

Attachment 9: Draft Zoning By-law 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 amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 40, 42, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 65, 67, 69, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, and 131 Baldwin Street and 112 Huron 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; and

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 amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of R (f4.5;d1.0) (x835) to a zone label of R (f4.5; d1.0) (x231) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number 231 so that it reads:

(231) Exception R (231)

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 40, 42, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 65, 67, 69, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, and 131 Baldwin Street and 112 Huron 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 (E) below;
- (B) Despite Regulation 10.10.20.100(12), a **retail store** may be in an **apartment building** with 100 or more **dwelling units**, subject to the following:
- (i) there may be only one **retail store** in the **apartment building**;
 - (ii) it may not be above the first **storey** of the **apartment building**;
- (C) Despite Regulation 10.10.20.100(21), on a **lot** abutting Baldwin Street, an **art gallery, artist studio, custom workshop, eating establishment, education use, massage therapy, medical office, office, performing arts studio, personal service shop, pet services, production studio, recreation use, religious education use, retail store, retail service, service shop, takeout eating establishment or wellness centre** may be located in a permitted **residential building** type or a **non-residential building**, subject to the following:
- (i) the **interior floor area** dedicated to the uses must comply with the following:
 - (a) the **interior floor area** of an individual establishment may not exceed 150 square metres;
 - (b) if located in a **residential building** other than an **apartment building** or a **non-residential building**, the total **interior floor area** of the uses may not exceed 150 square metres;
 - (c) if located in an **apartment building**, the total **interior floor area** of the uses must not exceed 400 square metres; and
 - (d) if located in an **apartment building**, the uses must not occupy, in total, more than 85% of the **interior floor area** of the first **storey** of the **building**;
 - (ii) the calculation of the total **interior floor area** is reduced by the area in the **building** used for the same **building** areas as provided for in the calculation of **gross floor area** for an **apartment building** in regulation 10.5.40.40(4);

- (iii) the location of the uses must comply with the following:
 - (a) the uses must not be located above the first **storey** of a **building**; and
 - (b) despite (a) above, an **education use, massage therapy, medical office, office or wellness centre** may be located on the first **storey** or second **storey** of a **building**, provided that any premises located above the first **storey** may not share access with residential use portions on the same **storey**;
 - (iv) the storage of waste and **recyclable materials** associated with the non-residential uses must comply with the following:
 - (a) all waste and **recyclable material** associated with a non-residential use must be stored in a wholly enclosed **building**; and
 - (b) if the waste and **recyclable material** associated with the non-residential uses is stored in an **ancillary building**, the **ancillary building** may not be located in a **side yard** that abuts a **street** or in a **front yard**, and must be a minimum of 1.0 metres from any **lot line**;
 - (v) the **premises** must not operate as a **warehouse** for the distribution of goods or commodities; and
 - (vi) a **retail service** may not include postal or courier services;
- (D) Despite Regulation 10.10.20.100(24), the outdoor sale of goods or commodities is subject to the following:
- (i) must be on a **lot** abutting Baldwin Street;
 - (ii) the outdoor sale or display of goods or commodities must be in combination with a permitted use inside a **building** on the **lot**;
 - (iii) must be located in an area abutting that use if the area for the outdoor sale or display of those goods or commodities does not exceed 10 square metres;
 - (iv) the goods or commodities may not be displayed closer to a **rear lot line** or a **side lot line** than:
 - (a) 0.0 metres where the **lot** line abuts a **street**; and
 - (b) 7.5 metres in all other cases; and

- (v) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, driveways or outdoor **amenity space**;
- (E) Despite Regulation 10.10.20.100(25), an outdoor patio is subject to the following:
 - (i) must be on a **lot** with a **front lot line** or **side lot line** abutting Baldwin Street;
 - (ii) may only be combined with one of the following uses and be located on the same **lot** or an abutting **lot** that permits an **outdoor patio**:

Eating Establishment;
Retail Store; and
Take-out Eating Establishment;
 - (iii) may not exceed a maximum area of 10 square metres;
 - (iv) may not be used to provide entertainment, such as performances, music and dancing;
 - (v) must not be above the first **storey** of a **building**;
 - (vi) must be located in a **front yard** or **side yard** abutting a **street**;
 - (vii) must be set back at least 1.0 metre from a **lot line** that abuts a **lot** in the Residential Zone category; and
 - (viii) in the **side yard** or **front yard** of a **lot** that abuts a **lot** in the Residential Zone category, the **outdoor patio** must have a fence installed along the **side lot line** or the portion of the **outdoor patio** parallel to the **side lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (1) 116 of former City of Toronto By-law 438-86; and
- (B) On or between the even numbered addresses of 40-42 Baldwin Street, former city of Toronto By-laws 310-74, 342-74 and 38-75.

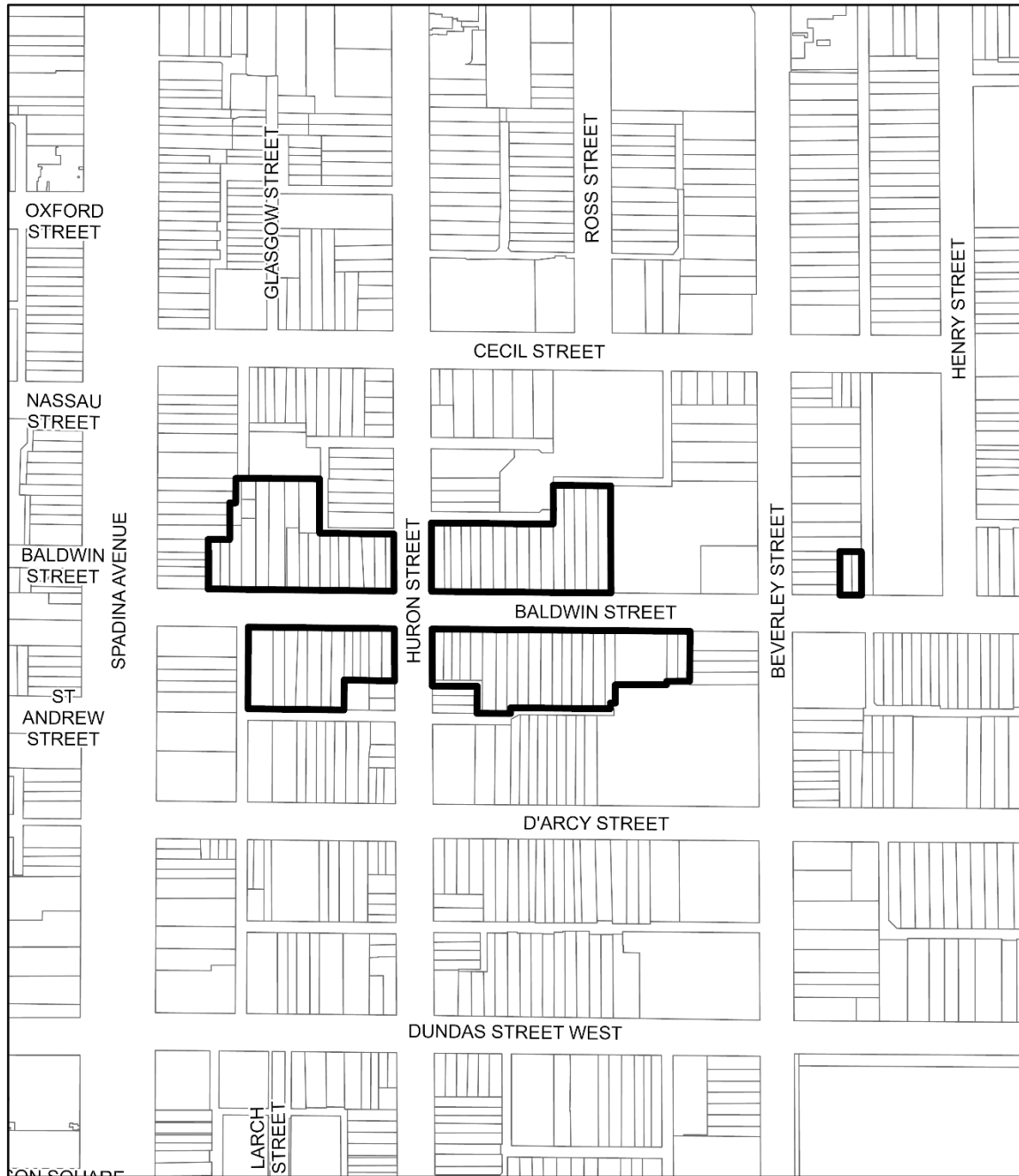
Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

Diagram 1

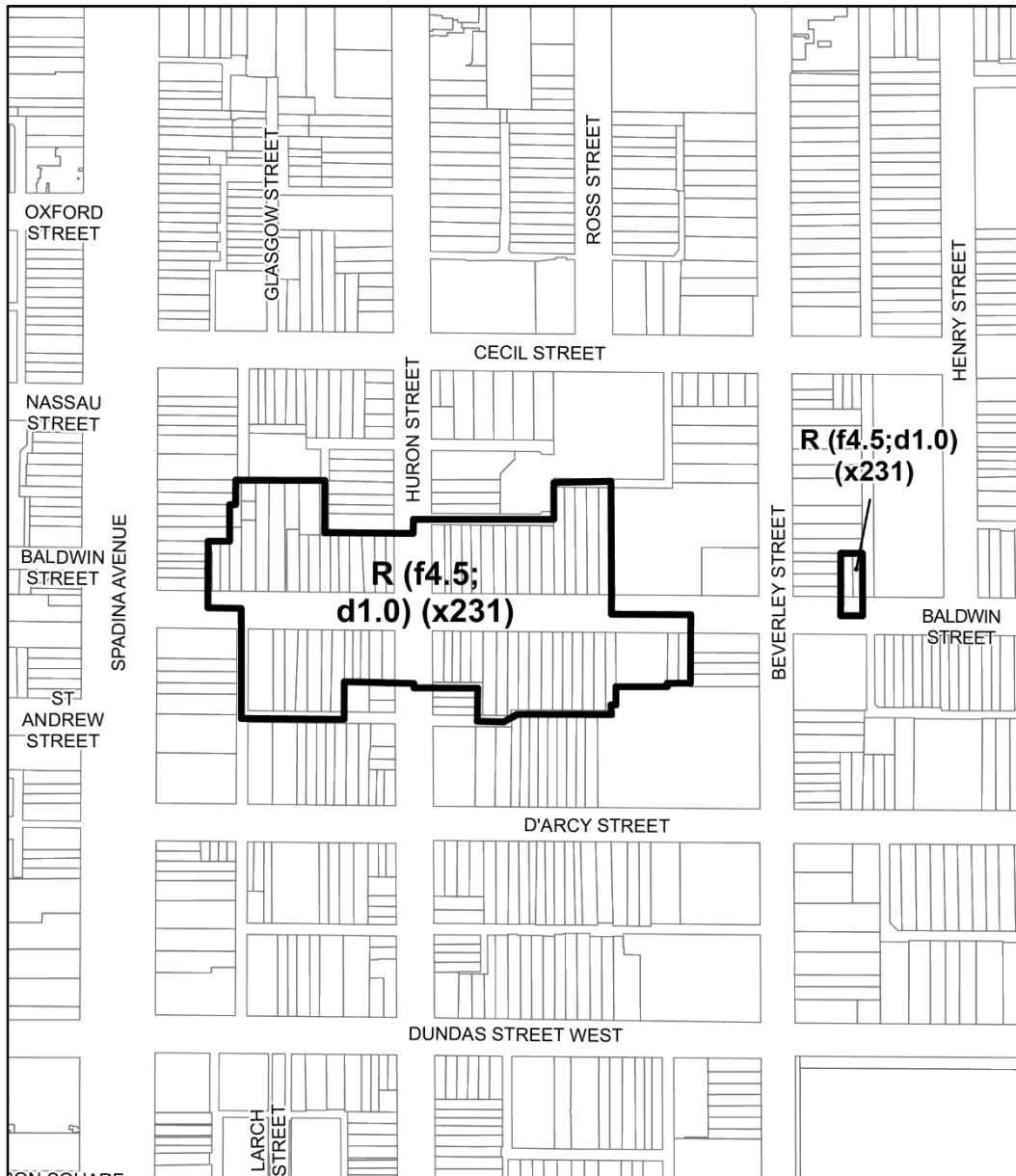


 **Toronto**
Diagram 1

Chinatown Tomorrow
Planning Initiative
File # 23 190155 SPS 00 TM


City of Toronto By-law 569-2013
Not to Scale
03/04/2026

Diagram 2



 **Toronto**
Diagram 2

**Chinatown Tomorrow
Planning Initiative**

File # 23 190155 SPS 00 TM


City of Toronto By-law 569-2013
Not to Scale
06/22/2026