

# Attachment 1: Amendment to Toronto Zoning By-law 569-2013

Authority:

## CITY OF TORONTO

Bill

### BY-LAW xxxx-2021

#### To amend Zoning By-law 569-2013 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:

1. Zoning By-law 569-2013, as amended, is further amended as follows:
  - (A) In each of Articles 60.10.20, 60.20.20, and 60.30.20, delete Regulations "60.10.20.1(1)", "60.20.20.1(1)", and "60.30.20.1(1)" respectively.
2. Zoning By-law 569-2013, as amended, is further amended as follows:
  - (A) In Clause 60.10.20.20, Regulation (1), delete "**Recreation Use (1, 3)**".
  - (B) In Clause 60.10.20.100, delete regulations (1) and (3) in their entirety.
3. Zoning By-law 569-2013, as amended, is further amended as follows:
  - (A) In Clause 60.10.20.10, Regulation (1), delete "**Performing Arts Studio**".
  - (B) In Clause 60.10.20.20, Regulation (1), after "**Outdoor Patio (11)**" add "**Performing Arts Studio (1)**".
  - (C) In Clause 60.10.20.100, add a new regulation (1) as follows:

"(1) Performing Arts Studio

In the EL Zone, a **performing arts studio** may not include instruction, education, or performance for an audience."

4. Zoning By-law 569-2013, as amended, is further amended as follows:

- (A) In Clause 60.20.20.20, Regulation (1) delete "**Recreation Use (7)**".
- (B) In Clause 60.20.20.100, delete regulation (7) in its entirety.

5. Zoning By-law 569-2013, as amended, is further amended as follows:

- (A) In Clause 60.20.20.10, Regulation (1) delete "**Performing Arts Studio**".
- (B) In Clause 60.20.20.20, Regulation (1), after "**Outdoor Patio (9)**" add "**Performing Arts Studio (7)**".
- (C) In Clause 60.20.20.100, add a new regulation (7) as follows:

"(7) Performing Arts Studio

In the E Zone, a **performing arts studio** may not include instruction, education, or performance for an audience."

6. Zoning By-law 569-2013, as amended, is further amended as follows:

- (A) In Clause 60.40.20.20, Regulation (1)(B), delete "**Hotel (5)**", "**Place of Assembly (11, 19)**", "**Place of Worship (29, 30)**", and "**Recreation Use (7)**".
- (B) In Clause 60.40.20.100, delete Regulations (5), (7), (11), (19), (29), and (30) in their entirety.

7. Zoning By-law 569-2013, as amended, is further amended as follows:

- (A) In Clause 60.40.20.10, Regulation (1)(B), delete "**Art Gallery**", "**Club**", "**Community Centre**", "**Library**", "**Education Use**", "**Municipal Shelter**", "**Museum**", and "**Performing Arts Studio**".

8. Zoning By-law 569-2013, as amended, is further amended as follows:

- (A) In Clause 60.40.20.20, Regulation (1)(B), after "**Eating Establishment (1, 16, 20, 28)**" add "**Education Use (12)**".
- (B) In Clause 60.40.20.100, add a new regulation (12) as follows:

"(12) Education Use

In the EO Zone, **education use** is subject to the following:

- (A) the use may only be for:
  - (i) technical and trade skills development for the operation and use of manufacturing equipment and machinery; or
  - (ii) driver education for commercial or construction vehicles such

as trucks, tractor trailers and fork lifts."

- (C) In Clause 60.40.20.20, Regulation (1)(B), after "**Outdoor Patio (14)**" add "**Performing Arts Studio (7)**".
- (D) In Clause 60.40.20.100, add a new regulation (7) as follows:

"(7) Performing Arts Studio

In the EO Zone, a **performing arts studio** may not include instruction, education, or performance for an audience."

**9.** Zoning By-law 569-2013, as amended, is further amended as follows:

- (A) In Section 990.10, the Zoning By-law Map, on the lands south of the CP Rail Line between The West Mall and Highway 427, amend the zone label to "E 1.0 (x44)" as shown on Diagram 1 attached to this By-law.
- (B) In Article 900.20.10, add a new Exception 44 as follows:

"(44) Exception E 44

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) In addition to the uses permitted in Regulation 60.20.20.10(1), **Recreation Use** and **Performing Arts Studio** are permitted uses.

Prevailing By-laws and Prevailing Sections: (None Apply)".

**10.** Zoning By-law 569-2013, as amended, is further amended as follows:

- (A) In Section 990.10, the Zoning By-law Map, on 791, 799, and 811 Islington Ave and 145 Evans Ave, amend the zone label to "E 1.0 (x50)" as shown on Diagram 2 attached to this By-Law.
- (B) In Article 900.20.10, add a new Exception 50 as follows:

"(50) Exception E 50

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) In addition to the uses permitted in Regulation 60.20.20.10(1), **Performing Arts Studio** is a permitted use.

Prevailing By-laws and Prevailing Sections: (None Apply)".

11. Zoning By-law 569-2013, as amended, is further amended as follows:

(A) In Section 990.10, the Zoning By-law Map, on 1331 Martin Grove Rd, amend the zone label to "E 1.0 (x52)" as shown on Diagram 3 attached to this By-law.

(B) In Article 900.20.10, add a new Exception 52 as follows:

"(52) Exception E 52

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) In addition to the uses permitted in Regulation 60.20.20.10(1), a **Lawfully Existing Place of Worship** is a permitted use provided it complies with Section 150.50.

(B) For the purpose of this exception, the words **lawfully existing**, in addition to the definitions provided in Chapter 800 Definitions, includes existing on or before [Clerks to insert date of passing of this By-law].

Prevailing By-laws and Prevailing Sections: (None Apply)".

12. Zoning By-law 569-2013, as amended, is further amended as follows:

(A) In Section 990.10, the Zoning By-law Map, on 282-300 Campbell Ave and 1485-1491 Dupont St, amend the zone label to "E 2.0 (x56)" as shown on Diagram 4 attached to this By-law.

(B) In Article 900.20.10, add a new Exception 56 as follows:

"(56) Exception E 56

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) A **vehicle repair shop** is not a permitted use. [TO: 438-86; 12(2) 125]

(B) In addition to the uses permitted in Regulation 60.20.20.10(1), **Recreation Use and Performing Arts Studio** are permitted uses.

Prevailing By-laws and Prevailing Sections. (None Apply)".

**13.** Zoning By-law 569-2013, as amended, is further amended as follows:

- (A) In Section 990.10, the Zoning By-law Map, on 3330 McNicoll Ave, 3500-3520 McNicoll Ave, 3501-3555 McNicoll Ave, and 83-85 Dynamic Dr, amend the zone label to "E 0.7 (x57)" as shown on Diagram 5 attached to this By-law.
- (B) In Article 900.20.10, add a new Exception 57 to as follows:

"(57) Exception E 57

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) In addition to the uses permitted in Regulation 60.20.20.10(1), **Recreation Use** and **Performing Arts Studio** are permitted uses.

Prevailing By-laws and Prevailing Sections: (None Apply)".

**14.** Zoning By-law 569-2013, as amended, is further amended as follows:

- (A) In Section 990.10, the Zoning By-law Map, on 159 Dynamic Dr amend the zone label to "E 0.7 (x58)" as shown on Diagram 6 attached to this By-law.
- (B) In Article 900.20.10, add a new Exception 58 as follows:

"(58) Exception E 58

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) In addition to the uses permitted in Regulation 60.20.20.10(1), a **lawfully existing** ice arena is permitted.

(B) For the purpose of this exception, the words **lawfully existing**, in addition to the definitions provided in Chapter 800 Definitions, includes existing on or before March 26, 2018.

- (C) Parking is not permitted in the **front yard** of the **lot**.

Prevailing By-laws and Prevailing Sections: (None Apply)".

15. Zoning By-law 569-2013, as amended, is further amended as follows:

(A) In Section 990.10, the Zoning By-law Map, on 916-970 Dixon Rd, 262-270 Carlingview Dr, 221 Carlingview Dr, 801 Dixon Rd, 5-33 Carlson Ct, 165 Atwell Dr, and the north end of Kelfield St amend the zone label to "EO 1.5 (e1.5; o1.5)(x16)" as shown on Diagrams 7-10 attached to this By-law.

(B) In Article 900.24.10, add a new Exception 16 as follows:

"(16) Exception EO 16

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) In addition to the uses permitted in Regulation 60.40.20.10(1)(B), a **hotel** is a permitted use.

Prevailing By-laws and Prevailing Sections: (None Apply)".

16. Zoning By-law 569-2013, as amended, is further amended as follows:

(A) In Regulations 900.24.10(23), 900.24.10(24), and 900.24.10(25), respectively, add a new Site-Specific Provision (A) as follows:

"(A) In addition to the uses permitted in Regulation 60.40.20.10(1)(B), a **hotel** is a permitted use."

17. Zoning By-law 569-2013, as amended, is further amended as follows:

(A) In Regulation 900.24.10(26), add a new Site-Specific Provision (B) as follows:

"(B) In addition to the uses permitted in Regulation 60.40.20.10(1)(B), a **hotel** is a permitted use."

18. Zoning By-law 569-2013, as amended, is further amended as follows:

(A) In Section 990.10, the Zoning By-law Map, in the area generally along Prince Andrew Pl, amend the zone label to add a new exception "E 1.0 (x60)" as shown on Diagram 12 attached to this By-law.

(B) In Article 900.20.10, add a new Exception 60 as follows:

"(60) Exception E 60

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) **Recreation use** is permitted provided:

(i) it is located in a **building** where a minimum of 50% of the **gross floor area** is occupied by uses permitted in the E zone other than: **Pet Services, Service Shop, Body Rub Service, Crematorium, Drive Through Facility, Eating Establishment, Open Storage, Outdoor Patio, Retail Service, Retail Store, Take-out Eating Establishment, Vehicle Depot, Vehicle Fuel Station, Vehicle Repair Shop, Vehicle Service Shop, Vehicle Washing Establishment, Automated Banking Machine, and Financial Institution;** and

(ii) it is located on the ground floor below the uses in (i) above.

Prevailing By-laws and Prevailing Sections: (None Apply)".

19. Zoning By-law 569-2013, as amended, is further amended as follows:

(A) In Section 990.10, the Zoning By-law Map, in the area between Kerr Rd and Bond Ave and west of Don Mills Rd, add a new exception "E 1.0 (x60)" as shown on Diagram 14 attached to this By-law.

20. Zoning By-law 569-2013, as amended, is further amended as follows:

(A) In Section 990.10, the Zoning By-law Map, in the area generally on the east side of Scarsdale Rd between York Mills Rd and Bond Ave, add a new exception "E 1.0 (x60)" as shown on Diagram 16 attached to this By-law.

21. Zoning By-law 569-2013, as amended, is further amended as follows:

(A) In Section 990.10, the Zoning By-law Map, in the area generally between Victoria Park Ave and Pharmacy Ave, between Gordon Baker Rd and McNicoll Ave, add a new exception "E 1.0 (x60)" as shown on Diagram 11 attached to this By-law.

22. Zoning By-law 569-2013, as amended, is further amended as follows:

(A) In Section 990.10, the Zoning By-law Map, in the area generally on the west side of Scarsdale Rd between York Mills Rd and Bond Ave, add a new exception "EL 1.0 (x18)" as shown on Diagram 15 attached to this By-law.

(B) In Article 900.21.10, add a new Exception 18 as follows:

"(18) Exception EL 18

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) **Recreation use** is permitted provided:

(i) it is located in a **building** where a minimum of 50% of the **gross floor area** is occupied by uses permitted in the EL zone other than: **Crematorium, Eating Establishment, Education Use, Open Storage, Outdoor Patio, Retail Store, Take-out Eating Establishment, Automated Banking Machine, and Financial Institution**; and

(ii) it is located on the ground floor or below the uses in (i) above.

Prevailing By-laws and Prevailing Sections: (None Apply)".

**23.** Zoning By-law 569-2013, as amended, is further amended as follows:

(A) In Section 990.10, the Zoning By-law Map, in the area generally around Dyas Rd, add a new exception "EO 1.5 (e1.5; o1.5) (x18)" as shown on Diagram 13 attached to this By-law.

(B) In Article 900.24.10, add a new Exception 18 as follows:

"(18) Exception EO 18

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) **Recreation use** is permitted provided:

(i) it is located in a **building** where a minimum of 50% of the **gross floor area** is occupied by uses permitted in the EO zone other than: **Animal Shelter, Service Shop, Veterinary Hospital, Education Use, Financial Institution, Park, Wellness Centre, Open Storage, Drive Through Facility, Eating Establishment, Outdoor Patio, Personal Service Shop, Public Parking, Retail Service, Retail Store, Take-out Eating Establishment, and Vehicle Fuel Station**; and

(ii) it is located on the ground floor or below the uses in (i) above.

Prevailing By-laws and Prevailing Sections: (None Apply)".

**24.** Zoning By-law 569-2013, as amended, is further amended as follows:

(A) In Article 900.24.10, (6) Exception EO 6, add a new Site-Specific Provision (B) as follows:

"(B) **Recreation use** is permitted provided:



(i) it is located in a **building** where a minimum of 50% of the **gross floor area** is occupied by uses permitted in the EO zone other than: **Animal Shelter, Service Shop, Veterinary Hospital, Education Use, Financial Institution, Park, Wellness Centre, Open Storage, Drive Through Facility, Eating Establishment, Outdoor Patio, Personal Service Shop, Public Parking, Retail Service, Retail Store, Take-out Eating Establishment, and Vehicle Fuel Station;** and

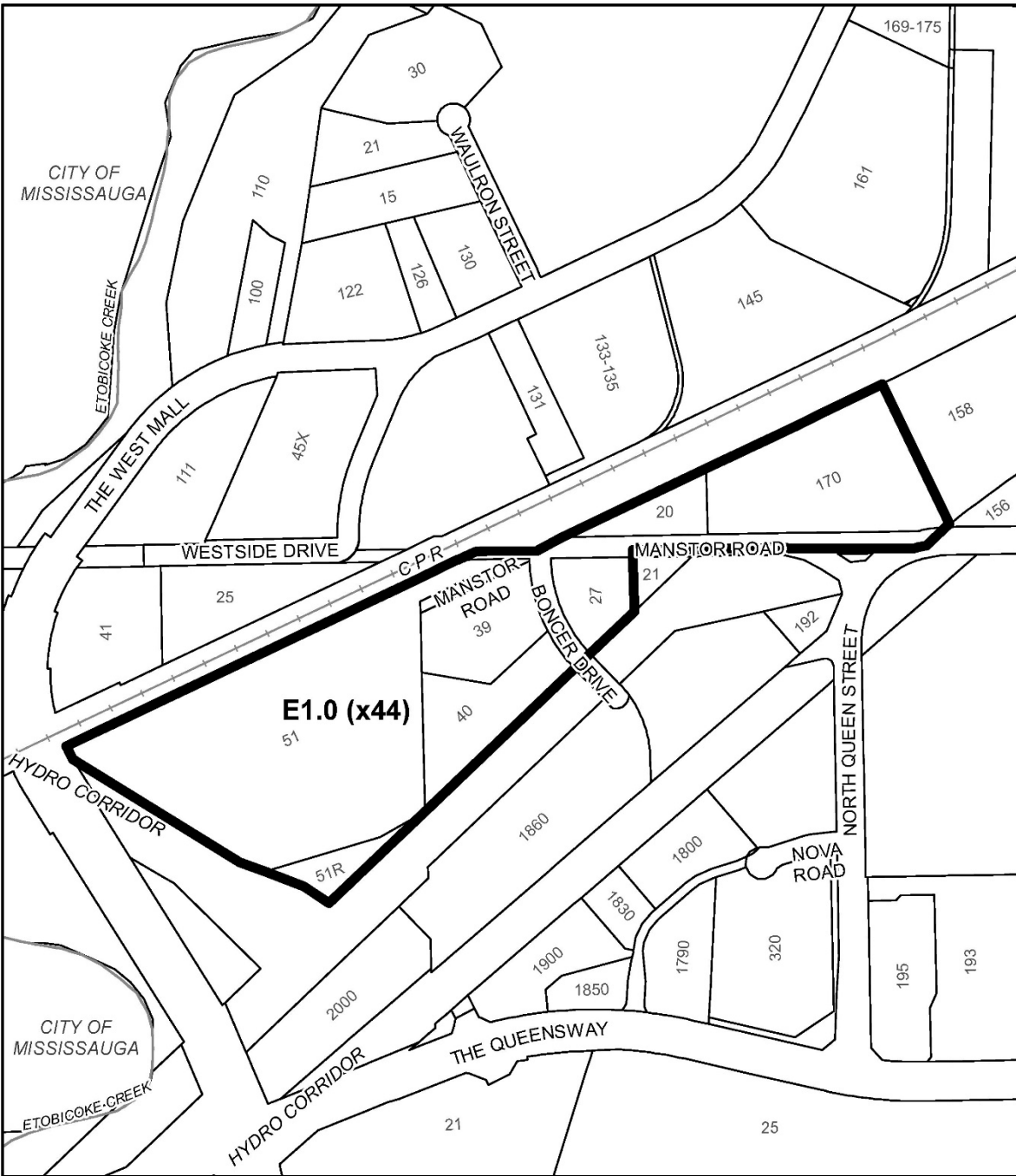
(ii) it is located on the ground floor or below the uses in (i) above.

Prevailing By-laws and Prevailing Sections: (None Apply)".

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

- 25.** 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].
- 26.** For the purposes of Section 25 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**  
**Diagram 1**

**Lands south of the CP Rail  
 line between the West Mall  
 and Highway 427**

↑  
 City of Toronto By-law 569-2013  
 Not to Scale  
 03/25/2021



**TORONTO**  
Diagram 2


**791, 799, 811 Islington Avenue  
and 145 Evans Avenue**

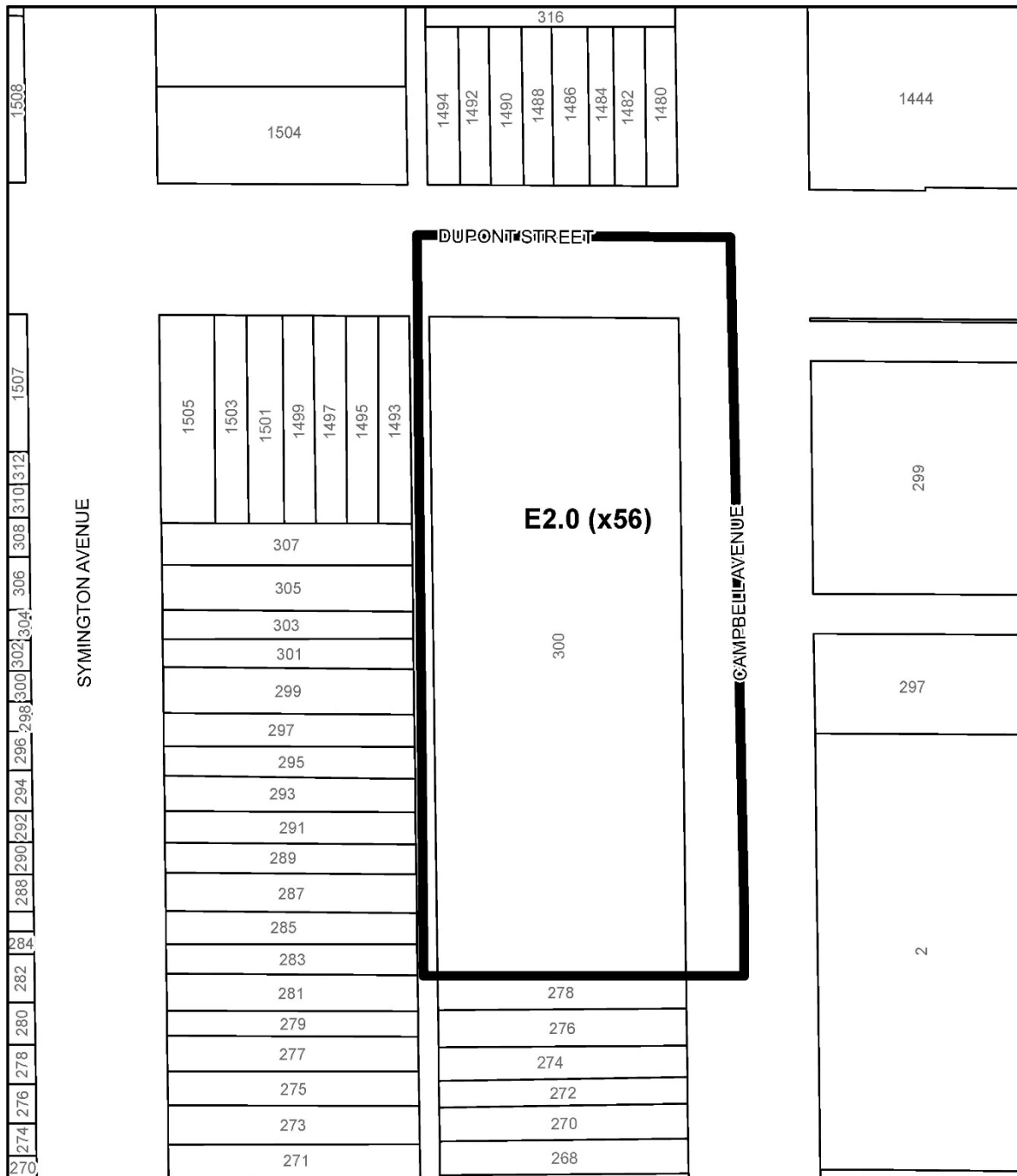
City of Toronto By-law 569-2013  
Not to Scale  
03/25/2021



 **TORONTO**  
**Diagram 3**

**1331 Martin Grove Road**

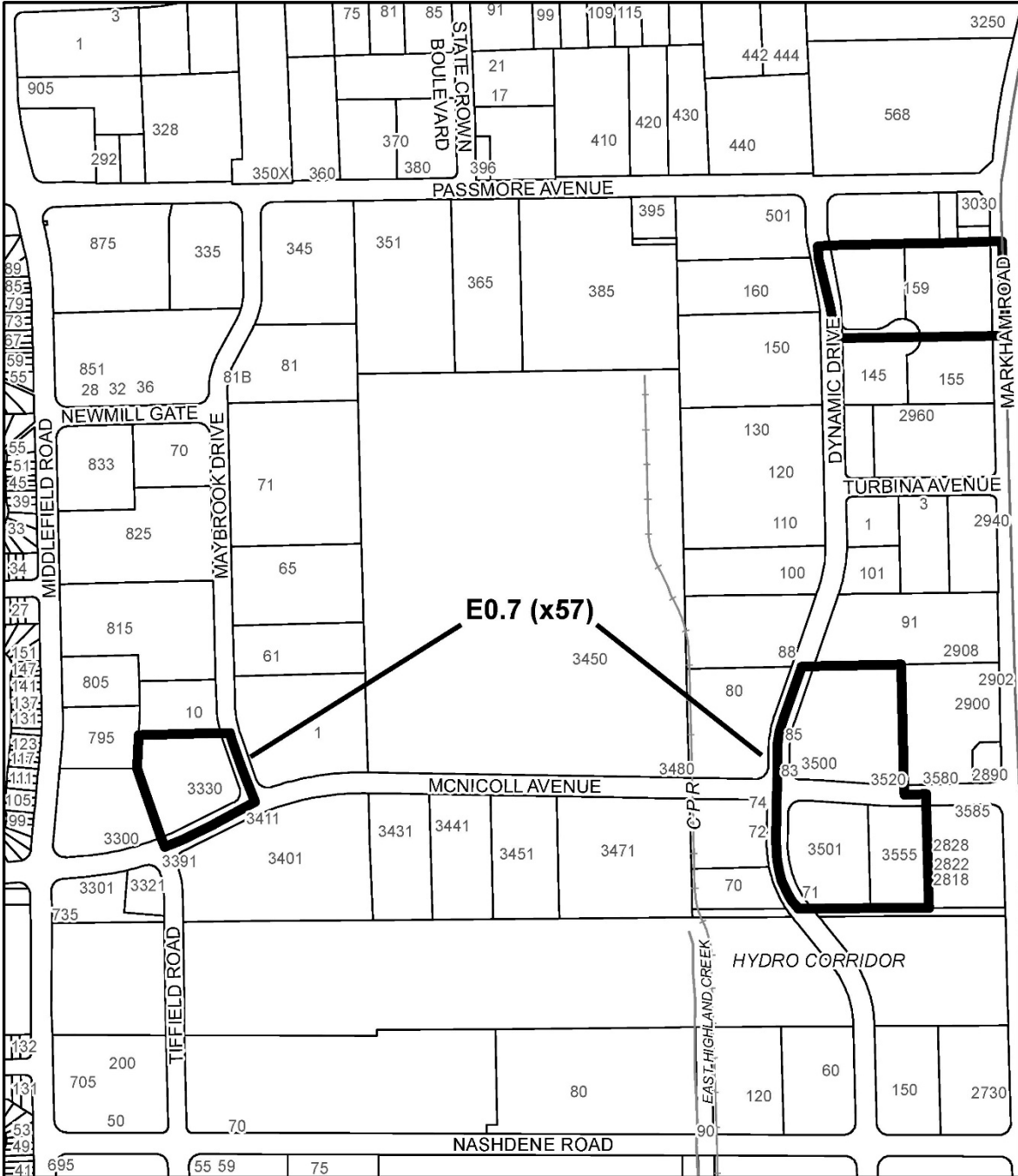
  
 City of Toronto By-law 569-2013  
 Not to Scale  
 03/25/2021



**Toronto**  
Diagram 4

**282-300 Campbell Street and  
1485-1491 Dupont Street**

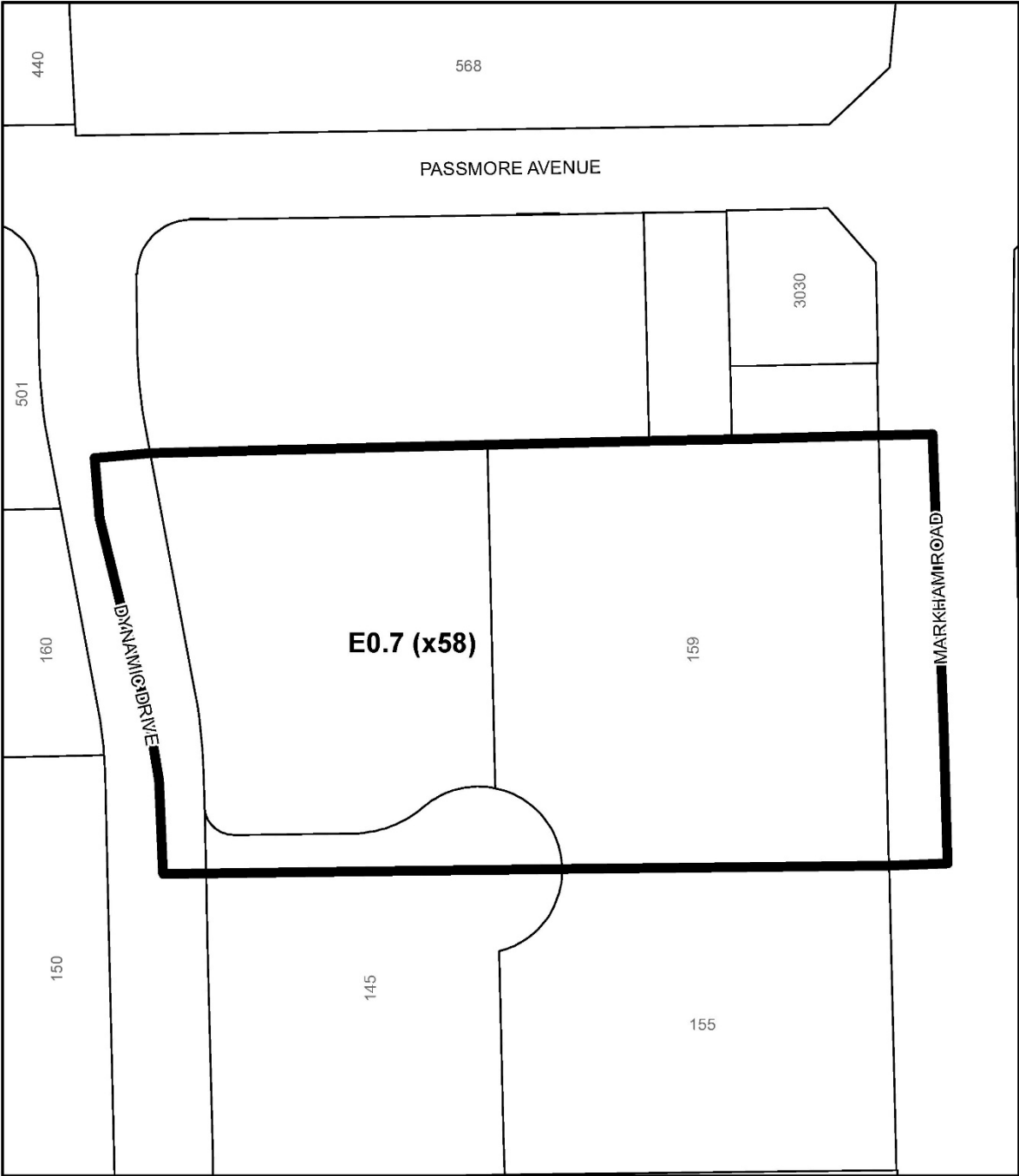
City of Toronto By-law 569-2013  
Not to Scale  
03/25/2021



**Toronto**  
Diagram 5


**3330, 3500-3520 and  
3501-3555 McNicoll Avenue  
and 83-85 Dynamic Drive**

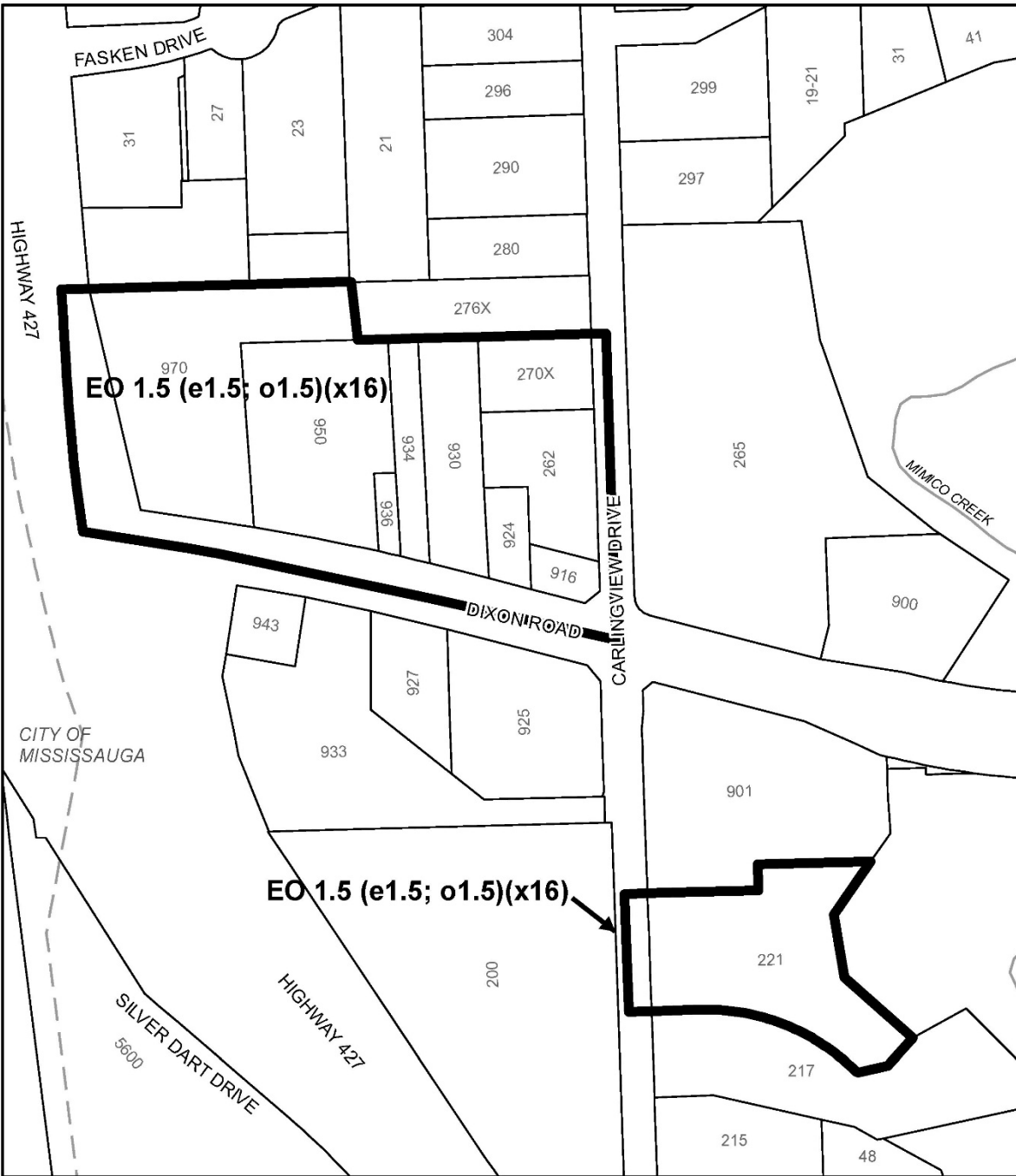
↑  
City of Toronto By-law 569-2013  
Not to Scale  
06/10/2021



 **TORONTO**  
Diagram 6


159 Dynamic Drive

  
City of Toronto By-law 569-2013  
Not to Scale  
03/25/2021

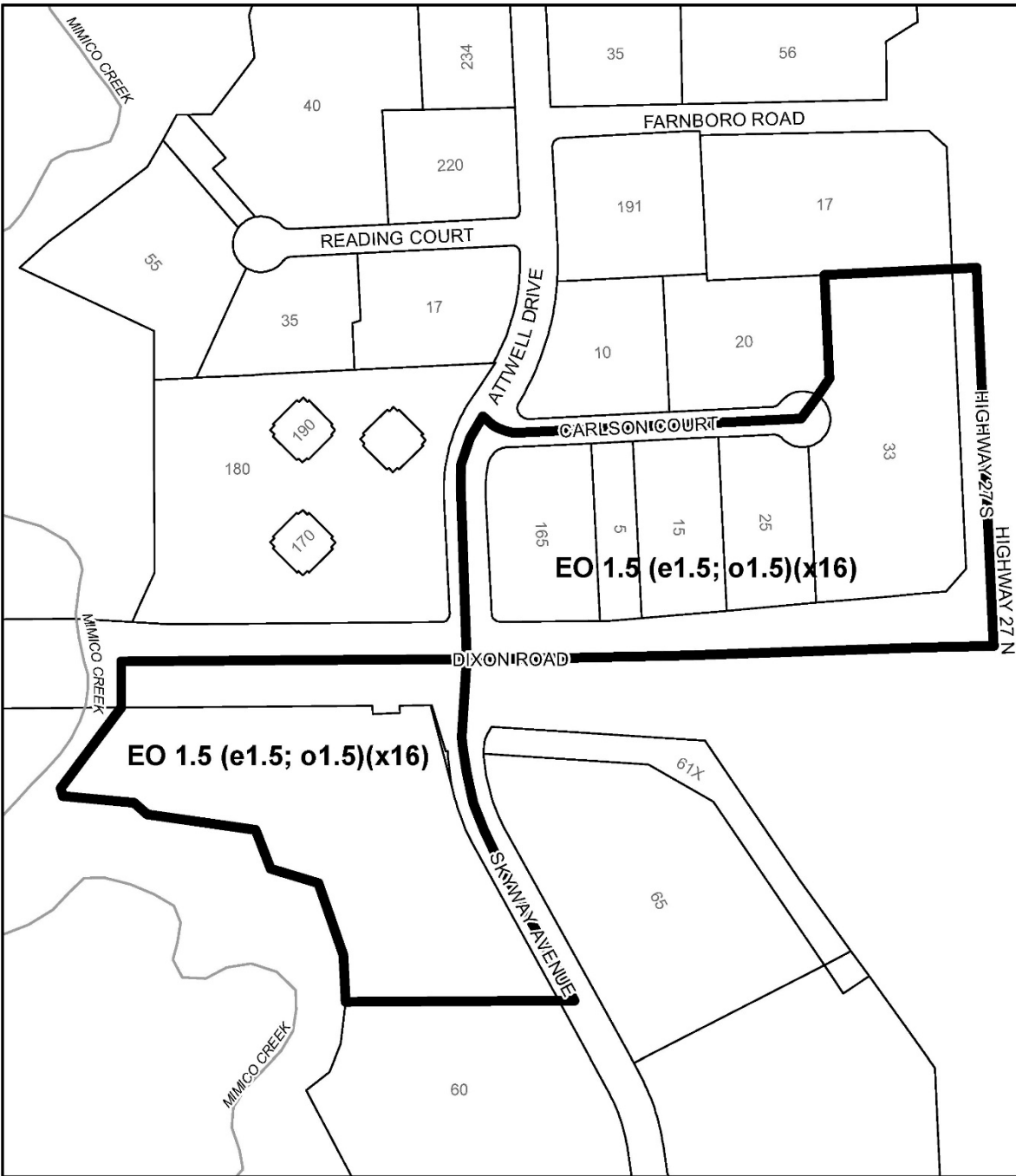


 **TORONTO**  
Diagram 7

**916-970 Dixon Road and 221 &  
262-270 Carlingview Drive**

  
 City of Toronto By-law 569-2013  
 Not to Scale  
 03/26/2021



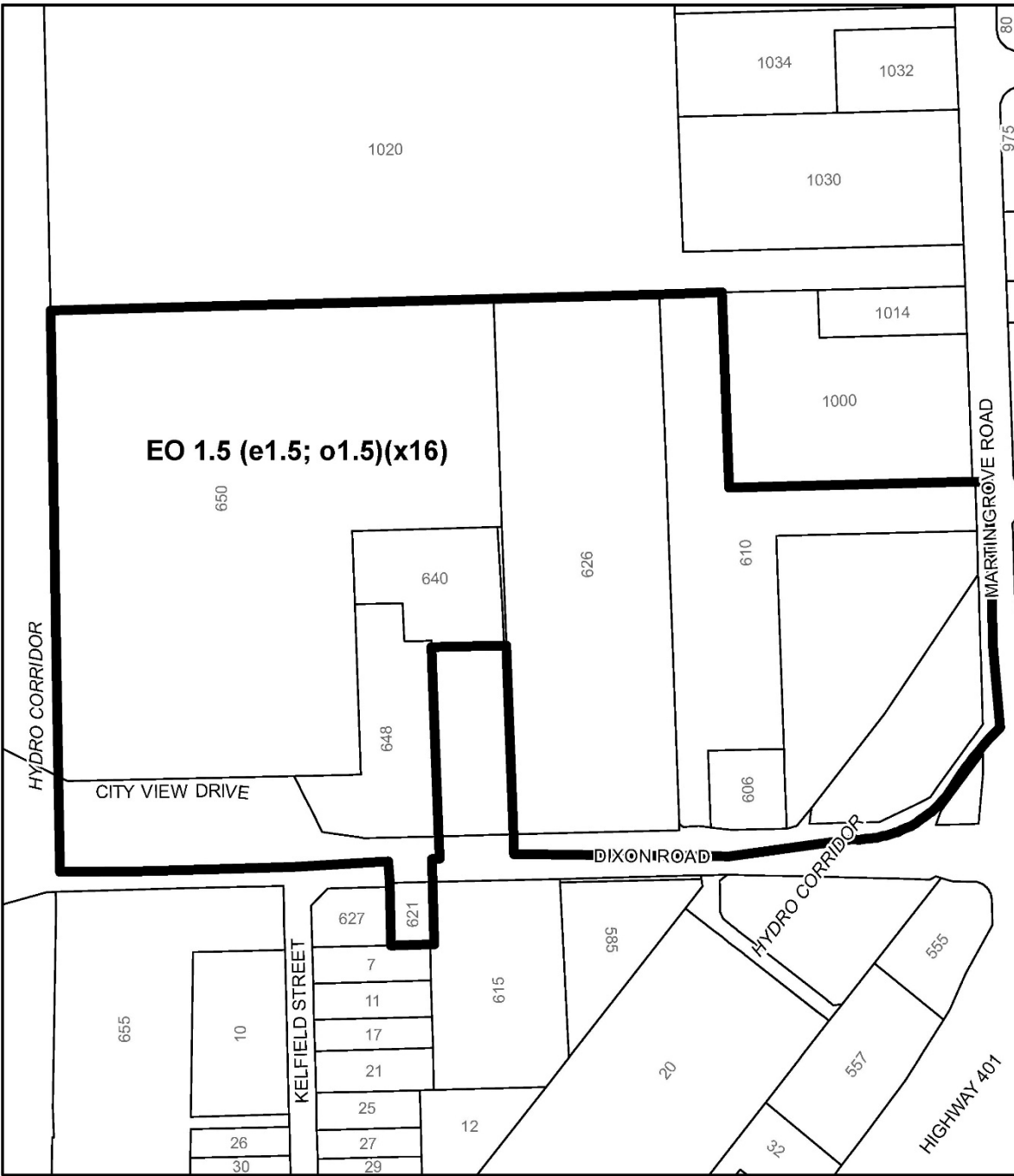


**Toronto**  
 Diagram 8

**801 Dixon Road and 5-33 Carlson Court and 165 Attwell Drive**

City of Toronto By-law 569-2013  
 Not to Scale  
 03/26/2021



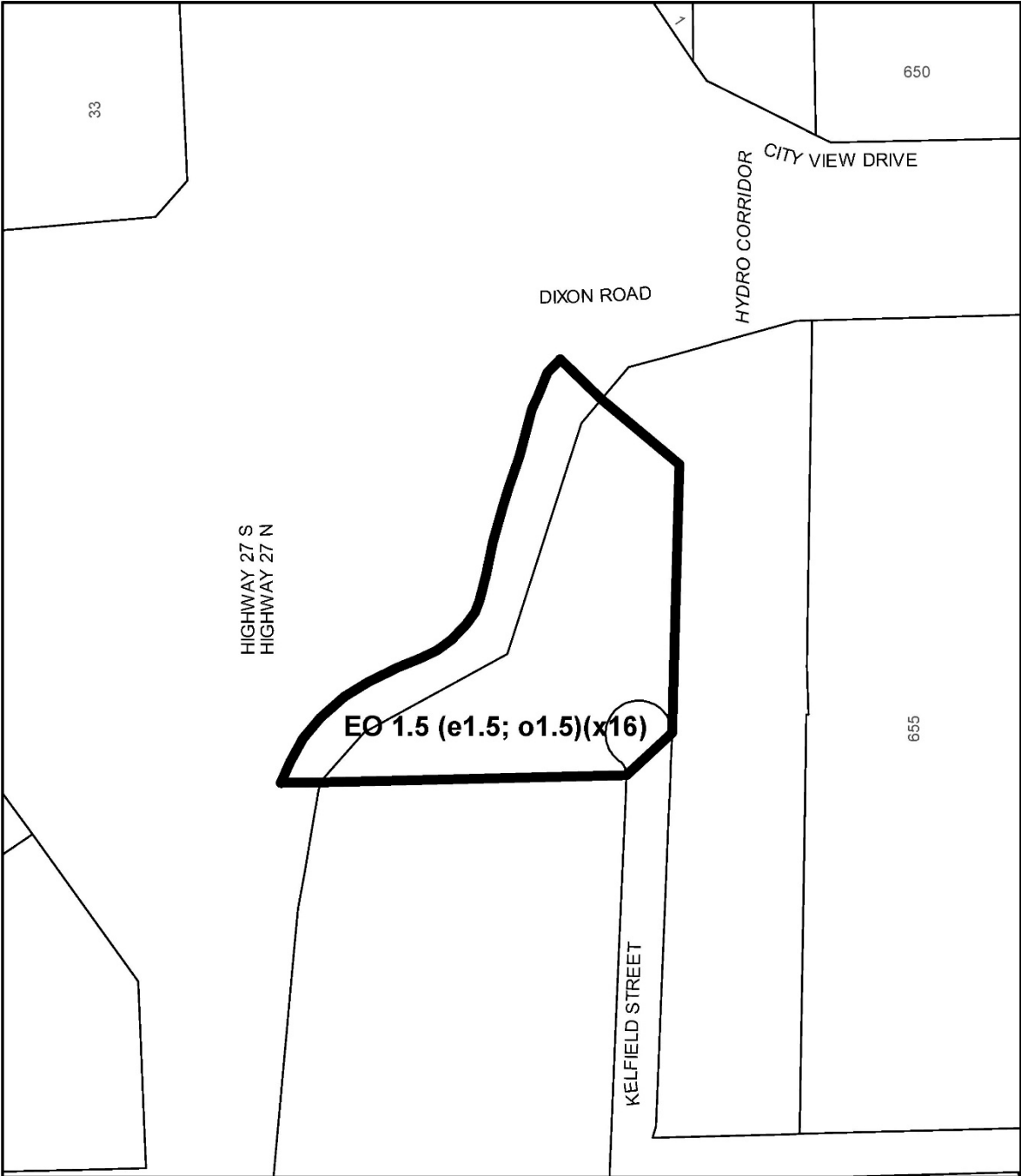


**Toronto**  
Diagram 9

**590-650 Dixon Road  
and 621 Dixon Road**


City of Toronto By-law 569-2013  
Not to Scale  
03/26/2021

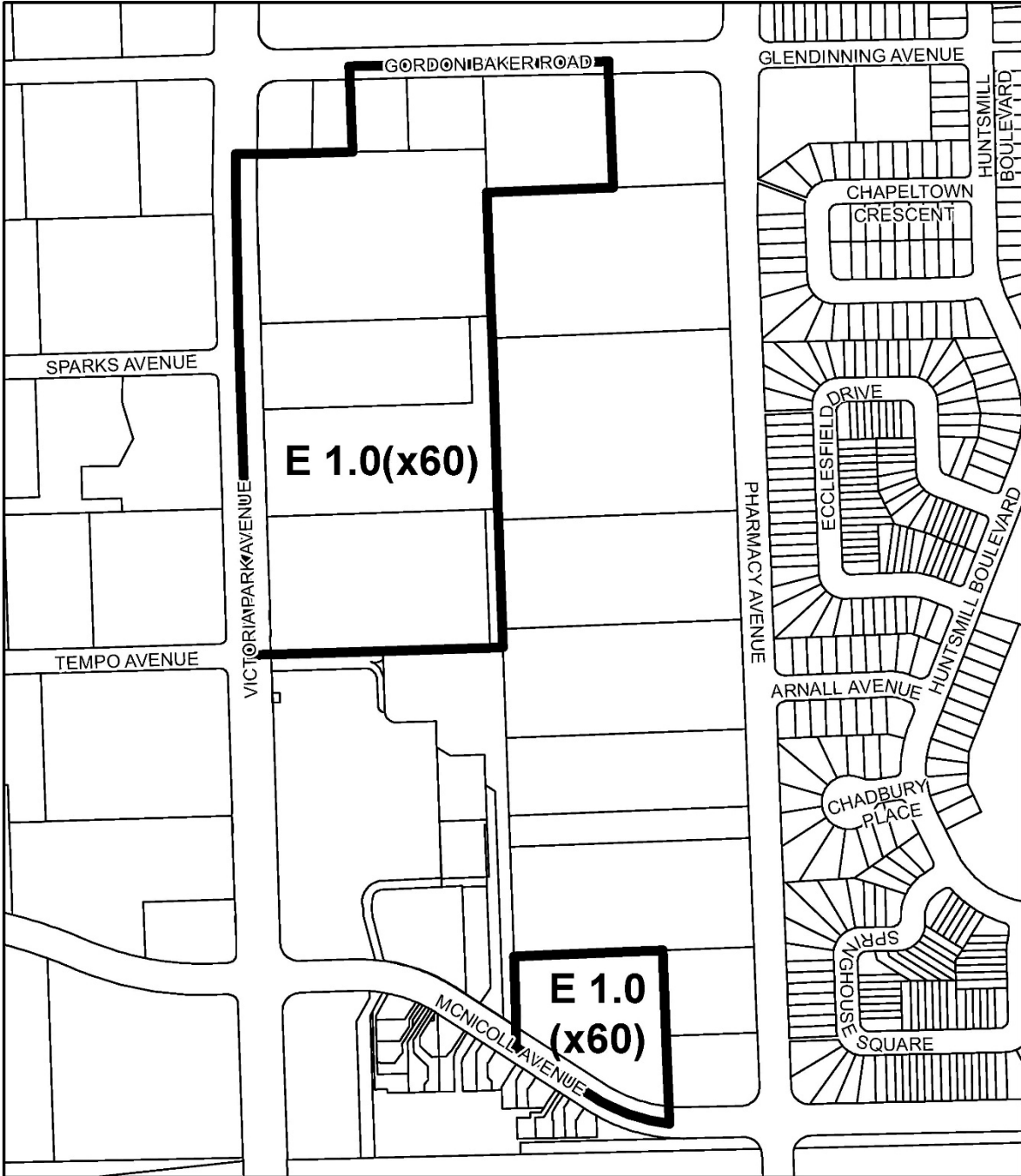




 **TORONTO**  
Diagram 10

North end of Kelfield Street

  
City of Toronto By-law 569-2013  
Not to Scale  
03/26/2021

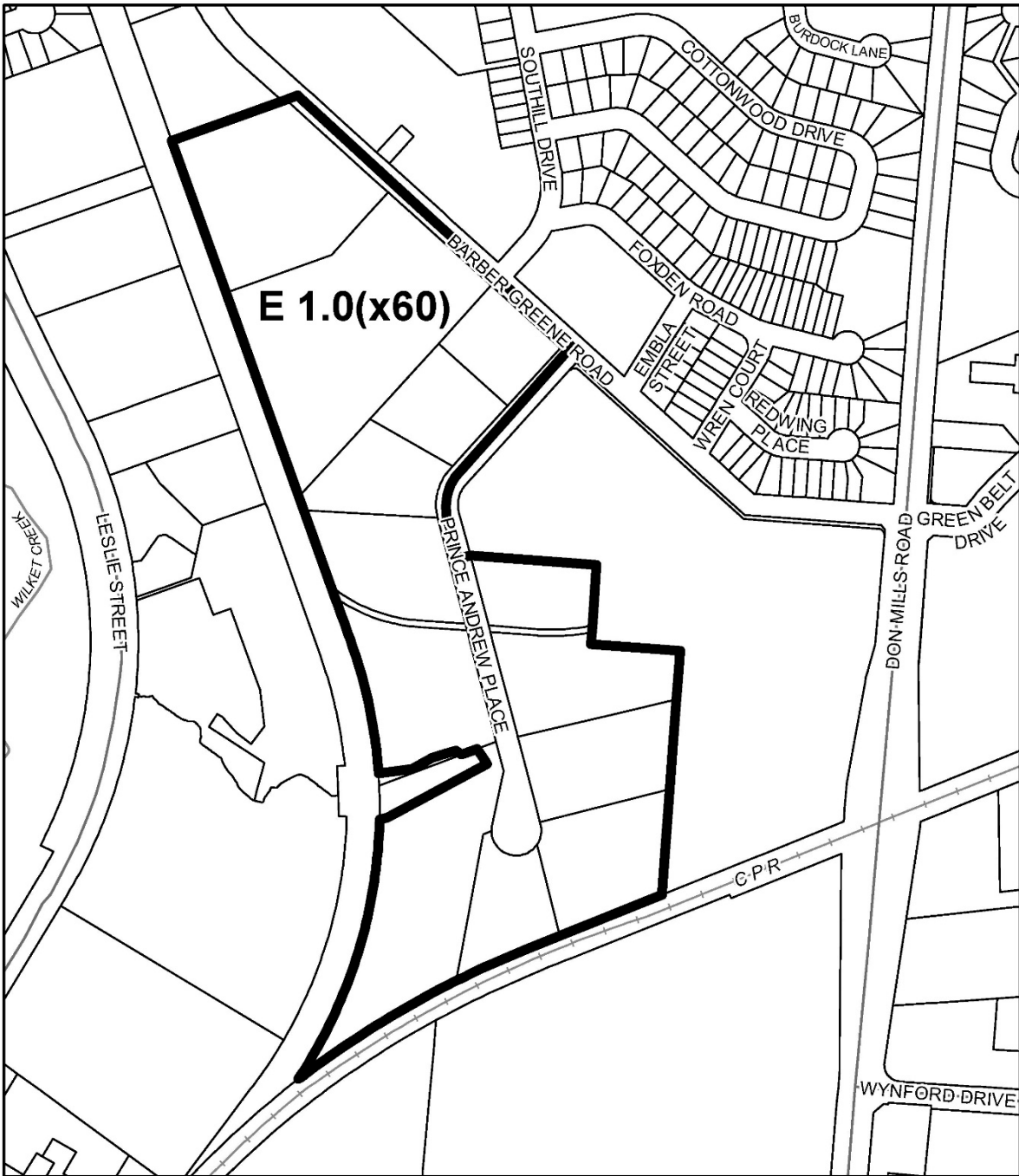


**Toronto**  
Diagram 11

The area generally between  
Victoria Park Ave. and Pharmacy  
Ave, between Gordon Baker Rd  
and McNicoll Ave.



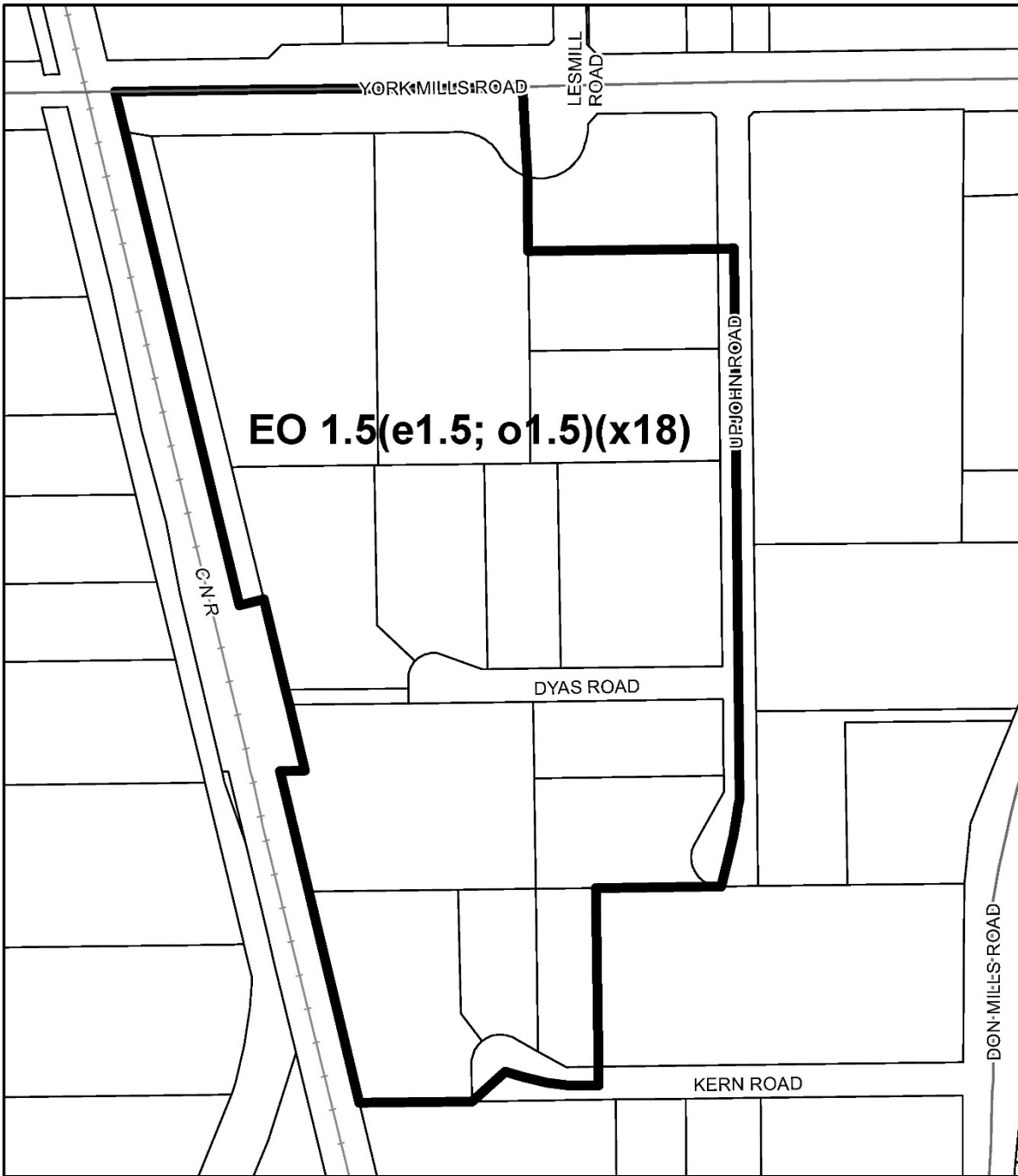
City of Toronto By-law 569-2013  
Not to Scale  
06/07/2021



**Toronto**  
 Diagram 12

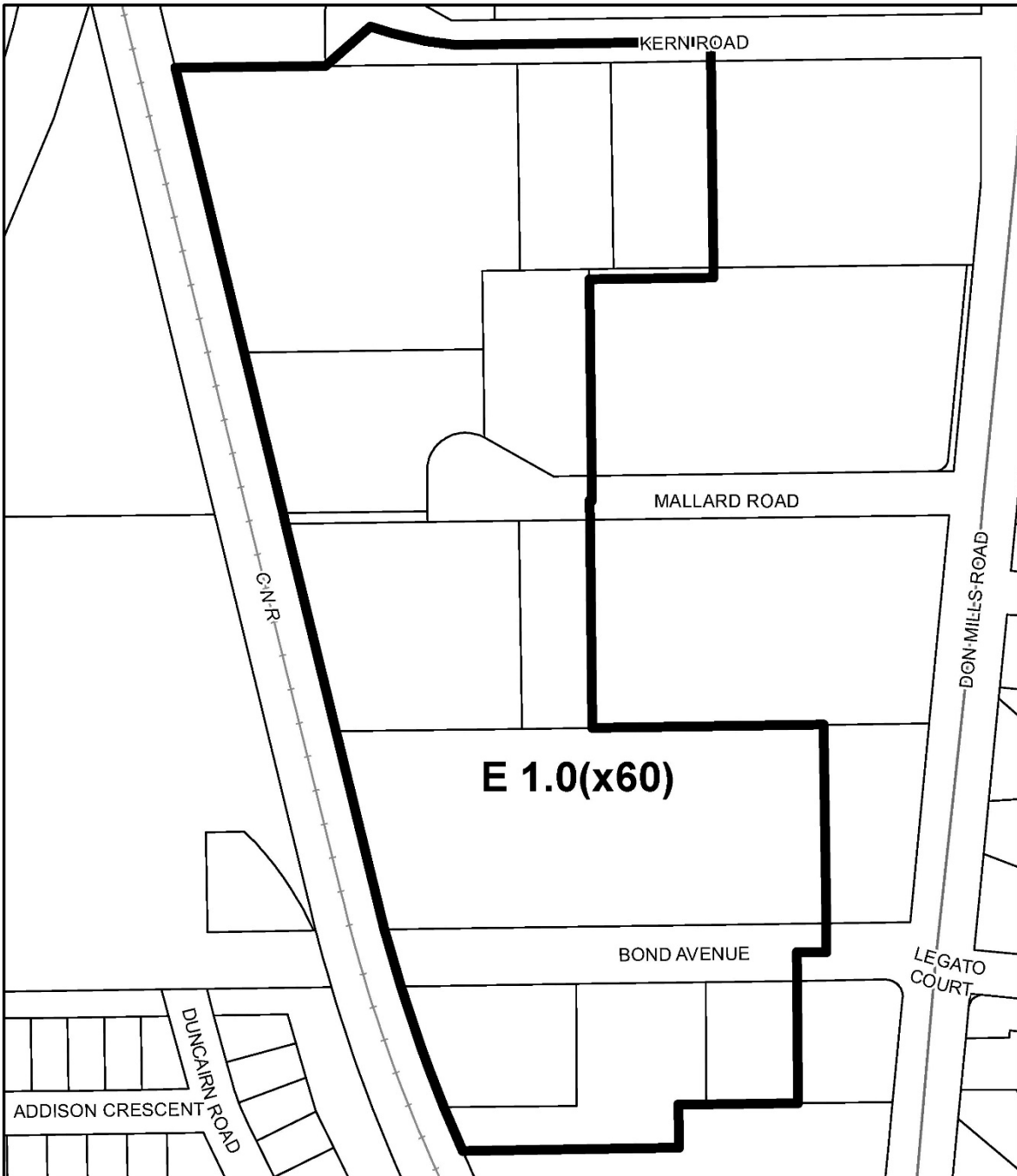
Along Prince Andrew Pl

↑  
 City of Toronto By-law 569-2013  
 Not to Scale  
 06/10/2021



**EO 1.5(e1.5; o1.5)(x18)**

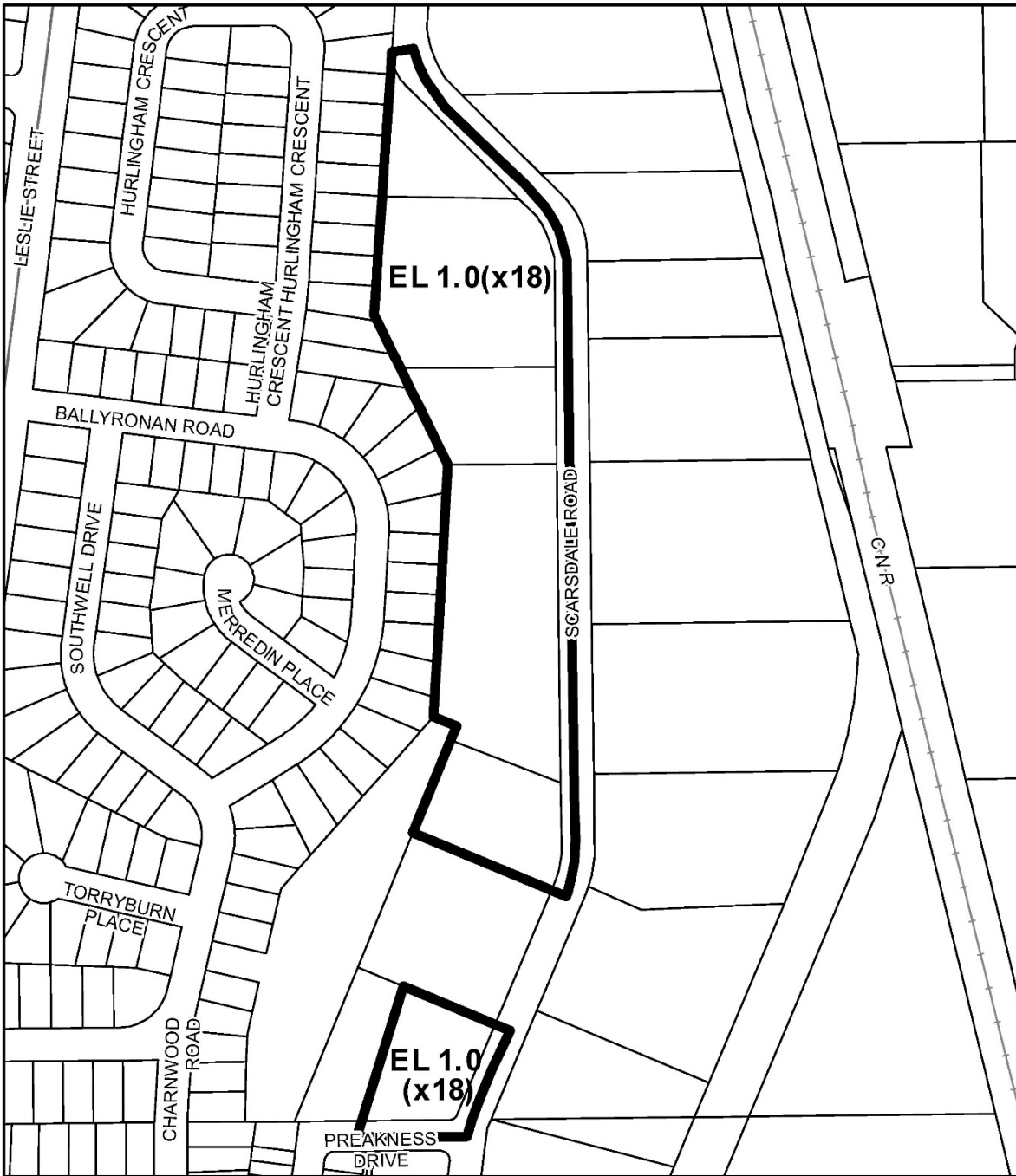




**Toronto**  
 Diagram 14

Area between Kerr Rd. and  
 Bond Ave. and west of  
 Don Mills Rd.

↑  
 City of Toronto By-law 569-2013  
 Not to Scale  
 06/10/2021



**Toronto**  
Diagram 15

West side of Scarsdale Rd.  
between York Mills Rd.  
and Bond Ave.

↑  
City of Toronto By-law 569-2013  
Not to Scale  
06/10/2021





**Toronto**  
 Diagram 16

East side of Scarsdale Rd.  
 between York Mills Rd.  
 and Bond Ave.

↑  
 City of Toronto By-law 569-2013  
 Not to Scale  
 06/10/2021