

Attachment 1 - Proposed Temporary Use Zoning By-law for Public Spaces on Private Property in the Wexford Business Improvement Area

Authority: Scarborough Community Council Item [-], as adopted by City of Toronto Council on [-]

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

**To temporarily modify Zoning By-law 569-2013, as amended, with respect to outdoor places of assembly in the Wexford Heights Business Improvement Area**

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; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law.

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are all **lots** abutting Lawrence Avenue East and located in the Commercial Residential (CR) Zone between Victoria Park Avenue and Canlish Road.
2. This By-law expires three years from the date it is in full force and effect.
3. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
4. Nothing in City of Toronto Zoning By-law 569-2013, as amended, applies to prevent the use of an outdoor **place of assembly** on the lands subject to this By-law, provided that it:
  - (A) Does not occupy accessible **parking spaces**;
  - (B) Is limited to an area of 400 square metres per **lot**;
  - (C) Does not occupy any portion of a **drive aisle** except for portions of a **drive**

**aisle** leading exclusively to a **parking space** that is occupied by an outdoor **place of assembly**;

- (D) Any area for outdoor entertainment such as performances, music or dancing, and excluding any permitted entertainment area on an **outdoor patio**, must not exceed 10% of the **lot area** and must be located a minimum of 10.0 metres from a **lot** in the Residential Zone category or Residential Apartment Zone category;

Enacted and passed on [Clerks to insert date].

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)