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

You can search for zoning information by address here:
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Former City By-laws are not repealed

- existing bylaws continue to apply where the new By-law does not
Former City By-laws are not repealed.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

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

These are the low-rise housing zones categorized by permitted building type.
RD (f15.0; a5555; d0.45) (x28)

Detached

Exception/amendment applying to this zone
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.
Rooming house permissions are area-specific.

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

Pitched Roof Buildings

Flat Roof Buildings

Main Wall Height

Max 40% of main wall width

Height minus 2.5 metres equals

Building Height measured to the top of the roof

Main Wall Height

Maximum height in RD zones only:

Less than 1:4 roof slope defines a flat roof

7.2m

Established Grade
Pitched Roof Buildings

- Max 40% of main wall width
- Height minus 2.5 metres equals
- Building Height measured to the top of the roof
- Main Wall Height

Established Grade
Building Height measured to the top of the roof
Height minus 2.5 metres equals
Height minus 2.5 metres equals Main Wall Height measured to the top of the roof
Max 40% of main wall width

may exceed the main wall height
Flat Roof Buildings

Maximum height in RD zones only

Less than 1:4 roof slope defines a flat roof

BUILDING HEIGHT

7.2m

ESTABLISHED GRADE
Less than 1:4 roof slope defines a flat roof
BUILDING HEIGHT

7.2m

Maximum height in RD zones only.
Measuring Grade

\[ A + B + 2 = EG \]

\[ EG = \text{Established Grade} \]
\[ A + B \div 2 = EG \]

EG = Established Grade
Height is measured at the front yard setback.
Building Length and Depth
Lot Coverage

Only Lot Coverage applies in the former North York area.

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

Floor Space Index

Only FSI applies in the former City of Toronto area.

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

FSI = 1.0
Coving = 100% of lot on 1 floor.

FSI = 0.7
Coving = 75% of lot on 4 floors.

FSI = 0.5
Coving = 50% of lot on 2 floors.

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 Etobicoke, Scarborough, York and York area.

**Both** FSI and Lot Coverage apply in the former Town of Toronto area.

Lot 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.

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

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

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

Lot Area
Places of Worship

**RD and RS Zones**
- 2,000 square metres lot size
- 30 metre lot width
- 2,000 square metre max size
  - must be located on a major street

**RA and RAC Zones**
- 2,000 square metres lot size
- 30 metre lot width
- 2,000 square metre max size
  - must be located on major street in an apartment building with more than 100 units

**RT and RM zones**
- 2,000 square metres lot size
- 30 metre lot width
- 2,500 square metre max size
  - must be located on a major street

**R Zone**
- 30 metre lot width
  - must be in a building originally constructed for that purpose
Residential Apartment Zone - Chapter 15

RA - Residential Apartment

This zone is applied to high rise housing sites mainly outside of the former City of Toronto
Commercial Residential Zone
CR Standard Sets

* Standard Set 1
* Standard Set 2
* Standard Set 3

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.
SS1- Downtown

- Former Toronto Section 12(2) Angular Planes may apply
- Max Height as set out on Overlay Map (default is 16.0m)
- Min 75%
- Street R.O.W
- 0.0m to 3.0m Front Yard Setback
SS2 - Main Streets
(older commercial strips)

Max Height
as set out on Overlay Map
(default is 14.0m)

Max Street Wall Height
= 0.8 x R.O.W.

Min 75%

45°

Street R.O.W.

45°

45°

45°

0.0m to 3.0m
Front Yard Setback

* See Detailed Rear Angular Plane Diagrams

* See Detailed Rear Angular Plane Diagrams
SS3 - newer commercial areas

(parking in the front of buildings)

Max Height as set out on Overlay Map (default is 11.0m)

* See Detailed Rear Angular Plane Diagrams
Areas of a building excluded in determining total gross floor area

- Mechanical Penthouse
- Garbage and Recycling Shafts
- Elevator Shafts
- Required Amenity Space
- Exit Stairwells

Areas at Grade:
- loading spaces;
- bicycle parking spaces.

Areas below grade:
- car parking;
- bicycle parking;
- loading spaces;
- storage rooms;
- washrooms;
- electrical, utility, mechanical, ventilation equipment.
This zone represents the smaller convenience-type stores and services found in neighbourhoods.
This zone represents the permissions in the RA - Regeneration Area - Zoning in two areas east and west of the financial district.

**NEW**

Places of Worship permitted in all CRE Zones

**Commercial Residential Employment Zone**

CRE - Commercial Residential Employment
Other Land Use Zones

Chapter 100
Utility and Transportation Zone

Chapter 60
Employment Industrial Zones

Chapter 90
Open Space Zones

Chapter 80
Institutional Zones
Employment Industrial Zones

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

NEW
A Body Rub Service is permitted in E Zones.
100 metre separation required from residential and each other.

NEW
Some industrial zones are excluded from the Bylaw because the current permits an amount of retail that does not conform with the Official Plan.

NEW
Places of Worship now permitted along major streets in EO Zones.

EO - Employment Industrial Office
Institutional Zones

- I - Institutional General
- IH - Institutional Hospital
- IE - Institutional Educational
- IPW - Institutional Place of Worship

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
Utility Transportation Zones

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

Chapter 200
Parking Space Regulations

Chapter 800
Definitions

Chapter 150
Specific Use Regulations

Chapter 220
Loading Space Regulations

Chapter 230
Bicycle Parking Space 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:
Policy Areas

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

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

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

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

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.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment Building</td>
<td>If a dwelling unit is located in an apartment building, spaces must be provided:</td>
</tr>
<tr>
<td></td>
<td>(A) in Policy Area 1 (PA1):</td>
</tr>
<tr>
<td></td>
<td>(i) at a minimum rate of:</td>
</tr>
<tr>
<td></td>
<td>(a) 0.3 for each bachelor dwelling unit</td>
</tr>
</tbody>
</table>
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<table>
<thead>
<tr>
<th></th>
<th>AM</th>
<th>PM</th>
<th>Eve</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment building, parking</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

AM = 6 a.m. to Noon.
PM = Noon to 6 p.m.
Eve = 6 p.m. to 6 a.m.
Chapter 230
Bicycle Parking Space Regulations

- Outer Zone
  - Lawrence Ave
  - Victoria Park Ave
  - Greater location flexibility
  - 0.75 space per unit

- Central Zone
  - Humber River
  - Lawrence Ave
  - Victoria Park Ave
  - 1 space per unit
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) The Beijing Principle
2) The Beijing Principle
3) Providing Services

Chapter 2
Compliance with this By-law
Transitioning for existing applications

Existing minor variances
permissions are protected

Grandfathering
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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10.5.80.11 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
For more information on the Transition Clause:
http://www.toronto.ca/planning/transitional-plans
The new By-law is applied the day it is enacted.
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Find out more about the Transition Clause at -
http://www.toronto.ca/zoning/transition.htm#clause
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

Chapter 900 Site Specific Exceptions consist of:
(1) Site Specific Provisions
(2) Prevailing By-laws
(3) Prevailing Sections

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

These are special sections from the previous by-laws that continue to apply within the context of the previous by-laws.

These are site-specific amendments from previous zoning by-laws that continue to apply within the context of the previous by-laws.

Legend:
- Yellow: Residential
- Orange: Residential Apartment
- Red: Commercial Zones
- Green: Open Space
- Purple: Employment Industrial Zones
- Light Blue: Institutional
- Grey: Utility and Transportation
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These are site specific amendments from previous zoning by-laws that continue to apply within the context of the previous by-laws.
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:
(E) On the even numbered addresses of 118A - 120 PEARL ST, 180 UNIVERSITY AVE, former City of Toronto by-law 287-90.

(R) On the even 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.


(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
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 regard to the proposed By-law;

WHEREAS the owner of the lands, facilities, services and matters as hereinbefore referred to;

WHEREAS the increases in density permitted on the aforesaid lands have been calculated on the provision of facilities, services and matters by the owner;

WHEREAS the Council of the City of Toronto has entered into one or more agreements between the owner and the City of Toronto; and

WHEREAS the Council of the City of Toronto has entered into one or more agreements for the provision of increases in height and density permitted on the aforesaid lands, the owner of the lands,

The Council of the City of Toronto,

1. None of the provisions of this By-law are to be applicable to Section 2 with respect to which Title 8, Part 11, Title 8, Part 12, Title 8, Part 13, Title 8, Part 14 of By-law No. 438-86, be applied to bulk, height, spacing of any certain uses of lands and the areas of the City of Toronto.
Draft City Wide Zoning By-law

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