

Attachment 2a: Draft Zoning By-law Amendment

Authority: **Planning and Housing Committee**] Item [-], as adopted by City of Toronto Council on [-]

CITY OF TORONTO **BY-LAW [Clerks to insert By-law number]**

To amend Zoning By-law 569-2013, as amended, with respect to incorporating certain low-rise residential lands in the Toronto and East York District of the City of Toronto, into Zoning By-law 569-2013.

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, as amended;

The Council of the City of Toronto enacts:

1. Zoning By-law 569-2013, as amended, is further amended as follows:
 - (A) By adding the lands in Schedule "A" as outlined by a heavy black line and identified on the respective Diagrams to the:
 - (i) Zoning By-law Map in Section 990.10.
 - (ii) Policy Area Overlay Map in Article 995.10.1.
 - (iii) Height Overlay Map in Article 995.20.1.
 - (iv) Lot Coverage Overlay Map in Article 995.30.1.
 - (v) Exceptions in Articles 900.2.10; 900.3.10; 900.4.10; 900.5.10; or 900.6.10.
2. Nothing in By-law [Clerks to insert By-law number] 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 the date this By-law comes into full force and effect, whereby 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.
3. Nothing in By-law [Clerks to insert By-law number] 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 the date this By-law comes into full force and effect, whereby 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.

4. Nothing in By-law [Clerks to insert By-law number] 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 the date this By-law comes into full force and effect; or
 - (B) A complete application for a minor variance under Section 45 of the Planning Act was filed after the date this By-law comes into full force and effect in respect of a building permit referred to in Section 2 of By-law [Clerks to insert By-law number].
 - (C) For the purposes of (A) and (B) above, 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.

5. Nothing in By-law [Clerks to insert By-law number] will prevent the erection or use of a building or structure for which a complete application for site plan approval was filed on or prior to the date this By-law comes into full force and effect, whereby a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

**Schedule A to By-law [Clerks to insert By-law number] - Lands and Provisions Added to
Zoning By-law 569-2013**