

CITY OF TORONTO

BY-LAW No. XXX-2022

To amend the City of Toronto By-law 569-2013, as amended, respecting to land municipally known in the year 2021 as 340-376R Dufferin Street and 2 Melbourne Avenue

Whereas authority is given to the Council of a municipality by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass Zoning By-laws;

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 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to EO 2.0 (e2.0; o2.0) (x19) as shown on Diagram 2 attached to this By-law;
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this by-law to the Policy Area Overlay Map in Section 995.10.1, and applying the following Policy Area Overlay label to these lands: PA1, as shown on Diagram 3 attached to this Bylaw.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this by-law to the Height Overlay Map in Section 995.20.1, and applying the following height label to these lands: HT 14.0 as shown on Diagram 4 attached to this Bylaw.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.24.10 Exception Number (x19) so that it reads:

(19) Exception EO 2.0 (e2.0; o2.0) (x19)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On lands municipally known as 340-376R Dufferin Street and 2 Melbourne Avenue, if the requirements of Section 6 of By-law [*Clerks to insert by-law number*] are complied with, **buildings** and **structures** may be erected, used or enlarged in compliance with (B) to (M) below;

- (B) Despite Clauses 60.40.20.10 and 60.40.20.20, the following uses are not permitted on the **lot**:
- (i) Dry Cleaning or Laundry Plant
 - (ii) Cold Storage
 - (iii) **Hotel**
 - (iv) **Open Storage**
 - (v) **Drive Through Facility**
 - (vi) **Vehicle Fuel Station**
 - (vii) **Cogeneration Energy**
 - (viii) Computer, Communications, Electronics, or Optical Media **Manufacturing Use**
 - (ix) **Contractor's Establishment**
 - (x) Metal Products **Manufacturing Use**
 - (xi) Pharmaceutical and Medicine **Manufacturing Use**
 - (xii) Plastic Product **Manufacturing Use**
 - (xiii) **Public Utility**
 - (xiv) Transportation Product and **Vehicle Manufacturing Use**
 - (xv) **Transportation Use**
- (C) In addition to the uses permitted by Clauses 60.40.20.10 and 60.40.20.20, the following are also permitted on the **lot**:
- (i) **Non-Profit Organization**
 - (ii) **Amusement Arcade**
 - (iii) **Day Nursery**
 - (iv) Market Garden
- (D) Despite Regulation 60.40.20.10(1), the total **interior floor area** of **wholesaling uses** on the **lot** may not exceed 3,720 square metres;
- (E) Despite Regulation 60.40.20.100(6), the total **interior floor area** of **retail services, retail stores** or **personal service shops** on a **lot** may not exceed 10 percent of the **gross floor area** of the **buildings** on the **lot**;
- (F) Regulation 60.40.20.100(23), with respect to specific use conditions for a **retail store**, together with a **manufacturing use**, does not apply;
- (G) The following uses shall not be permitted in the area labelled as "Zone A" on Diagram 5 attached to By-law **[Clerks to insert by-law ##]**:
- (i) **Industrial Sales and Service Use**
 - (ii) **Laboratory**
 - (iii) Apparel and Textile **Manufacturing Use**
 - (iv) Beverage **Manufacturing Use**
 - (v) Clay Product **Manufacturing Use**
 - (vi) Food **Manufacturing Use**
 - (vii) Furniture **Manufacturing Use**
 - (viii) Medical Equipment and Supplies **Manufacturing Use**

(ix) **Renewable Energy**

- (H) Despite Regulations 60.40.20.100(14)(E), (F), (H) (I) and (J) an **outdoor patio** is permitted, provided:
- (i) it is located only within the area labelled as “Zone B” on Diagram 5 attached to By-law [*Clerks to insert by-law number*];
 - (ii) the maximum area does not exceed 150 square metres; and
 - (iii) it is not located above the first **storey** of a **building**;
- (I) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, a minimum of 27 **parking spaces** must be provided on the **lot**;
- (J) Despite Regulations 200.5.1.10(2) and (3), a **parking space** that existed on the **lot** as of [*date of passing of by-law*], that has dimensions that are less than, or greater than, the required dimensions, is permitted and such **parking space** may be used to satisfy the requirements of Regulation (I) above;
- (K) Section 200.15, Regulations Applying to Accessible **Parking Spaces**, does not apply;
- (L) Regulation 200.5.1(3) with respect to **drive aisle** widths does not apply;
- (M) Despite Regulation 230.5.10.1(1), a minimum of 22 “short-term” **bicycle parking spaces** must be provided;
- (N) Despite Regulation 60.5.100.1(1), a **driveway** must have a minimum width of 4.5 metres; and
- (O) Despite Regulation 220.5.1(2) and Clause 220.5.10.1, zero **loading spaces** are required to be provided and maintained on the **lot**.

Prevailing By-laws and Prevailing Sections: None Apply

Enacted and passed on [*Clerks to insert date*], 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)









