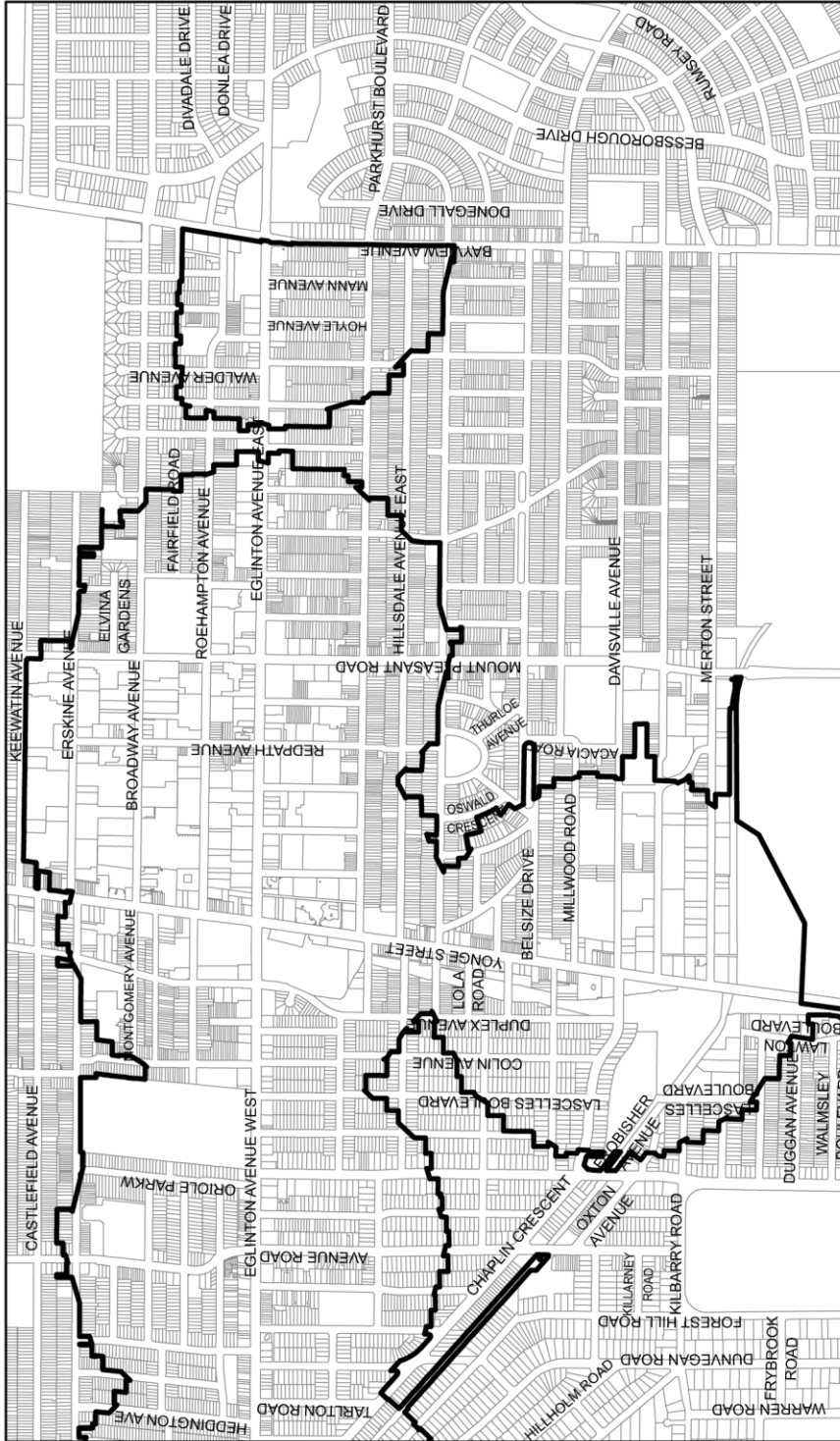


Toronto City Planning
Map '9'
 Office Replacement Area

↑
 Not to Scale
 Extracted: 12/09/2015



Toronto



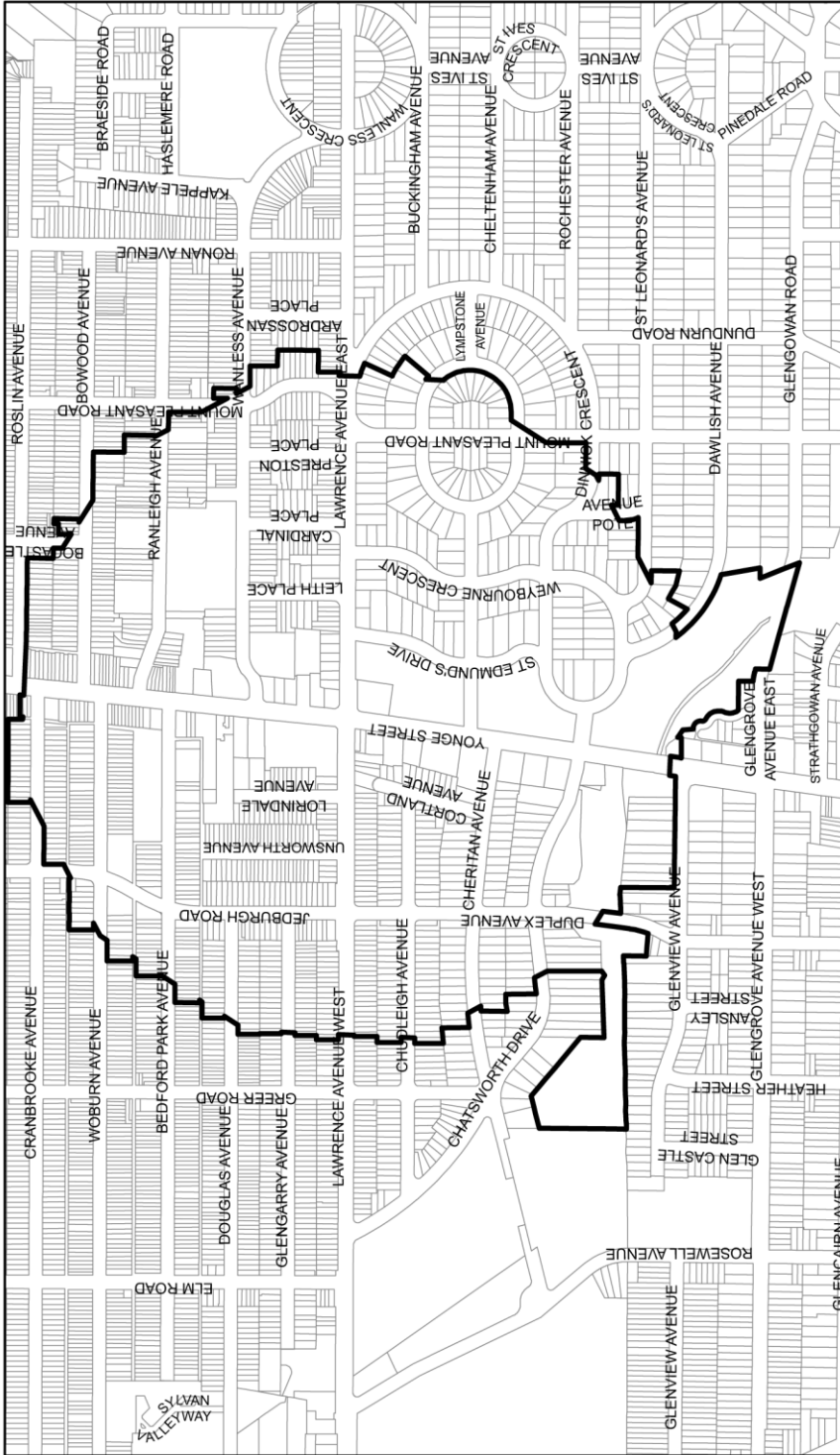
Map '10'



Office Replacement Area



Not to Scale
Extracted: 12/09/2015



Toronto

Toronto
City Planning

Map '11'



Office Replacement Area



Not to Scale
Extracted: 12/09/2015

Authority:

CITY OF TORONTO

Bill No.

BY-LAW No. -2016

**To amend Zoning By-law of the former City of York No. 1-83, as amended,
to provide for office replacement policies for 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. That Section 3.5 of By-law No. 1-83, as amended, of the former City of York, be further amended by adding thereto the following as a new Subsection (3.5.6):

3.5.6 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 Area identified in Maps 1-4 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:

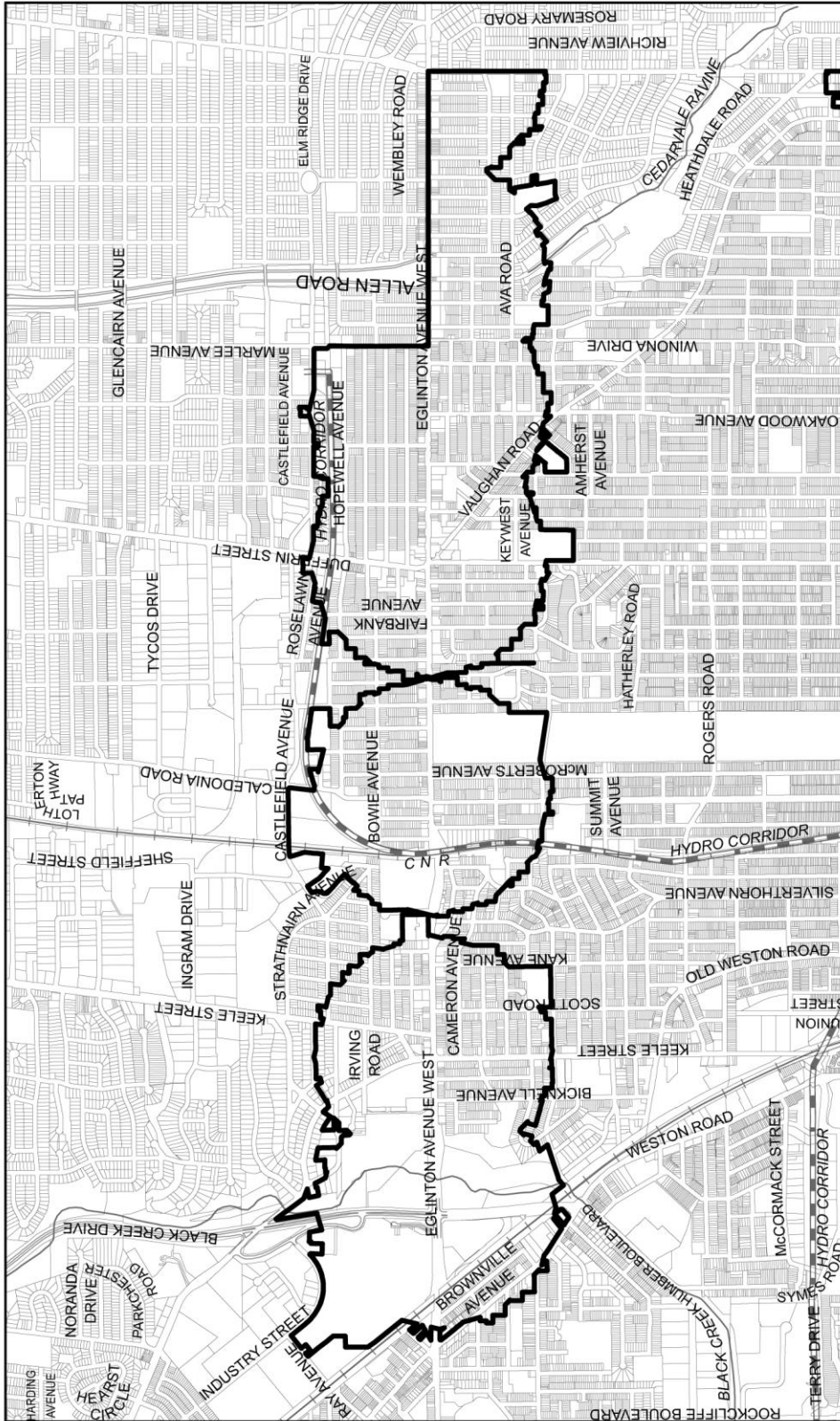
- (a) the gross floor area equal to the replacement office gross floor will not be included in the gross floor area for the purpose of calculating the maximum permitted gross floor area for a lot that does not abut a lot in an R1, R2, R3, or RM2 zone; and
- (b) the number of parking spaces required for 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)



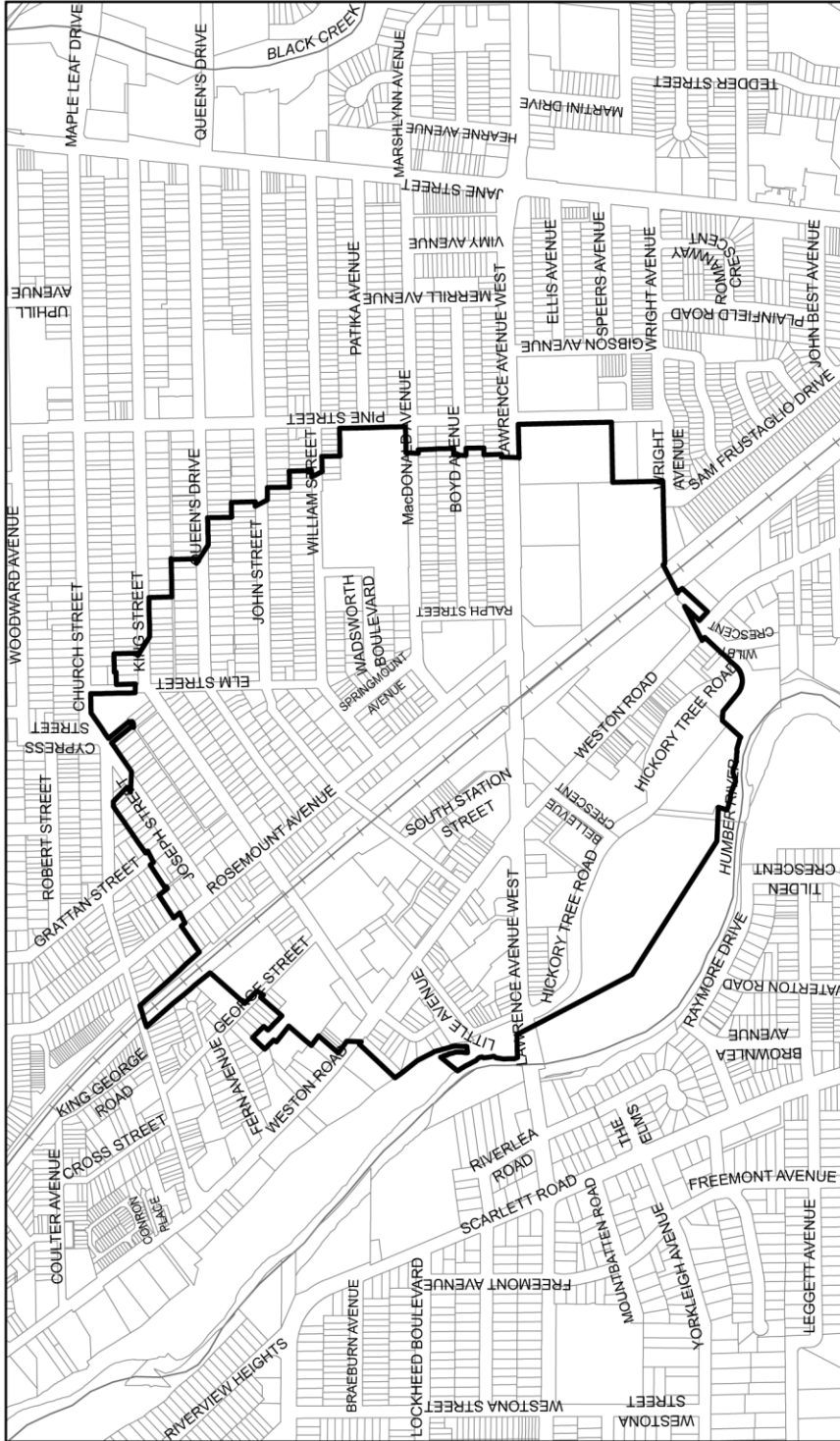
York

Toronto City Planning
Map '1'

 Office Replacement Area



Not to Scale
 Extracted: 12/08/2015



York



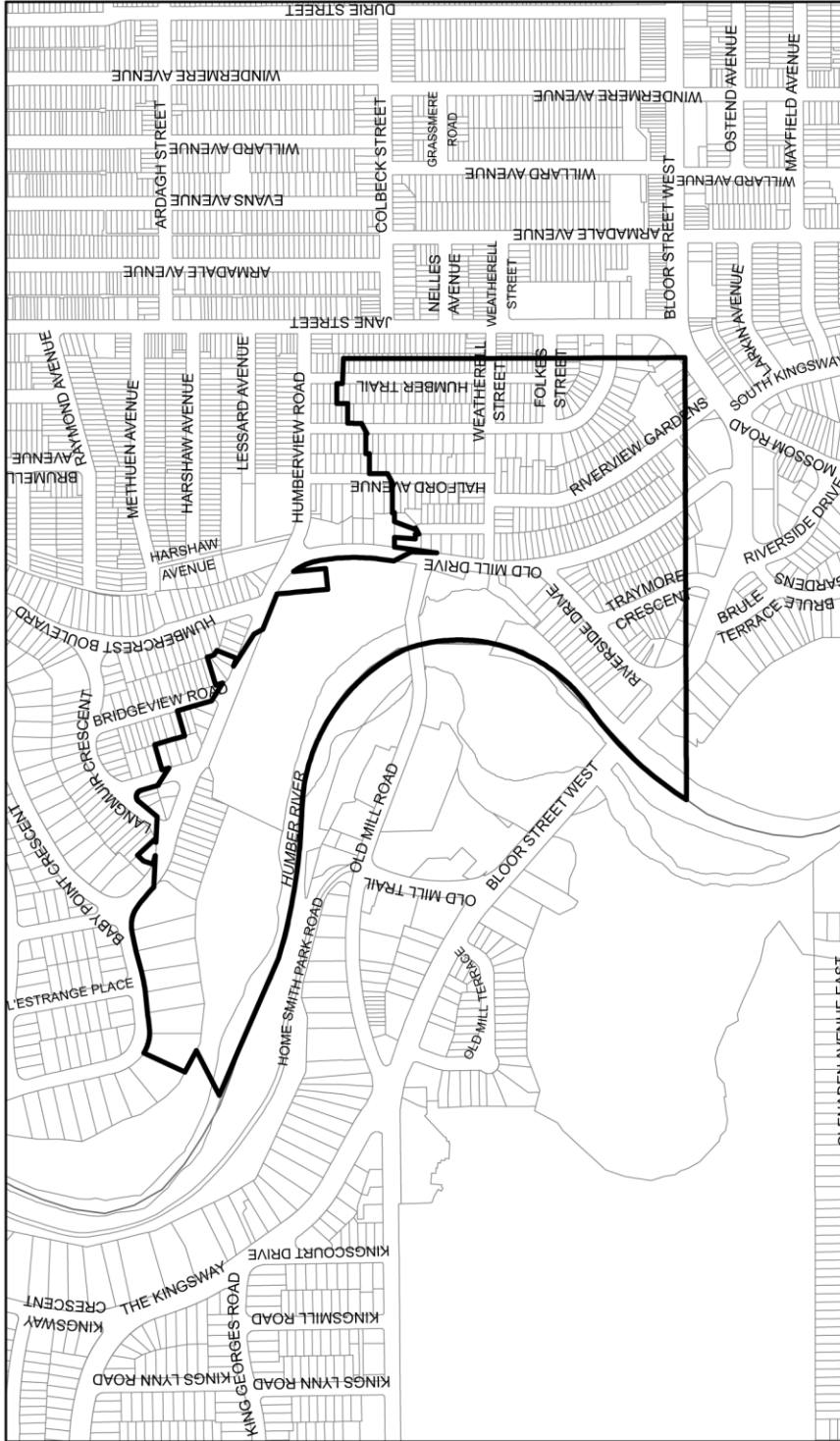
Map '2'



Office Replacement Area



Not to Scale
Extracted: 12/08/2015



York



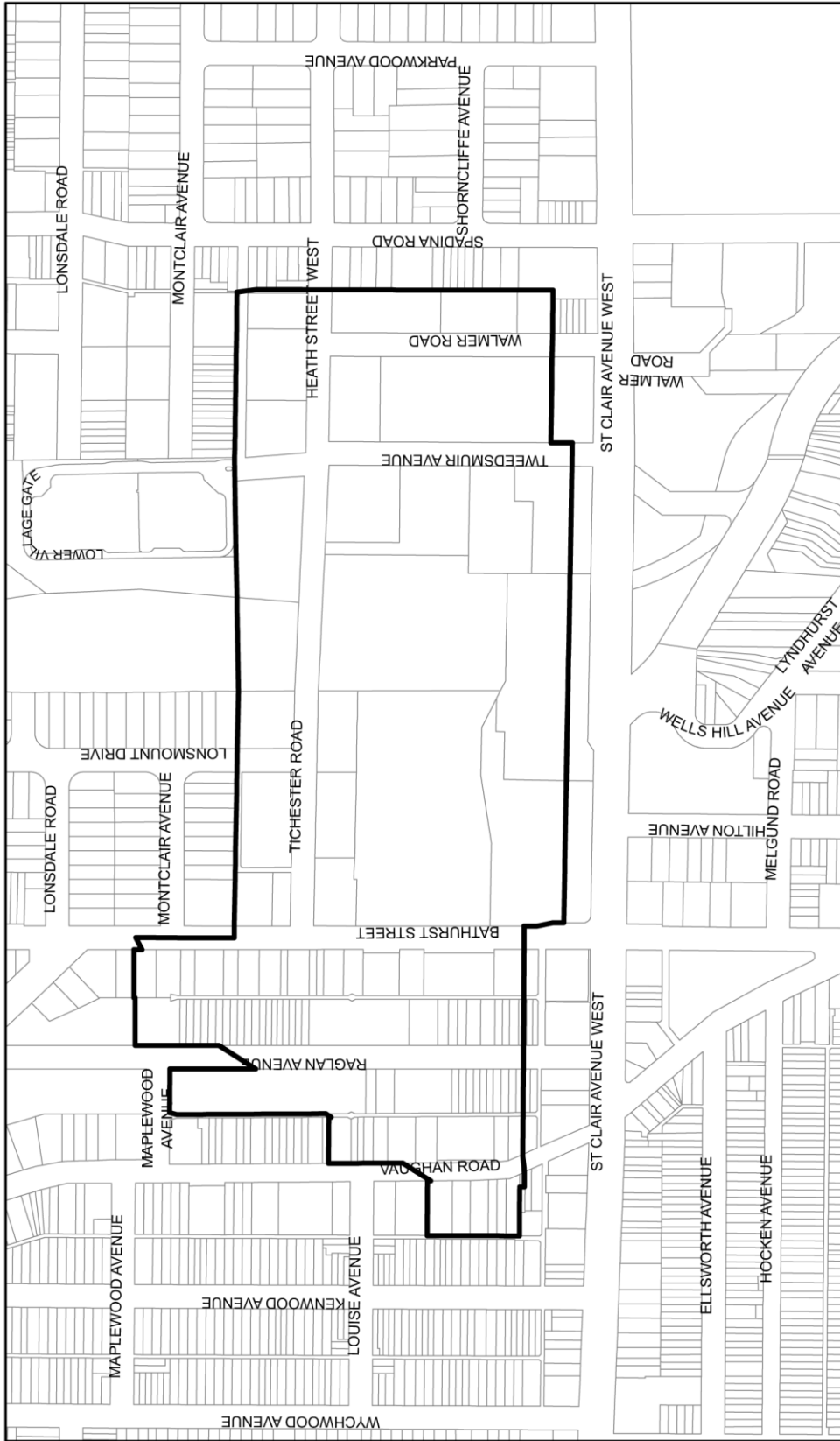
Map '3'



Office Replacement Area



Not to Scale
Extracted: 12/08/2015



York



Map '4'



Office Replacement Area



Not to Scale
Extracted: 12/08/2015