

## **Attachment 2: Amendment to North York Zoning By-law 7625**

Authority:

### **CITY OF TORONTO**

**Bill**

#### **BY-LAW xxxx-2021**

#### **To amend former City of North York Zoning By-law 7625 with respect to Zoning Conformity for Official Plan Employment Areas.**

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*;

The Council of the City of Toronto enacts:

Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

1. In Section 30(2)(a) Permitted Uses, delete the following from the list of permitted uses:
  - (A) "adult education school;", "club";", "college;", "commercial gallery;", "community centre;", "day nursery;", "fitness centre;", "museum;", "place of worship";", "public library;", "school;", and "university uses;".
2. In Sections 30(2)(b)(i)(A) and (B), delete in their entirety and replace them with the following:
  - (A) "reserved for future use".
3. In Section 30(2)(b)(iii) Institutional Uses, delete in its entirety and replace it with the following:
  - (A) "reserved for future use".
4. In Section 30(2)(b)(ii), replace "not used" with the following:
  - (A) "Commercial Schools

Commercial schools are permitted provided that they are only used for:

- (A) technical and trade skills development for the operation and use of manufacturing equipment and machinery; or

(B) driver education for commercial or construction vehicles such as trucks, tractor trailers, and fork lifts."

5. In Section 30(5)(c) Club, delete in its entirety and replace with the following:

(A) "not used."

6. In Section 31(2)(a) Permitted Uses, delete the following from the list of permitted uses:

(A) "adult education school;", "banquet hall;", "club;", "college;", "commercial gallery;", "commercial recreation;", "community centre;", "fitness centre;", "golf course;", "hotel;", "museum;", "pinball and video games arcade;", "place of worship";, "public library;", and "university uses;"

7. In Sections 31(2)(b)(i)(A) and (B), delete in their entirety and replace them with the following:

(A) "reserved for future use"

8. In Section 31(2)(b)(iii) Institutional Uses, delete in its entirety and replace it with the following:

(A) "(iii) Commercial Schools

Commercial schools are permitted provided that they are only used for:

(A) technical and trade skills development for the operation and use of manufacturing equipment and machinery; or

(B) driver education for commercial or construction vehicles such as trucks, tractor trailers, and fork lifts."

9. In Section 32(2)(a) Permitted Uses, delete the following from the list of permitted uses:

(A) "adult education school;", "banquet hall;", "club;", "college;", "commercial gallery;", "commercial recreation;", "community centre;", "fitness centre;", "golf course;", "hotel;", "museum;", "pinball and video games arcade;", "place of worship";, "public library;", and "university uses;"

10. In Sections 32(2)(b)(i)(A) and (B), delete in their entirety and replace them with the following:

(A) "reserved for future use"

11. In Section 32(2)(b)(ii) Institutional Uses, delete in its entirety and replace it with the following:

(A) "(ii) Commercial Schools

Commercial schools are permitted provided that they are only used for:

- (A) technical and trade skills development for the operation and use of manufacturing equipment and machinery; or
  - (B) driver education for commercial or construction vehicles such as trucks, tractor trailers, and fork lifts."
- 12. In Section 32(2)(b)(iv) Pinball and Video Games Arcade, delete in its entirety and replace with the following:
  - (A) "reserved for future use".
- 13. In Section 33(2)(a) Permitted Uses, delete the following from the list of permitted uses:
  - (A) "adult education school;", "banquet hall;", "cinema;", "club;", "college;", "commercial gallery;", "commercial recreation;", "community centre;", "day nursery;", "fitness centre;", "funeral establishment;", "golf course;", "hotel;", "motor vehicle dealership;", "museum;", "pinball and video games arcade;", "place of worship;", "public library;", "secondary school;", and "theatre;".
- 14. In Sections 33(2)(b)(i)(A) and (B), delete in their entirety and replace them with the following:
  - (A) "reserved for future use".
- 15. In Section 33(2)(b)(iv) Institutional Uses, delete in its entirety and replace it with the following:
  - (A) "(iv) Commercial Schools  
  
Commercial schools are permitted provided that they are only used for:
    - (A) technical and trade skills development for the operation and use of manufacturing equipment and machinery; or
    - (B) driver education for commercial or construction vehicles such as trucks, tractor trailers, and fork lifts."
- 16. In Section 33(2)(b)(vi) Pinball and Video Games Arcade, delete in its entirety and replace it with the following:
  - (A) "reserved for future use".
- 17. In Section 34(2)(a) Permitted Uses, delete the following from the list of permitted uses:
  - (A) "adult education school;", "college;", "commercial gallery;", "community centre;", "day nursery;", "fitness centre;", "hotel;", "museum;", "place of worship;", "public library;", "theatre;", and "university uses;".
- 18. In Sections 34(2)(b)(i)(A) and (B), delete in their entirety and replace them the following:

(A) "reserved for future use".

19. In Section 34(2)(b), add a new (viii) as follows:

(A) "(viii) Commercial Schools

Commercial schools are permitted provided that they are only used for:

(A) technical and trade skills development for the operation and use of manufacturing equipment and machinery; or

(B) driver education for commercial or construction vehicles such as trucks, tractor trailers, and fork lifts."

20. Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 49-77 Wynford Drive, as shown on Schedule 1 of this By-law, change the zone classification from "MO" to "MO(54)".

(B) In Section 64.34 Exceptions to the MO Zone, add to the end a new exception section as follows:

"64.34(54) MO(54)

PERMITTED USES

(a) In addition to the uses permitted in the MO Zone, a **museum** is permitted."

21. Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 5601 Steeles Avenue West, as shown on Schedule 2 of this By-law, change the zone classification from "MC(H)" to "MC(H)(111)".

(B) In Section 64.33 Exceptions to the MC Zone, add to the end a new exception section as follows:

"64.33(111) MC(H)(111)

PERMITTED USES

(a) In addition to the uses permitted in the MC Zone, an ice arena that lawfully existed on March 26, 2018 is permitted."

**22.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 2 Champagne Drive, as shown on Schedule 3 of this By-law, change the zone classification from "MC(H)" to "MC(H)(112)".

(B) In Section 64.33 Exceptions to the MC Zone add to the end a new exception section as follows:

"64.33(112) MC(H)(112)

PERMITTED USES

(a) In addition to the uses permitted in the MC Zone, an ice arena that lawfully existed on March 26, 2018 is permitted."

**23.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 75 Dufflaw Road, as shown on Schedule 4 of this By-law, change the zone classification from "MC(H)" to "MC(H)(113)".

(B) In Section 64.33 Exceptions to the MC Zone add to the end a new section as follows:

(A) "64.33(113) MC(H)(113)

PERMITTED USES

(a) In addition to the uses permitted in the MC Zone, an ice arena that lawfully existed on March 26, 2018 is permitted."

**24.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 88 Sunrise Avenue and 22 Hobson Avenue, as shown on Schedule 5 of this By-law, change the zone classification from "M1" to "M1(32)" and "M2" to "M2(77)" respectively.

(B) In Section 64.30 Exceptions to the M1 Zone, add to the end a new exception section as follows:

"64.30(32) M1(32)

PERMITTED USES

- (a) In addition to the uses permitted in the M1 Zone, a place of worship and accessory community centre uses are permitted."
- (C) In Section 64.31 Exceptions to the M2 Zone, add to the end a new exception section as follows:

"64.31(77) M2(77)

PERMITTED USES

- (a) In addition to the uses permitted in the M2 Zone, a place of worship and accessory community centre uses are permitted."

**25.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

- (A) On Schedule C the Detailed Zoning Map, for the areas in the heavy black line, being 95 Barber Greene Road, and 1, 30, 36, & 52 Scarsdale Road 88, as shown on Schedules 8 and 10 of this By-law, change the zone classification from "M1" to "M1(33)".
- (B) In Section 64.30 Exceptions to the M1 Zone, add to the end a new exception section as follows:

"64.30(33) M1(33)

PERMITTED USES

- (a) Day nursery and fitness centre are permitted uses provided:
  - (i) the use is located in a building where a minimum of 50% of the gross floor area is occupied by uses permitted in the M1 zone other than the following uses: financial institution; laundry; park; parking lot; personal service shop; showroom; and
  - (ii) it is located below the uses in (i) above."

**26.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

- (A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 895 Don Mills Road, 835 York Mills Road and 115 Scarsdale Road, as shown on Schedules 7 and 9 of this By-law, change the zone classification from "MC(H)" to "MC(H)(114)".
- (B) In Section 64.33 Exceptions to the MC Zone add to the end a new section as follows:

"64.33(114) MC(H)(114)

## PERMITTED USES

- (a) Day nursery, commercial recreation and fitness centre are permitted uses provided:

(i) the use is located in a building where a minimum of 50% of the gross floor area is occupied by uses permitted in the MC zone other than the following uses: car rental agency; car washing establishment; financial institution; laundry; motor vehicle body repair shop; park; parking lot; personal service shop; restaurant, with or without an outdoor patio; retail store; service station; and showroom; and

(ii) it is located below the uses in (i) above."

- 27.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

- (A) In Section 34(2)(b) add a new (ix) as follows:

"(ix) A day nursery is permitted on any lands shown within the heavy black lines on Schedules 6A and 6B below, provided that:

(a) it is located in a building where a minimum of 50% of the gross floor area is occupied by the following uses permitted in the MO zone: artist studio; communications and broadcasting; health science research laboratory; industrial sales and service; manufacturing; office uses; and research laboratory; and

(b) it is located below the uses in (a) above."

- 28.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

- (A) In Section 64.31 Exceptions to the M2 Zone in both Sections 64.31(42) and 64.31(65) respectively, add a new section (b) as follows:

"(b) Commercial recreation and fitness centre are permitted uses provided:

(i) the use is located in a building where a minimum of 50% of the gross floor area is occupied by uses permitted in the M2 zone other than the following uses: car rental agency; car washing establishment; financial institution; gasoline station; laundry; motor vehicle body repair shop; motor vehicle dealership; park; parking lot; personal service shop; restaurant, with or without an outdoor patio; retail store; service station; showroom; and works yard; and

(ii) it is located below the uses in (i) above."

**29.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) In Section 64.33 Exceptions to the MC Zone in Sections 64.33(23)(H), (24)(H), (90)(H), and (103) respectively, add to the end of each section a new section as follows:

"(b) Day nursery, commercial recreation and fitness centre are permitted uses provided:

(i) the use is located in a building where a minimum of 50% of the gross floor area is occupied by uses permitted in the MC zone other than the following uses: car rental agency; car washing establishment; financial institution; laundry; motor vehicle body repair shop; park; parking lot; personal service shop; restaurant, with or without an outdoor patio; retail store; service station; and showroom; and

(ii) it is located below the uses in (i) above."

**30.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) In Section 64.34 Exceptions to the MO Zone in Sections 64.34(6), (17), (18), (20), and (44) respectively, add to the end of each section a new section as follows:

"(xx) A day nursery is permitted provided:

(i) it is located in a building where a minimum of 50% of the gross floor area is occupied by the following uses permitted in the MO zone: artist studio; communications and broadcasting; health science research laboratory; industrial sales and service; manufacturing; office uses; and research laboratory; and

(ii) it is located below the uses in (i) above."

**31.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in heavy black line, being 3125-3389 Steeles Avenue East, and 3900 and 4000 Victoria Park Avenue, as shown on Schedule 11 of this By-law, change the zone classification from "MO" to "MO(55)".

(B) In Section 64.34 Exceptions, MO Zone, add to the end a new exception section as follows:

(A) "64.34(55) MO(55)

PERMITTED USES

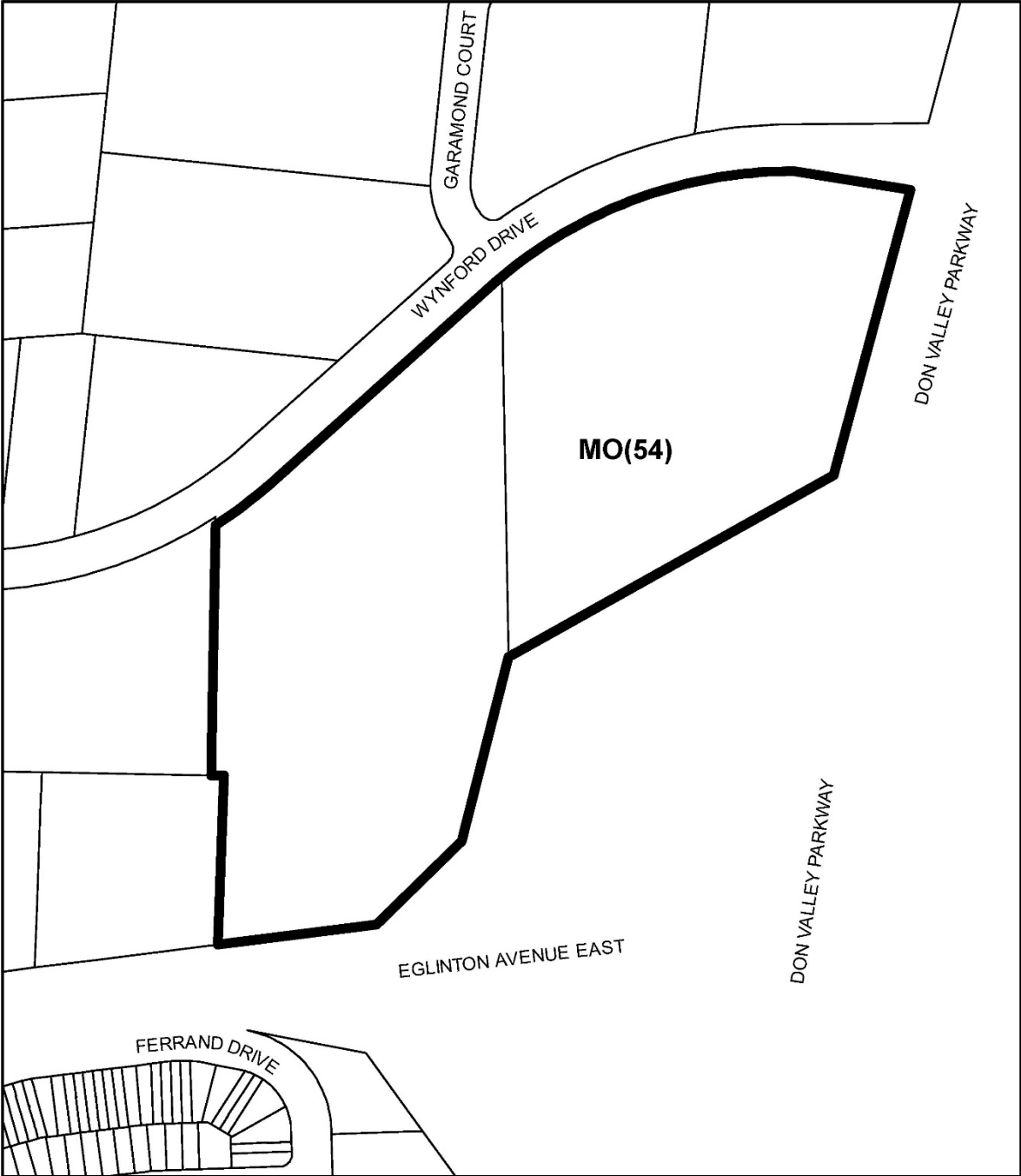


- (a) In addition to the uses permitted in the MO zone, day nursery, and fitness centre are permitted uses provided:
  - (i) the use is located in a building where a minimum of 50% of the gross floor area is occupied by the following uses permitted in the MO zone: artist studio; communications and broadcasting; health science research laboratory; industrial sales and service; manufacturing; office uses; and research laboratory; and
  - (ii) the use is located below the uses in (i) above; and
- (b) a hotel is a permitted use."

### **Transition for Site Plan Approval Applications**

- 32.** Nothing in this By-law will prevent the erection or use of a building or structure, for which a complete application for site plan approval was filed on or prior to [insert date of Council adoption of this By-law].
- 33.** For the purposes of Section 32 above, a "complete application for site plan approval" means an application which satisfies the requirements set out in the City of Toronto Official Plan Policy 5.5.2.

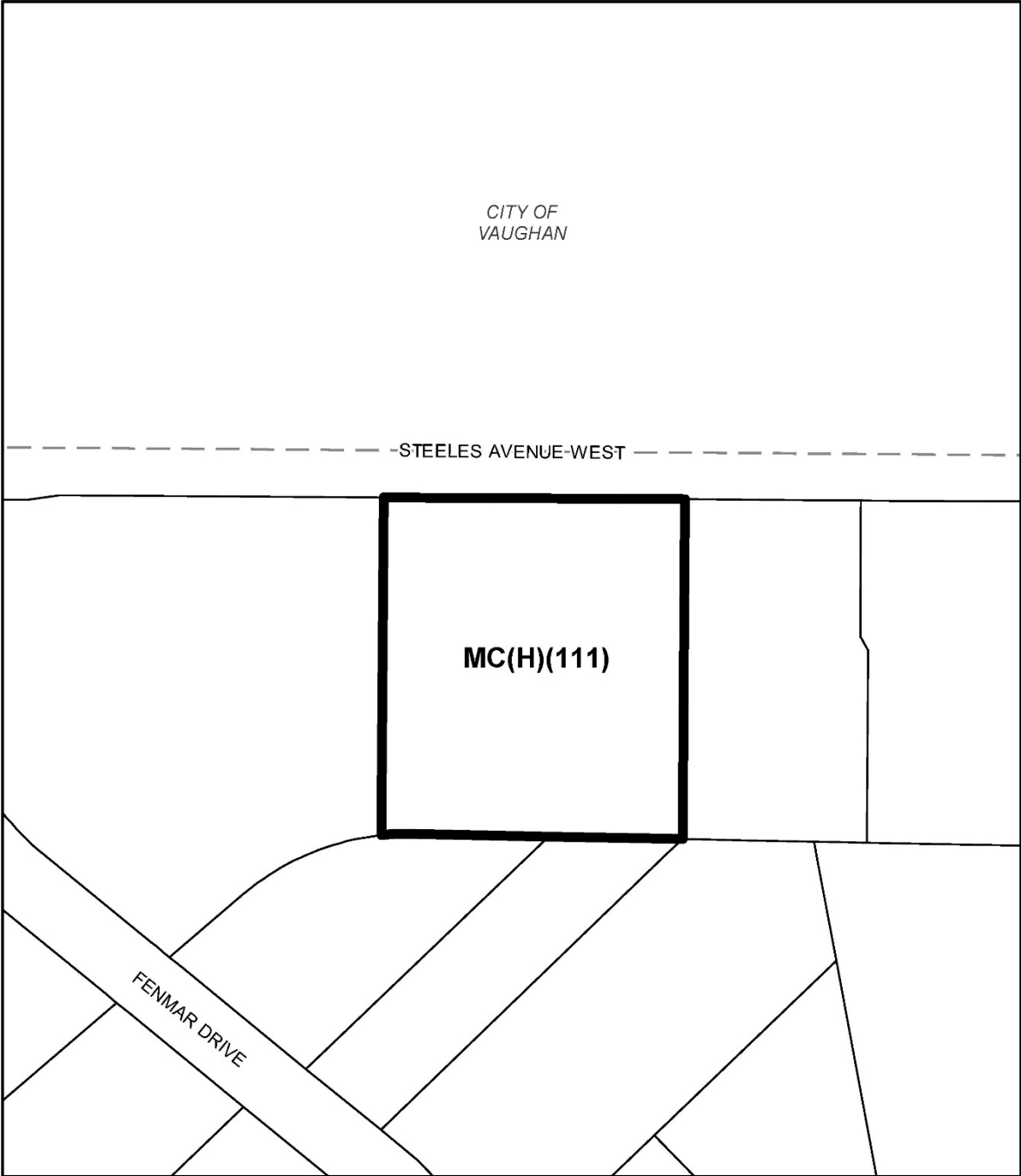
Enacted and passed...



 **Toronto**  
Schedule 1


49-77 Wynford Drive

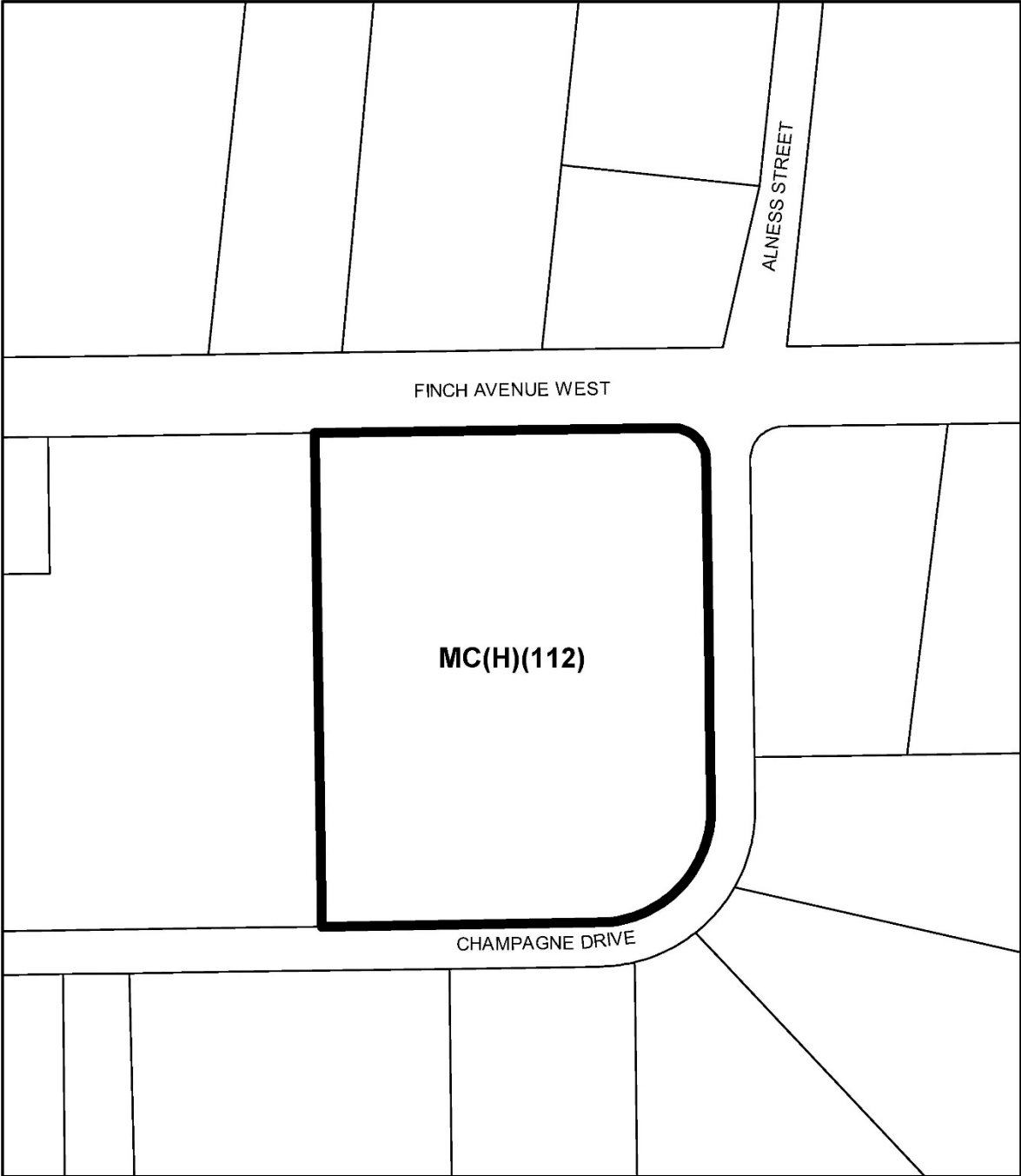
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Former North York By-law 7625  
Not to Scale  
03/29/2021



 **TORONTO**  
Schedule 2


5601 Steeles Avenue West

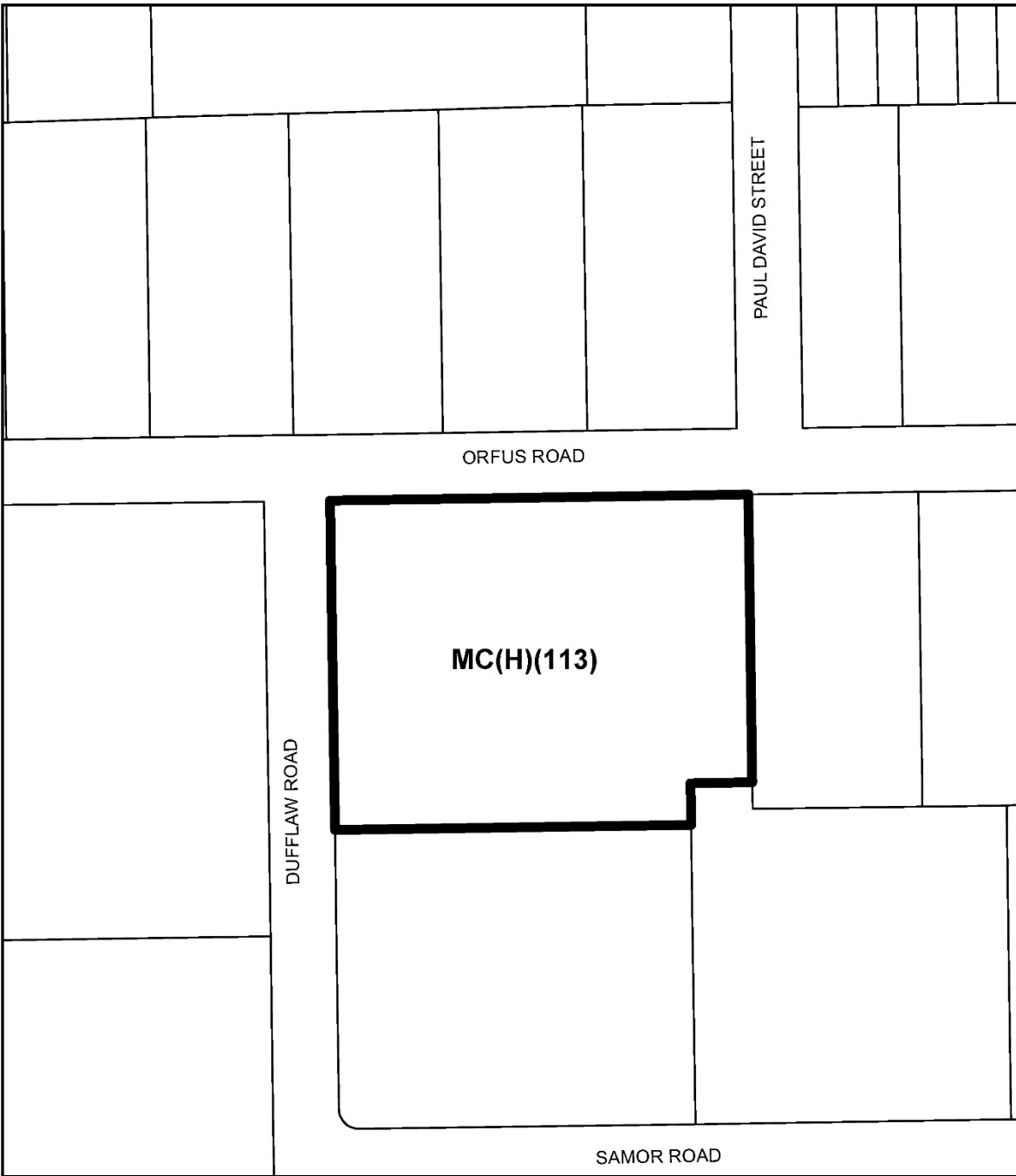
  
Former North York By-law 7625  
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03/29/2021



 **TORONTO**  
Schedule 3


2 Champagne Drive

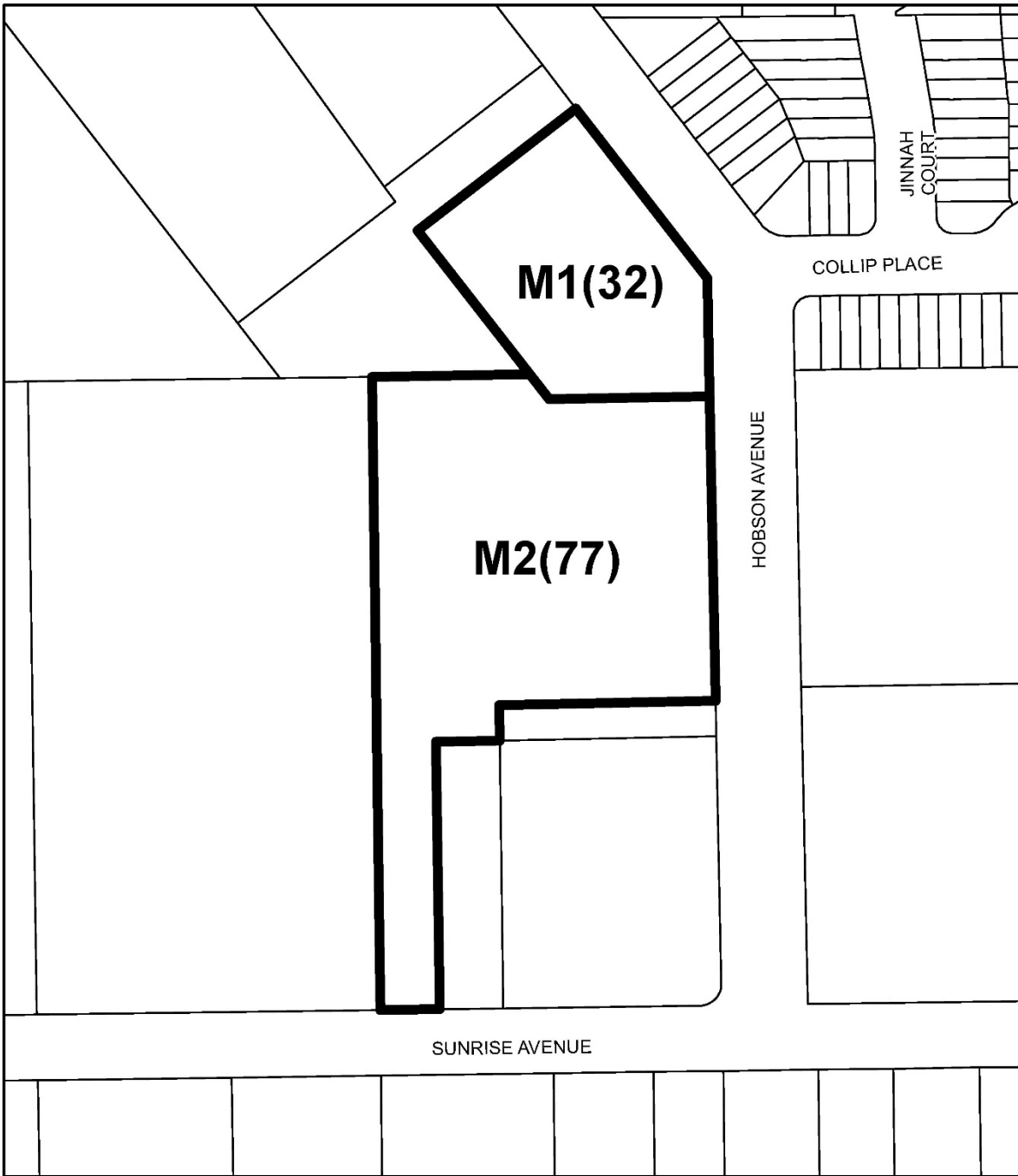
  
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03/29/2021



 **TORONTO**  
Schedule 4


**75 Dufflaw Road**

  
Former North York By-law 7625  
Not to Scale  
03/29/2021



 **TORONTO**  
Schedule 5

**22 Hobson Avenue and  
88 Sunrise Avenue**

  
 Former North York Zoning By-law 7625  
 Not to Scale  
 05/26/2021

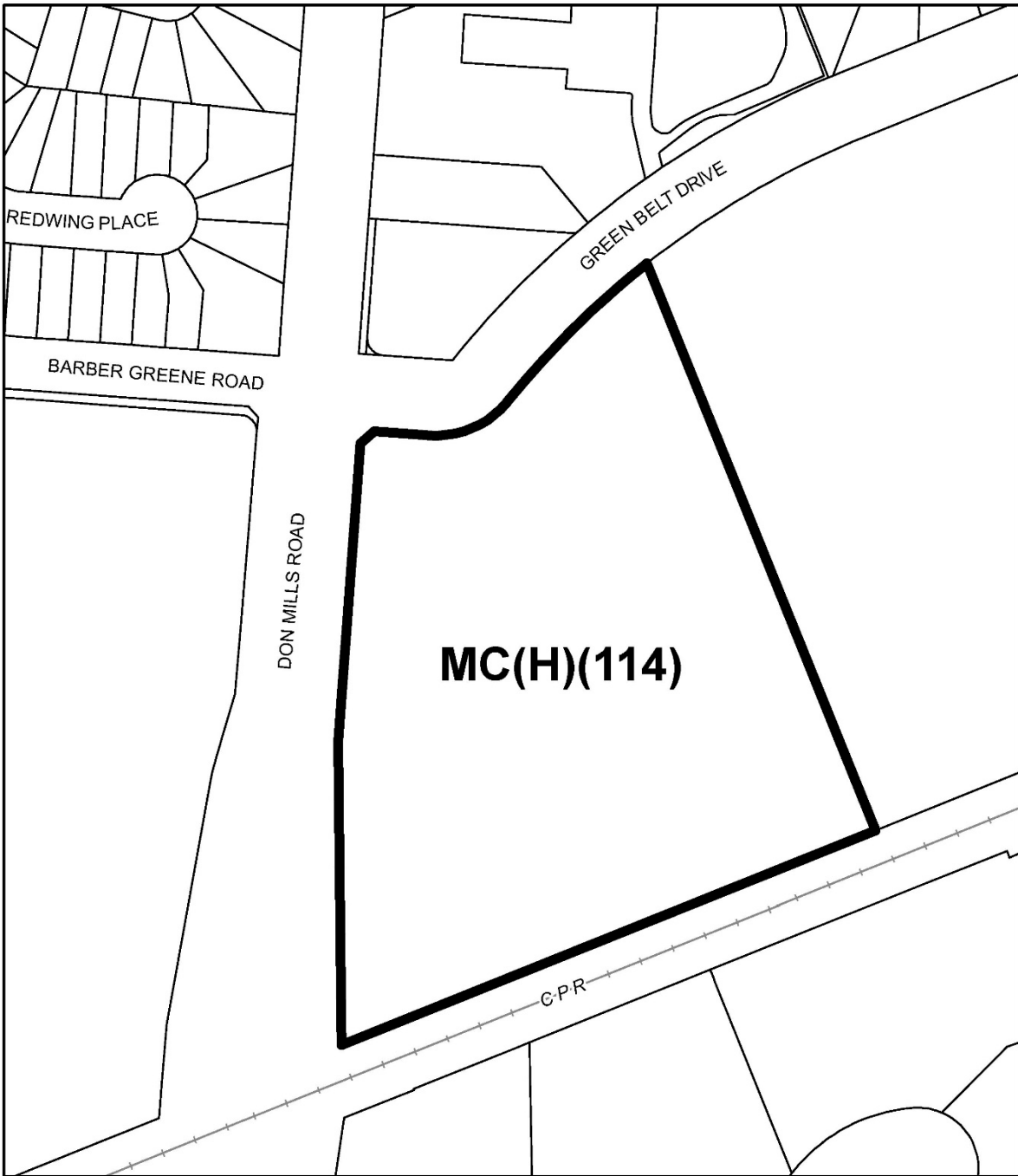




 **Toronto**  
Schedule 6B


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Former North York Zoning By-law 7625  
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06/10/2021

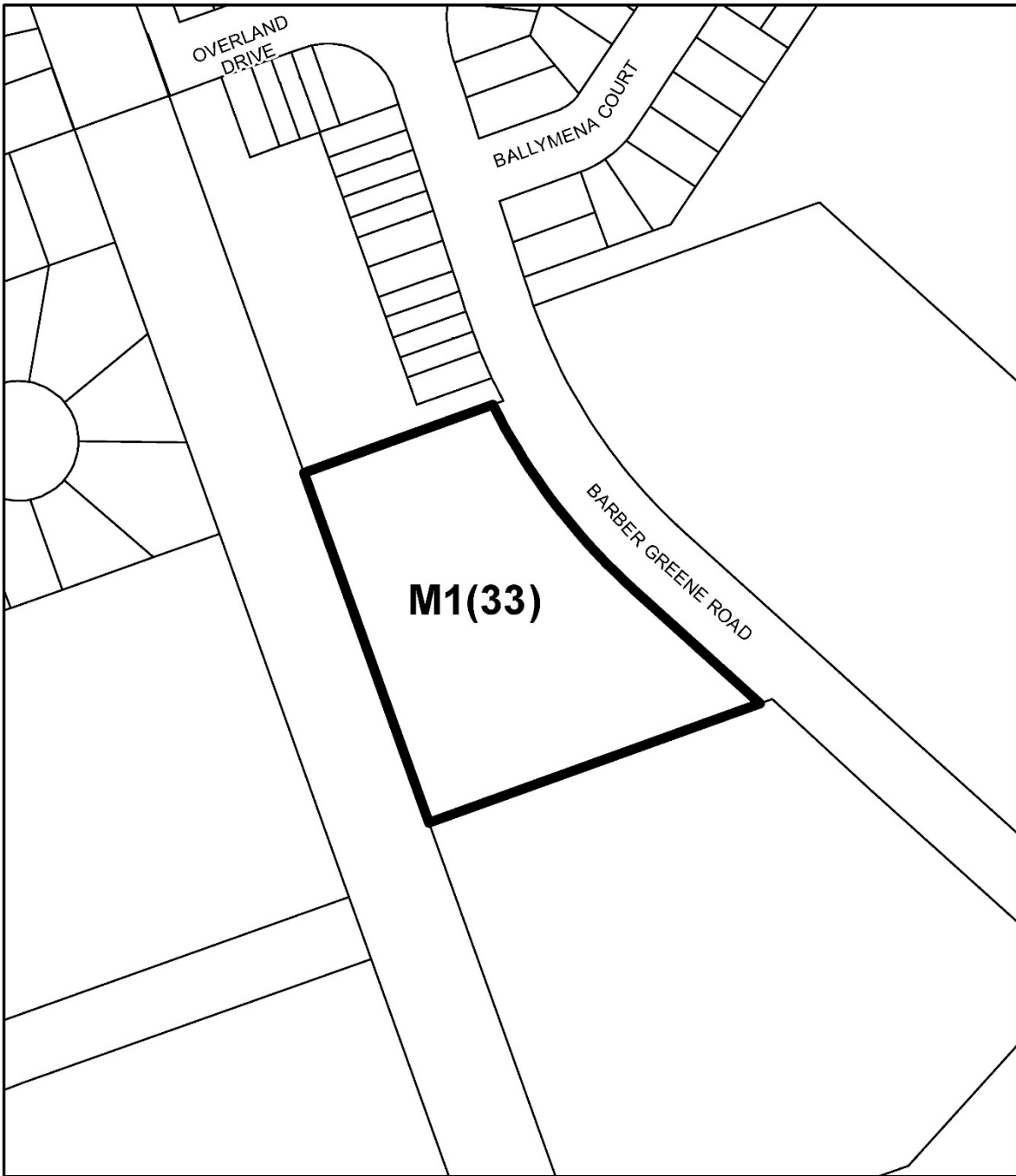




 **Toronto**  
Schedule 7


895 Don Mills Road

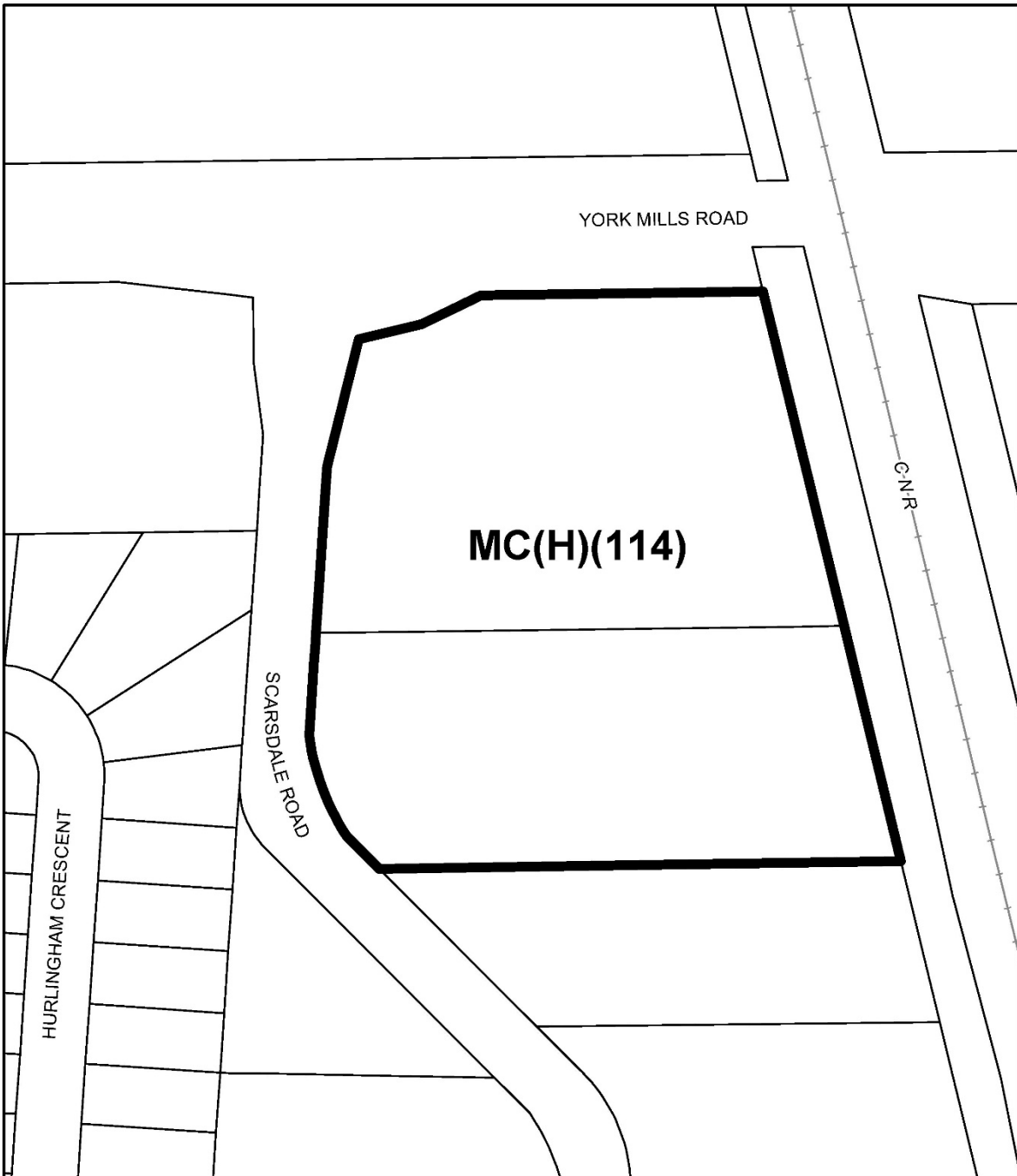
  
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 **TORONTO**  
Schedule 8


95 Barber Greene Road

  
Former North York Zoning By-law 7625  
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06/07/2021



 **TORONTO**  
Schedule 9


115 Scarsdale Road &  
835 York Mills Road

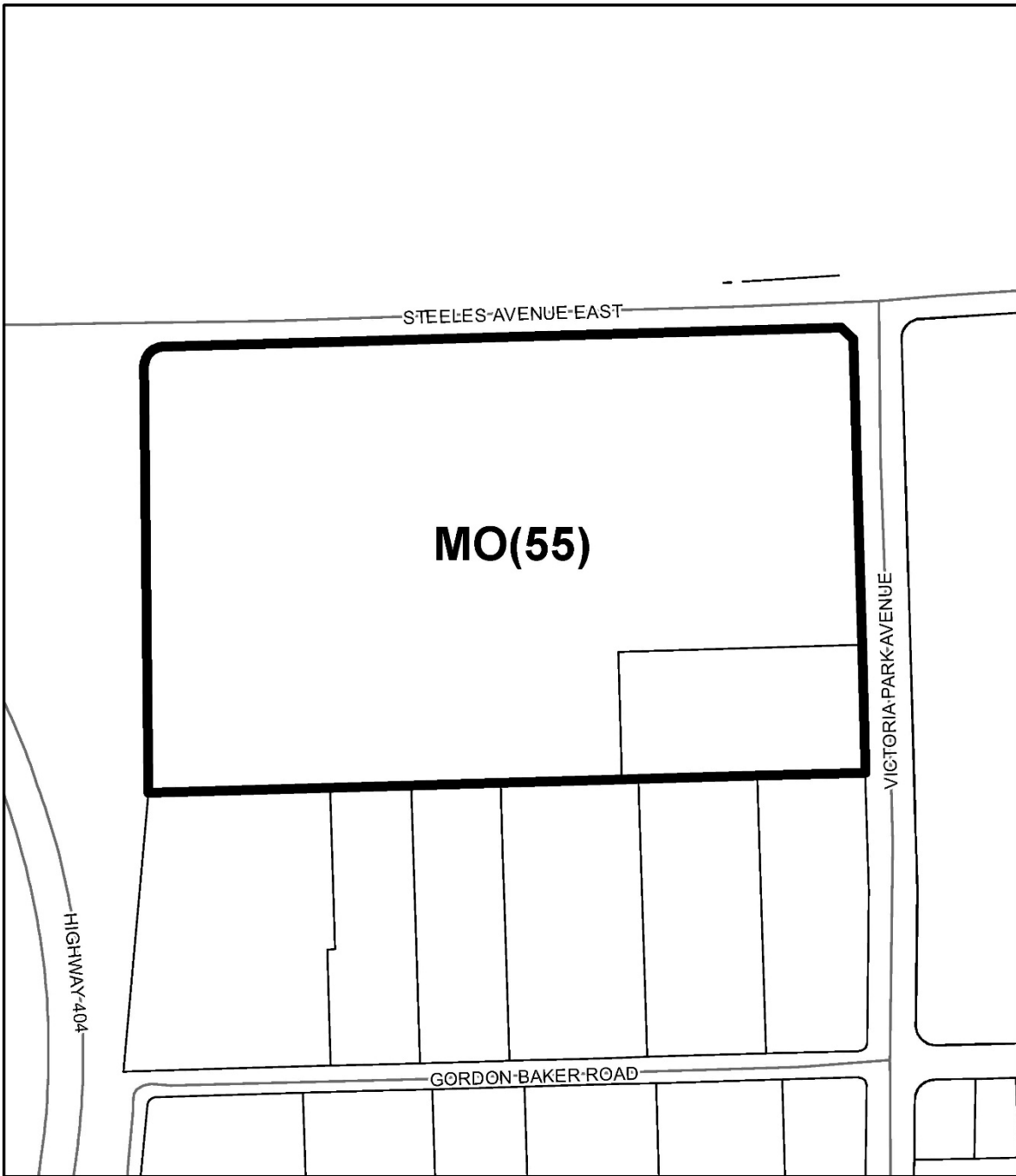
  
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Not to Scale  
06/07/2021



 **Toronto**  
Schedule 10


1, 30, 36 & 52 Scarsdale Road

  
Former North York Zoning By-law 7625  
Not to Scale  
06/07/2021



 **TORONTO**  
Schedule 11

3125-3389 Steeles Avenue East and  
3900 and 4000 Victoria Park Avenue

  
Former North York Zoning By-law 7625  
Not to Scale  
06/10/2021