

Attachment 9: Amendment to Etobicoke Zoning Code

Authority:

CITY OF TORONTO

BY-LAW xxxx-2021

To amend former City of Etobicoke Zoning Code, with respect to Zoning Conformity for Official Plan Employment Areas.

Whereas Council of the City of Toronto has the authority to 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*; and

The Council of the City of Toronto enacts:

1. Former City of Etobicoke Zoning Code, Chapter 304, as amended, is further amended as follows:
 - (A) In Section 304-31(A), delete "banquet hall" and "entertainment facilities" from the list of permitted uses.
 - (B) In Section 304-31 (B), delete "hotel" from the list of permitted uses.
 - (C) In Section 304-31(E), delete it in its entirety and replace with the following:

"Educational/research:

 - (1) Research laboratories which do not generate obnoxious emissions, but excluding virus research laboratories which deal with high community risk materials, as deemed by the Public Health and Protection Act; and
 - (2) SCHOOL (COMMERCIAL) and training centres 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."
 - (D) In Section 304-31(F), delete "restrooms" from the list of permitted uses.
 - (E) In Section 304-31(H), delete it in its entirety and replace with "Residential: none".
 - (F) In Section 304-33(A), delete "trade and convention centres abutting an arterial

road" and "(which may include ancillary day-care facilities)" from the list of uses.

- (G) In Section 304-33(C) delete "hospitals" from the list of uses.
- (H) In Section 304-33(D), delete it in its entirety and replace with: "Institutional: none."
- (I) In Section 304-33(E), delete it in its entirety and replace with: "E. Commercial/Recreational Facilities: studios for arts-related purposes, provided that they do not include the instruction of art, music, languages and similar disciplines, or performance for an audience."
- (J) In Section 304-33(H) delete it in its entirety and replace it "H. Residential: none."
- (K) In Section 304.34(A), delete "trade and convention centres abutting an arterial road" from the list of permitted uses.
- (L) In Section 304-34(C) delete it in its entirety and replace it with: "C. Institutional: none."
- (M) In Section 304-34(D), delete it in its entirety and replace it with: "D. Commercial/Recreational Facilities: studios for arts-related purposes, provided that they do not include the instruction of art, music, languages and similar disciplines, or performance for an audience."
- (N) In Section 304-34(F), delete it in its entirety and replace it with: "F. Residential: none."
- (O) Despite (L) to (M) above of this By-law, the lands identified with a heavy black line being Area 1 as shown on Schedule G of this By-law, being part of 555 Rexdale Boulevard, City of Toronto By-laws, land use permissions for Institutional and Commercial/Recreational Facilities as set out in Article VIII Class 2 Industrial Zone in the former City of Etobicoke Zoning Code, are retained and zoning by-laws 864-2007, 1260-2018, 1261-2018, and 500-2021 prevail.
- (P) Despite (K) to (N) above, race-tracks and ancillary facilities, are permitted on the lands zoned I.C2 in the former City of Etobicoke Zoning Code, identified with a heavy black line and hatching being Area 2 as shown on Schedule G of this By-law, being part of 555 Rexdale Boulevard.

2. Former City of Etobicoke Zoning Code, Chapter 324, as amended, is further amended as follows:

- (A) In Table 324-1 Table of Site-Specifics By-laws, add the following:

"Notwithstanding the provisions of Sections 304-31, 304-33, and 304-34, the lands zoned I.C1 and I.C2 located in the areas shown in Schedules 'A', 'B', 'C', 'D', 'E', and 'F', attached hereto, generally being the area bounded by Highway 401 on the south, Highway 427 on the west, and Rexdale Boulevard on the north, HOTELS are a permitted use."

- (B) In Table 324-1 Table of Site-Specifics By-laws, add a description and reference to this by-law being "By-law xxxx-2021".

3. Former City of Etobicoke Zoning Code, Chapter 324, as amended, is further amended as follows:

- (A) In Table 324-1 Table of Site-Specifics By-laws, add the following:

"Notwithstanding the provisions of Section 304-31 Industrial Zones (General), and Section 304-33 Class I Industrial zone, the lands zoned I.C1 as shown on Schedule 'H', attached hereto, being part of 65 Jutland Road and 956 and 962 Islington Avenue, SCHOOL ELEMENTARY, SCHOOL SECONDARY, and DAY NURSERY are permitted uses."

- (B) In Table 324-1 Table of Site-Specifics By-laws, add a description and reference to this by-law being "By-law xxxx-2021".

4. Former City of Etobicoke Zoning Code, Chapter 324, as amended, is further amended as follows:

- (A) In Table 324-1 Table of Site-Specifics By-laws, add the following:

"Notwithstanding the provisions of Section 304-31 Industrial Zones (General), and Section 304-33 Class I Industrial zone, the lands zoned I.C1 as shown on Schedule 'I', attached hereto, being 3672 Lakeshore Boulevard West, SCHOOL, ELEMENTARY, SCHOOL SECONDARY, and DAY NURSERY are permitted uses."

- (B) In Table 324-1 Table of Site-Specifics By-laws, add a description and reference to this by-law being "By-law xxxx-2021".

Transition for Site Plan Approval Applications

- 5.** Nothing in By-law [XXXX – Clerk to Insert By-law Number] 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].
- 6.** For the purposes of Section 5 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 A

 Subject Lands

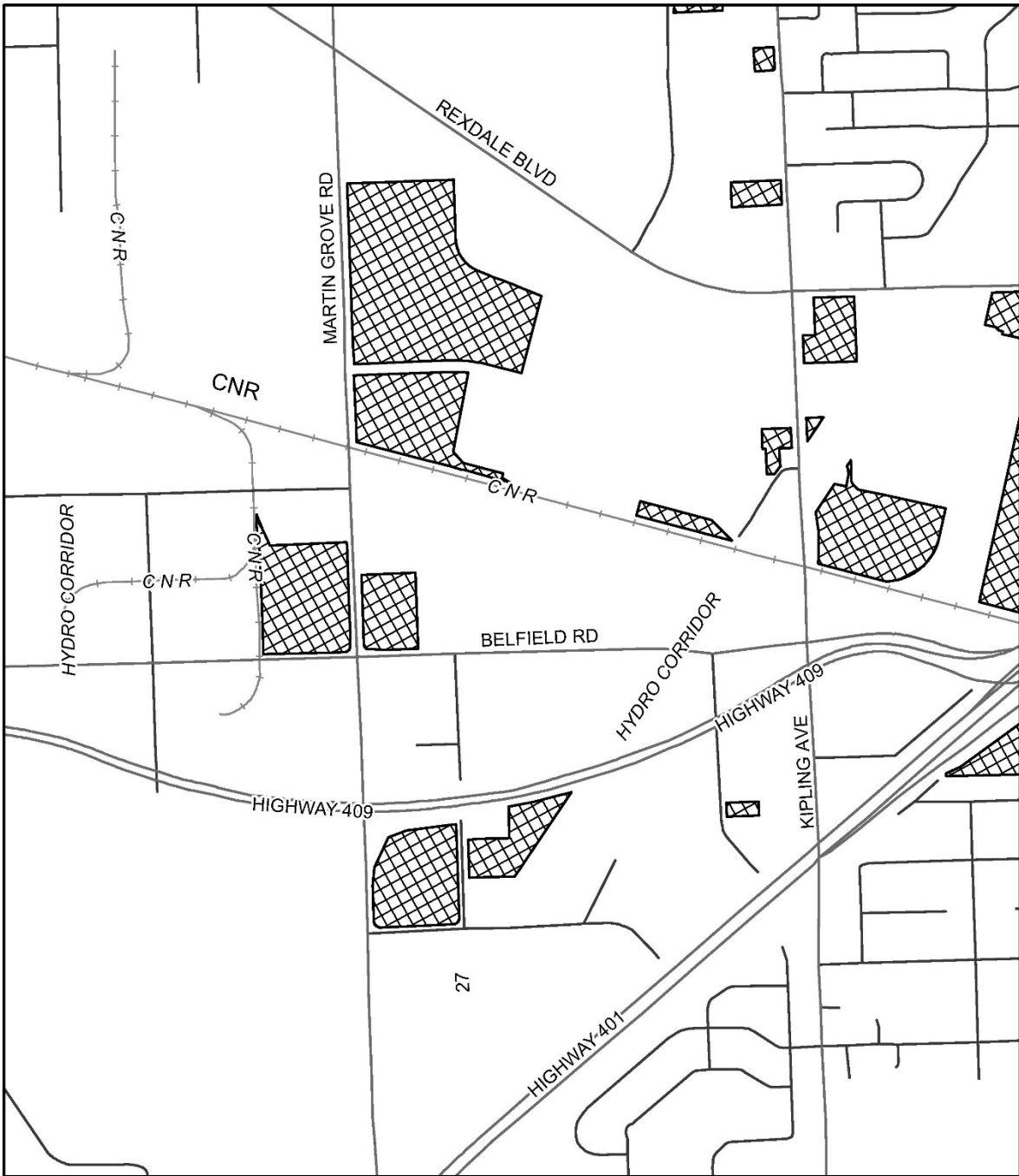
↑
 Former Etobicoke Zoning Code
 Not to Scale
 06/09/2021




Toronto
Schedule B

 Subject Lands

↑
Former Etobicoke Zoning Code
Not to Scale
06/09/2021




Toronto
Schedule C

 Subject Lands

↑
Former Etobicoke Zoning Code
Not to Scale
06/09/2021



Toronto
Schedule D

 Subject Lands

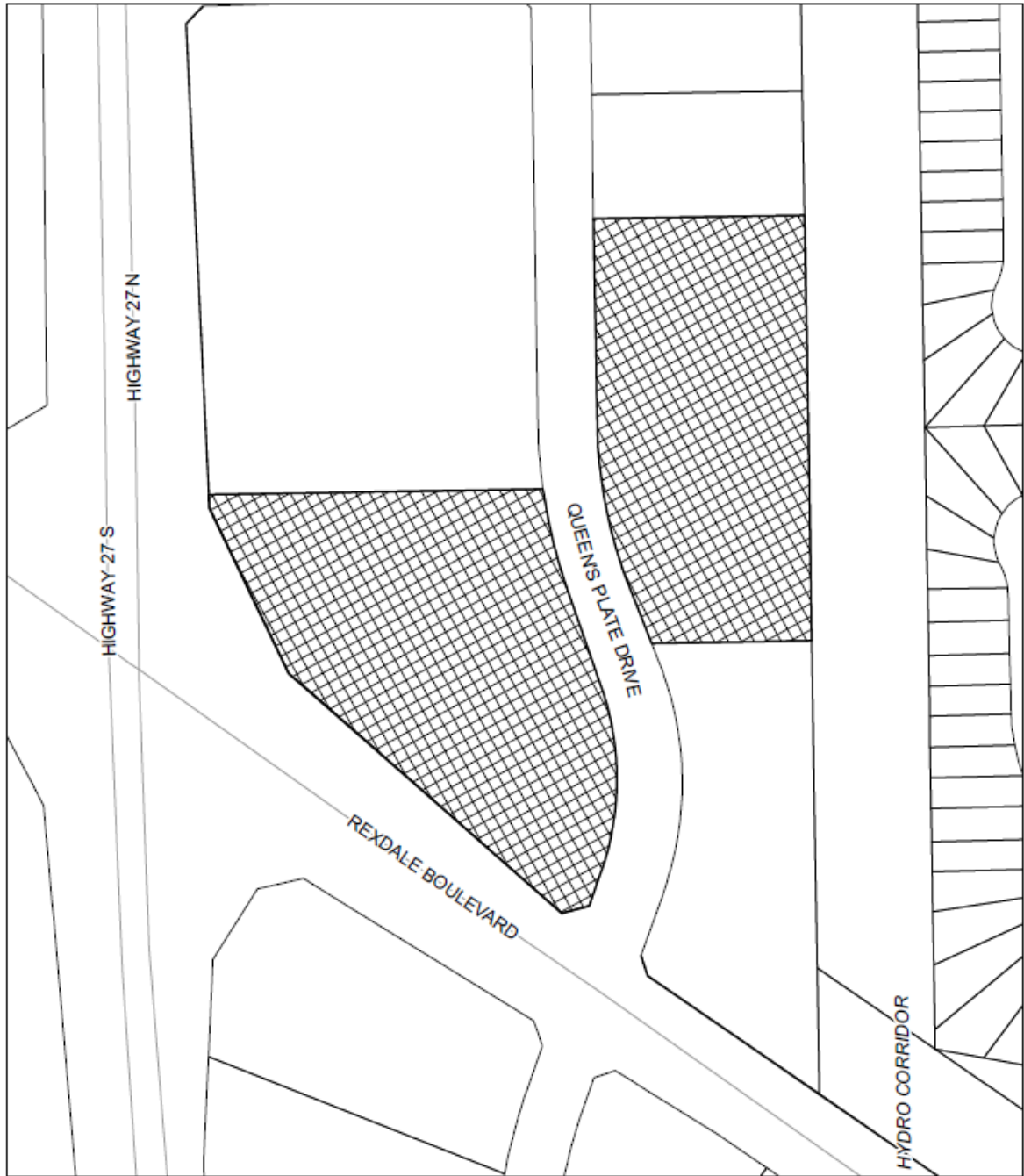
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 Former Etobicoke Zoning Code
 Not to Scale
 06/09/2021



Toronto
Schedule E

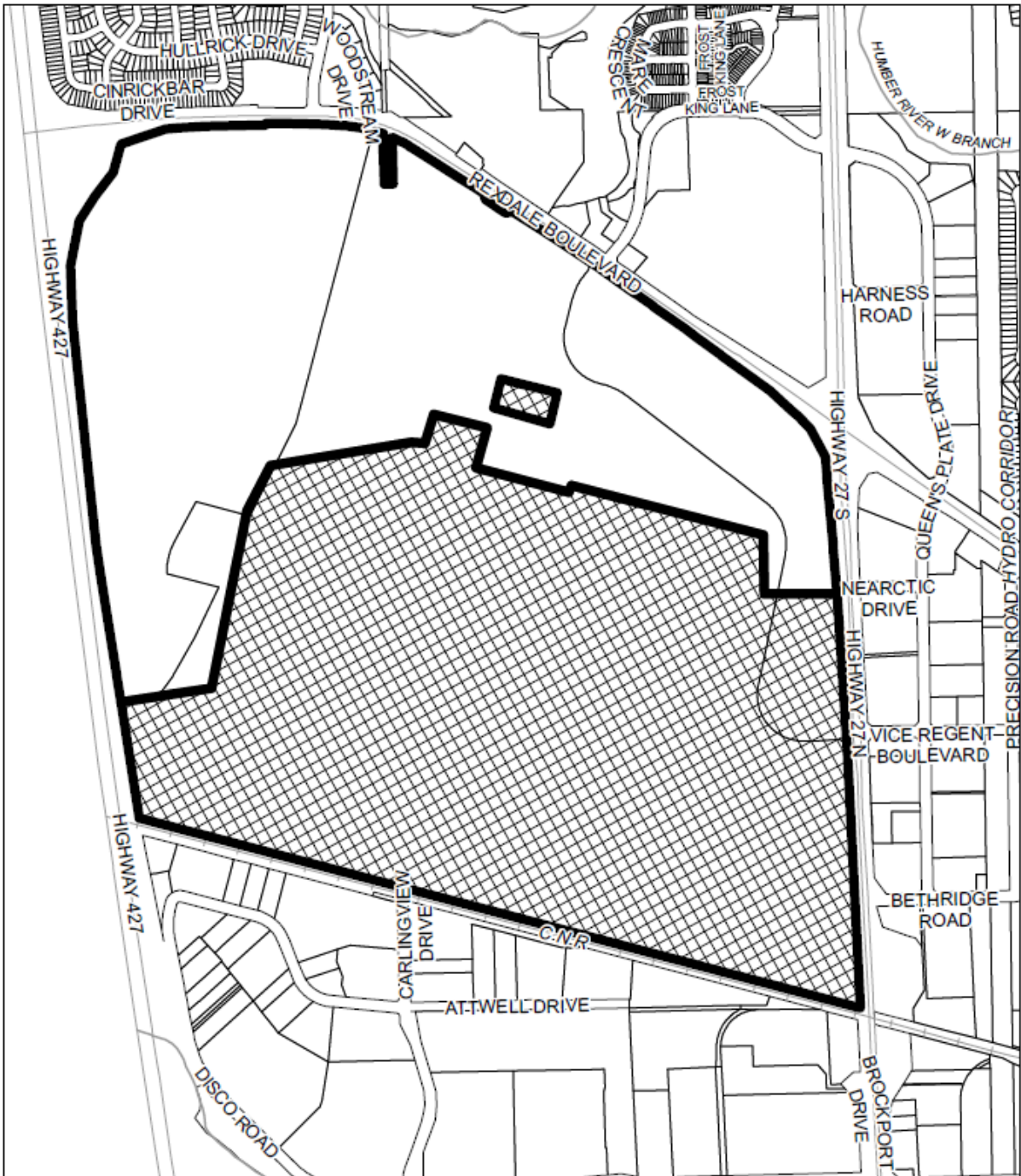
 Subject Lands

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 Former Etobicoke Zoning Code
 Not to Scale
 06/09/2021



 **TORONTO**
Schedule F

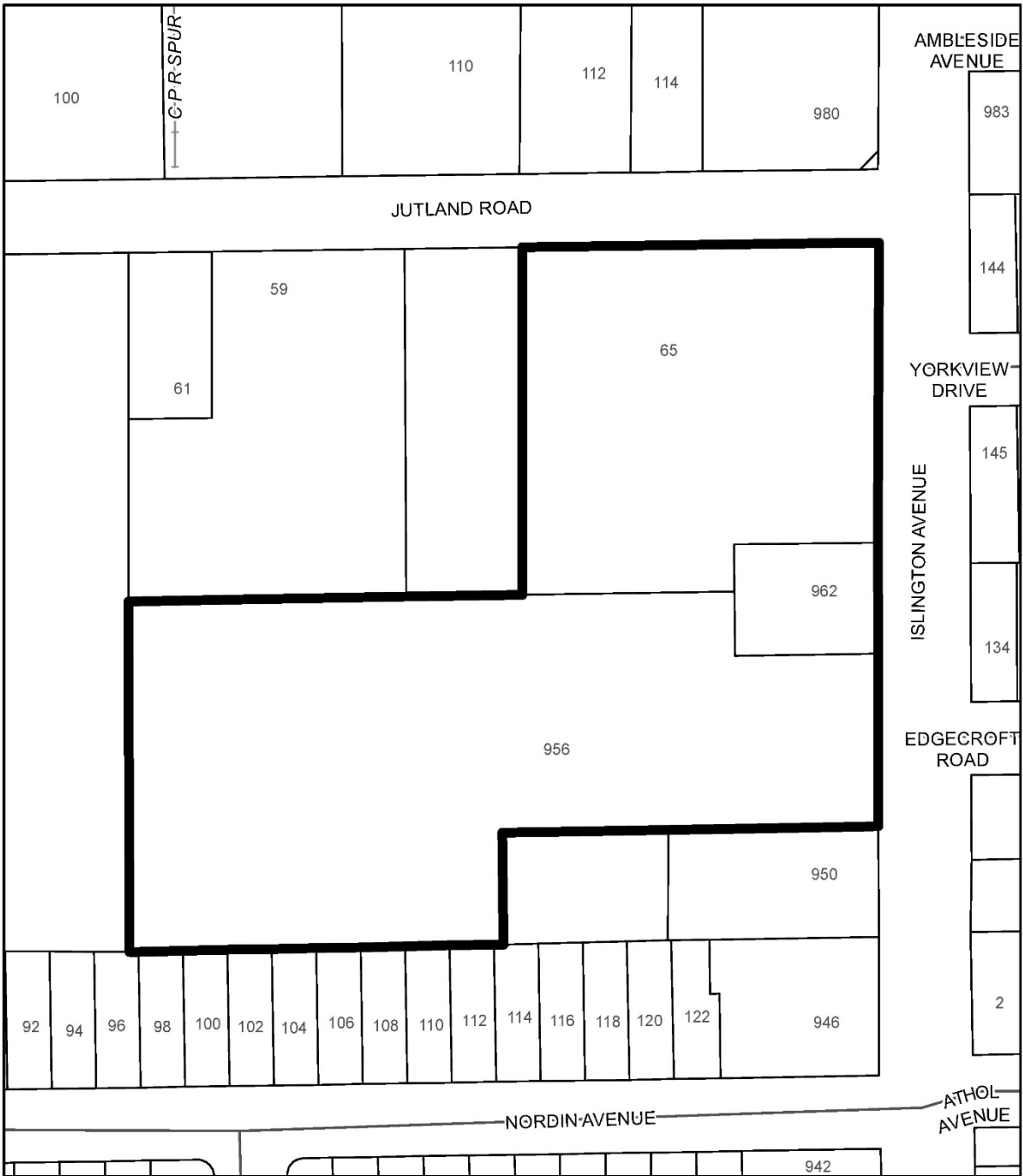
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Former North York Zoning By-law 7625
Not to Scale
07/16/2021



Toronto
Schedule G



Former North York Zoning By-law 7625
Not to Scale
07/20/2021

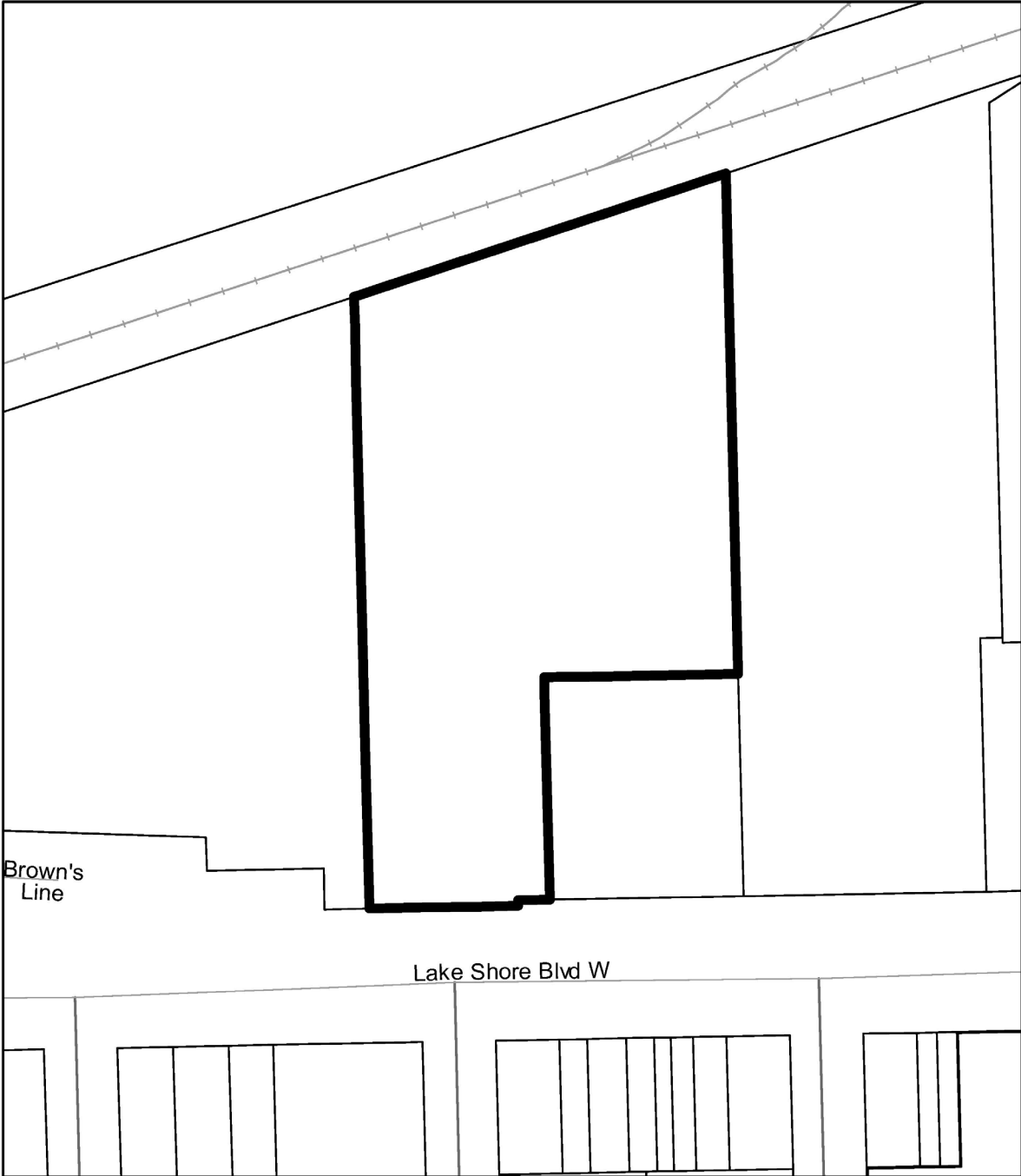


Toronto
Schedule H

**Part of 65 Jutland Road and
956 and 962 Islington Avenue**




Former Etobicoke Zoning Code
Not to Scale
07/28/2021



 **TORONTO**
Schedule I

3672 Lake Shore Boulevard West


Former Etobicoke Zoning Code
Not to Scale
07/23/2021