

Attachment 5: Draft Zoning Bylaw Amendment

Authority: Toronto and East York Community Council Item, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To temporarily modify Zoning By-law 438-86, as amended, with respect to the lands municipally known in the year 2025 as 10 Rosehill Avenue.

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 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 438-86, as amended.
3. Temporary Use(s):
 - (1) None of the provisions of Zoning By-law 438-86, as amended, or this By-law apply to prevent the use of a **concert hall, place of amusement, or place of assembly** within a building or structure lawfully erected on the lot to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.
4. No minimum parking or loading provisions of Zoning By-law 438-86, as amended, apply for uses within the building or structure lawfully erected on the lot to which this By-law applies.

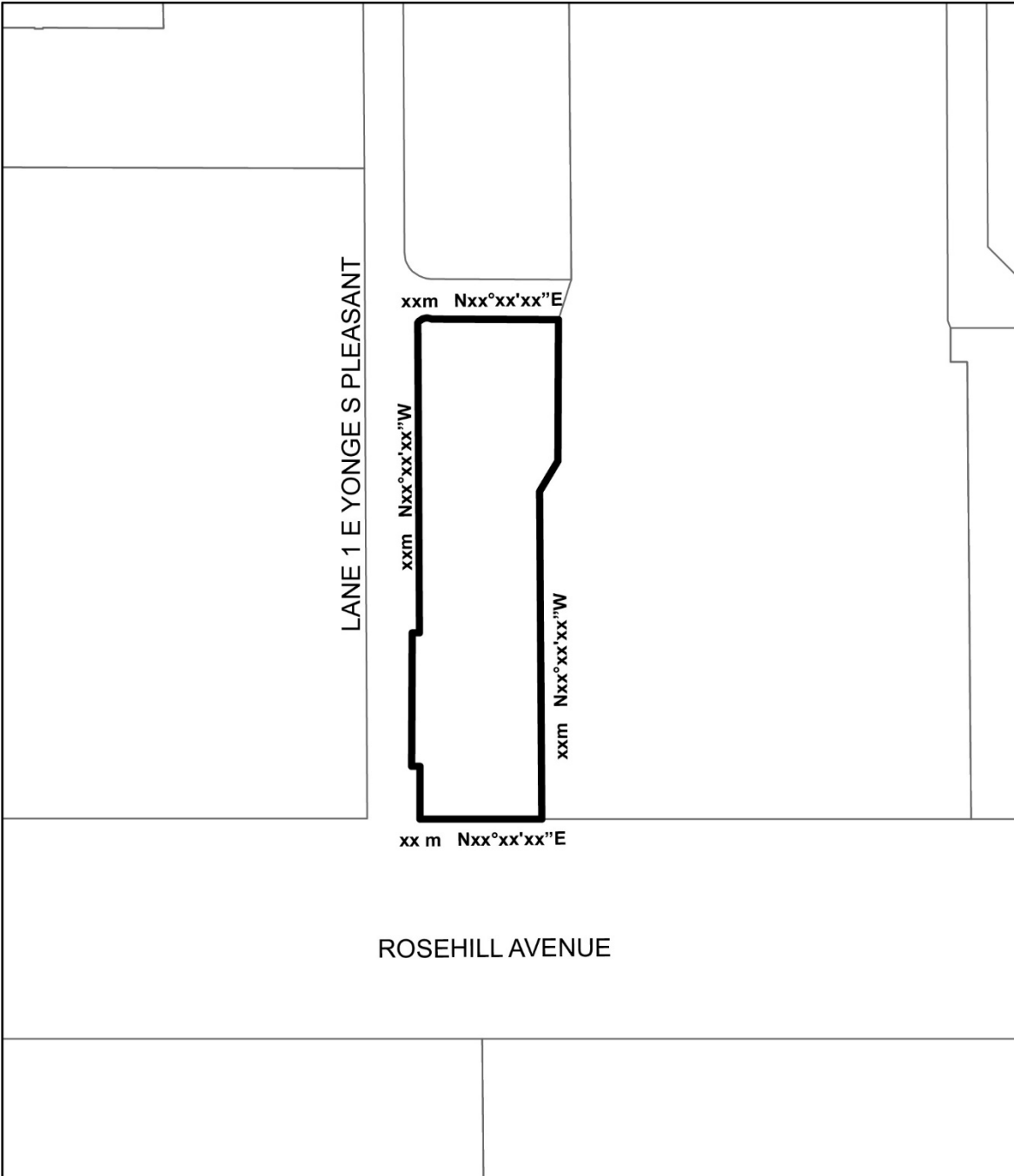
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk


(Seal of the City)



 **TORONTO**
Diagram 1

10 Rosehill Avenue

File # 26 101910 STE 12 0Z


City of Toronto By-law 569-2013
Not to Scale
03/09/2026