

Attachment 1: Draft Zoning By-law Amendments

Authority:

CITY OF TORONTO

Bill No.

BY-LAW No. -2016

**To amend the Clairlea Community By-law No. 8978, 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. Clairlea Community Bylaw No. 8978, as amended, is further amended by adding a new Section 19 to CLAUSE VI – PROVISIONS FOR ALL ZONES, so that it reads:

19. Regulations for 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 Map 1 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 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 an S, T or M zone; and

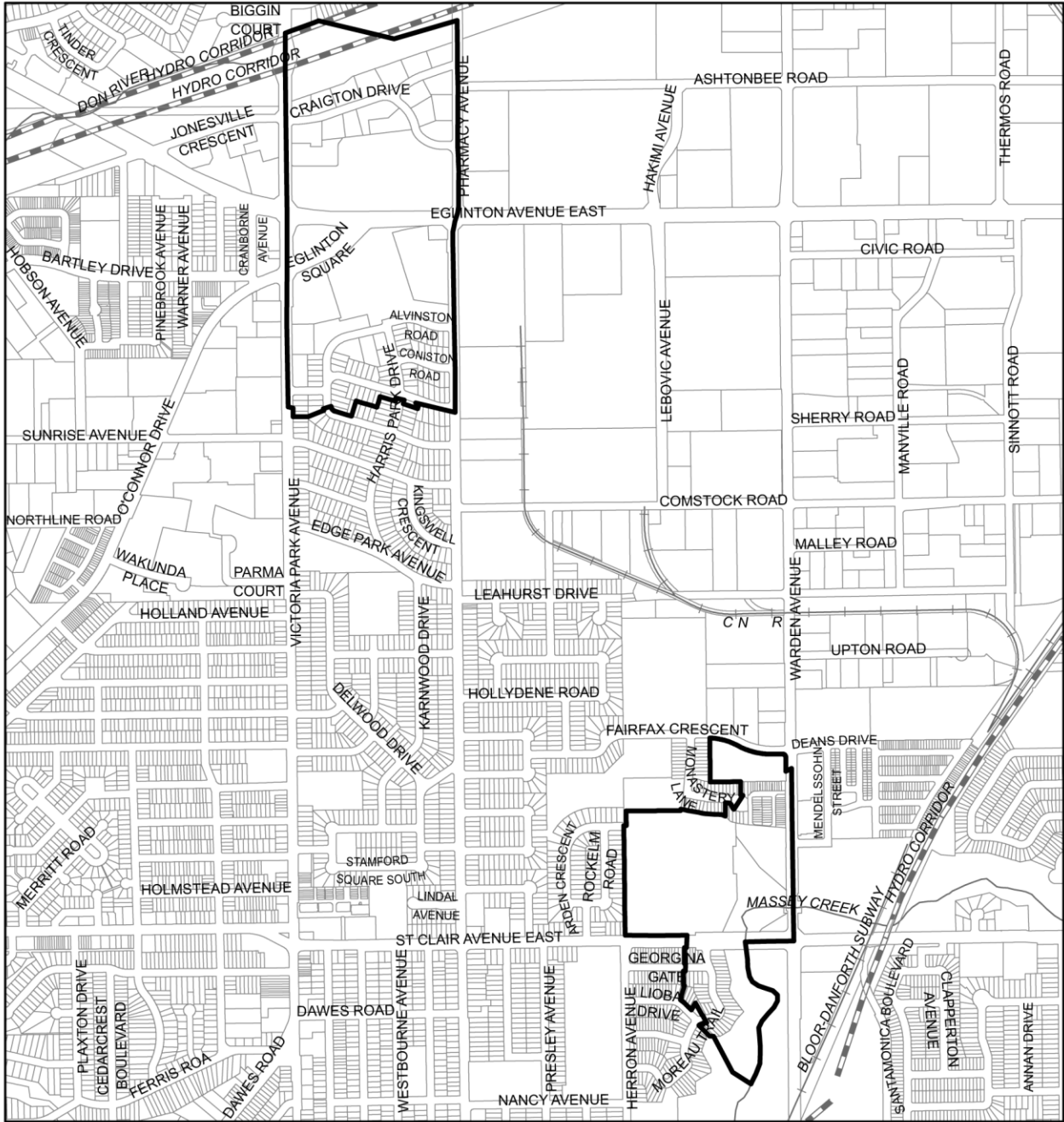
(b) notwithstanding Clause VII – General Parking Regulations for all zones and any parking requirements for Office Uses in Schedule "B" or Schedule "C"; the number of **parking spaces** required for the replacement office **gross floor area** is equal to the number of **parking spaces** provided for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



 Office Replacement Area



Not to Scale
Extracted: 12/04/2015

Authority:

CITY OF TORONTO

Bill No.

BY-LAW No. -2016

To amend Zoning By-law 1088-2002, to provide for office replacement policies for lands in the "Etobicoke Centre Secondary Plan Area"

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:

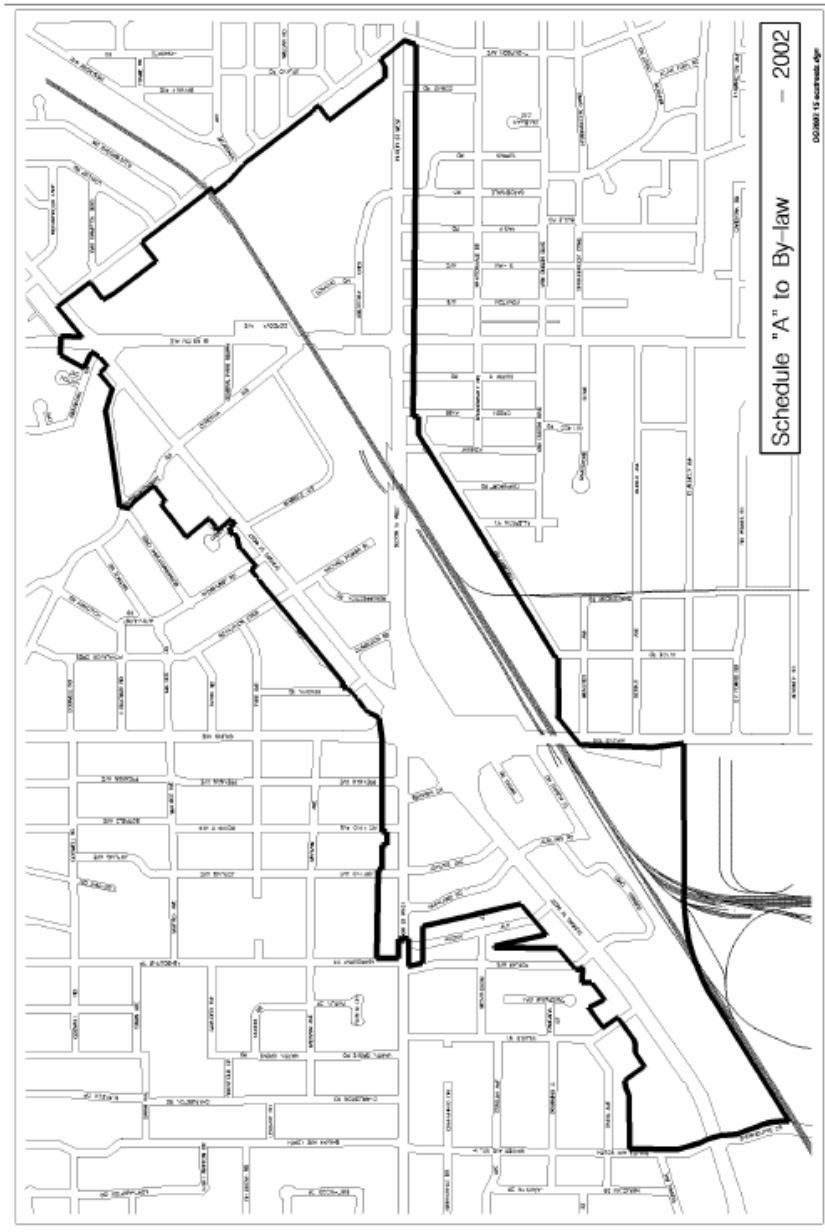
1. Re-number Section 16 of By-law 1088-2002, to Section 17.
2. Add a new Section 16 to By-law 1088-2002, as follows:
 16. Where a building that existed at the time of passing of this by-law with at least 2,000 square metres of office and/or medical office/clinic gross floor area, located in the area outlined by heavy line on Schedule "A" attached hereto, is lawfully demolished and reconstructed with a building that has dwelling units, if the office and or medical office/clinic gross floor area is replaced on the lot:
 - (i) the gross floor area equal to the replacement office and/or medical office/clinic 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 Residential Zone; and
 - (ii) the number of parking spaces required for the office gross floor area is equal to the number of parking spaces provided for the office and/or medical office/clinic 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)



Authority:

CITY OF TORONTO

Bill No.

BY-LAW No. -2016

**To amend the Ionview Community By-law No. 9089, 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. Ionview Community Bylaw No. 9089, as amended, is further amended by adding a new Section 21 to CLAUSE VI – PROVISIONS FOR ALL ZONES, so that it reads:

21. Regulations for 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 Map 1 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:

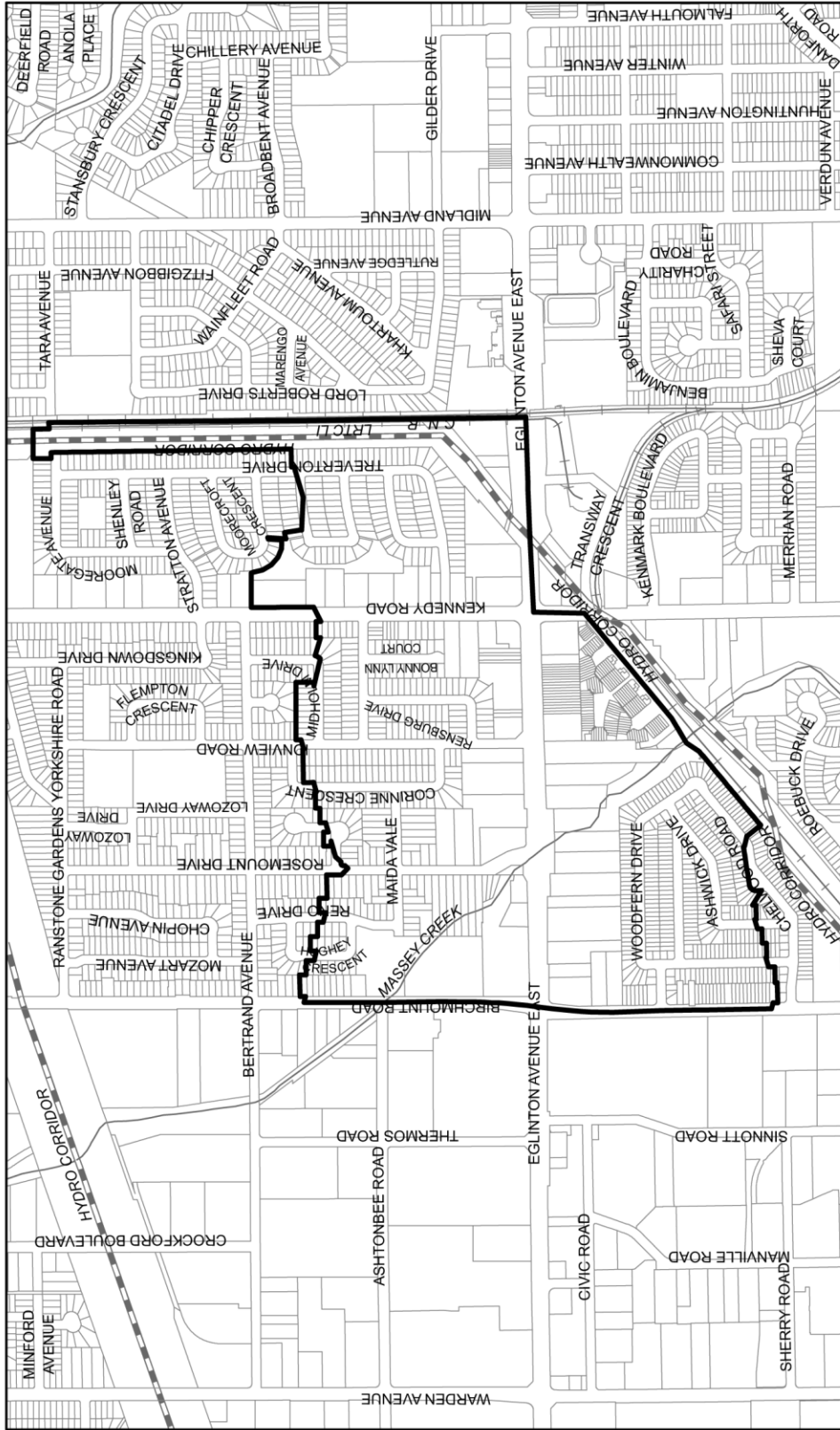
- (a) notwithstanding the maximum permitted **gross floor area** in Schedule "B" and or Schedule "C", the **gross floor area** equal to the replacement office **gross floor area** will not be included in the **gross floor area** for the purpose of calculating the maximum permitted **gross floor area** for a lot that does not abut a lot in an S, T or M zone; and
- (b) notwithstanding Clause VII – 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)



Ionview Community



Map '1'



Not to Scale
 Extracted: 12/03/2015

Authority:

CITY OF TORONTO

Bill No.

BY-LAW No. -2016

**To amend Leaside Zoning By-law No. 1916, 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. By-law 1916, as amended, is further amended by adding a new Section 5.35, so that it reads:

Office Replacement

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

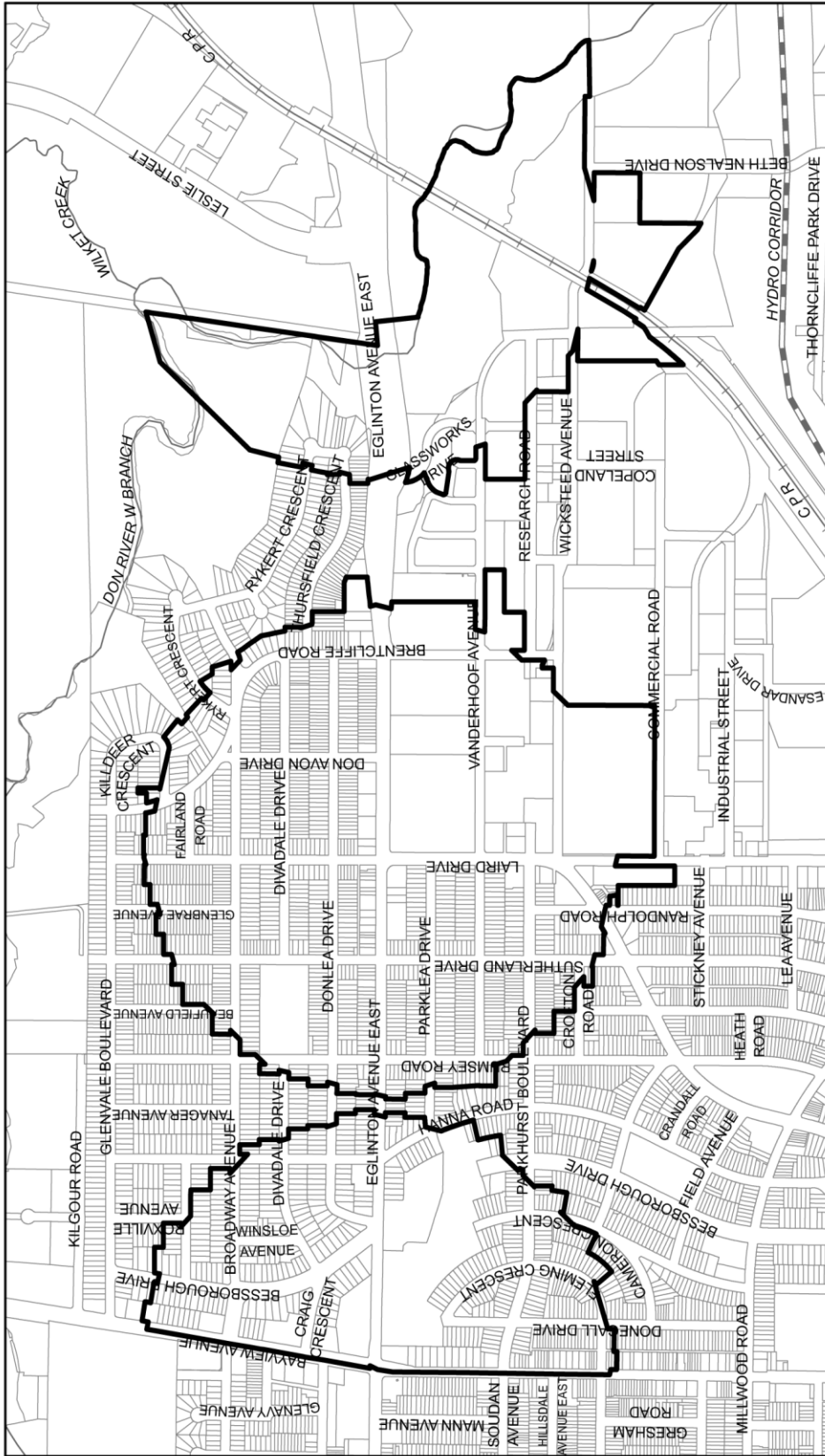
- (a) the commercial gross floor area equal to the replacement commercial gross floor area used for business office and/or business and professional office will not be included in the combined commercial gross floor area and apartment dwelling gross floor area for the purpose of calculating the maximum permitted combined commercial gross floor area and apartment dwelling gross floor area for a lot that does not abut a lot in an R1A, R1B, R2A or R2B zone; and
- (b) the number of parking spaces required for the replacement commercial gross floor area used for business office and/or business and professional office is equal to the number of parking spaces provided for the commercial gross floor area used for business office and/or business and professional 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)



Leaside

Toronto City Planning

Map '1'

 Office Replacement Area



Not to Scale
Extracted: 12/04/2015

Authority:

CITY OF TORONTO

Bill No.

BY-LAW No. -2016

**To amend Zoning By-law No. 7625, as amended,
to provide for office replacement policies in North York 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. By-law 7625 of the former City of North York, as amended, is further amended by adding a new Section 6(36), so that it reads:

Regulations for Office Replacement

(a) Where a building that existed at the time of passing of this by-law with at least 2,000 square metres of business office, professional office and/or professional medical office gross floor area located in the Office Replacement Area identified in Maps 1-10 of By-law [Clerks to insert By-law #], is lawfully demolished and reconstructed with a building that has dwelling units, if the office or business office gross floor area is replaced on the lot then:

(i) the gross floor area equal to replacement office or business 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 an R-R, R-A, R1, R2, R3, R4, R5, R6, R7, RM1, RM2, RM3 or RM4 zone; and

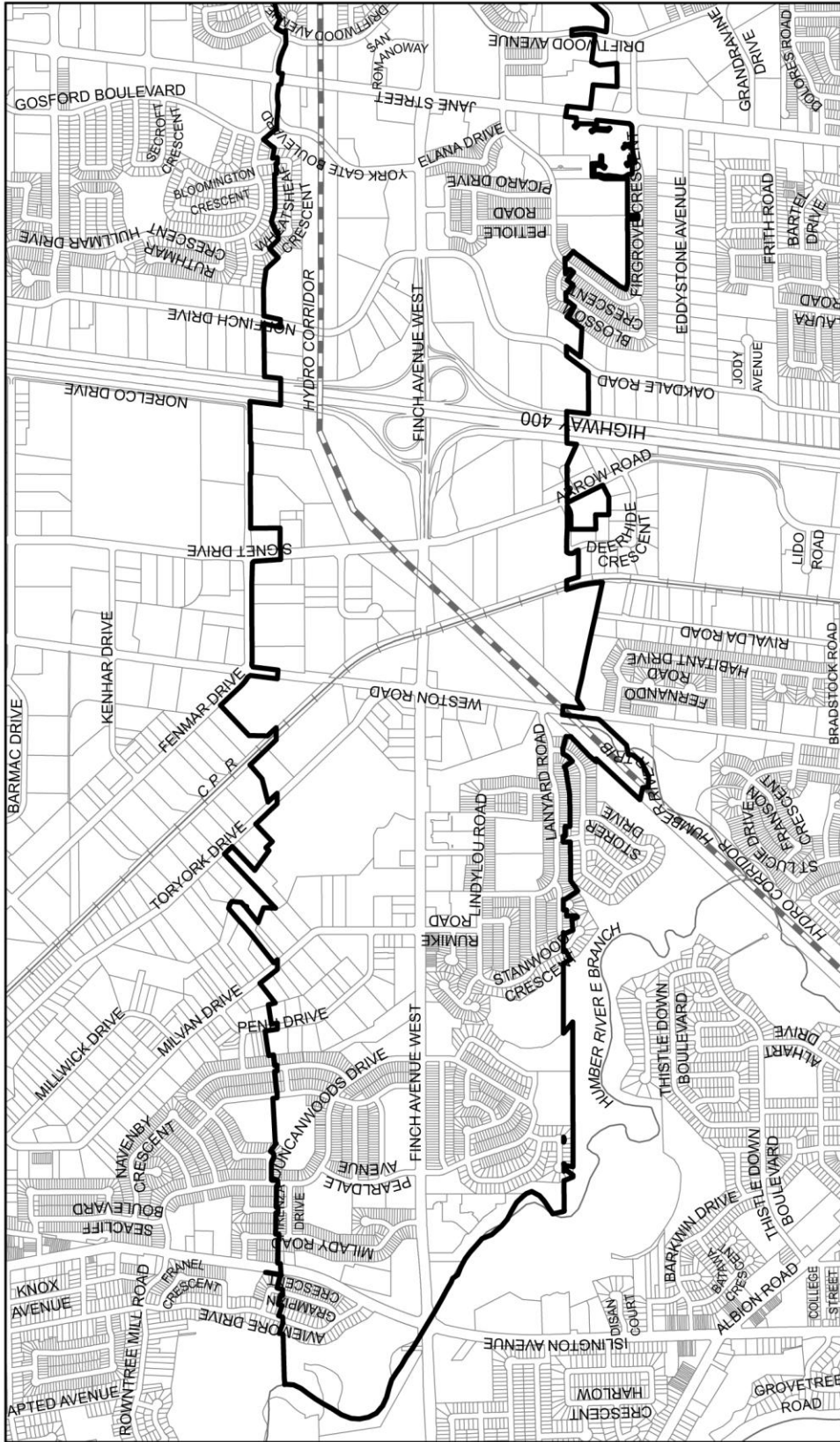
(ii) the number of parking spaces required for the replacement office or business office gross floor area is equal to the number of parking spaces provided for the office or business office gross floor area that was replaced.

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

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

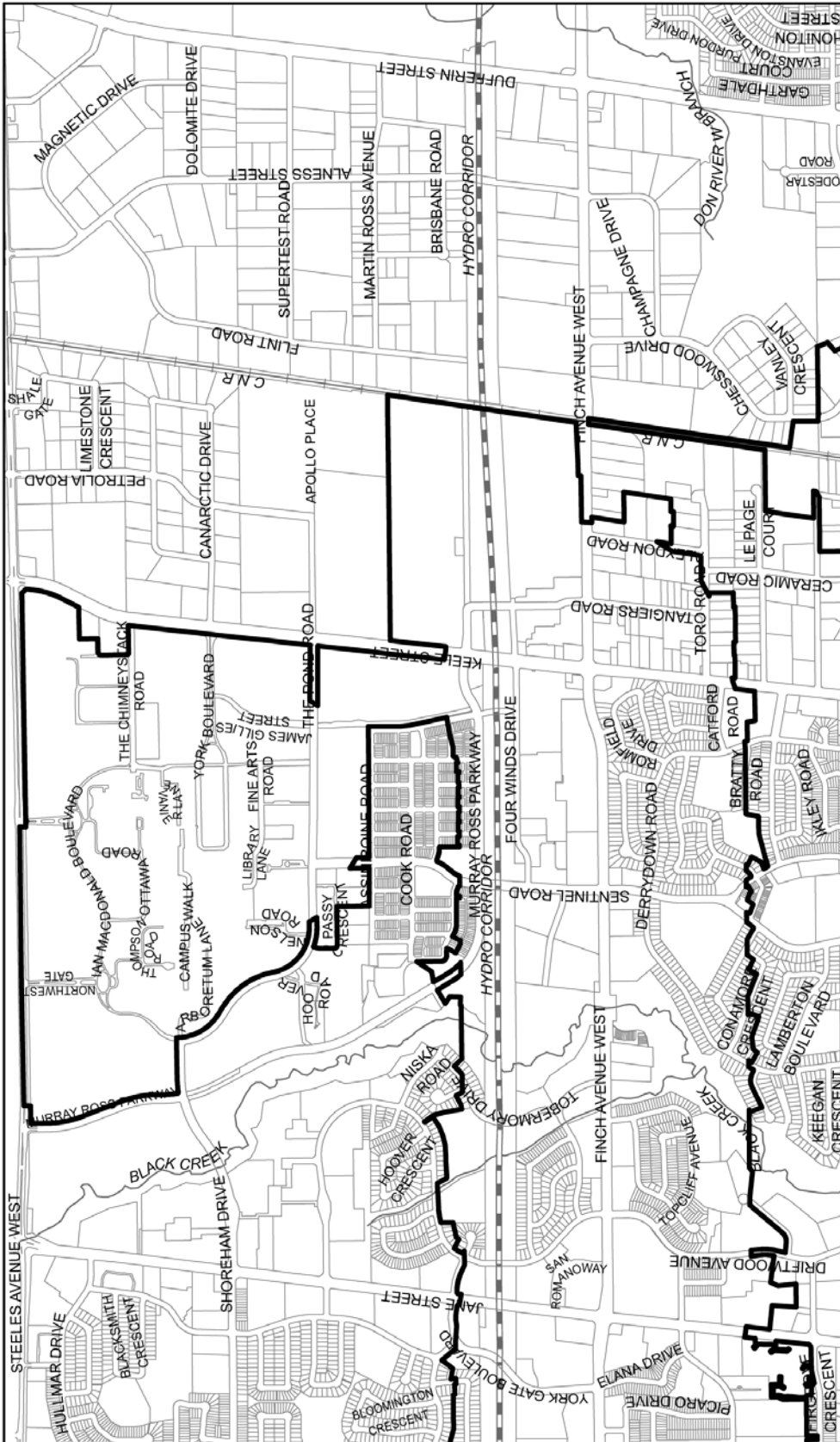


North York

Toronto City Planning
Map '1'

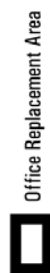


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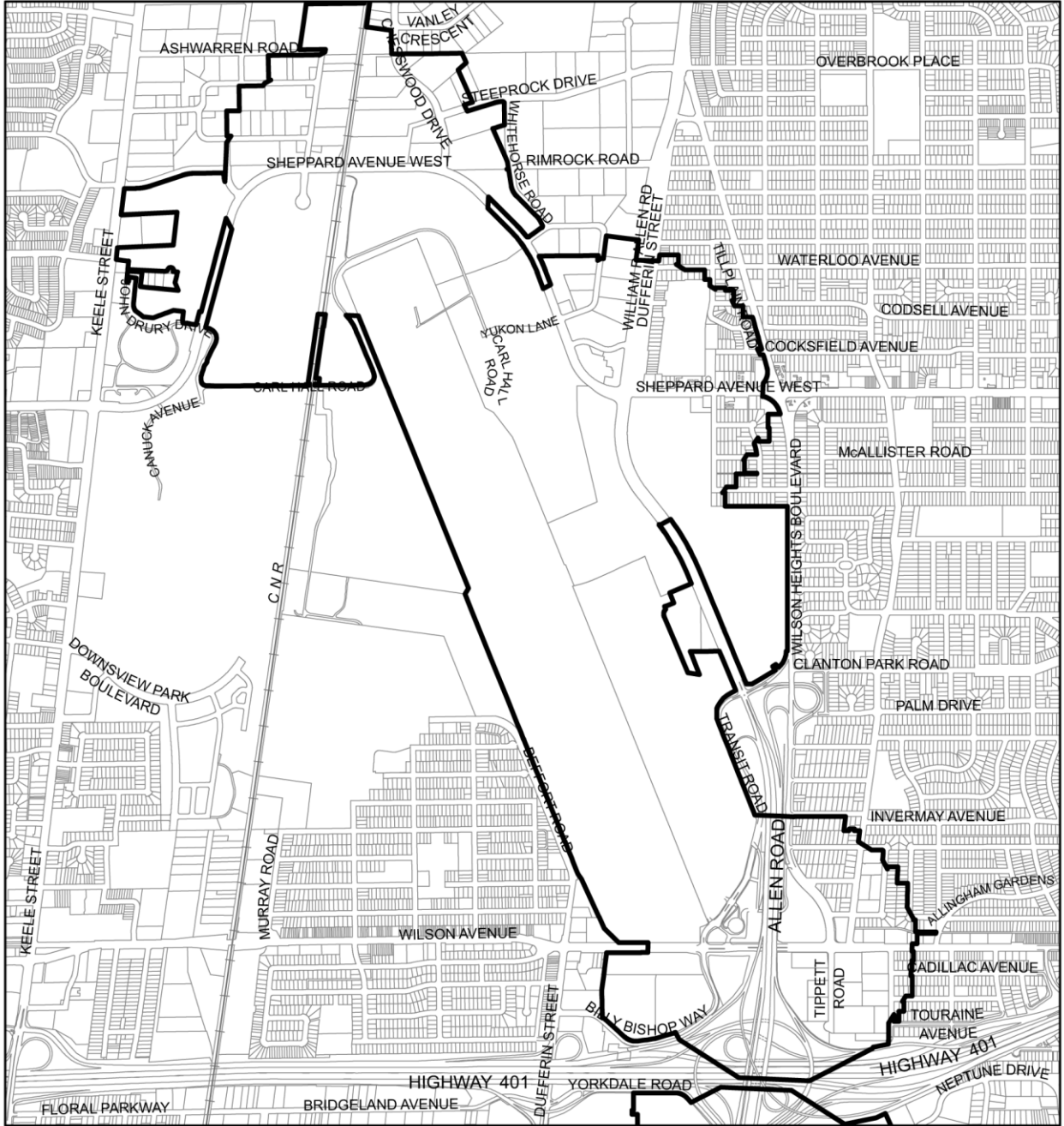
TORONTO City Planning
 Map '2'

North York



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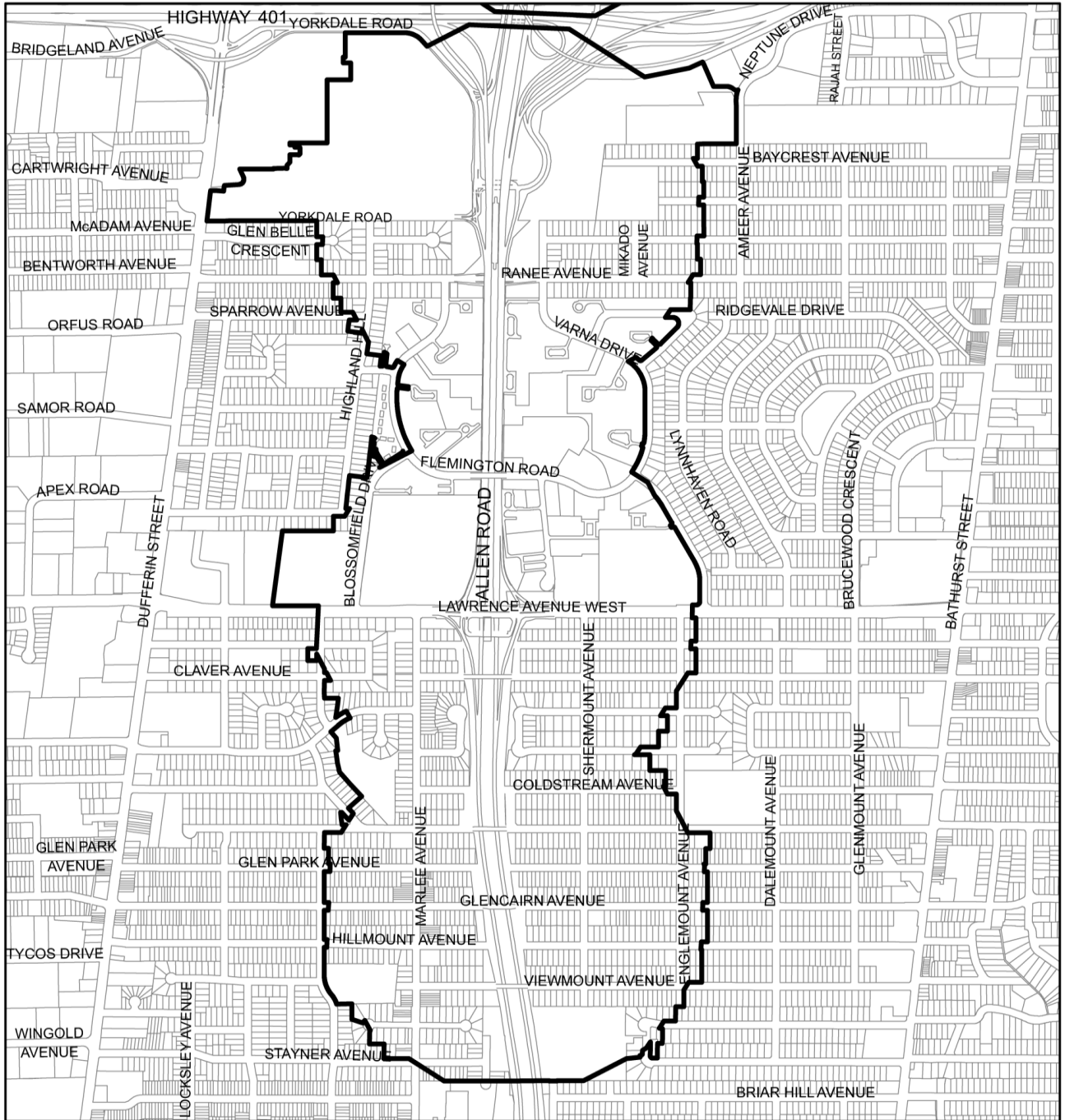
Staff report for action - Proposed Planning Incentives to Support the Replacement of Office Space in New Mixed Use Developments – Draft Zoning By-law Amendments



Office Replacement Area



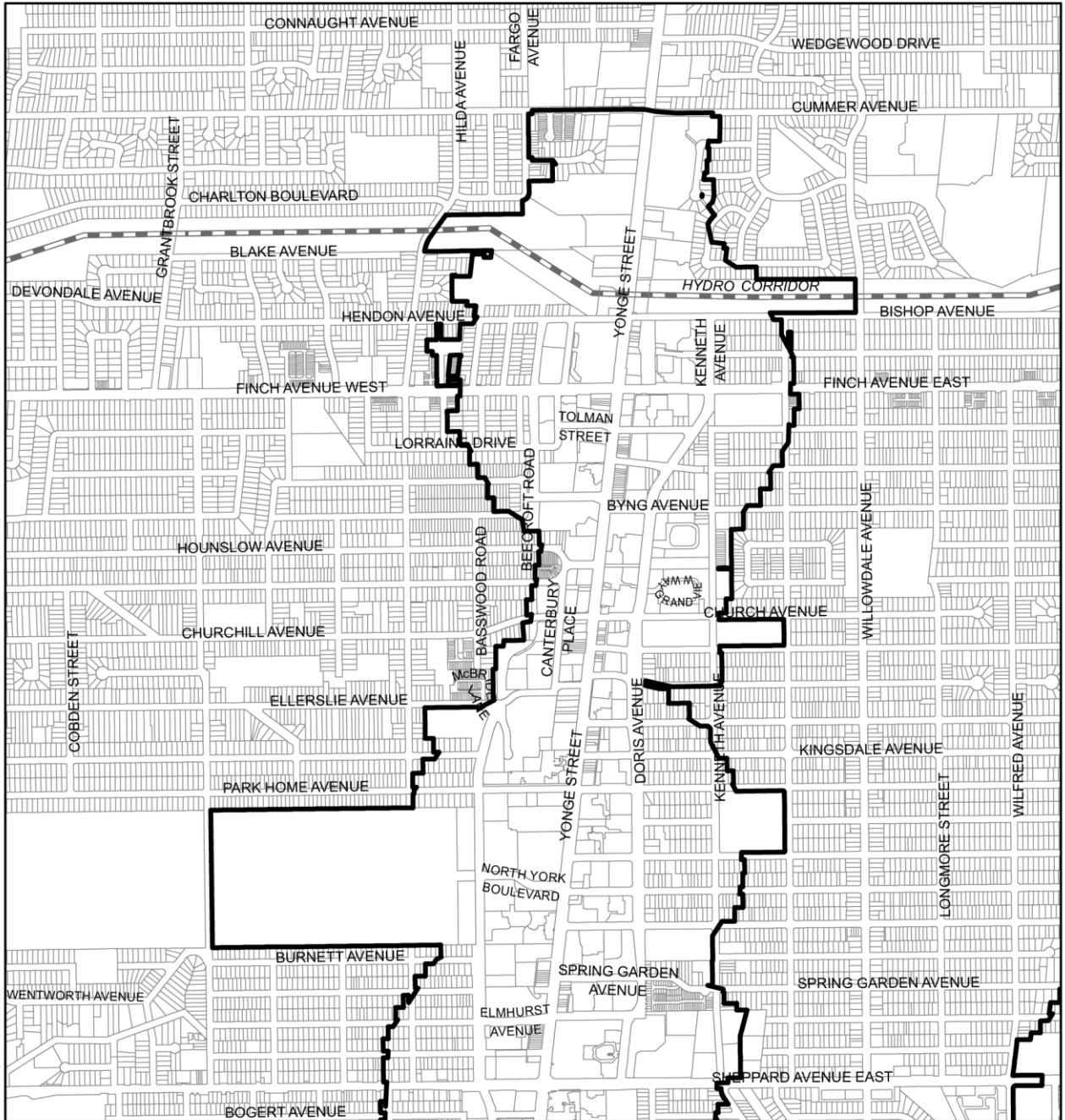
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Map '4'


Office Replacement Area

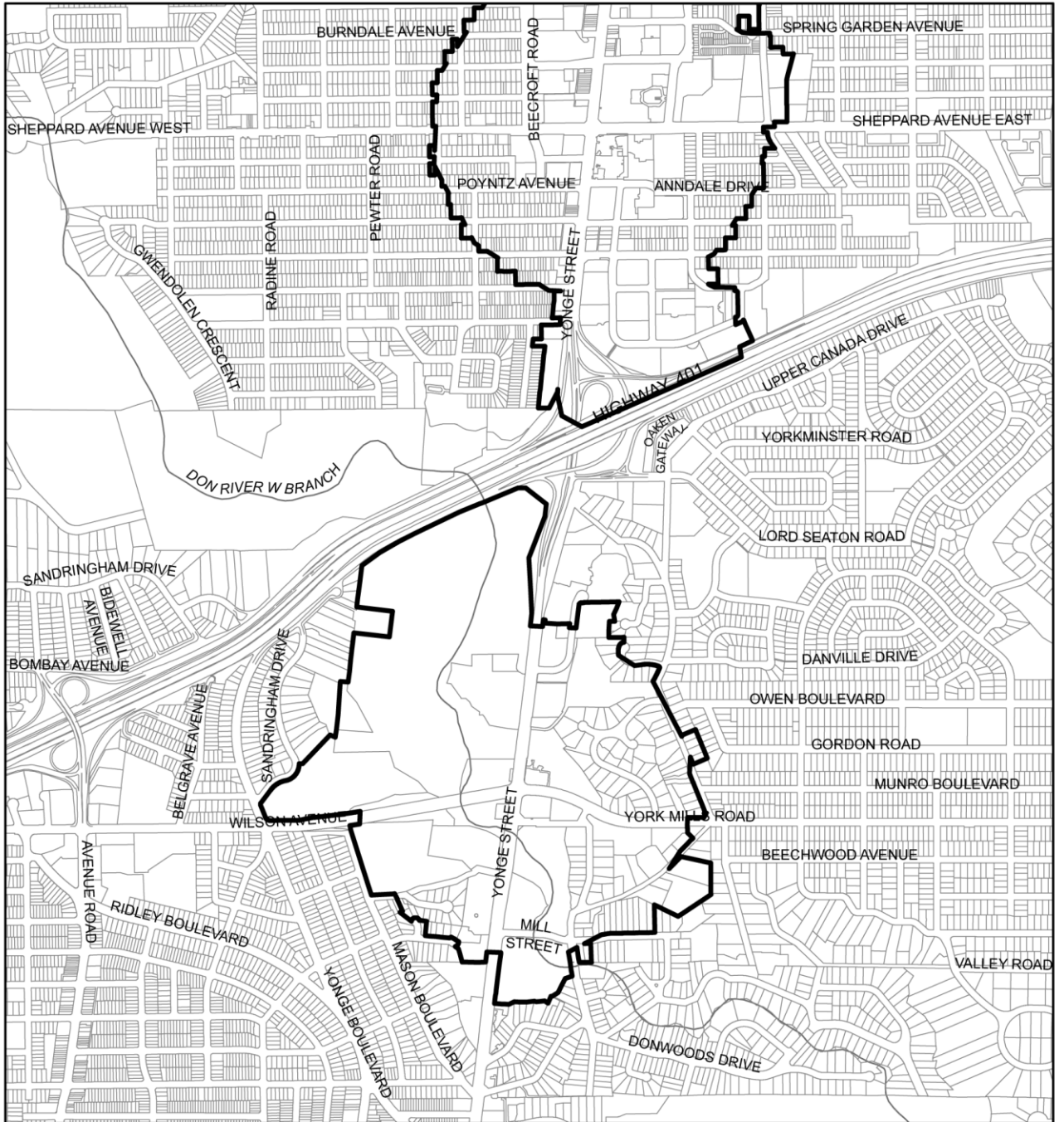
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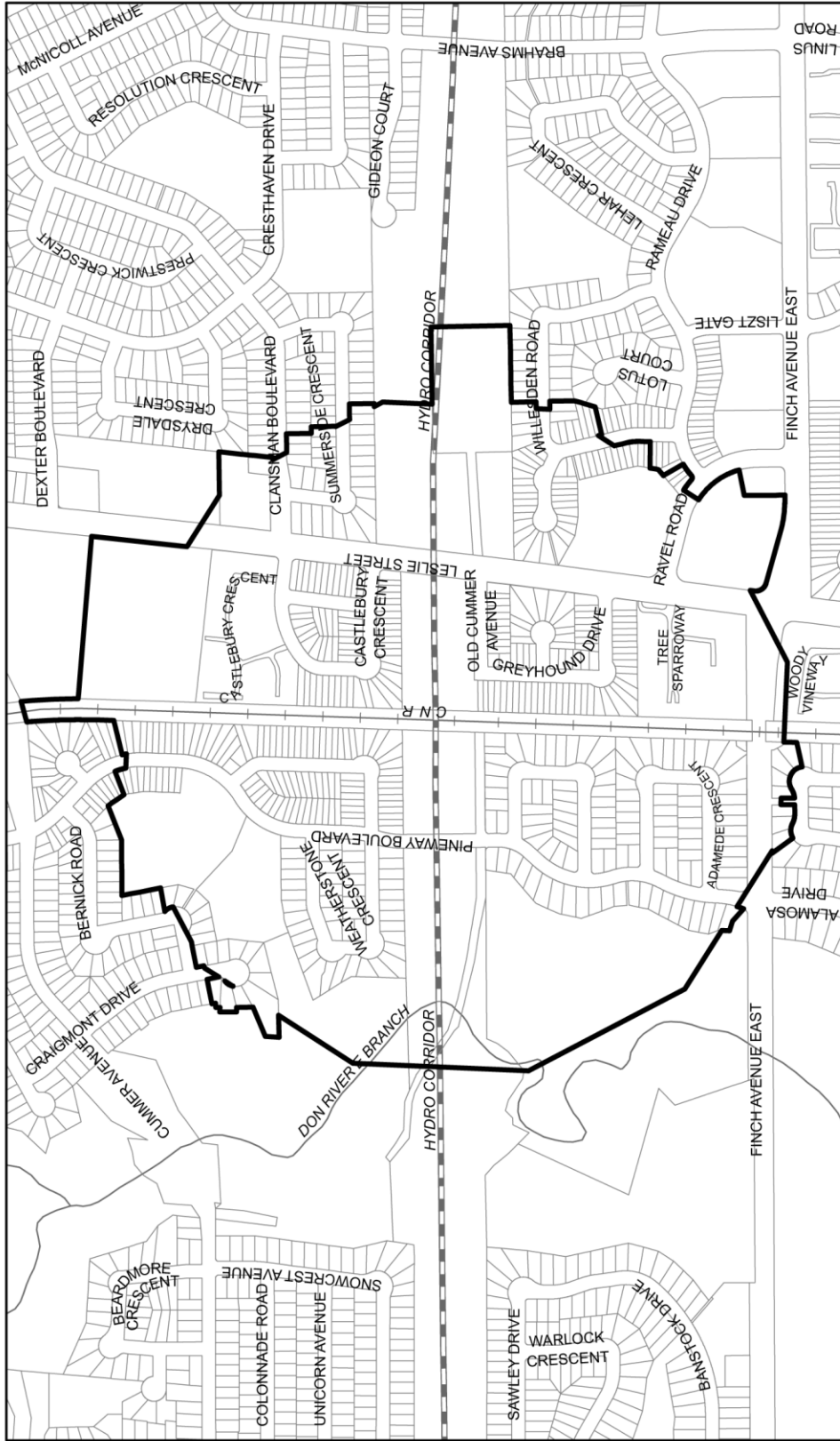


Map '5'

 Office Replacement Area


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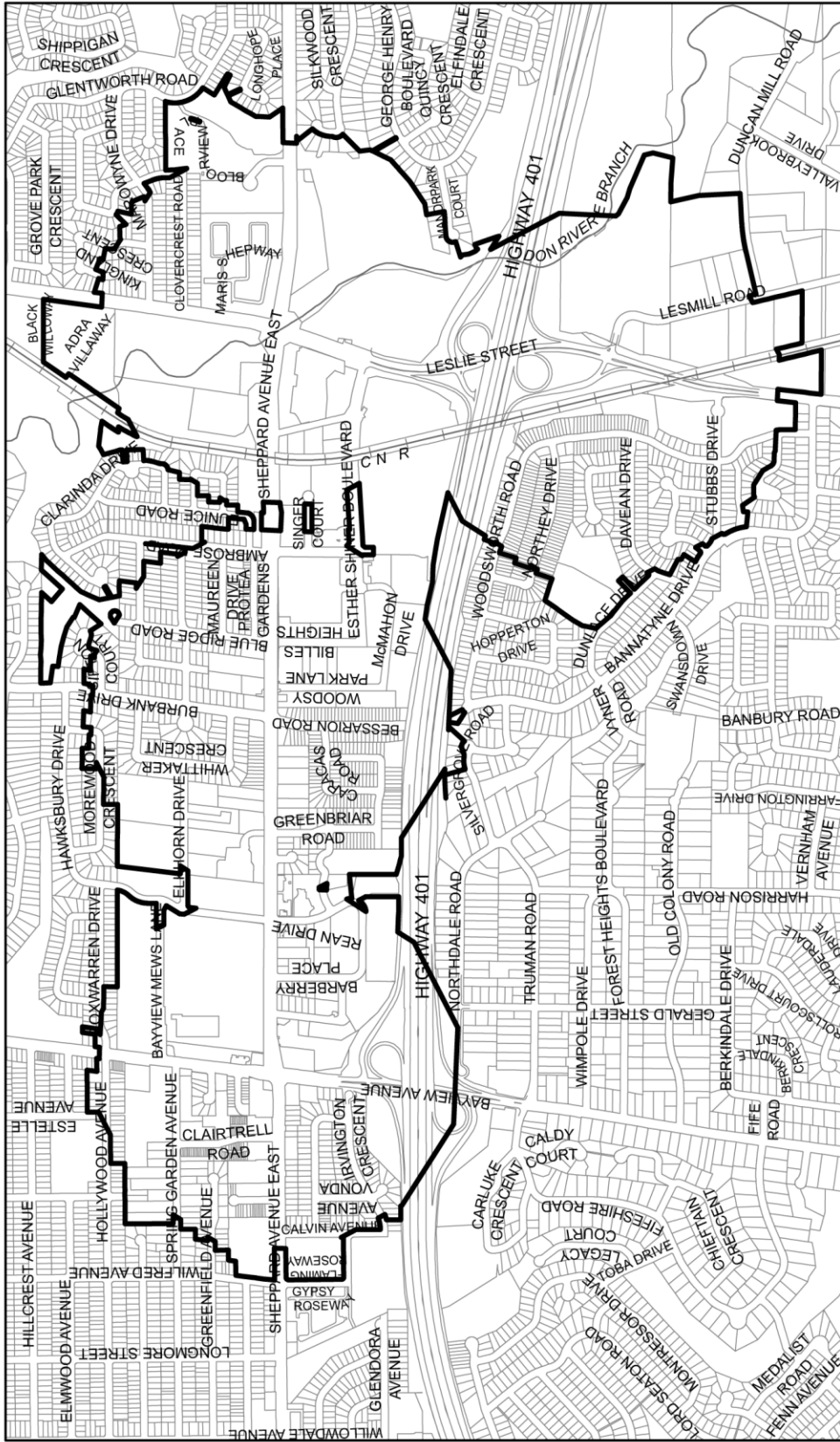
North York

Toronto City Planning
Map '17'

 Office Replacement Area



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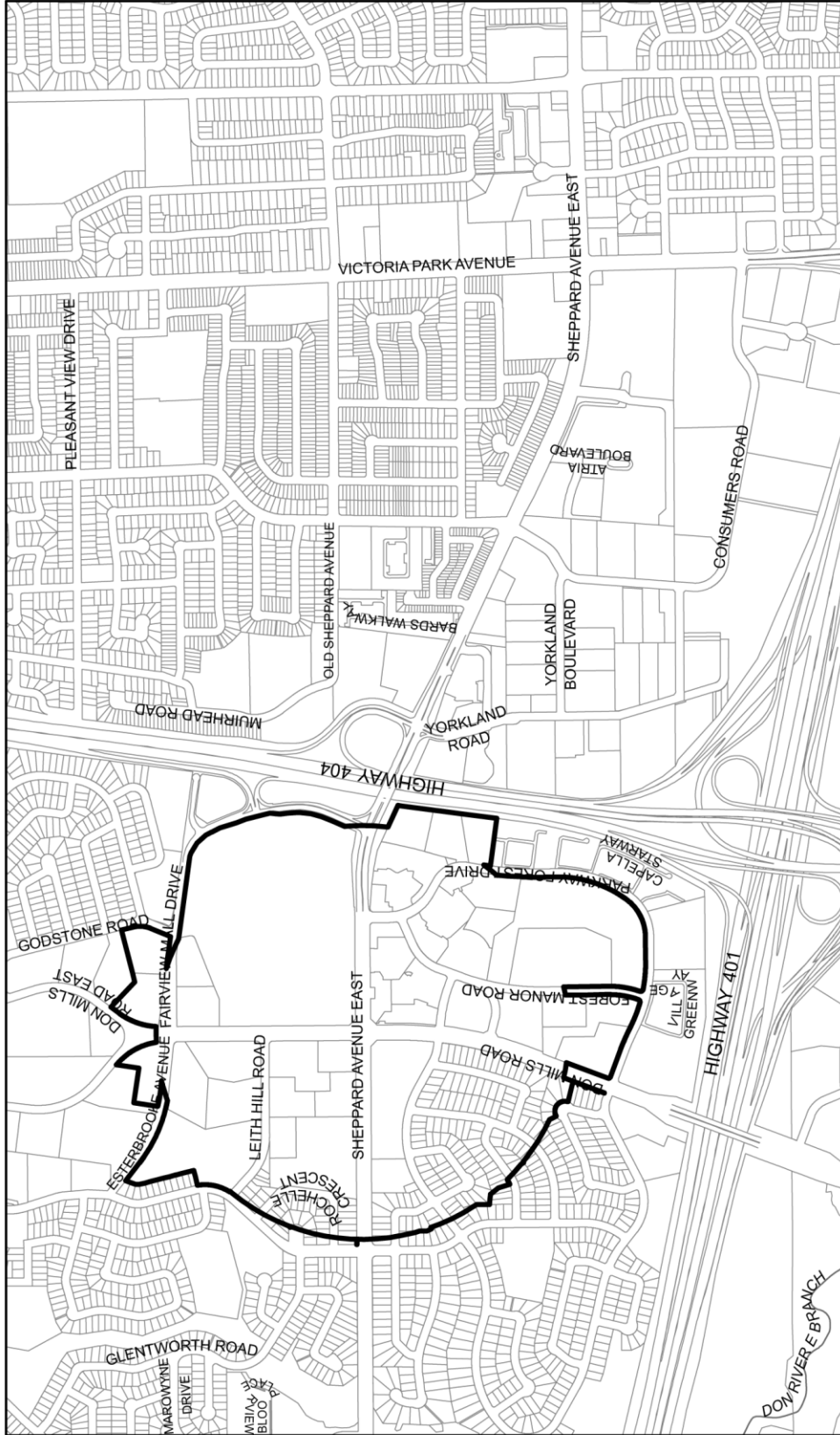
North York



Map '8'



Not to Scale
Extracted: 12/08/2015



North York

Toronto City Planning
Map '9'

 Office Replacement Area



Not to Scale
 Extracted: 01/06/2016