

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. None of the provisions of By-law 438-86, as amended, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", shall apply to prevent municipal, cultural or community-serving uses within the building existing prior to the year 2026 on the *lot* outlined by heavy black lines on Schedule 1 attached to this By-law. Without limiting the generality of the foregoing, these uses may include *concert hall, cultural and arts facilities, place of amusement, place of assembly, communications and broadcasting establishment, public hall for the use for lectures and meetings and for art exhibits, concerts and other displays or performances of a cultural nature, community centre, charitable institution, cultural centre, non-profit institution, private, academic, philanthropic or religious school, private art gallery, public art gallery, restaurant, take-out restaurant, public museum, artist's or photographer's studio, custom workshop, performing arts studio, office, commercial school and accessory uses.*
2. The provisions of this By-law shall apply to the lands shown on the attached Schedule '1' for a temporary three year period commencing from the date of the passage of this By-law.

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)

