- Minor variances to existing laws, including or otherwise, shall be grandfathered in to the new By-law.
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Grandfathering



Specialty Housing

Specialty Housing Districts include:

- Specialty Housing Districts
- Specialty Housing Districts
- Specialty Housing Districts

Accessory Dwelling

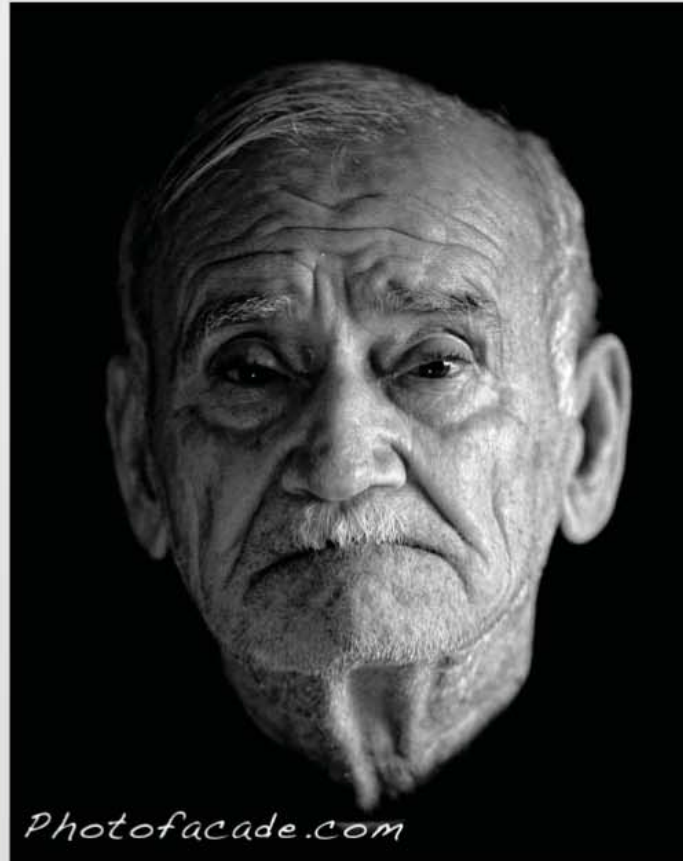
Accessory Dwelling Units include:

- Accessory Dwelling Units
- Accessory Dwelling Units
- Accessory Dwelling Units

Here is a list of typical grandfathering:

- § 2.01.01 Use Districts
- § 2.01.02 Use Districts
- § 2.01.03 Use Districts
- § 2.01.04 Use Districts
- § 2.01.05 Use Districts
- § 2.01.06 Use Districts
- § 2.01.07 Use Districts
- § 2.01.08 Use Districts
- § 2.01.09 Use Districts
- § 2.01.10 Use Districts
- § 2.01.11 Use Districts
- § 2.01.12 Use Districts
- § 2.01.13 Use Districts
- § 2.01.14 Use Districts
- § 2.01.15 Use Districts
- § 2.01.16 Use Districts
- § 2.01.17 Use Districts
- § 2.01.18 Use Districts
- § 2.01.19 Use Districts
- § 2.01.20 Use Districts

Grandfathering



Lawfully Existing:

Grandfathering clauses recognize **LAWFUL** existing building conditions as conforming to the new Bylaw. In the new By-law they are called **'exemption clauses'**

Lawfully Existing

- applies to a lot, building, structure or use.
- must be existing "lawfully"
- speaks to a timing requirement, replacing the traditional wording "on the date of passage of this By-law"

Here is a list of typical 'exemptions':

- 10.5.30.11 Lot Area Exemptions
- 10.5.30.21 Lot Frontage Exemptions
- 10.5.30.41 Lot Coverage Exemptions
- 10.5.40.11 Height Exemptions
- 10.5.40.21 Building Length Exemptions
- 10.5.40.31 Building Depth Exemptions
- 10.5.40.41 Floor Area Exemptions
- 10.5.40.71 Setbacks Exemptions
- 10.5.80.11 Location Exemptions (parking)

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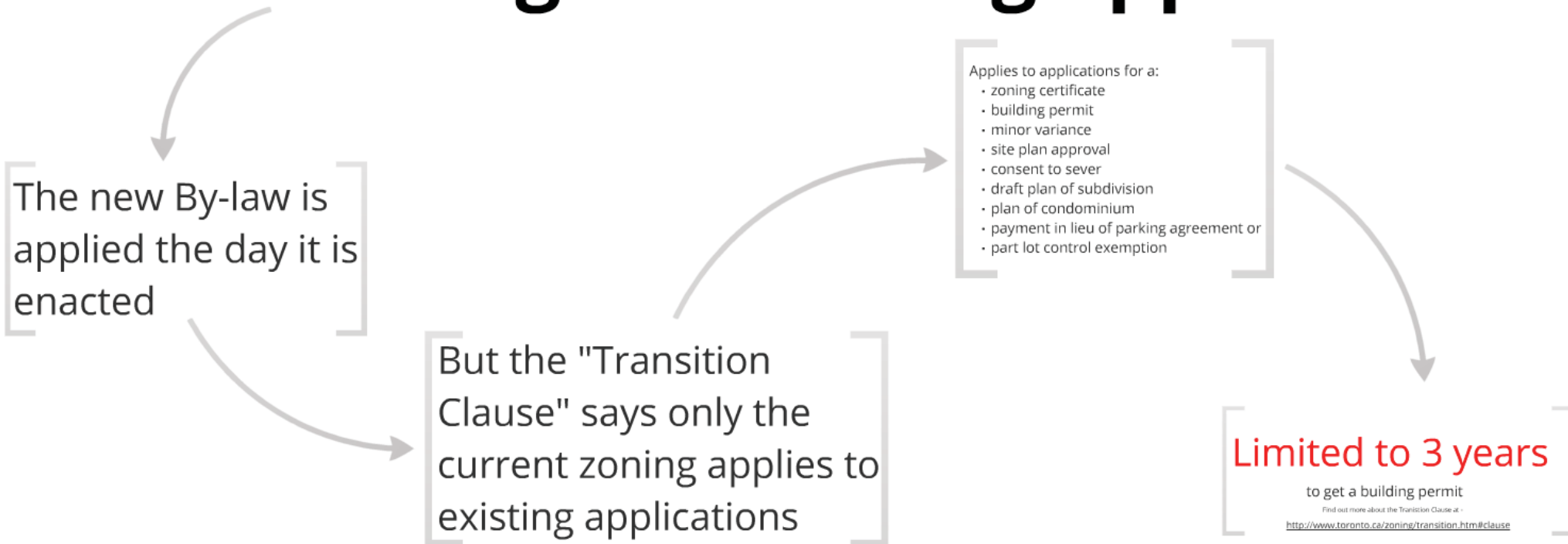
10.5.40.41 Floor Area Exemptions

10.5.40.71 Setbacks Exemptions

10.5.80.11 Location Exemptions (parking)

this By-law



Transitioning for existing applications





The new By-law is
applied the day it is
enacted





But the "Transition Clause" says only the current zoning applies to existing applications

Applies to applications for a:

- zoning certificate
- building permit
- minor variance
- site plan approval
- consent to sever
- draft plan of subdivision
- plan of condominium
- payment in lieu of parking agreement or
- part lot control exemption




Limited to 3 years

to get a building permit

Find out more about the Transition Clause at -

<http://www.toronto.ca/zoning/transition.htm#clause>



current zoning applies to
existing applications

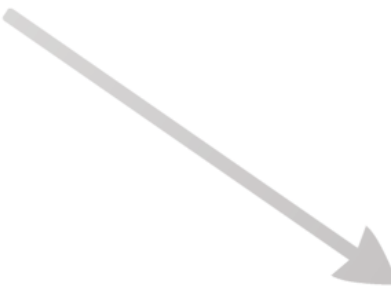
Limited to

to get a building

Find out more about the

<http://www.toronto.ca/zoning>

Existing minor variances permissions are protected



minor variances to existing lots,
buildings or structures
continue to apply and remain
in force as if variances to the
new By-law



minor variances to existing lots,
buildings or structures
continue to apply and remain
in force as if variances to the
new By-law

minor variances approved but not acted-on may be relied upon if the standard has remained the same or is less permissive in the new By-law

Former General Zoning By-laws,
including definitions, apply to
assist in interpretation

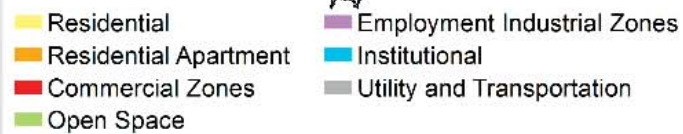
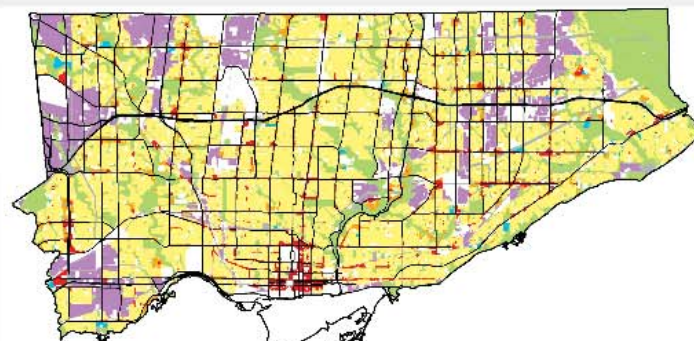
Chapter 900 Site Specific Exceptions

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These are site-specific and area-specific amendments written in the language of the new By-law

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Gran

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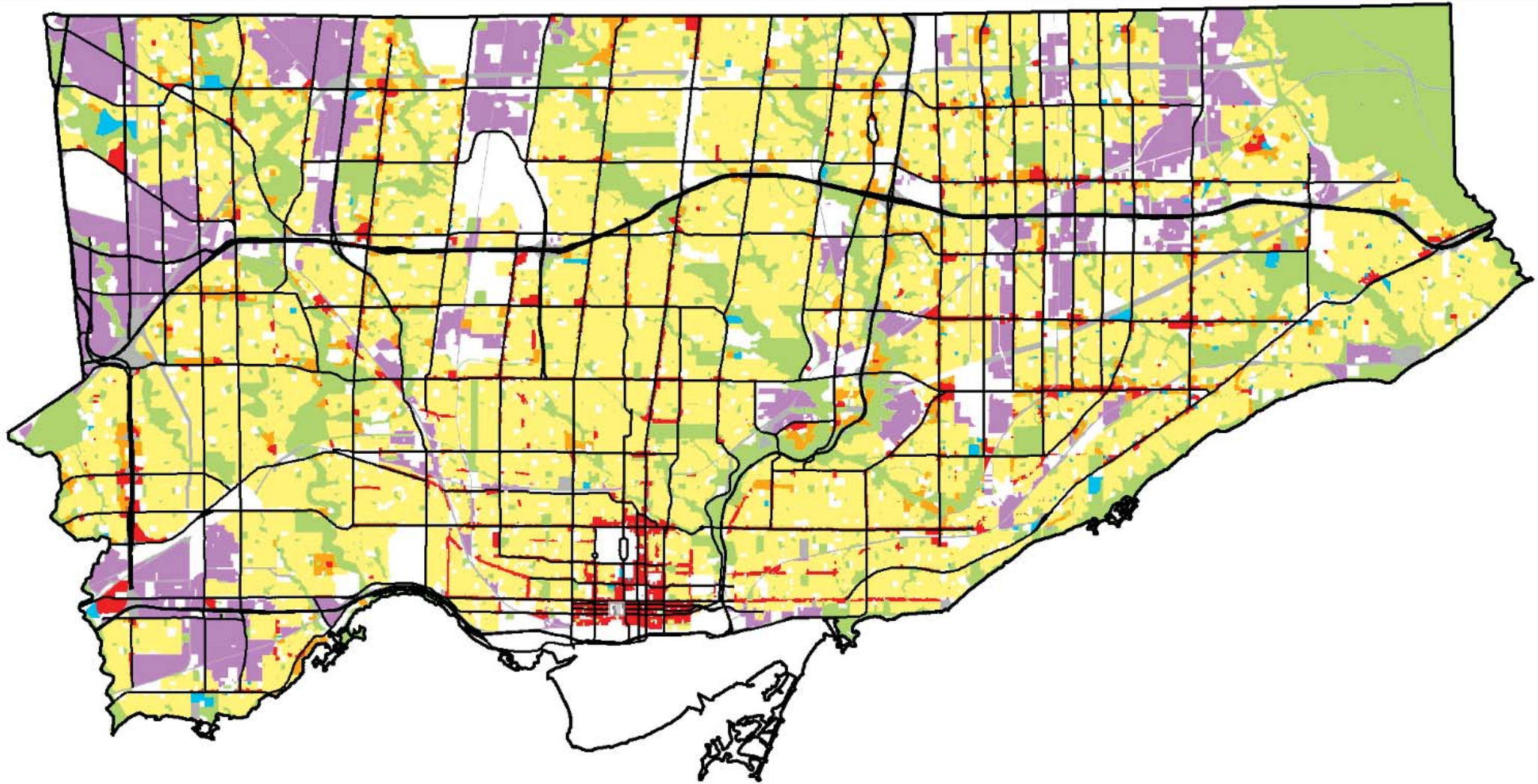
(1) Site Specific Provisions






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- | | |
|--|--|
|  Residential |  Employment Industrial Zones |
|  Residential Apartment |  Institutional |
|  Commercial Zones |  Utility and Transportation |
|  Open Space | |

UNIVERSITY AVE

QUEEN ST W

RICHMOND ST E

ADELAIDE ST W

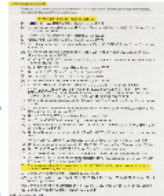
CR 12.0
(c8.0; r11.7)
SS1 (x2338)

CR 12.0
(c8.0; r11.7)
SS1 (x1834)

CR 12.0
(c8.0; r11.7)
SS1 (x1842)

CR 12.0
(c8.0; r11.7)
SS1 (x2367)

**CR 12.0
(c8.0; r11.7)
SS1 (x2333)**



BAY ST

CR 12.0
(c8.0; r11.7)
SS1 (x2336)

YONGE ST

KING ST E

CR 12.0
(c8.0; r11.7)
SS1 (x2265)

CR 12.0
(c8.0; r11.7)
SS1 (x2239)

CR 12.0
(c8.0; r11.7)
SS1 (x2334)

FRONT ST W

YORK ST



(2333) Exception CR 2333

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86.
- (B) On the lands municipally known as 75 Simcoe Street in 1981, Section 12(2) 120 of former City of Toronto By-law 438-86.
- (C) Section 12(2) 132 of former City of Toronto By-law 438-86.
- (D) Section 12(2) 276 of former City of Toronto By-law 438-86.
- (E) On or between the even numbered addresses of 150 - 166 YORK ST, former City of Toronto by-law 107-81.
- (F) On or between the even numbered addresses of 390 - 394 BAY ST, 65 QUEEN ST W, former City of Toronto by-law 119-68;
- (G) On 105 ADELAIDE ST W, 77 ADELAIDE ST W, 120 KING ST W, 130 KING ST W, former City of Toronto by-law 121-80;
- (H) On 1 UNIVERSITY AVE. former City of Toronto by-law 129-83.

- (R) On the even numbered addresses of 118A - 120 PEARL ST, 180 UNIVERSITY AVE, former City of Toronto by-law 287-90.
- (S) On the odd numbered addresses of 95 - 107 WELLINGTON ST W, former City of Toronto by-law 30-83.
- (T) On 79 WELLINGTON ST W, 85 WELLINGTON ST W, former City of Toronto by-law 318-83.
- (U) On the even numbered addresses of 150 - 166 YORK ST, former City of Toronto by-law 335-80.
- (V) On 150 KING ST W, 75 SIMCOE ST, former City of Toronto by-law 416-81.
- (W) On 200 KING ST W, 71 SIMCOE ST, 73 SIMCOE ST, former City of Toronto by-law 417-81.
- (X) On 145R KING ST W, the odd numbered addresses of 95 - 107 WELLINGTON ST W, 70 YORK ST, former City of Toronto by-law 442-88.
- (Y) On the even numbered addresses 180 to 188 UNIVERSITY AVE, 192 and 194 ADELAIDE ST W, City of Toronto by-law 469-06.
- (Z) On 220 BAY ST, former City of Toronto by-law 475-91.
- (AA) On 105 ADELAIDE ST W, 77 ADELAIDE ST W, 120 KING ST W, 130 KING ST W, former City of Toronto by-law 47-80.
- (BB) On the even numbered addresses of 150 - 166 YORK ST, former City of Toronto by-law 522-80.
- (CC) On 320 BAY ST, former City of Toronto by-law 56-87.

(2334) Exception CR 2334

Authority: Toronto and East York Community Council Report 4, Clause 8, adopted as amended,
by City of Toronto Council on May 23, 24 and 25, 2006
Enacted by Council: May 25, 2006

CITY OF TORONTO

BY-LAW No. 469-2006

**To amend the General Zoning By-law No. 438-86 of the former City of Toronto with
respect to lands municipally known as 180-188 University Avenue and 192 and
194 Adelaide Street West.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13,
as amended, to pass this By-law; and

WHEREAS pursuant to Section 37 of the *Planning Act* the Council of a municipality may in a
By-law passed pursuant to Section 34 of the *Planning Act*, authorize increases in height or density of
development beyond those otherwise permitted by the By-law in return for the provision of such
facilities, services and matters as are set out in the By-law; and

WHEREAS Subsection 37(3) of the *Planning Act* provides that, where an owner of land elects to
provide facilities, services or matters in return for an increase in height or density of development,
the municipality may require the owner to enter into one or more agreements with the municipality
in respect of the facilities, services or matters; and

WHEREAS Council of the City of Toronto has held at least one public meeting in respect of this By-law;

WHEREAS the owner of the lands has agreed to provide facilities, services and matters as hereinafter set out;

WHEREAS the increases in development permitted on the aforesaid lands beyond those otherwise permitted by the By-law are in return for the provision of facilities, services and matters and more agreements between the owner and the City of Toronto;

WHEREAS the Council of the City of Toronto has entered into more agreements for the provision of facilities, services and matters in return for increases in height and density permitted by the By-law;

The Council of the City of Toronto hereby enacts the following By-law:

1. None of the provisions of Section 2 with respect to *gross floor area* and *non-residential uses* of 8(3)PART 1 1, 8(3)PART 1 2 of By-law No. 438-86, be amended to increase the *gross floor area*, *bulk*, *height*, *spacing of air conditioning units* and *uses* of certain uses of lands and buildings in the areas of the City of Toronto

Office Consolidation of
Zoning By-law 438-86
(as amended)

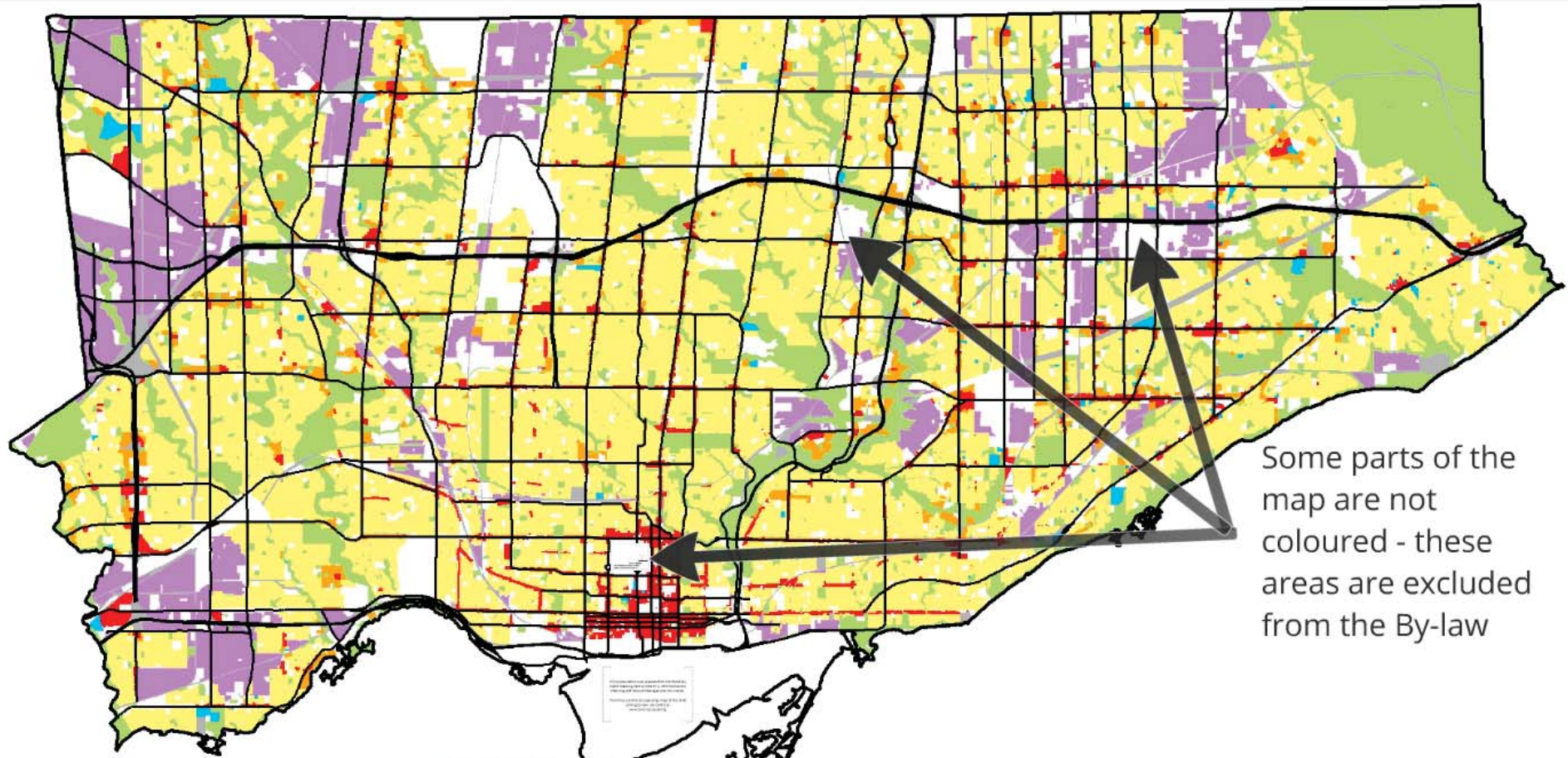
Volume 1 of 2

Sections 1 to 14












Draft City Wide Zoning By-law



Some parts of the map are not coloured - these areas are excluded from the By-law

- These are the zone categories - they are subdivided into more specific zones*
- | | |
|---|--|
|  Residential |  Employment Industrial Zones |
|  Residential Apartment |  Institutional |
|  Commercial Zones |  Utility and Transportation |
|  Open Space | |

You can search for zoning information by address here:
http://map.toronto.ca/maps/map.jsp?app=ZBL_CONSULT

<http://www.toronto.ca/zoning/>