

# PH10.1 - Attachment 2

## Attachment 2: Draft Zoning By-law Amendment 438-86

Authority:

### CITY OF TORONTO BY-LAW -2019

**To amend former City of Toronto By-law 438-86, as amended, with respect to street-related retail and service uses 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. Former City of Toronto By-law 438-86, as amended, is further amended by:
  - (a) in exception 12(2) 259, replacing Maps 1 and 2 with Maps 1A, 1B, 1C and 1D attached to and forming part of this By-law; and
  - (b) in Section 2(1), amending the definition of *street-related retail and service uses* to add section 8(1)(f)(b)(iii) to the list of permitted uses, and by adding a new (v) and (vi) so that it reads:

*"street-related retail and service uses"*

means one or more of the uses listed in sections 8(1)(f)(b)(i), (ii), (iii) and (iv), other than a *public park* or a public playground, where:

- (i) the principal public entrance to each shop or store is located in the exterior wall of the building which is directly accessible by pedestrians along a route not more than 5 metres from:
  - A. the *frontage* of the *lot* on which the shop or store is located; or
  - B. a building setback line on the *lot* on which the shop or store is located, provided the line is established by this By-law as amended;
- (ii) the exterior wall from which the principal public entrance is gained, is at an angle of divergence from the *frontage* of not more than 85 degrees;
- (iii) only 15 metres of *frontage* for any one of the uses listed in sections 8(1)(f)(b)(i) or (ii), (iii) or a *branch of a bank or financial institution* may be included as a *street-related retail and service use*;

(iv) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance;

(v) a minimum 60% of the surface area of any ground floor wall of a new building, addition or extension facing a street identified in exception 12(2)259 must be windows and doors; and

(vi) regulation (v) above does not apply to a *heritage building*.



**TORONTO**  
**Map 1 - A**

**Priority Retail Streets**

File# 16 103066 SPS 00 0Z

==== Priority Retail Street



City of Toronto By-law 438-86  
 Not to Scale  
 10/07/2019



 **TORONTO**  
 Map 1 - B

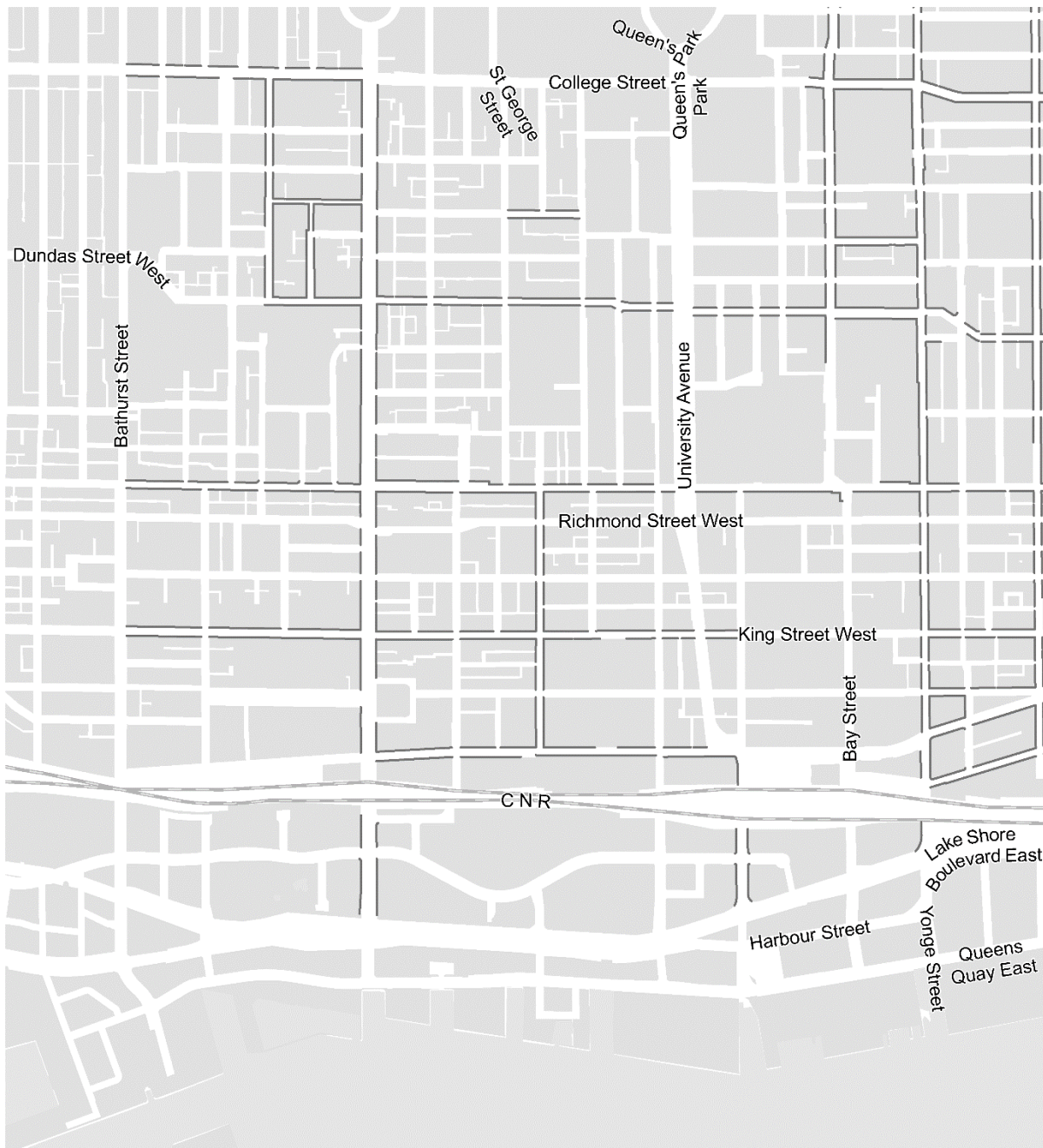
## Priority Retail Streets

File# 16 103066 SPS 00 0Z

 Priority Retail Street



City of Toronto By-law 438-86  
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 10/07/2019



**TORONTO**  
**Map 1 - C**

**Priority Retail Streets**

File# 16 103066 SPS 00 02

==== Priority Retail Street



City of Toronto By-law 438-86  
 Not to Scale  
 10/07/2019



 **TORONTO**  
Map 1 - D

## Priority Retail Streets

File# 16 103066 SPS 00 0Z

 Priority Retail Street



City of Toronto By-law 438-86  
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10/07/2019