

Priority Retail Streets

What is it?

- Priority Retail Street regulations were established in Toronto By-law 438-86 in 1996
- The Existing Zoning By-law:
 - Requires a minimum of 60% of the lot frontage of development on designated streets to be dedicated to street related retail and service uses
 - Sets out which uses are considered to be street-related
 - Includes performance design standards for the location and elevation of the main pedestrian entrance:
 - no higher than 0.2m from the ground; and
 - within 5.0m of the sidewalk
 - Limits certain uses to a maximum 15m of frontage



Priority Retail Streets

Why are changes necessary?

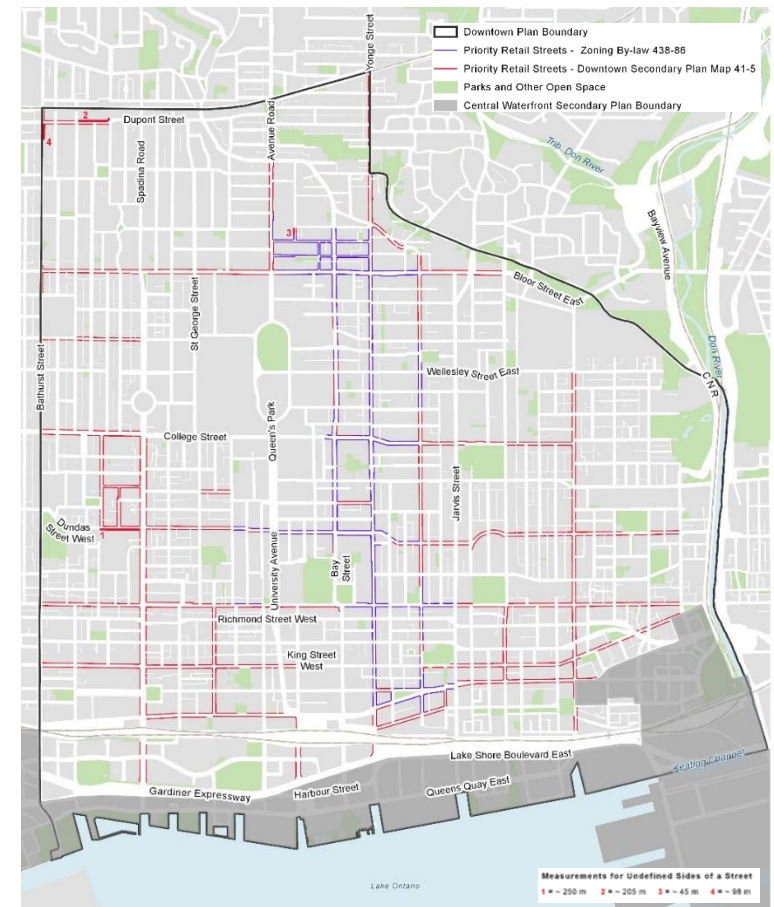
- The Downtown Plan contains retail policies to ensure key streets remain vibrant and animated; it also expanded the number and location of Priority Retail Streets
- The Existing Zoning By-law needs to be updated to reflect the Downtown Plan retail policies and implement the Plan



Priority Retail Streets Zoning By-law Amendment

Where do the changes apply?

- Applies to the following zones:
 - ✓ Commercial-Residential (CR)
 - ✓ Commercial-Residential-Employment (CRE)
 - ✓ Institutional (I)
 - ✓ Institutional-Hospital(IH)
- Only applies to development or redevelopment, and is not retroactive
- Amendment to both City-wide By-law 569-2013 and Toronto By-law 438-86



Priority Retail Streets Zoning By-law Amendment

What does the draft zoning by-law amendment do?

- 1) Expands the streets to which the regulations apply
- 2) Adds new uses to those that may be considered street-related for applying the regulations
- 3) Adds a new requirement for a minimum 60% of the façade facing the Priority Retail Street to be made up of windows and doors
- 4) Maintains the requirement for a minimum of 60% of the lot frontage of development on designated streets to be dedicated to street related retail and service uses
- 5) Maintains the limit for certain uses to a maximum 15m of frontage
- 6) Maintains the performance design standards for the location and elevation of the main pedestrian entrance:
 - ✓ no higher than 0.2m from the ground; and
 - ✓ within 5.0m of the sidewalk





Priority Retail Streets Zoning By-law Amendment

Which uses are considered street related retail and service uses?

Ambulance Depot	Financial Institution	Place of Worship	Veterinary Hospital
Art Gallery	Fire Hall	Police Station	Wellness Centre
Artist Studio	Hospital	Post-Secondary School	
Automated Banking Machine	Library	Private School	
Clinic	Massage therapy	Production Studio	
Club	Medical Office	Public School	
Community Centre	Museum	Recreation Use	
Custom Workshop	Office	Retail Service	
Day Nursery	Performing Arts Studio	Retail Store	
Eating Establishment	Personal Service Shop	Service Shop	
Education Use	Pet Services	Sports Place of Assembly	
Entertainment Place of Assembly	Place of Assembly	Take-out Eating Establishment	



Priority Retail Streets

Existing Zoning By-law 438-86 (Section 12)

Zoning By-law No. 438-86: Section 12 – Exceptions Applying to Specific Use Districts or Specific Lands

250. No person shall, on a lot adjoining a street designated as a priority retail street on the following maps, erect or use a building or structure for any purpose unless:

- (i) street related retail and service uses are provided (1997-0422); and,
- (ii) at least 60 percent of the aggregate length of the portion of the frontage of the lot abutting the primary retail street on the following maps is used for the purpose (581-93) (1997-0422).

Street related retail and service uses are defined as:

“means one or more uses listed in section 8(l)(f)(b)(i), (ii) and (iv), other than a public park or public playground, where:

- (i) the principal public entrance to each shop or store is located in the exterior wall of the building, which is directly accessible by pedestrians along a route not more than 5 metres from:
 - A. the frontage of the lot on which the shop or store is located; or
 - B. a building setback line on the lot on which the shop or store is located, provided the line is established by this By-law as amended.
- (ii) the exterior wall from which the principal main entrance is gained is at an angle of divergence from the frontage of not more than 85 degrees;
- (iii) only 15 metres of frontage for any one of the uses listed in sections 8(l)(f)(b)(i) or (ii), or a branch of a bank or financial institution may be included as street related retail or service uses; and
- (iv) the level of the floor of the principal public entrance is within 0.2 metres of the level of the public sidewalk opposite such entrance.

Priority Retail Streets Downtown Plan Policies

RETAIL POLICIES

6.39. To maintain and enhance Downtown's retail vitality, serving local needs and destination shoppers, Priority Retail Streets are shown on Map 41-5.

6.40. Where development fronts onto one or more Priority Retail Street(s), the ground floor frontage will include only retail and service commercial space and limited small scale offices with exceptions for:

- 6.40.1. lobbies;
- 6.40.2. publicly accessible institutional or community uses that animate the space at grade; and/or
- 6.40.3. parking entrances, servicing spaces and other service exits where no secondary street or laneway access exists.

6.41. The retail and service commercial space within any development on a Priority Retail Street will:

- 6.41.1. provide generous floor-to-ceiling heights, while considering the scale of surrounding ground floor heights to allow flexible and useable retail space;
- 6.41.2. provide appropriate setbacks at grade, in order to provide space for public realm and pedestrian enhancements as a community benefit, in accordance with the policies of Section 9 of this Plan; and
- 6.41.3. be of high-quality design, with flexible spaces that allow for adaptability over time.

6.42. When the existing adjacent local context contains a fine-grain pattern of retail uses at grade, development that includes larger stores must locate and design these stores to be compatible with the prevailing character. This may be achieved by:

- 6.42.1. locating larger stores on the second level or above or below-grade, with appropriately scaled and visible lobby areas;
- 6.42.2. wrapping larger stores with smaller retail units around the perimeter of the building to maintain the existing rhythm of the street;
- 6.42.3. designing the retail unit to include multiple entrances; and
- 6.42.4. providing appropriate glazing on storefronts, based on local ground floor character, ensuring direct access to entrances from the public sidewalk and keeping views into and out of the retail space open and clear.

6.43. When a property has frontage on both a Priority Retail Street and a local street, residential uses may be considered at grade for the portions of the development that front onto the local street.

