

Authority:

CITY OF TORONTO

Bill No.

BY-LAW No. -2016

**To amend Employment Districts Zoning By-law No. 24982, as amended,
to provide for office replacement policies in the Scarborough Centre and lands in
proximity to rapid transit stations.**

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 enacts:

1. Employment Districts Bylaw No. 24982, as amended, is further amended by adding Clause V – General Provisions, Section 27 after Section 26, so that it reads:

27. Regulations for Office Replacement

27.1 Where a building that existed at the time of passing of this by-law with at least 2,000 square metres of office **gross floor area** located in the Office Replacement Area identified in Maps 1 and 2 of By-law [Clerks to insert By-law #], is lawfully demolished and reconstructed with a building that has **dwelling units**, if the office **gross floor area** is replaced on the **lot** then:

(a) notwithstanding the maximum permitted **gross floor area** in Clause V – General provision, Section 14 " Offices in"E", "M", "MG", and "MS" Zones; Schedule "B" and or Schedule "C", the **gross floor area** equal to the replacement office **gross floor area** will not be included in the **gross floor area** for the purpose of calculating the maximum permitted **gross floor area** for a **lot** that does not abut a **lot** in a S, CR or CCR zone; and

(b) notwithstanding Clause V Section 7 – General Parking Regulations for all zones and any parking requirements for Office Uses in Schedule "B" or Schedule "C"; the number of parking spaces required for the replacement office **gross floor area** is equal to the number of parking spaces provided for the office **gross floor area** that was replaced. Office **gross floor area** in excess of the

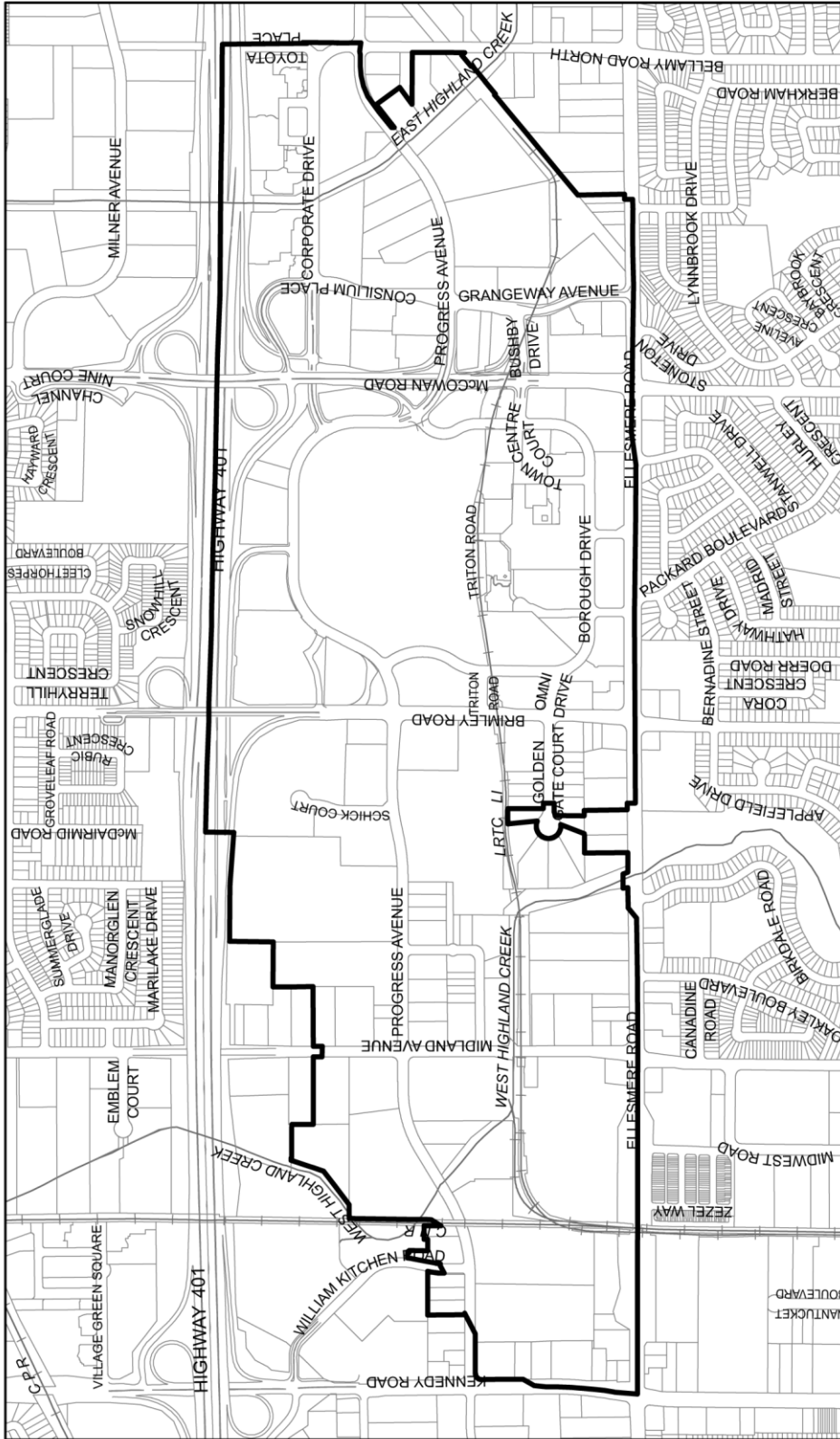
replacement office **gross floor area** and other uses shall provide parking as required by the bylaw.

Enacted and passed on (**clerk to insert the date**), 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

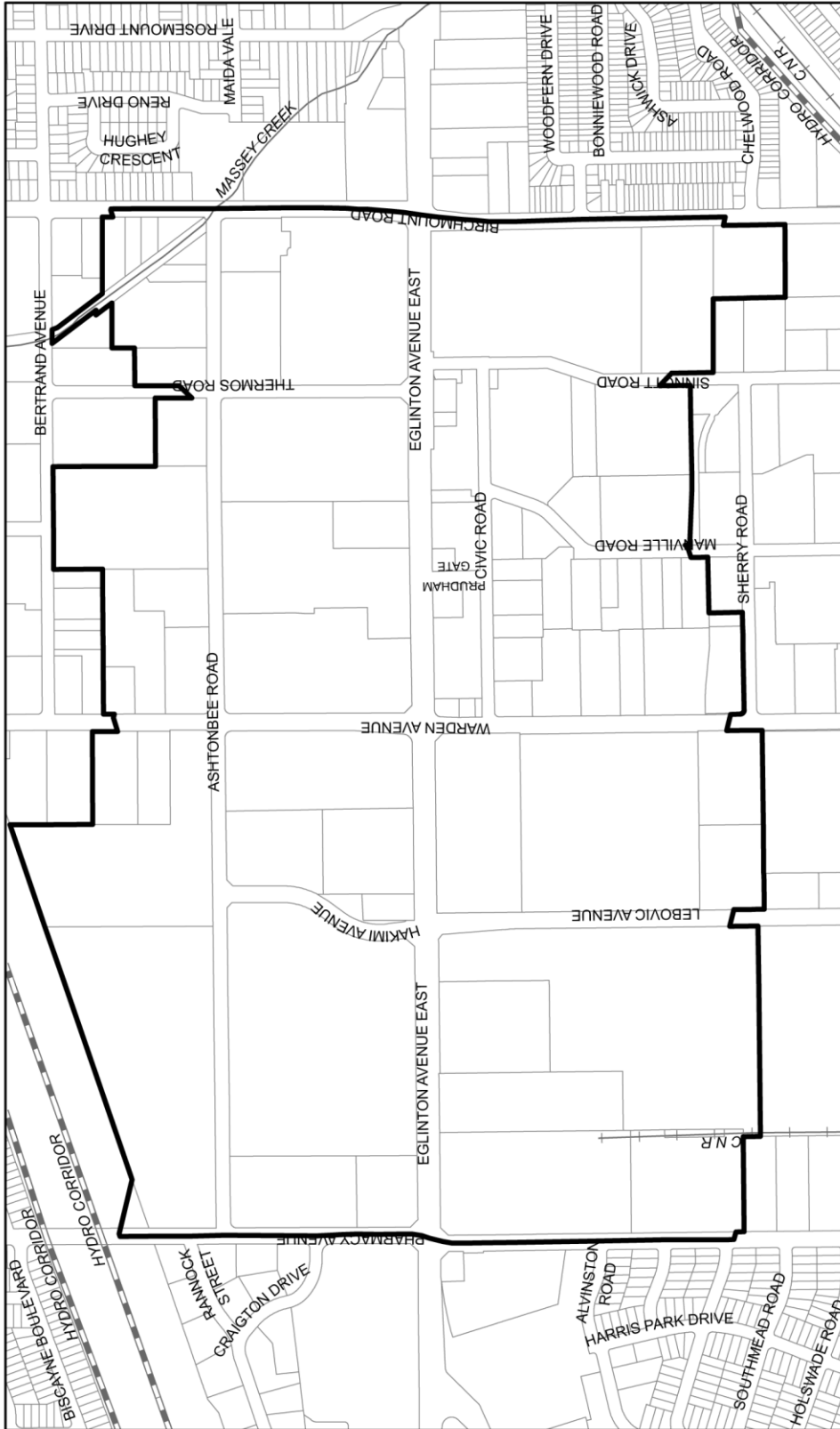


Toronto City Planning
Map '1'
Progress Employment District

 Office Replacement Area



Not to Scale
 Extracted: 12/04/2015



Toronto City Planning

Map '2'

 Office Replacement Area

Golden Mile Employment District



Not to Scale
Extracted: 12/04/2015

Authority:

CITY OF TORONTO

Bill No.

BY-LAW No. -2016

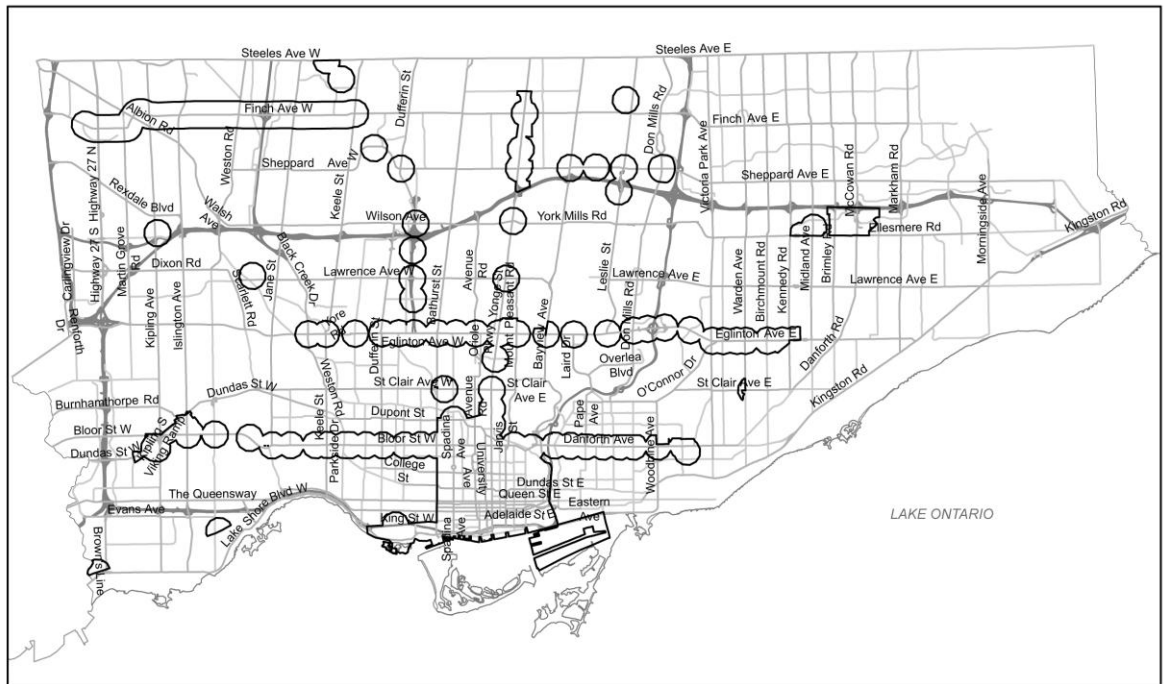
To amend the Zoning By-law for the City of Toronto No. 569-2013, as amended, to provide for office replacement policies in the Downtown, Centres and lands in proximity to rapid transit stations

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 enacts:

1. By-law 569-2013, as amended, is further amended by adding a new Regulation 600.5



Office Replacement Overlay Area



Not to Scale
Extracted: 01/11/2016

(1), so that it reads:

Staff report for action - Proposed Planning Incentives to Support the Replacement of Office Space in New Mixed Use Developments – Draft Zoning By-law Amendments

(1) Office Replacement

Where a **building** that existed at the time of passing of this by-law with at least 2,000 square metres of office **gross floor area** located in the Office Replacement Overlay Area identified in Regulation 600.5.1(1) is lawfully demolished and reconstructed with a **building** that has **dwelling units**, if the office **gross floor area** is replaced on the **lot** then:

(A) the **gross floor area** equal to the replacement office **gross floor area** will not be included in the **gross floor area** for the purpose of calculating the maximum permitted **gross floor area** for a **lot** that does not abut a **lot** in the Residential Zone Category; and

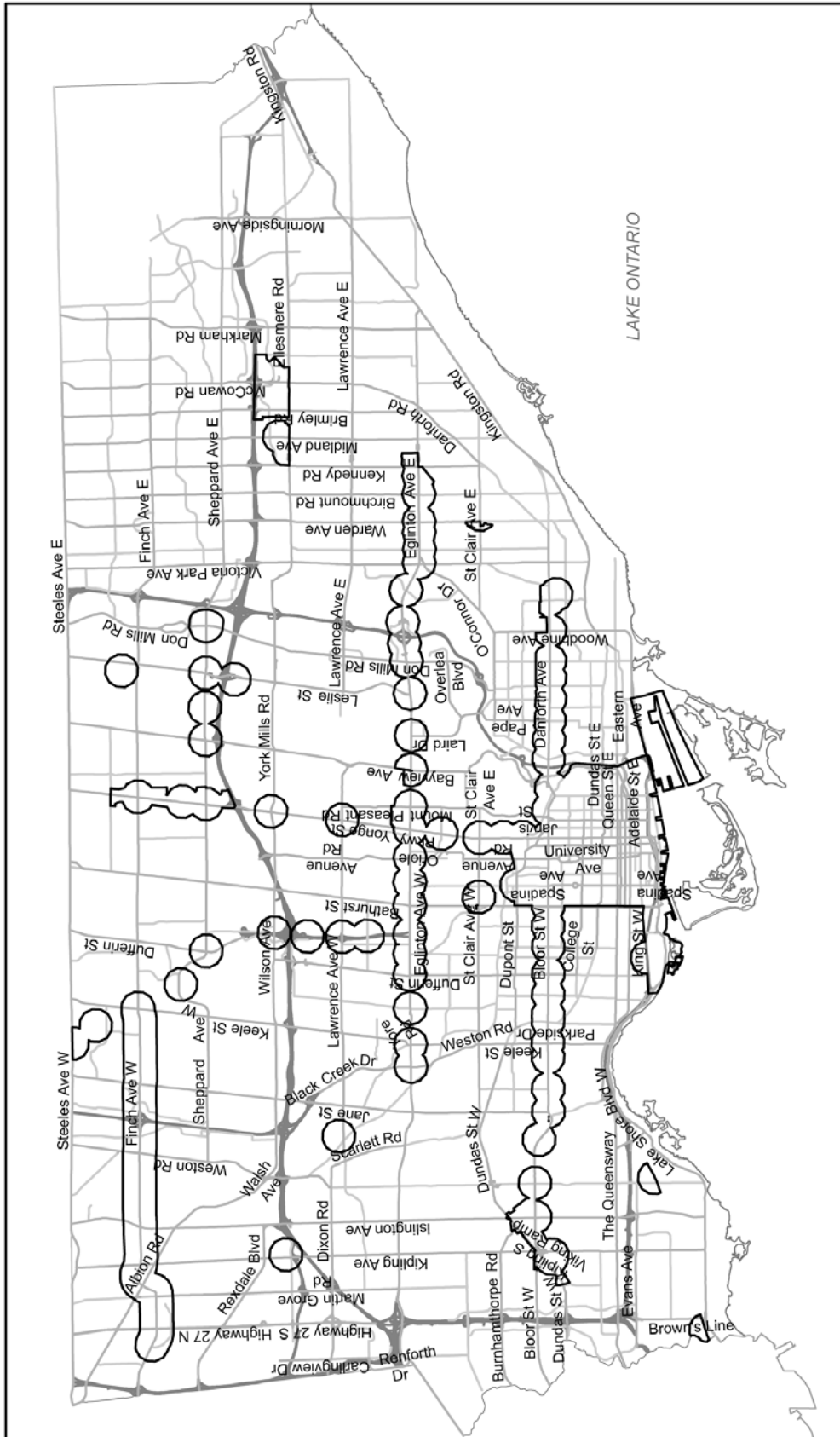
(B) the number of **parking spaces** required for the replacement office **gross floor area** is equal to the number of **parking spaces** provided for the office **gross floor area** that was replaced.

Enacted and passed on (**clerk to insert the date**), 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Office Replacement Overlay Area

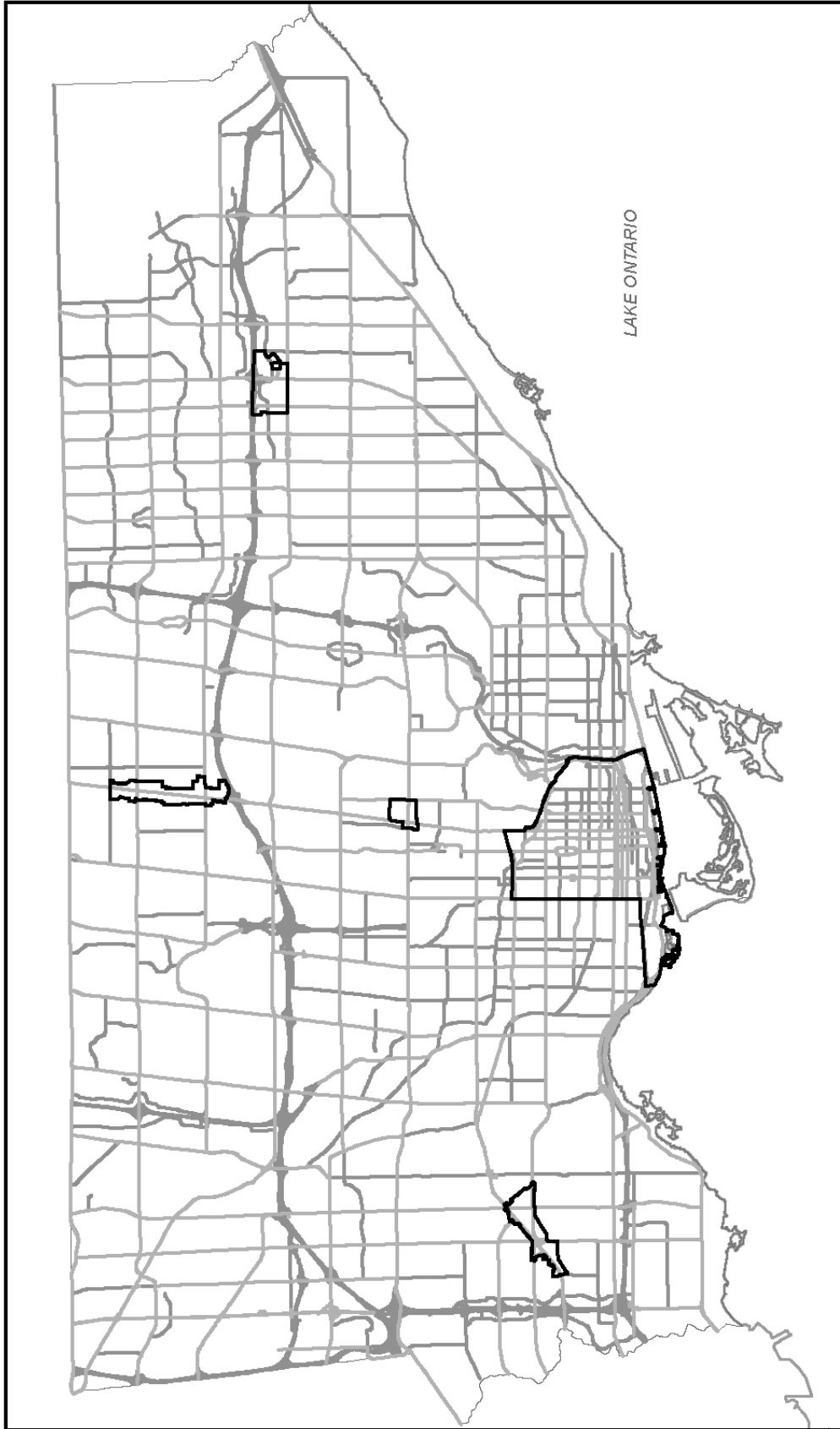


Office Replacement Area



Staff report for action - Proposed Planning Incentives to Support the Replacement of Office Space in New Mixed Use Developments – Draft Zoning By-law Amendments





Office Replacement Overlay Area



Not to Scale
 Extracted: 04/05/2016

Authority:

CITY OF TORONTO

Bill No.

BY-LAW No. -2016

**To amend former City of Toronto Zoning By-law No. 438-86, as amended,
to provide for office replacement policies in the Downtown, Yonge-Eglinton Centre
and lands in proximity to rapid transit stations.**

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 enacts:

1. Section 12(1) of By-law No. 438-86 is amended by adding the following exceptions:

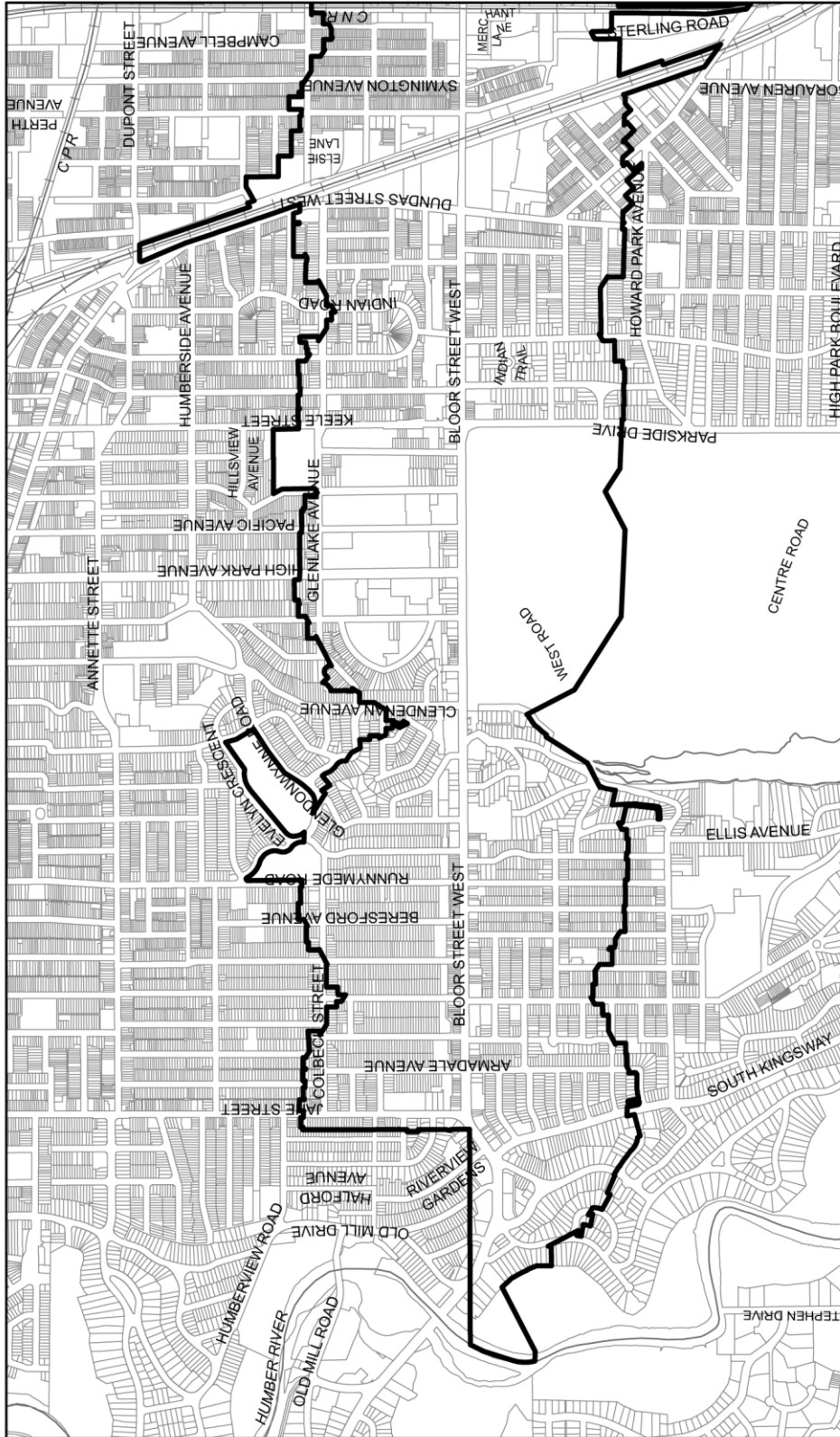
1. “Where a building that existed at the time of passing of this by-law with at least 2,000 square metres of *non-residential gross floor area* used for office and *medical/dental office* located within the Office Replacement Area outlined by a heavy line on the maps at the end of and forming part of this exception, is lawfully demolished and reconstructed with a building that has *dwelling* units, if the *non-residential gross floor area* used for office and *medical/dental office* is replaced on the *lot* then:
 - (i) the *non-residential gross floor area* equal to the replacement *non-residential gross floor area* used for office and *medical/dental office* will not be included in the combined *non-residential gross floor area* and *residential gross floor area* for the purpose of calculating the maximum permitted combined *non-residential gross floor area* and *residential gross floor area* for a *lot* that does not abut a *lot* in an R district; and
 - (ii) the number of *parking spaces* required for the replacement *non-residential gross floor area* used for office and *medical/dental office* is equal to the number of *parking spaces* provided for the *non-residential gross floor area* used for office and *medical/dental office* that was replaced;

Enacted and passed on (**clerk to insert the date**), 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Toronto



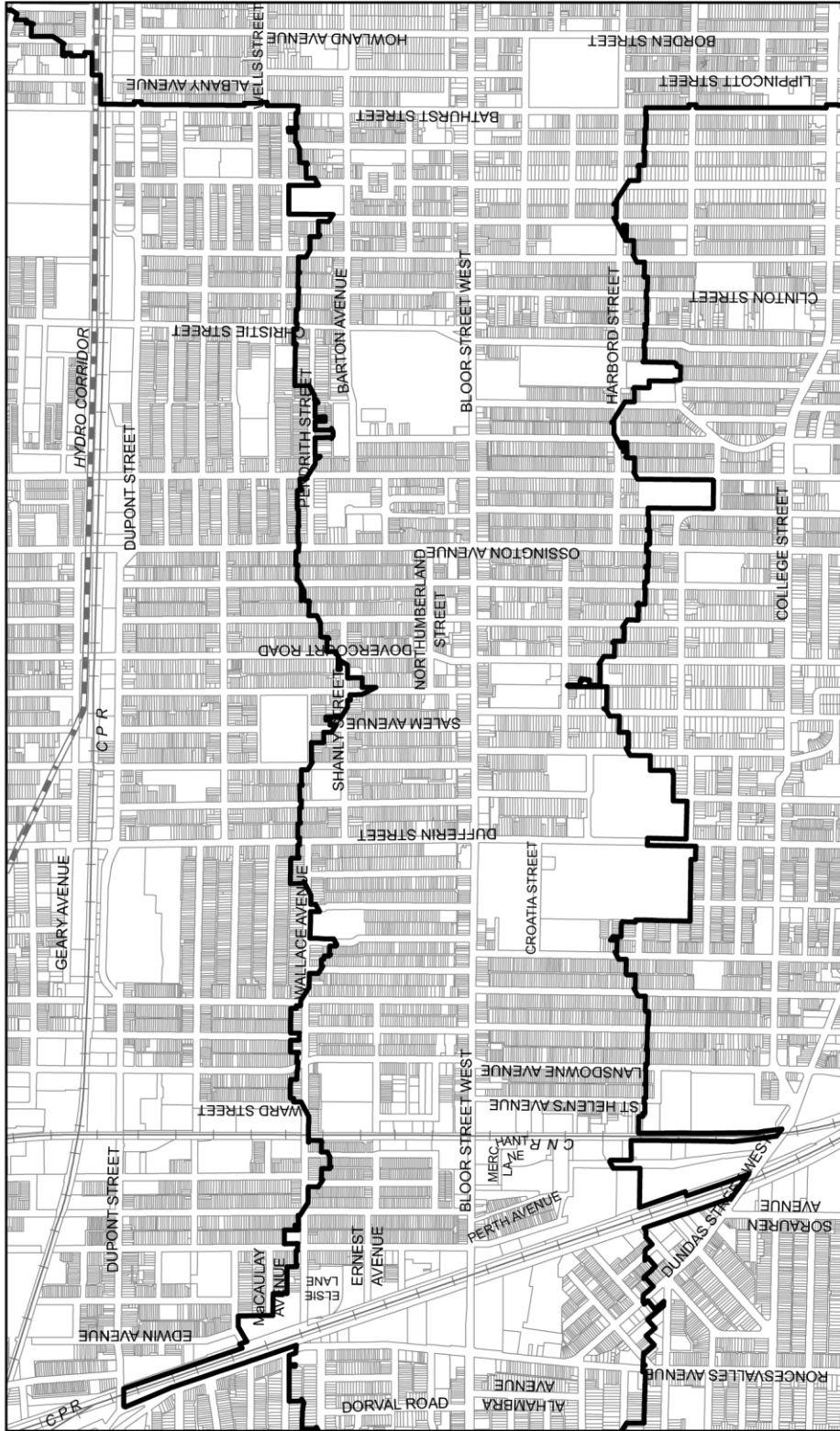
Map '1'



Office Replacement Area



Not to Scale
Extracted: 12/09/2015



Toronto



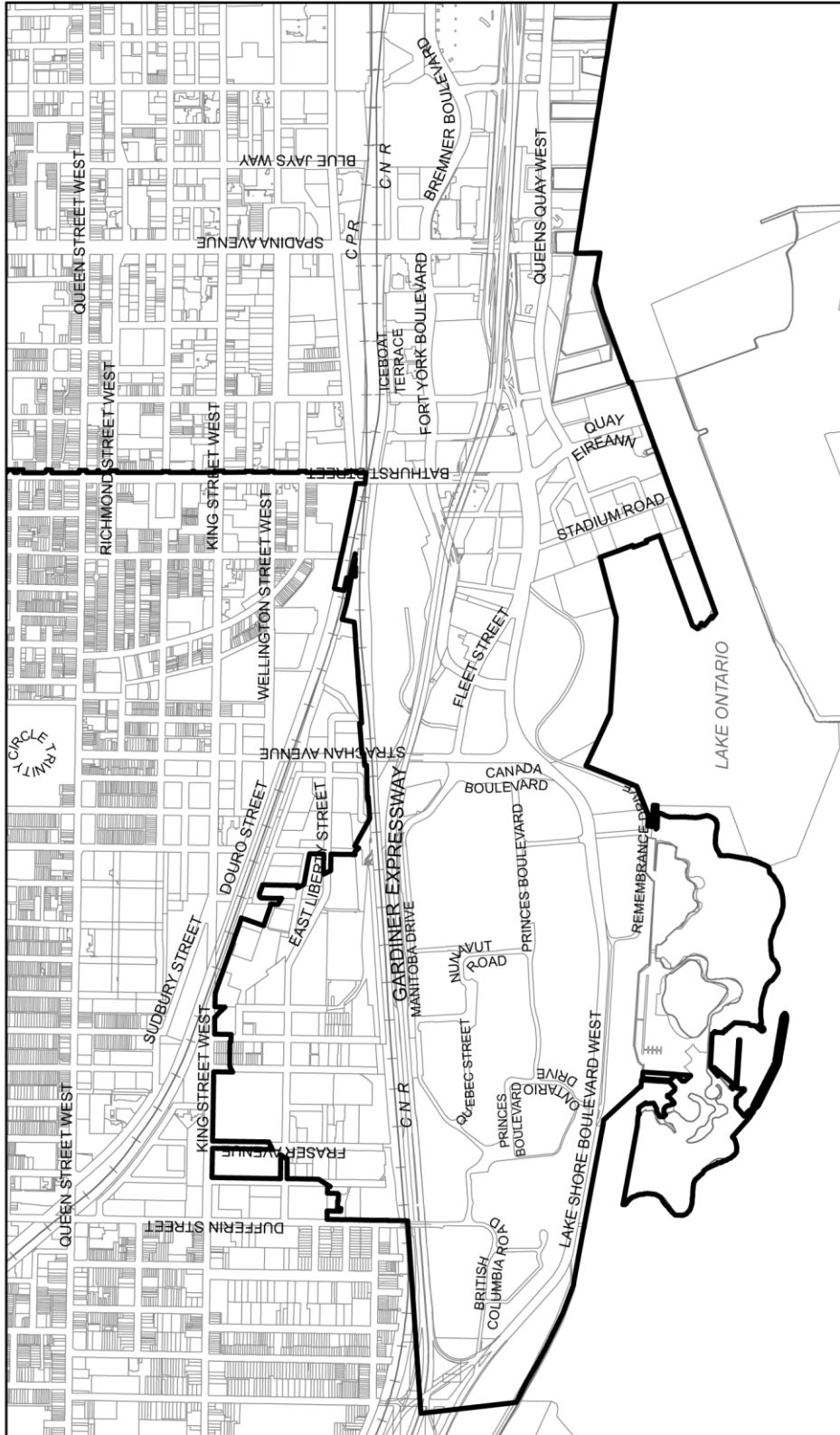
Map '2'



Office Replacement Area



Not to Scale
Extracted: 12/09/2015



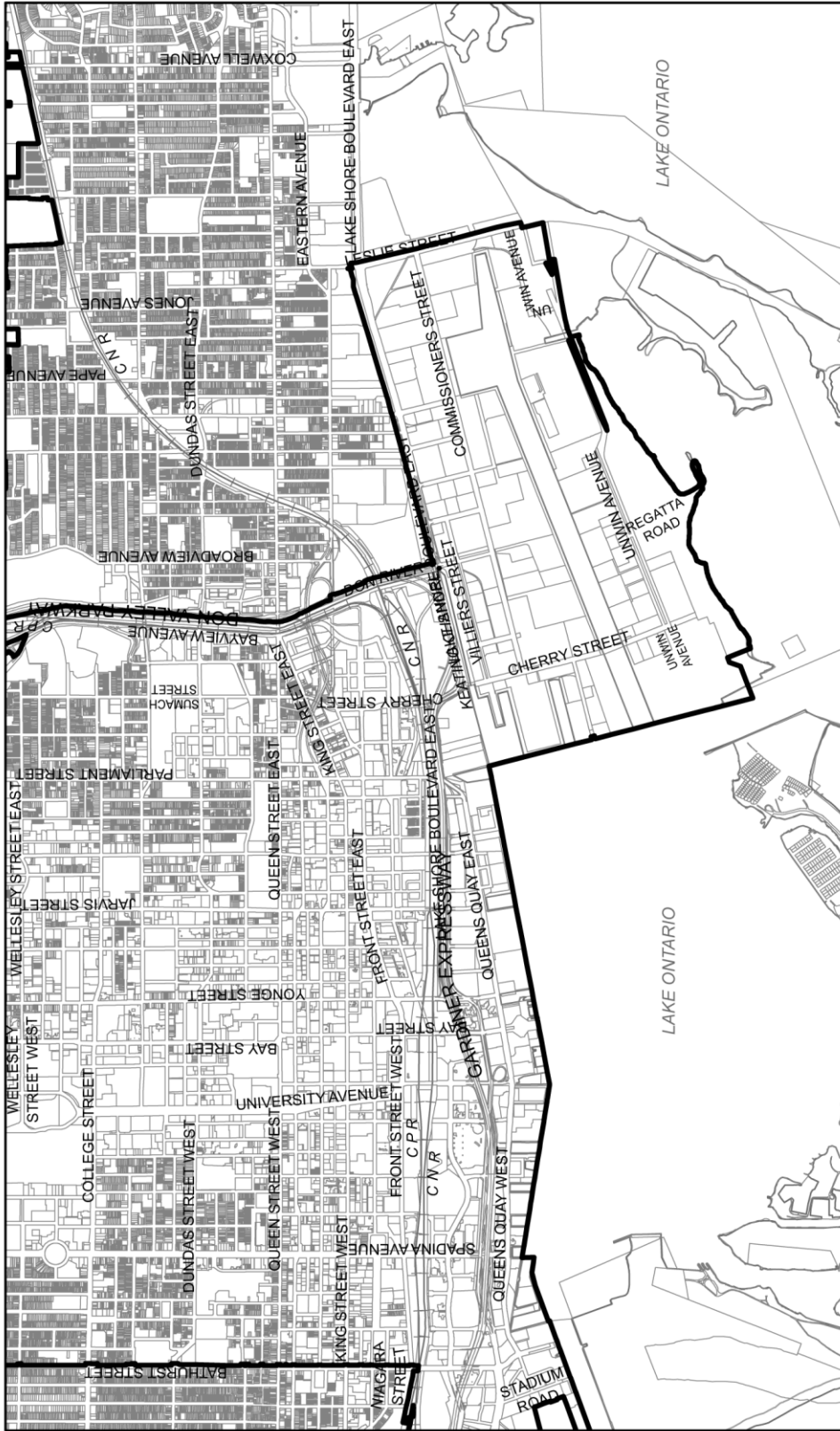
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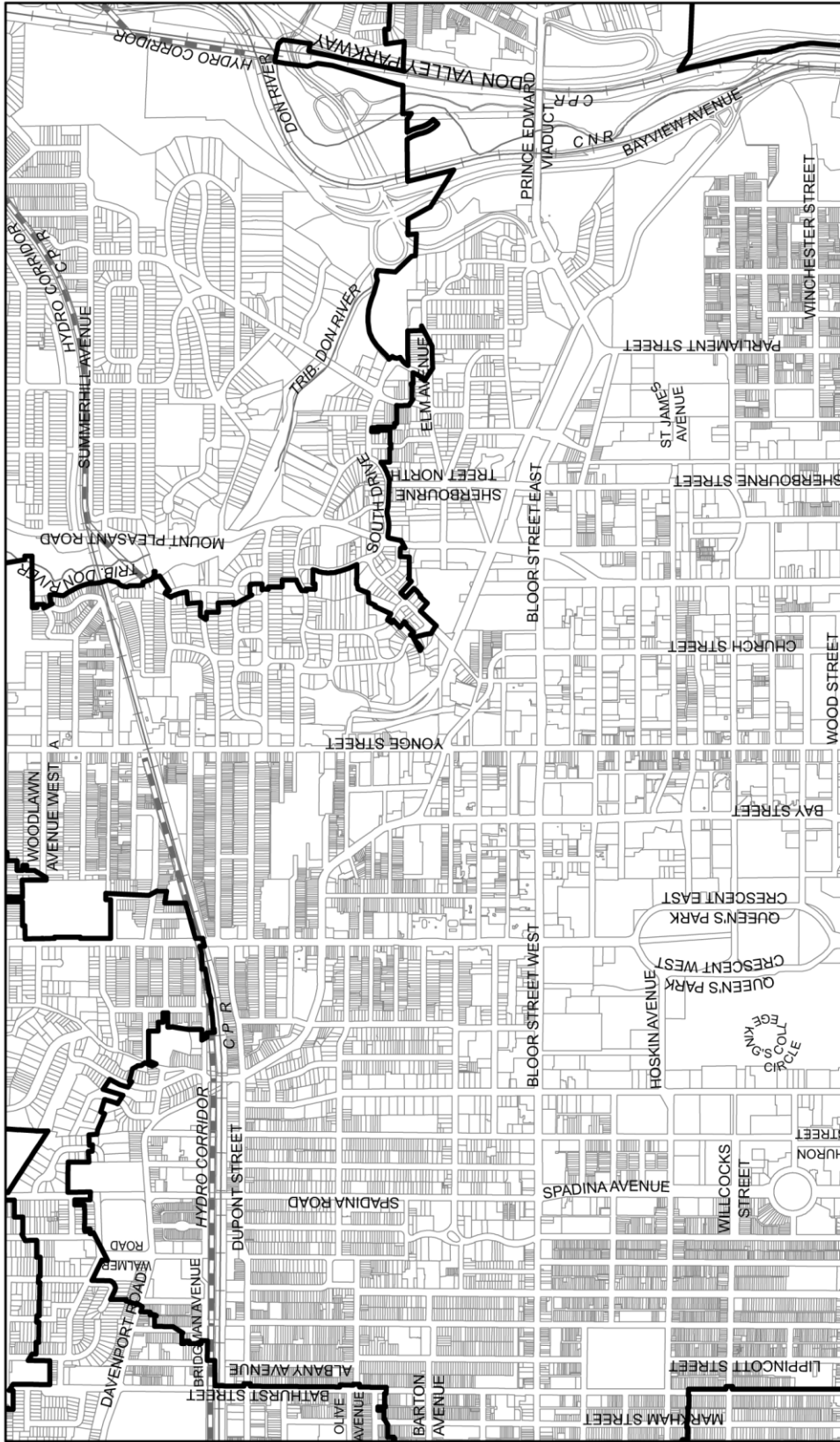
Toronto City Planning
Map '3'

 Office Replacement Area



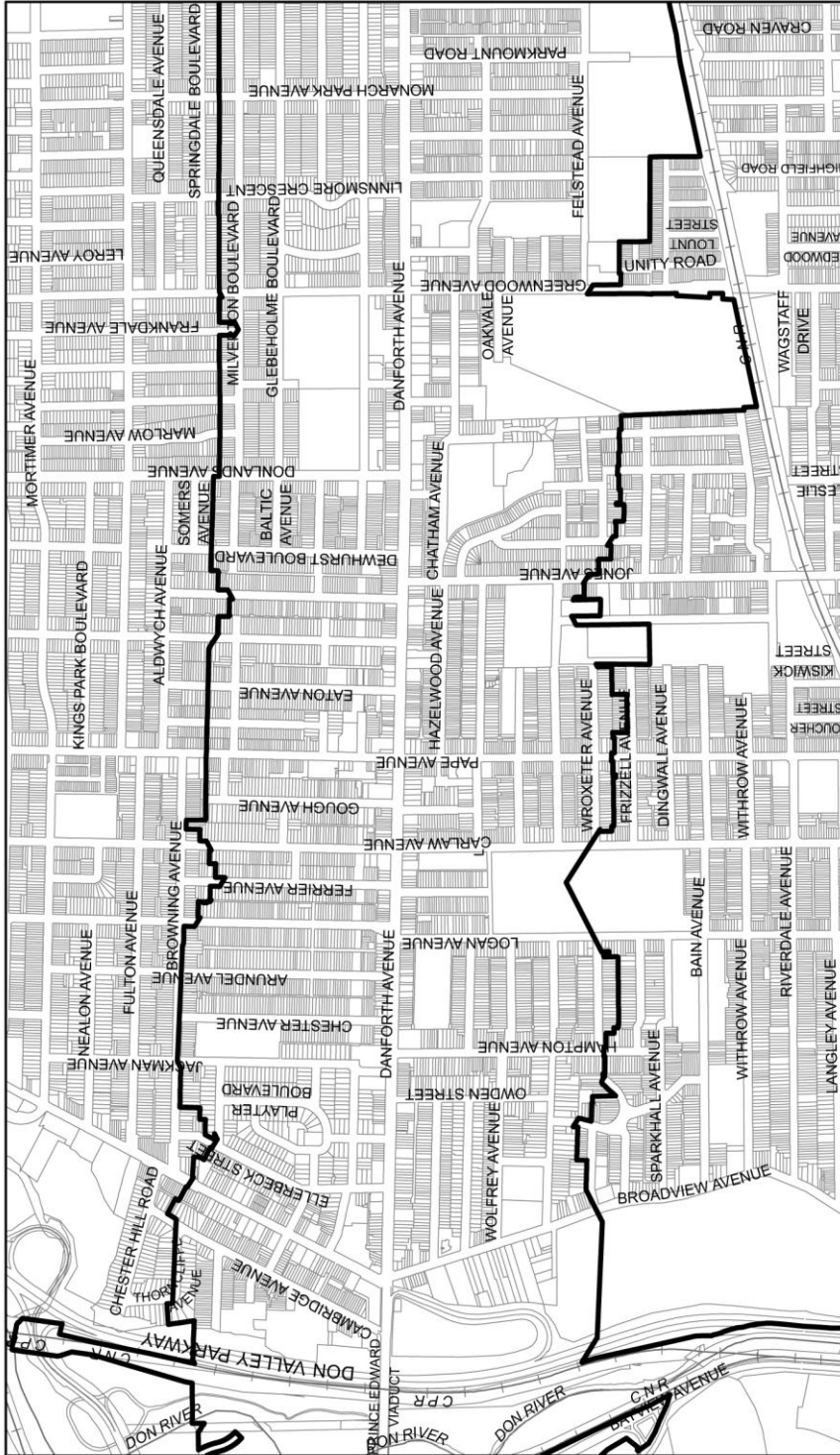
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Toronto City Planning
Map '5'
 Office Replacement Area

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 Extracted: 12/09/2015



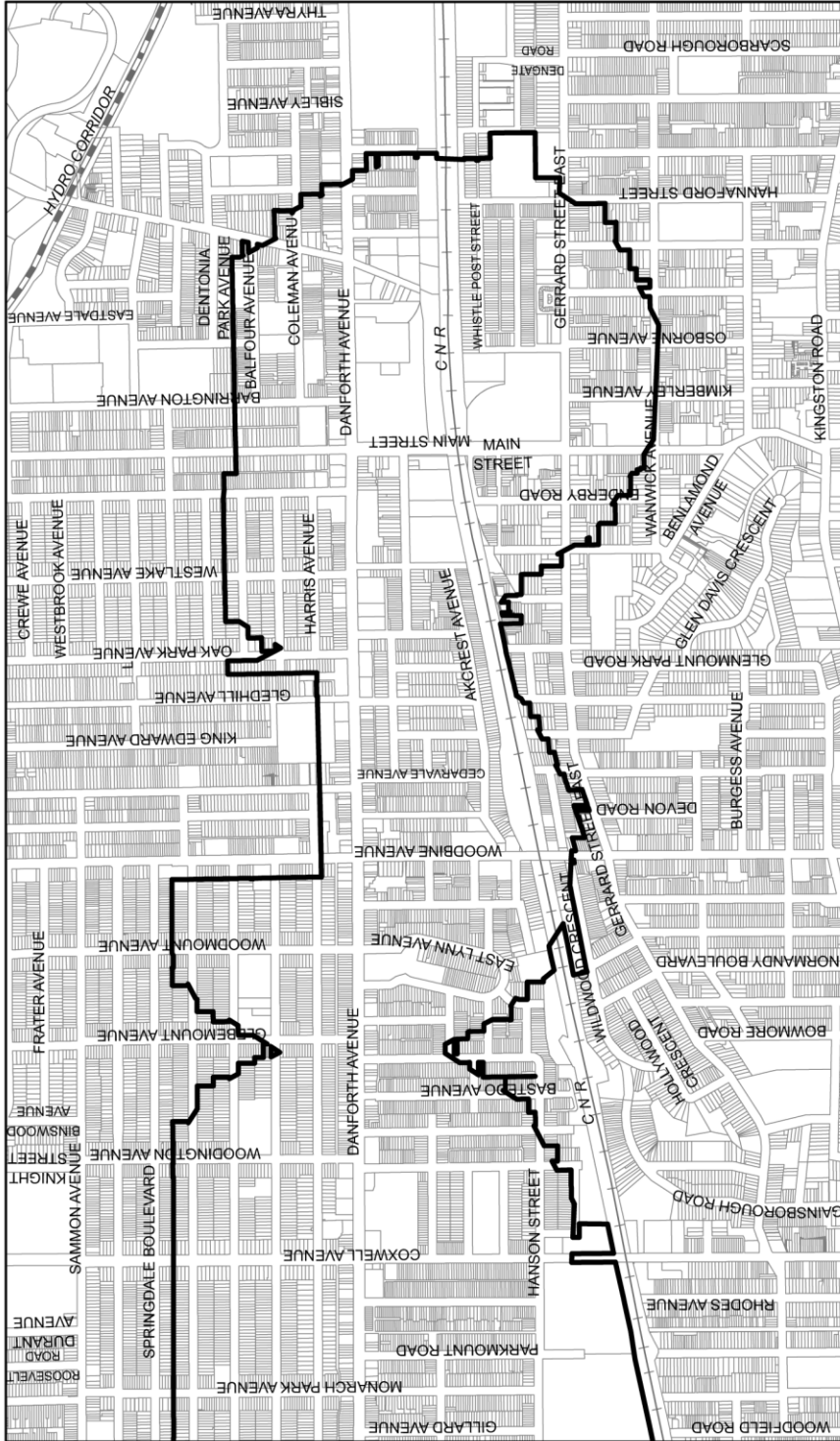
Toronto

Toronto City Planning
Map '6'

 Office Replacement Area



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Toronto



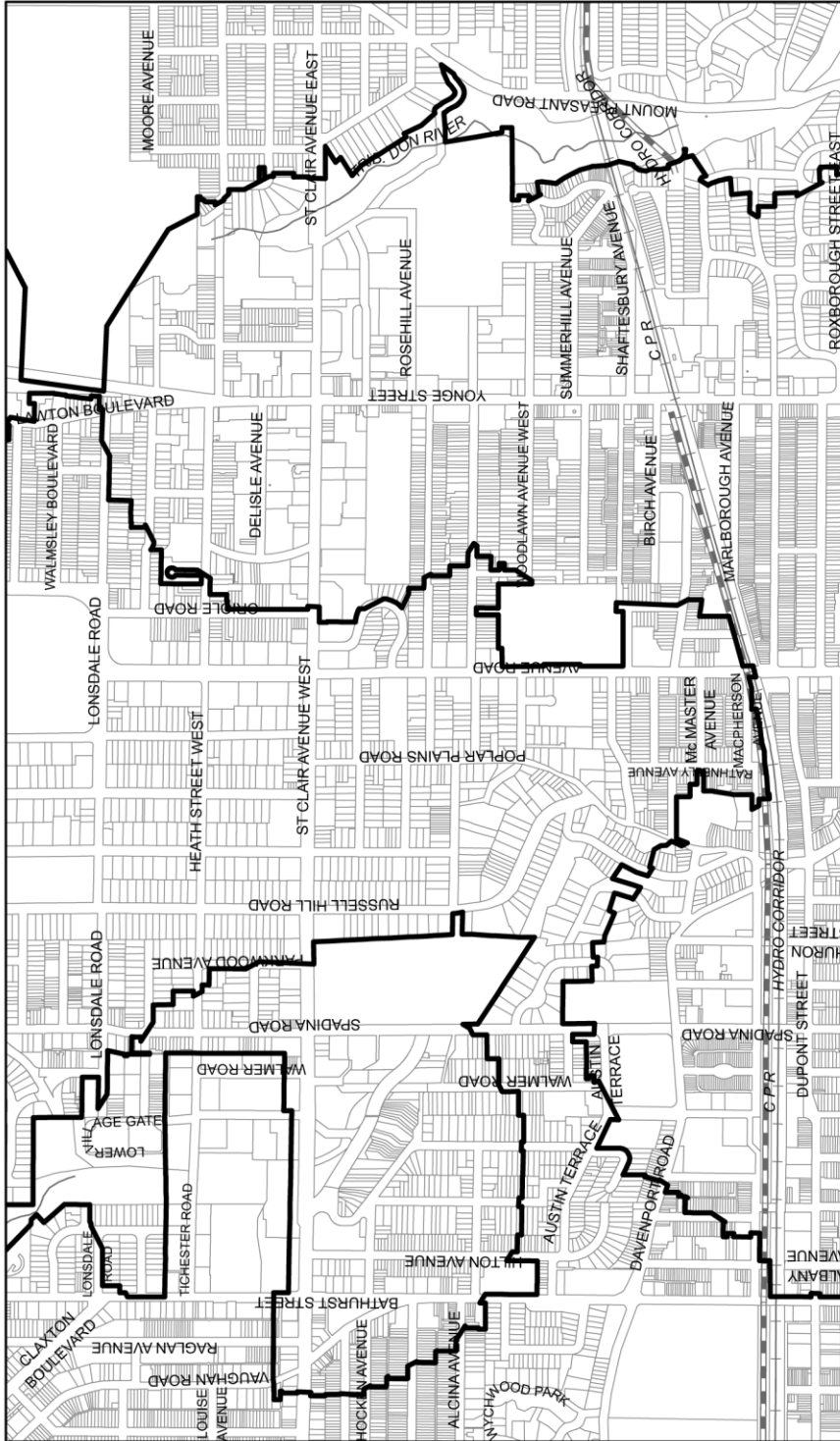
Map '7'



Office Replacement Area



Not to Scale
Extracted: 12/09/2015



Toronto



Map '8'



Office Replacement Area



Not to Scale
Extracted: 12/09/2015