



**STAFF REPORT  
ACTION REQUIRED**

**Amendments for all Zoning By-laws  
Group Home Separation and Occupant Numbers**

<b>Date:</b>	December 20, 2013
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	All
<b>Reference Number:</b>	P:\2014\Cluster B\PLN\PGMC\PG14001

**SUMMARY**

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At the February 28, 2013 meeting of Planning and Growth Management Committee Chief Planner and Executive Director of City Planning reported on the findings of the report entitled 'Opinion on the Provisions of Group Homes in the City-wide Zoning By-law of the City of Toronto' by Dr. Sandeep Agrawal, a land use planning expert with knowledge of the interaction between planning and human rights issues. Dr. Agrawal was retained to conduct a review and provide advice to City Council on the land use planning and human rights issues related to the definition of "Group Home" and the 250 metre mandatory separation distance between group homes in the then draft, now enacted, City-wide Zoning by-law. The expert found that the definitions and separation distances applicable to group homes were in his opinion not supportable and recommended removing them. Staff was requested to review these findings and prepare their own report providing advice with respect to questions raised by the Committee in light of the findings of the expert.

At the October 22, 2013 meeting of Planning and Growth Management Committee Chief Planner and Executive Director of City Planning reported that City Planning staff had review the matter further and had additional discussions with several Provincial Ministry representatives to determine whether there is any substantive requirement or planning reason for separating Group Homes and whether there is any basis for requiring a minimum number of occupants in a Group Home. Based upon these discussions and the finding of Dr. Agrawal, City Planning Staff concluded that there is no planning justification to include a separation distances for Group Homes in a zoning by-law. It was

also concluded that there is no reason for a zoning by-law to require a minimum number of occupants in a Group Home.

This report responds to that Planning and Growth Management Committee's direction to the Chief Planner and Executive Director of City Planning (PG27.6) to hold a public open house to obtain public input on the proposed changes to Group Homes in the zoning by-law and prepare a final report and draft by-law for the purpose of a statutory public meeting at the January 13, 2014, meeting of the Planning and Growth Management Committee.

## **RECOMMENDATIONS**

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

1. City Council amend City of Toronto Zoning By-law No. 569-2013; former City of Toronto By-law 438-86; former City of North York By-law 7625; former City of York By-law 1-83; former Borough of East York By-laws 6752 and 1916; former City of Etobicoke Zoning Code; and, former City of Scarborough Zoning By-laws 10076, 12797, 8786, 9350, 9174, 9396, 8978, 9364, 9508, 10048, 9676, 10827, 9089, 9276, 12466, 14402, 12181, 17677, 11883, 9366, 9812, 15907, 10010, 16762, 10717, 12360, 950-2005, 9511, 10327, 9510, substantially in accordance with the draft zoning by-law amendments included in Attachment 1.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to each Zoning By-law amendment as may be required.

### **Financial Impact**

These recommendations will have no financial impact beyond what has already been approved in the current year's budget.

## **DECISION HISTORY**

A February 28, 2013, staff report from the Chief Planner and Executive Director, City Planning, and the City Solicitor, Legal Services presented the finding of a report by Dr. Agrawal entitled, *Opinion on the Provisions of Group Homes in the City-wide Zoning By-law of the City of Toronto*. Dr. Agrawal attended PGM and spoke to the opinion he provided.

<http://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-56473.pdf>

In considering the item the Planning and Growth Management Committee recommended to Council that the Chief Planner and Executive Director, City Planning, be directed to report to the October 22, 2013 meeting of the Committee on a review of the provisions pertaining to group homes and residential care homes to determine whether a separation

distance is justified on the basis of proper planning principles and considering the Human Rights Code at it pertains to persons with disabilities or whether alternative approaches may be used. Staff was also asked to address the appropriateness of including a minimum and maximum number of occupants in the definition of a group home use.

<http://app.toronto.ca/tmmis/viewPublishedReport.do?function=getDecisionDocumentReport&meetingId=7425>

City-wide Zoning By-law 569-2013 was enacted by City Council on May 9, 2013. It carries forward regulations that require a 250 metre separation distances between group homes and residential care facilities. This separation distance requirement has been appealed to the Ontario Municipal Board. At least three of these appeals raise issues related to human rights and the mandatory separation distance applicable to group homes. These hearings have not yet been scheduled.

<http://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-56473.pdf>

On October 22, 2013, a staff report from the Chief Planner and Executive Director, City Planning, having considered the planning merits of a separation distance for Group Homes recommended the removal of the group home separation distance requirement in all zoning by-laws and the elimination of the minimum occupant requirement in a group home.

As directed by Committee, a notice of open house for November 28, 2013 was posted in a Toronto newspaper for the purpose of consulting with the public on the proposed changes to group home regulations.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG27.6>

## **ISSUE BACKGROUND**

This report implements planning changes to the City's zoning by-laws recommended in the report by the land use planning expert on the matter of the separation of group homes and endorsed by City Planning Staff in response to an application to the Human Rights Tribunal of Ontario.

The Dream Team, an advocacy organization representing persons with mental health issues, brought an Application to the Human Rights Tribunal of Ontario on behalf of eight of its members. The Application alleges that provisions in the zoning by-laws of the pre-amalgamation municipalities, which remain in force, and in the draft City-wide Zoning By-law, that impose mandatory separation distances for "group homes" and "residential care homes," discriminate against persons with disabilities contrary to the Ontario Human Rights Code ("the Code").

The Dream Team is seeking an order from the Tribunal declaring the provisions discriminatory and directing the City to remove them from the zoning by-laws or to refrain from enforcing or applying them while the City brings them into compliance with the Code.

By-law 569-2013, which was enacted on May 9, 2013, has regulations that were brought forward from previous zoning by-laws that require separation distances between group homes and residential care facilities.

There are three appeals to the Ontario Municipal Board against By-law 569-2013 contesting the inclusion of the separation distance requirement for group home and residential care facilities. If the separation requirement is removed, these three appeals and the Ontario Human Right Tribunal challenge should be addressed and those appeals may be withdrawn.

## COMMENTS

The land use planning expert, retained by the City Solicitor to provide advice to Council, also had the advice and assistance of two external lawyers. One was an expert in planning law and the other was an expert in human rights law. Dr. Agrawal's report entitled, *Opinion on the Provisions of Group Homes in the City-wide Zoning By-law of the City of Toronto* examined land use planning and human rights issues related to the definition of group home and the requirement for a separation distance between group homes.

In the October 22 report to Planning and Growth Management Committee, City Planning outlined the recommendation of Dr. Agrawal's report as:

- Replace “3 to 10 residents” with “a maximum of 10 persons.” In the definition of "Group Home"
- Remove the requirement for a separation distance for group homes, but not for residential care homes.
- Delete the phrase “by reason of their emotional, mental, social or physical condition or legal status” from the definition of "Group Home".
- Before adopting the proposed City-wide Zoning By-law, review all its provisions in the context of the Ontario *Human Rights Code*, the *Accessibility for Ontarians with Disabilities Act*, and the *Canadian Charter of Rights and Freedoms*.
- Develop a Citizen’s Guide to the proposed City-wide Zoning By-law, which could include, among other things, clarifications about and considerations respecting sensitive or incompatible uses and a brief rationale behind separation distances, if they are included.
- Initiate a training program for the City’s land use planners and policy makers to help them understand and apply the provisions of the Ontario *Human Rights Code*, the *Accessibility for Ontarians with Disabilities Act*, and the *Canadian Charter of Rights and Freedoms* in the context of municipal planning policies and practice.

Of these recommendations only the first three are matters related to regulations found in zoning by-law in the City and are proposed to be addressed by the proposed amendment to the City's zoning by-laws.

The reference to the characteristic of the residents in the definitions of group home and residential care home: "by reason of their emotional, mental, social, or physical condition or legal status," was removed in the City-wide Zoning By-law 569-2013, but still exists in other former general zoning by-laws in the City. Staff determined that the other qualifications in the definitions, specifically: "supervised living accommodation," "licensed or funded by under Province of Ontario or Government Canada legislation" and "supervised group living arrangement" were sufficient to distinguish these uses from other housing accommodation.

The definitions in By-law 569-2013 currently read as follows:

**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 supervised group living arrangement.

**Residential Care Home**

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

(A) is licensed or funded under Province of Ontario or Government of Canada legislation;

(B) is for persons requiring semi-independent or supervised group living arrangements; and

(C) is for more than ten persons, exclusive of staff.

(D) an apartment building used for the purpose of supportive housing or social housing is not a residential care home.

This report and its recommendations do not apply to group homes or residential care homes used for correctional purposes.

**Origins of Group Homes in Ontario**

As detailed on the October report to Planning and Growth Management Committee, in March of 1978, the Ontario Government established the Interministerial Working Group on Group Homes comprised of representatives from the Ministries of Health, Community and Social Services, Correctional Services, Education, Housing, Treasury, Economics and Intergovernmental Affairs and the Secretariat for Social Development.

In June 16, 1978, the Ontario Secretariat for Social Development published the report of the Inter-ministerial Working Group on Group Homes. That report describes the intent of the Group Home Initiative as transforming the care, supervision or treatment of individuals from an institutional character to something more "homelike".

The creation of group homes as a means to "deinstitutionalization wherever possible" was adopted as an approach to accommodating individuals outside of institutions by four

provincial Ministries: the Ministry of Children and Youth Services, the Ministry of Health and Long-Term Care, the Ministry of Community and Social Services and the Ministry of Community Safety and Correctional Services. The Interministerial Working Group on Group Homes also suggested that a by-law permitting group homes in all residential areas may include a separation distance:

The by-law should provide that a group home cannot locate closer than a specified distance to another group home facility. This spacing requirement would alleviate municipal and community fears concerning concentration of group homes and over-taxing of social/educational facilities. The requirement could be expressed in urban by-laws as a sliding scale of 600 to 1000 feet depending upon the number of residents or a standard distance in suburban or rural areas.

The Secretariat of Social Development issued an *'Ontario Group Homes Resource Manual'* in 1983 that reviewed the actions and decisions leading to a Provincial strategy for establishing group homes within local municipalities. The Resources Manual includes the suggestion that municipal official plans may include a statement that would "provide a mechanism to prevent undue concentration of group homes in specific areas by requiring a reasonable separation distance between these facilities..."

## **Current Provincial Regulation of Group Homes**

The group home programs of the various Ontario Ministries have changed somewhat since their early inception, but the concept of providing care in a "community setting" articulated in the Working Group report remains in place. Generally speaking, provincially licensed and funded group homes are designed for individuals who need supervision, support and encouragement in order to develop or regain a measure of self-sufficiency. Today, each Ministry engaged in group home programs either licenses them or regulates them as a condition of their funding.

Group homes are operated and often owned by a group home operator or service agency, which is a corporation providing supervision and support services for the residents. The licence requirements and regulations are enforced through service agreements between the responsible Ministry and the group home operator, service agency or "Transfer Payment Agency". In all cases, the group home is regulated by the Ministry that is accountable for it. As such, the operators and agencies are subject to the specific requirements imposed through the licence or service agreement with the Province.

## **Current Legislative Requirements**

The *Planning Act* includes statements of Provincial Interest which are matters that City Council must have regard to in carrying out its responsibilities under the Act. Section 2(h.1) requires Council to have regard to "the accessibility for persons with disabilities to all facilities, services and matters to which this (Planning) Act applies."

The Provincial Policy Statement (2005) further emphasizes the need to plan communities in a manner that supports persons with disabilities and requires that City Council's decisions about land use must be consistent with the Policy Statement. Section 1.1.1(f) states "communities are sustained by improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society". Section 1.4.3 requires that city councils provide an appropriate range of housing by permitting "all forms of housing required to meet the social, health and well-being requirements of current and future residents, including *special needs* requirements". "Special needs" is defined as:

**Special needs:** means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of *special needs* housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for the elderly.

The Ontario *Human Rights Code* provides for equal rights and opportunities for all people without discrimination on a number of grounds (including disability). In the human rights application involving group homes, the Dream Team alleges discrimination in the provision of "services" and in the "occupancy of accommodation" and that City Council must follow the Code in carrying out its responsibilities under the *Planning Act*. The Code is considered quasi-constitutional in nature by the Courts.

Section 15 of the *Canadian Charter of Rights and Freedoms*, part of the Constitution of Canada, guarantees equal treatment before and under the law and equal benefit of the law without discrimination based on various grounds, including mental or physical disabilities. All laws must be consistent with the Charter or they will be held to have no force and effect.

In the expert's opinion, prepared in consultation with the two external legal experts, the City's zoning regulations applicable to group homes (i.e. separation distances) first enacted in the late 1970s and early 1980s were implemented without a careful, thorough, objective study of the planning rationale. He concluded that without this, they would fail the test of compliance with the Ontario *Human Rights Code* and that they were without evidence to support that the removal of the separation distance will cause the City any "undue hardship" as required by Code analysis. The *Canadian Charter of Rights and Freedoms* has its own test and the expert found that it was possible that a claimant could convincingly argue that the by-law provisions on group homes treat them differently, single them out, and discriminate against them by perpetuating disadvantage or by being prejudicial to them." He concluded that he had not been presented with a studied justification from the City to support the separation distances and that therefore, he was of the opinion that the City should "err on the side of caution and modify the definition of group homes and remove the separation distance".

## **The Group Home Definition and Number of Residents**

Group home and residential care home are defined for the purposes of distinguishing them from other residential dwelling types. The land use planning expert takes no issue with defining group homes as a separate residential use as the homes are licensed, supervised and the residents are under the care of the operators. However, the land use planning expert does take some issue with restrictions on the number of persons the definition of group home mentions.

The current definition of group home in Zoning By-law 569-2013 continues to reference the minimum and maximum number of occupants who may reside in a group home. The number of residents is regulated by the Provincial Governments through the licence or service agreements with the group home operator. The reference to "for three to ten persons" in the definition was originally included to more closely tie the use to the provincially used term and provided some clarity to distinguish between a group home and other uses providing similar accommodation.

The land use planning expert recommends eliminating the minimum requirement of 3 persons but believes a maximum of 10 persons is justified based on the intensity of use, impact and compatibility of a larger group home, called a Residential Care Home in the Zoning By-law. In the case of the Residential Care Home, the land use planning expert supports the requirement of a minimum of 11 as it is based on concern the intensity of use, impact on the surrounding area and compatibility with adjacent land uses.

## **Required Separation Distances For Group Homes**

The general zoning by-laws of each of the former municipalities of the City of Toronto included separation distance requirements for group homes. The distances range from 245 to 800 metres:

Former City of East York 457 metres  
Former City of Etobicoke 800 metres  
Former City of North York 300 metres  
Former City of Scarborough 300 metres  
Former City of Toronto 245 metres  
Former City of York 800 metres

In preparing the Zoning By-law 569-2013, 250 metres was included as the City-wide separation distance for group homes because it is the same distance required of other special housing uses permitted in all residential zones: crisis care shelters, municipal shelters and seniors community houses. Separation distances are required between group homes and residential care homes, between both types of shelters and between seniors community houses. They are not applied comprehensively to all these uses.

In considering carefully the expert report, his study of the history of the 'group home use' and the current legislative requirements and issues raised by the human rights litigation, and his findings with respect to objective evidence required to support good planning and also to respond to human rights concerns, there is no planning evidence that exists in support of the need for a 250 metre separation distance between group homes.

In determining if a separation distance should be applied and, if so, what is an appropriate distance, there are no set standards or guidelines. There are no studies on the benefits or the impacts that are addressed through requiring separation distances in zoning by-laws for group homes. Also of note, the Province does not have a separation distance requirement for group homes despite reports from the 1970's suggesting the use of separation distance through land use planning tools. Even if requirement of a separation distance could be substantiated under good planning principles, choosing a distance would also be challenging because the character of neighbourhoods across the City vary greatly.

As Dr. Agrawal notes, "separation distances are a legitimate and valid zoning tool to mitigate the impacts, nuisances, and externalities generated by certain types of land use". He wrote that, "however, I have not found any documented evidence of any kind of negative externality generated by group homes". The usual list of possible impacts does not apply to group homes. Parking is not an issue since most residents do not drive. That means traffic is ruled out as an impact. Density and form is not a concern since it is required that a group home be in a building originally constructed as a detached house. Being a house, it will likely not generate any other impact that might be different from another house in the neighbourhood. By this analysis, a separation distance between group homes cannot be supported as good planning.

With respect to residential care home, the group home with more than ten persons, the land use planning expert argues that a separation distance may be supported as it could "increase the intensity of use, negative impact and incompatibility with its surrounding". A separation is unnecessary. The residential care home permitted only in zones with higher intensity uses; RM, RA, CR, CRE and I. A residential care home would not create any incompatibility given the built form permitted within these zones. A separation distance for residential care homes in these zones would be the equivalent of requiring a separation distance for apartment buildings.

In reviewing the report of Dr. Agrawal and based on discussion with Ministry representative, City Planning Staff concur that there is no planning basis maintaining a separation distance for Group Home nor any basis for a minimum number of occupants in a Group Home.

## Public Open House

On November 28, 2013 City Planning Staff hosted an open house on the proposed changes to the Group Home regulations. Staff presented an historical overview of Group

Homes regulations in the various zoning by-laws of the former municipalities and the newly enacted city wide zoning by-law. The changes proposed were explained in the context of the City Planning's responsibility to consider the Planning Act direction to have regard to "the accessibility for persons with disabilities to all facilities, services and matters to which this (Planning) Act applies."

All of the open house attendees were supportive of the proposed group home regulation changes to eliminate the separation distance requirement for group homes and residential group homes and to the removal of a requirement for a minimum number of residents in a group home.

The attached draft by-law amendment proposes to amend the definition of group home and residential care facilities in all applicable zoning by-laws of the former municipalities in the City and By-law 569-2013 by eliminating any reference to the minimum number of residents and any reference to the characteristics of the individuals occupying a group home or residential care home.

The attached draft by-law amendment amends all applicable zoning by-laws of the former municipalities of the City of Toronto and By-law 569-2013, by eliminating the separation requirement for group homes and residential care facilities.

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## **SIGNATURE**

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Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

Attachment 1: Draft By-law

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## Attachment 1: Draft By-law

Authority: Planning and Growth Management Committee ~ as adopted by City of  
Toronto Council on ~, 20~  
Enacted by Council: ~, 20~

### CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend City of Toronto Zoning By-law No. 569-2013; former City of Toronto By-law 438-86; former City of North York By-law 7625; former City of Scarborough By-laws: Agincourt Community By-law 10076, Agincourt North Community By-law 12797, Birchcliff Community By-law 8786, Bendale Community By-law 9350, Birchmount Park Community By-law 9174, Cliffcrest Community By-law 9396, Centennial Community By-law 12077, Clairlea Community By-law 8978, Cliffside Community By-law 9364, Dorset Park Community By-law 9508, Eglinton Community By-law 10048, Guildwood Community By-law 9676, Highland Creek Community By-law 10827, Ionview Community By-law 9089, Kennedy Park Community By-law 9276, L'Amoreaux Community By-law 12466, Malvern Community By-law 14402, Malvern West Community By-law 12181, Maryvale Community By-law 9366, Midland St. Clair Community By-law 842-2004, Milliken Community By-law 17677, Morningside Heights Community By-law, Morningside Community By-law 11883, Oakridge Community By-law 9812, Rouge Community By-law 15907, Scarborough Village 10010, Steeles Community By-law 16762, Sullivan Community By-law 10717, Tam O'Shanter Community By-law 12360, Upper Rouge Community By-law 25278, Warden Woods Community By-law 950-2005, Wexford Community By-law 9511, West Hill Community By-law 10327, Woburn Community By-law 9510, and Employment By-law 24982; former City of York By-law 1-83; former Borough of East York By-laws 6752 and 1916 and former City of Etobicoke Zoning Code, to eliminate a separation requirement for group homes and residential care homes, to change the definition of a group home and residential care home by eliminating reference to the characteristics of the occupants and to remove the requirement for a minimum number of occupants in a group home.**

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 Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Replace the definition of 'Group Home' in:
  - (A) Section 2.50.a., of former Borough of East York Zoning By-law (Leaside) 1916;

- (B) Section 4.15 A, of former Borough of East York Zoning By-law 6752;
- (C) Chapter 304-3, of former City of Etobicoke Zoning Code;
- (D) Section 2.42.3, of former City of North York Zoning By-law 7625;
- (E) Clause V- Interpretation (f) Definitions, of former City of Scarborough Zoning By-laws 10076, 12797, 8786, 9350, 9174, 9396, 8978, 9364, 9508, 10048, 9676, 10827, 9089, 9276, 12466, 14402, 12181, 17677, 11883, 9366, 9812, 15907, 10010, 16762, 10717, 12360, 950-2005, 9511, 10327, and 9510;
- (F) Clause IV- Definitions, of former City of Scarborough Morningside Heights Zoning By-law and by-laws 25278 and 24982;
- (G) Section 2 (57) DEFINITIONS, of former City of York Zoning By-law 1-83; and
- (H) Chapter 800 (325) of City of Toronto Zoning By-law 569-2013;

so that it reads:

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

2. Replace the definition of 'Residential Care Facility' in:

- (A) Clause V- Interpretation (f) Definitions, of former City of Scarborough Zoning By-laws 10076, 12797, 8786, 9350, 9174, 9396, 8978, 9364, 9508, 10048, 9676, 10827, 9089, 9276, 12466, 14402, 12181, 17677, 11883, 9366, 9812, 15907, 10010, 16762, 10717, 12360, 950-2005, 9511, 10327 and 9510;
- (B) Clause IV- Definitions, of former City of Scarborough Morningside Heights Zoning By-law and by-law 24982; and
- (C) Section 2(1) DEFINITIONS AND INTERPRETATION, of former City of Toronto Zoning By-law 438-86;

so that it reads:

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

- (a) is licensed or funded under Province of Ontario or Government of Canada legislation;
- (b) is for persons requiring semi-independent or supervised group living arrangements;
- (c) is for more than ten persons, exclusive of staff; and
- (d) an **apartment building** used for the purpose of supportive housing or social housing is not a **residential care home**.

3. Replace the wording in:

- (A) Section 5.31 1. a), of former Borough of East York (Leaside) Zoning by-law 1916; and
- (B) Section 5.23 a), of former Borough of East York Zoning by-law 6752;

so that it reads:

- a) accommodates a maximum of ten persons exclusive of staff;

4. Replace the wording in:

- (A) Section 5.31.1. f) of former Borough of East York (Leaside) zoning by-law 1916;
- (B) Section 5.23 f) of former Borough of East York zoning by-law 6752;
- (C) Chapters 320.24.1 B, 330.23.1 B, 330.44.1 B, 340.23.1 B and 350.30.1 B of former City of Etobicoke Zoning Code;
- (D) Section 6(2) (i)(v) of former City of North York Zoning By-law 7625;
- (E) CLAUSE VI - PROVISIONS FOR ALL ZONES 10.2, of former City of Scarborough Zoning By-law 17677;
- (F) CLAUSE VI - PROVISIONS FOR ALL ZONES 11.2, of former City of Scarborough Zoning By-law 16762;
- (G) CLAUSE VI - PROVISIONS FOR ALL ZONES 12.2, of former City of Scarborough Zoning By-law 842-2004, 15907 and 950-2005;
- (H) CLAUSE VI - PROVISIONS FOR ALL ZONES 15.2, of former City of Scarborough Zoning By-law 8786, 8978, 9364 and 9812;
- (I) CLAUSE VI - PROVISIONS FOR ALL ZONES 16.2, former City of Scarborough Zoning By-law 10048, 9676, 10010 and 10327;
- (J) CLAUSE VI - PROVISIONS FOR ALL ZONES 17.2, of former City of Scarborough Zoning By-law 9350, 9174, 9396, 12077, 12077, 10827, 9089, 9276, 11883, 9366, 9511 and 9510;
- (K) CLAUSE VI - PROVISIONS FOR ALL ZONES 18.2, of former City of Scarborough Zoning By-law 10076, 9508 and 10717;
- (L) CLAUSE VI - PROVISIONS FOR ALL ZONES 19.2, of former City of Scarborough Zoning By-law 12181;
- (M) CLAUSE VI - PROVISIONS FOR ALL ZONES 20.2, of former City of Scarborough Zoning By-law 12797 and 14402;
- (N) CLAUSE VI - PROVISIONS FOR ALL ZONES 21.2, of former City of Scarborough Zoning By-law 12360;
- (O) CLAUSE VI - PROVISIONS FOR ALL ZONES 22.2, of former City of Scarborough Zoning By-law 12466;
- (P) CLAUSE V - PROVISIONS FOR ALL ZONES 25.2, of former City of Scarborough Morningside Heights Zoning By-law;
- (Q) CLAUSE V - PROVISIONS FOR ALL ZONES 13.2, of former City of Scarborough Zoning By-law 24982;
- (R) CLAUSE VI – GENERAL PROVISIONS 2.8.2, of former City of Scarborough Zoning By-law 25278;
- (S) Section 6(2)(6)(ii), of former City of Toronto Zoning By-law 438-86;
- (T) Section 3.4.5(b), of former City of York Zoning By-law 1-83; and

(U) Regulation 150.15.30.1 (1), of City of Toronto Zoning By-law 569-2013;

so that it reads:

[deleted]

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor  
(Corporate Seal)

ULLI S. WATKISS,  
City Clerk