

## Attachment 2: Draft Zoning By-law Amendment 569-2013

Authority:

**CITY OF TORONTO**

Bill No. ~

**BY-LAW XXX-2019**

**To amend Zoning By-law 569-2013, as amended, with respect to Priority Retail Streets respecting the lands generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east.**

Whereas Council of the City of Toronto has the authority pursuant to 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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions, unless otherwise specified.
3. Zoning By-law No. 569-2013, as amended, is further amended by inserting Section 600.20 and Regulation 600.20.10(1) so that it reads:

600.20 Priority Retail Streets Overlay Map

600.20.10 Priority Retail Streets Overlay District "A"

(1) District "A" Priority Retail Streets

On a lot in the CR, CRE, I or IH zone, which abuts a **street** identified as a priority retail street on the Priority Retail Streets Overlay Map:

(A) the first **storey** of a **mixed-use building** or **non-residential building** must provide a minimum of 60% of the **lot frontage** abutting the priority retail **street** for one or more of the following uses, provided that any use must be otherwise permitted on that **lot** by this By-law:

Ambulance Depot  
**Art Gallery**  
**Artist Studio**  
**Automated Banking Machine**  
Clinic

**Club**  
**Community Centre**  
**Custom Workshop**  
**Day Nursery**  
**Eating Establishment**  
**Education Use**  
**Entertainment Place of Assembly**  
**Financial Institution**  
Fire Hall  
**Hospital**  
Library  
**Massage therapy**  
Medical Office  
**Museum**  
Office  
**Performing Arts Studio**  
**Personal Service Shop**  
**Pet Services**  
**Place of Assembly**  
**Place of Worship**  
Police Station  
**Post-Secondary School**  
**Private School**  
**Production Studio**  
**Public School**  
**Recreation Use**  
**Retail Service**  
**Retail Store**  
**Service Shop**  
**Sports Place of Assembly**  
**Take-out Eating Establishment**  
**Veterinary Hospital**  
**Wellness centre**

(B) a cumulative maximum of 15.0 metres of **lot frontage** for the following uses may be used for the purpose of meeting the requirement of Regulation (A) above;

Ambulance Depot  
**Art Gallery**  
**Automated Banking Machine**  
Clinic  
**Club**  
**Community Centre**  
**Education Use**  
**Entertainment Place of Assembly**  
**Financial Institution**  
Fire Hall  
**Hospital**  
**Laboratory**

Library  
**Massage therapy**  
Medical Office  
**Museum**  
Office  
**Performing Arts Studio**  
**Place of Assembly**  
**Place of Worship**  
Police Station  
**Post-Secondary School**  
**Private School**  
**Production Studio**  
**Public School**  
**Recreation Use**  
**Sports Place of Assembly**  
**Veterinary Hospital**  
**Wellness centre**

(C) each use provided in accordance with regulation (A) above, must have a main pedestrian entrance:

- (i) located parallel to and within 5.0 metres of the **lot line** abutting the priority retail **street**; and
- (ii) within 0.2 metres of the ground measured at the **lot line** abutting the **street** directly opposite the entrance.

(D) for each use provided in accordance with regulation (A) above, a minimum of 60% of the surface area of the **main wall** of the first **storey** facing the priority retail **street** must be windows or doors.

(E) regulation (D) above, does not apply to a **building** which is also a **heritage site**.

(2) Lawfully Existing Buildings

(A) If a **lawfully existing building** contains **lawful** uses on the first **storey** and does not satisfy the requirements of Regulations 600.20.10(1)(A) or (1)(B), those **lawful** uses are deemed to satisfy the requirements of Regulations 600.20.10 1)(A) and (1)(B).

(B) Any addition, extension or change of use on the first **storey** of a **lawfully existing building** must comply with Regulations 600.20.10(1)(A) and (1)(B) or be authorized by a Section 45 Planning Act minor variance.

(C) If a **lawful** main pedestrian entrance of a **lawfully existing building** is not located in accordance with Regulation 600.20.10(1)(C), that **lawful** main pedestrian entrance location is deemed to satisfy the requirements of Regulation 600.20.10(1)(C).

(D) Any addition or extension to a **lawfully existing building**, that abuts a **street** identified as a priority retail **street** on the Priority Retail Streets Overlay Map, and which

requires a new main pedestrian entrance must comply with Regulation 600.20.10(1)(C) or be authorized by a Section 45 Planning Act minor variance.

(E) If a **lawful main wall** of a **lawfully existing building** has a minimum surface area of windows and doors which is less than the minimum surface area required by Regulation 600.20.10(1)(D), that **lawful main wall** is deemed to satisfy the requirements of Regulation 600.20.10(1)(D).

(3) Building Types Exempt From Complying

None of the provisions of Article 600.20.10 Priority Retail Street Overlay District "A" apply to a **building** originally constructed as a **detached house, semi-detached house, duplex, triplex, fourplex, or townhouse.**

### **600.20.15 Transition: Priority Retail Streets**

#### **600.20.15.1 Transition: Building Permit Applications**

(1) Building Permit Applications

Nothing in Article 600.20.10 will prevent the erection or use of a **building** or **structure** for which an application for a building permit was filed on or prior to June 5, 2019.

(2) Building Permit Applications

For the purposes of regulation 600.20.15.1 (1), an "application for a building permit" means an application for a building permit that satisfies the requirements set out in Article I, Building Permits of Chapter 363, Building Construction and Demolition of the City of Toronto Municipal Code.

#### **600.20.15.2 Transition: Zoning By-law Amendment**

(1) Zoning By-law Amendment Applications

Nothing in Article 600.20.10 will prevent the erection or use of a **building** or **structure**, for which a complete application for a zoning by-law amendment was filed on or prior to June 5, 2019.

(2) Zoning By-law Amendment Applications

For the purposes of regulation 600.20.15.2(1), a "complete application for a zoning by-law amendment" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.

#### **600.20.15.3 Transition: Minor Variance Applications**

(1) Minor Variance Applications

Nothing in in Article 600.20.10 will prevent the erection or use of a **building** or **structure**, for which:

(A) a complete application for a minor variance under Section 45 of the Planning Act was filed on or prior to June 5, 2019; or

(B) a complete application for a minor variance under Section 45 of the Planning Act was filed after to June 5, 2019 based on a building permit referred to in regulation 600.20.15.1(1).

(2) Minor Variance Applications

For the purposes of regulation 600.20.15.3(1), a "complete application for a minor variance" means an application which satisfies the requirements of Section 2 of Ontario Regulation 200/96 (Minor Variance Applications) under the Planning Act.

**4.** The words **lawful** and **lawfully** highlighted in bold type in this By-law, in addition to the definitions provided in Zoning By-law No. 569-2013, Chapter 800 Definitions, includes existing or authorized on or before [insert date of passing of zoning by-law amendment].

**5.** In Article 900.11.10 Exception Numbers 126 and 133, under the heading 'Prevailing By-laws and Prevailing Sections' delete the contents of regulation (A) and replace it with "(None Apply)".

**6.** In Article 900.11.10 Exception Numbers 19, 1209, 1380, 1401, 1402, 1464, 1477, 1517, 1859, 1932, 1933, 1934, 1935, 1937, 1939, 2015, 2020, 2057, 2059, 2109, 2119, 2140, 2141, 2165, 2167, 2189, 2190, 2271, 2397, 2399, 2400, 2401, 2451, 2453, 2484, 2485, 2486, 2488, 2489, 2490, 2492, 2515, 2528 and 2556, under the heading 'Prevailing By-laws and Prevailing Sections' delete the contents of regulation (B) and re-label the remaining regulations so that they remain in alphabetical order starting at (A).

**7.** In Article 900.11.10 Exception Numbers 1250, 1324, 1699, 1712, 1762, 1830, 1861, 1920, 1921, 2022, 2116, 2144, 2159, 2168, 2323, 2324, 2326, 2327, 2334, 2384, 2388, 2398, 2452, 2544, 2546, 2547, 2549 and 2558, under the heading 'Prevailing By-laws and Prevailing Sections' delete the contents of regulation (C) and re-label the remaining regulations so that they remain in alphabetical order starting at (A).

**8.** In Article 900.11.10 Exception Numbers 1313, 1317, 1834, 2154, 2193, 2320, 2339, 2456 and 2545, under the heading 'Prevailing By-laws and Prevailing Sections' delete the contents of regulation (D) and re-label the remaining regulations so that they remain in alphabetical order starting at (A).

**9.** In Article 900.11.10 Exception Numbers 1735, 2192, 2193, 2194, 2308, 2322, 2532 and 2533, under the heading 'Prevailing By-laws and Prevailing Sections' delete the contents of regulation (E) and re-label the remaining regulations so that they remain in alphabetical order starting at (A).

**10.** In Article 900.11.10 Exception Numbers 2325 and 2555, under the heading 'Prevailing By-laws and Prevailing Sections' delete the contents of regulation (F) and re-label the remaining regulations so that they remain in alphabetical order starting at (A).

**11.** In Article 900.11.10 Exception Number 2321, under the heading 'Prevailing By-laws and Prevailing Sections' delete the contents of regulations (G) and re-label the remaining regulations so that they remain in alphabetical order starting at (A).

**12.** In Article 900.11.10 Exception Number 2553, under the heading 'Prevailing By-laws and Prevailing Sections' delete the contents of regulations (H) and re-label the remaining regulations so that they remain in alphabetical order starting at (A).

**13.** In Article 900.11.10 Exception Number 2206, under the heading 'Prevailing By-laws and Prevailing Sections' revise regulation (D) to remove the reference to "12(2)259" and delete regulation (F) so that it reads:

Prevailing By-laws and Prevailing Sections:

(A) Section 12(2) 132 of former City of Toronto By-law 438-86;

(B) On 11 Scollard St., 21 Scollard St., 876 Yonge St., the even numbered addresses of 18-20 Yorkville Ave., City of Toronto by-law 588-02;

(C) On 21 Scollard St., Section 12(2) 304 of former City of Toronto By-law 438-86;

(D) On the even numbered addresses of 874-878 Yonge St., Section 12(2) 260 of former City of Toronto By-law 438-86; and

(E) On 878 Yonge St., former City of Toronto by-law 667-83.

Enacted and passed on, 2019.

Frances Nunziata, Ulli S. Watkiss,



**TORONTO**  
**Diagram 1**

**Priority Retail Streets**

File# 16 103066 SPS 00 02

==== Priority Retail Street



City of Toronto By-law 569-2013  
 Not to Scale  
 10/07/2019