

Attachment 7: 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 the lands municipally known in the year 2025 as 601, 625, 673 Lake Shore Blvd E, 185 Villiers St, and 300 Commissioners Street.

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. 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, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: CRE (c.2.5; r0.0; e2.5) ([assigned exception number]), 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 Areas Overlay Map in Article 995.10.1 and applying the following Policy Area label to these lands: 1, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569 -2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 32, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying no value.

7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.12.10 Exception Number [assigned exception number] so that it reads:

Exception CRE ([assigned exception number])

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 601, 625, 673 Lake Shore Blvd E, 185 Villiers St, and 300 Commissioners Street, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (S) below;
- (B) In addition to the requirements of regulation 5.10.30.1(1), no **building** may be erected or used on the land unless all municipal water mains and municipal sewers, and their appurtenances have adequate capacity to service the **building**, to the satisfaction of the General Manager, Toronto Water and Director, Engineering Review, Development Review;
- (C) Regulation (B) above does not apply to the construction, erection or placing of a **building** that is less than 50 square metres of **interior floor area**;
- (D) Resolution of municipal water mains and municipal sewer servicing capacity improvements through completion of any necessary improvements, or through any "interim" condition as detailed by the owner, to the satisfaction of the General Manager, Toronto Water and Director, Engineering Review, Development Review;
- (E) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
- (i) "Urban Farm – Class A" means the use of **premises**, with or without a principal **building**, for the commercial growing, harvesting and cultivation of horticultural crops and may include the **ancillary** keeping of bees. A **marihuana production facility** use is not an "urban farm - class A"; and

- (ii) "Urban Farm – Class B" means a **premises** for controlled environment agriculture (CEA) **manufacturing use** where everything from temperature and humidity to light, irrigation and nutrients are precisely controlled. The "urban farm - class B" use is specifically for the commercial cultivation of food or horticultural crops that takes place in a greenhouse or similar **structure, building, or portion of a building**. A **marihuana production facility** use is not an "urban farm - class B";
- (F) Despite Clauses 50.10.20.10 and 50.10.20.20, the following uses are not permitted:
- (i) **Day Nursery;**
 - (ii) Dry Cleaning or Laundry Plant;
 - (iii) **Funeral Home;**
 - (iv) **Hotel;**
 - (v) Metal products **Manufacturing Use;**
 - (vi) Plastic Product **Manufacturing Use;**
 - (vii) **Private School;**
 - (viii) **Public School;**
 - (ix) **Self-storage Warehouse;**
 - (x) **Vehicle Service Shop;**
- (G) In addition to the permitted non-residential uses listed in regulation 50.10.20.10(1)(A), the following additional uses are permitted:
- (i) **Market Garden;**
 - (ii) Media **Manufacturing Use;**
 - (iii) Municipally Owned **Public Parking;**
 - (iv) **Parking Garage;**
 - (v) Outdoor Sales or Display;
- (H) In addition to the permitted non-residential uses listed in regulation 50.10.20.10(1)(C), the following additional uses are permitted:

- (i) “Urban Farm – Class A”;
 - (ii) “Urban Farm – Class B”;
- (I) In addition to the permitted non-residential uses with conditions listed in regulation 50.10.20.20(1)(C), the following additional uses with conditions are permitted:
- (i) **Open Storage**, provided:
 - (a) the use is associated with a permitted use in By-law [Clerks to insert By-law number];
 - (b) the use must not be in the **front yard**;
 - (c) the use must be a minimum of 7.5 metres from any **lot line**;
 - (d) the use must be enclosed by a fence;
 - (e) the use must not exceed 12 metres in height;
 - (f) the use must be less than 50% of the **lot area**; and
 - (g) the use must not include any hazardous waste or contaminated materials;
- (J) In addition to uses included in regulation 50.10.20.100(21)(A), an **outdoor patio** may be combined with on the same **lot** or abutting **lot** if it permits a **community centre**;
- (K) In addition to regulations 50.10.20.100(13), (14), (19), and (42), the following uses must be set back a minimum 6 metres from all **lot lines**:
- (i) Clay Product **Manufacturing Use**;
 - (ii) Food **Manufacturing Use**;
 - (iii) Wood Product **Manufacturing Use**; and
 - (iv) **Cogeneration Energy**;
- (L) Despite regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Vertical Datum (CGVD2013) of 79.65 metres and the elevation of the highest point of the **building** or **structure**;
- (M) Despite regulation 50.5.40.10(4) and (7) and (L) above, the following equipment and **structures** may project beyond the permitted maximum

height shown on Diagram 3 of By-law [Clerks to insert By-law number]:

- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 5.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 5.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 5.0 metres; and
 - (iv) **building** maintenance units and window washing equipment, by a maximum of 5.0 metres;
- (N) For the purposes of this exception, regulation 50.10.40.70(1), regarding **side yard setbacks** and **rear yard setbacks**, does not apply, unless otherwise specified in (I) and (K) above;
- (O) For the purposes of this exception, regulation 50.10.40.80(1), regarding separation distance between **main walls** of **buildings**, does not apply;
- (P) For the purposes of this exception, a **parking space** must be a minimum distance of 10.0 metres from a **lot line** abutting Commissioners Street;
- (Q) For the purposes of this exception, **vehicle** access is not permitted from Commissioners Street, except for a **vehicle** access on the **lot** municipally known as 300 Commissioners Street existing at the passing of this by-law;
- (R) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (S) Despite regulations 200.15.1(3), the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide shared access aisle or path on one side of the accessible **parking space**; and
- (T) Despite regulation 200.15.1(4), accessible **parking spaces** must be closest to a barrier free:

- (i) entrance to a **building** entrance to a **building**;
- (ii) passenger elevator that provides access to the first **storey** of a **building**; and
- (iii) the shortest route between the required entrances in (i) and (ii);

Prevailing By-laws and Prevailing Sections: (None Apply)

8. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

Diagram 1

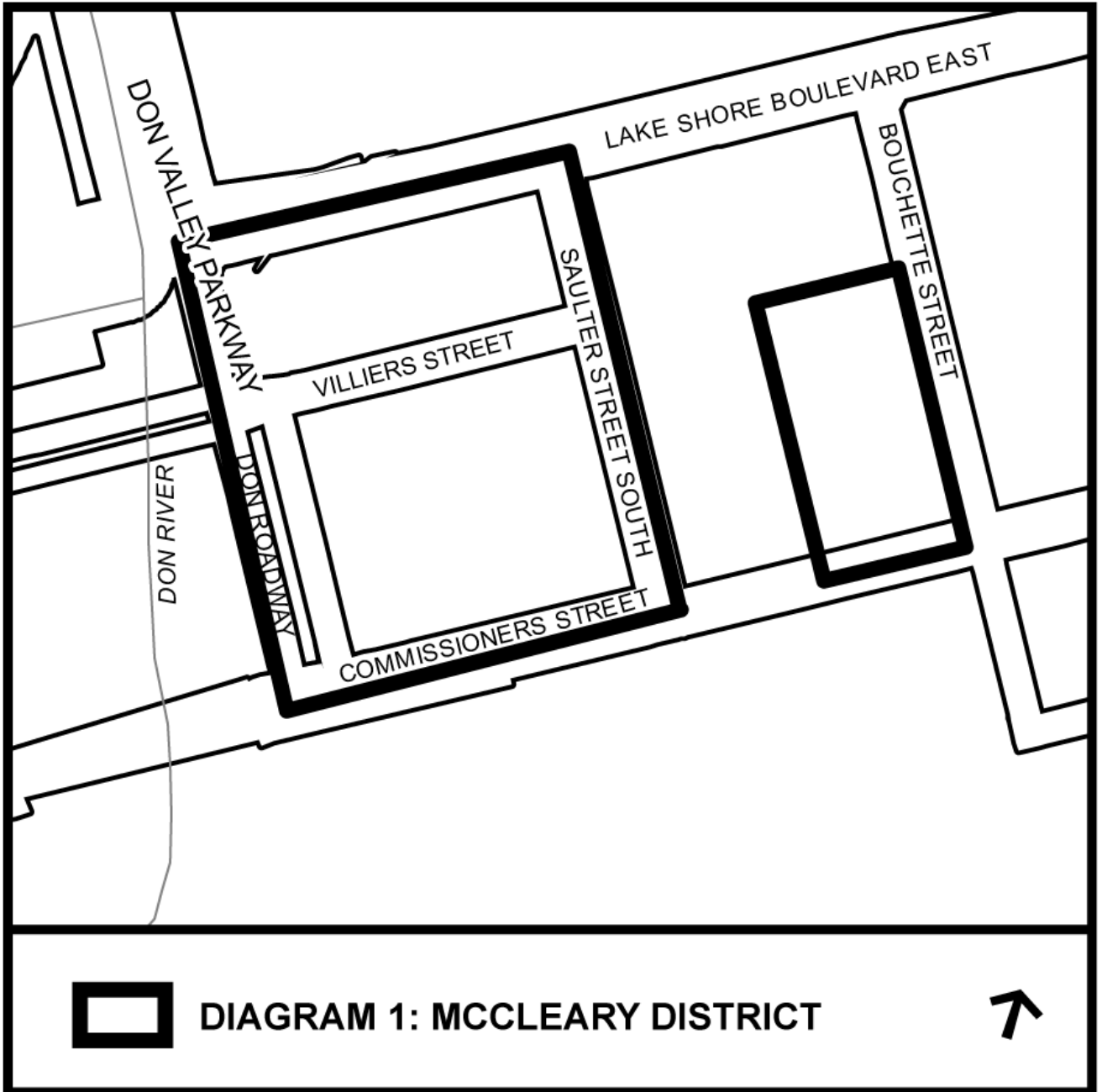


Diagram 2



Zoning By-law 569-2013: Diagram 2

McCleary District

File # 24 211659 STE 14 0Z

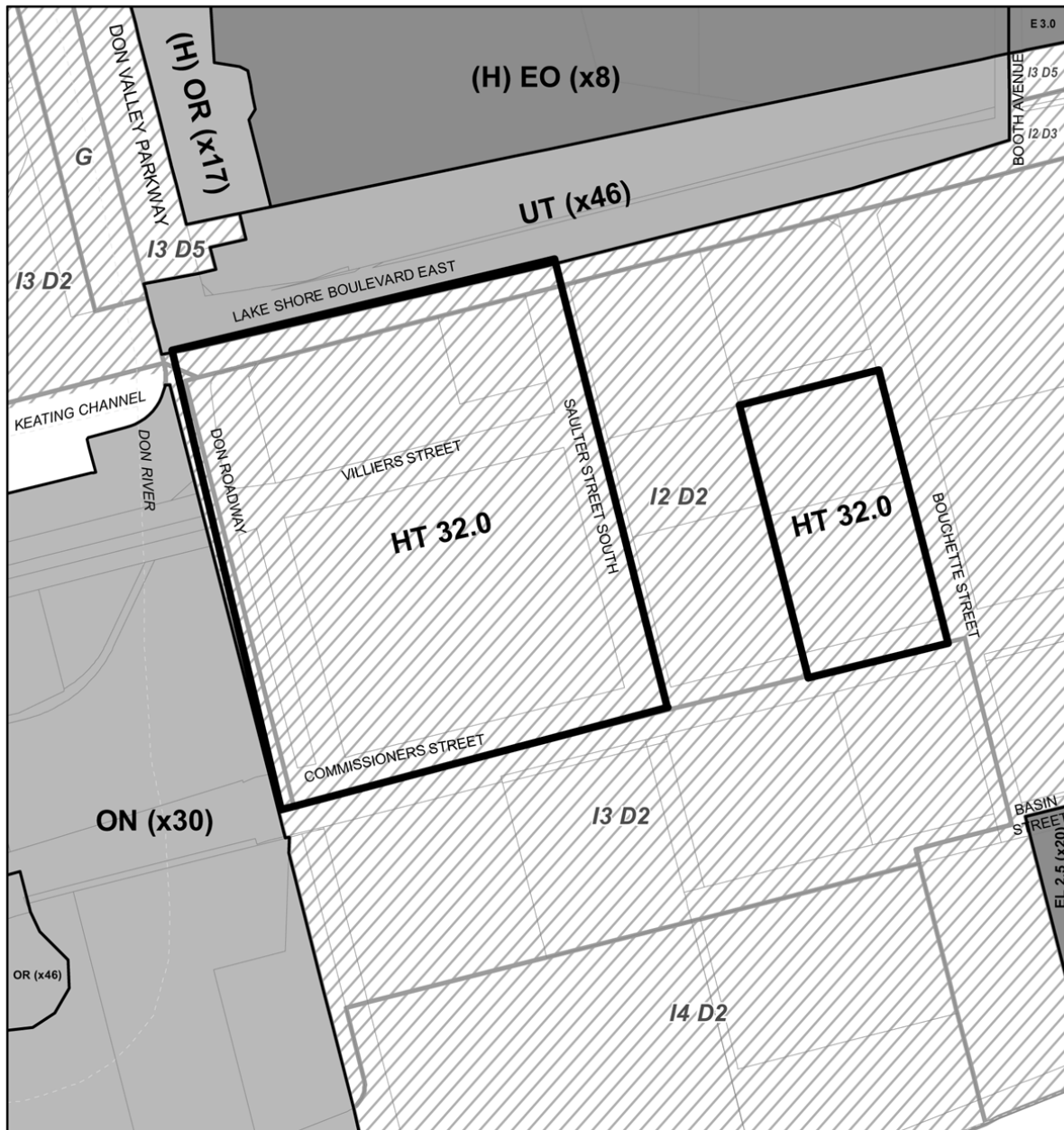
- Location of Application
- EL Employment Light Industrial
- E Employment Industrial
- EO Employment Industrial Office
- ON Open Space Natural
- OR Open Space Recreation
- UT Utility and Transportation

- See Former City of Toronto By-law No. 438-86
- 12 Industrial District
- 13 Industrial District
- 14 Industrial District
- G Parks District



Not to Scale
Extracted: 03/13/2026

Diagram 3



Zoning By-law 569-2013: Diagram 3

McCleary District

File # 24 211659 STE 14 0Z

- Location of Application
- EL Employment Light Industrial
- E Employment Industrial
- EO Employment Industrial Office
- ON Open Space Natural
- OR Open Space Recreation
- UT Utility and Transportation

- See Former City of Toronto By-law No. 438-86
- I2 Industrial District
- I3 Industrial District
- I4 Industrial District
- G Parks District



Not to Scale
Extracted: 03/13/2026

Diagram 4

