

C2 PLANNING  
138 – 157 Adelaide St. West  
M5H 4E7  
Toronto ON



June 25, 2021

To: Councillor Ana Bailão, Chair  
Council Members of the Planning and Housing Committee  
10th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2

Attention: John D. Elvidge, City Clerk  
Nancy Martins, Administrator Planning and Housing Committee

**Re: Item PH25.5 - Zoning Conformity for Official Plan Employment Areas - Phase 1 Final Report and Phase 2 Update**

Dear Chair Bailão and Council Members of the Planning and Housing Committee (“PHC”),

We are the land use planning consultants for the operators of *Soulmutts Toronto Limited*, a dog walking, dog daycare and overnight dog boarder occupying the premises municipally-known as Unit 2, 818 Eastern Avenue. *Kennels* are only a permitted use in one zoning category in the entire Zoning By-law, in the “E” Employment Industrial Zone in By-law 569-2013. It is also not recognized, defined or permitted as a use in Former City of Toronto Zoning By-law 438-86, thereby effectively prohibiting the use in all of the areas where the Former City of Toronto Zoning By-law is still in force and effect.

My client is seeking a motion from the Committee and Council to include “Kennel” as a permitted use in certain compatible Chapter 60 Employment-Industrial zone sub-categories, those not currently permitting *kennels* as a land use in the employment zoning classifications being the “EO” Employment Industrial Office Zone, and “EL” Employment Light Industrial Zone in By-law 569-2013, as well as in all compatible industrial and reinvestment districts in the Former City of Toronto Zoning By-law 438-86.

The zoning conformity exercise provides the City the opportunity to amend the employment zones to remove incompatible sensitive land uses, as proposed by Staff, to bring the By-law into conformity with the uses contemplated in the General and Core Employment Land Use Designations in the Official Plan. It also provides the City the opportunity to amend the By-law to include compatible employment uses, such as *kennels*, to other employment zone categories, now that other sensitive land uses are proposed to be removed, that would be incompatible with *kennels*.

A “Kennel” is defined in By-law 569-2013 as “*premises used for boarding, training or breeding of dogs, cats or other domestic animals.*” *Kennels*, in our opinion, conform to the uses contemplated in the General and Core Employment Areas in the Official Plan, however are only currently permitted in one specific employment zone category (“E” Employment-Industrial Zone) in By-law 569-2013.

Currently, *kennels* are not included in the “EO” Office-Employment and “EL” Employment Light Industrial Zones, that have in our opinion, compatible uses in those other employment zones and with the proposed amendments to remove incompatible sensitive land uses, provides that *kennels* are a use that are compatible with the remaining permitted uses in the “E”, “EL” and “EO” zones.

On the attached chart (as Schedule 1), “Kennel” is highlighted and identified as a “retail and service use”. No other zoning classification in the entire zoning by-law permits “*kennel*”. There is no permission at all in the Former City of Toronto Zoning By-law 438-86 for *kennels* or pet boarding. The use is an unrecognized and prohibited use both in the Former City of Toronto Zoning By-law and in all other areas of the City that are not zoned as “E” Employment-Industrial in By-law 569-2013.

The existing *kennels* in the City are in mixed-use zones, employment, regeneration and commercial areas, and co-exist with surrounding commercial, industrial and employment land uses without land use conflict or incompatibilities. It would be a logical to extend the land use permission for *kennels* in the EL and EO zones, as well as all of the compatible Industrial Districts zoning (I1, I2, I3, and IC) and Reinvestment Area Districts (RA) in By-law 438-86, where most of the City’s currently-operating *kennels* are located and are not recognized as a land use in the Former By-law.

Similar and complementary uses to *kennels* are currently permitted in the other employment zones, such as veterinary hospitals, pet services and animal shelters. A kennel is a logical addition to the existing permission in the other employment zones that already permit similar animal-care uses.

Given all of the above, we respectfully recommend that the Committee moves that:

1. Zoning By-law 569-2013, as amended, is further amended as follows:
  - (A) In Clause 60.10.20.10, Regulation (1), add "**Kennel**"
2. Zoning By-law 569-2013, as amended, is further amended as follows:
  - (A) In Clause 60.40.20.10, Regulation (1)(A), add "**Kennel**"
3. Zoning By-law 569-2013, as amended, is further amended as follows:
  - (A) In Clause 60.40.20.10, Regulation (1)(B), add "**Kennel**"
4. Section 9(1)(f)(b) of the former City of Toronto Zoning By-law 438-86, as amended, is further amended as follows:
  - (A) Under the category “RETAIL AND SERVICE SHOPS” add “kennel” as a permitted use and accessory use in the I1, I2, I3 and IC districts.
5. Section 7(1)(f)(b)(iv) of the former City of Toronto Zoning By-law 438-86, as amended, is further amended as follows:
  - (A) Under the category “RETAIL AND SERVICE SHOPS” add “kennel” as a permitted use and accessory use.

Thank you and Regards,

Christian Chan MCIP/OPPI (Provisional/Candidate)  
416-858-2254  
[christian@c2planning.com](mailto:christian@c2planning.com)

A handwritten signature in blue ink, appearing to read 'Christian Chan', written in a cursive style.

PERMITTED USES- ZONING BY-LAW 569-2013  
 May 9, 2013 - EMPLOYMENT - INDUSTRIAL

**ZONE SYMBOL**  
**ZONE NAME**  
**ZONE CATEGORY**  
**BY-LAW 569-2013 SECTION REFERENCE**

EMPLOYMENT INDUSTRIAL			
EL	E	EH	EO
Employment Light Industrial	Employment Industrial	Employment Heavy Industrial	Employment Industrial Office
60.10.20	60.20.20	60.30.20	60.40.20

<b>K E Y</b>	<b>P</b> - Permitted Use
	<b>PC</b> - Permitted Use with Condition (s)
	<b>EP</b> - Existing Permitted Use

**LAND USES**  
 Defined Uses/ Not Defined Uses

**Section 150 Use**

Chap 800

**PARK AND RECREATION RELATED USES**

- 800.50 (10) *Agricultural Use*
- 800.50 (465) *Market Garden*
- 800.50 (530) *Park*
- 800.50 (120) *Cemetery*
- 800.50 (160) *Crematorium*
- 800.50 (135) *Columbarium*
- 800.50 (470) *Mausoleum*
- 800.50 (300) *Funeral Visitation Centre*
- 800.50 (665) *Recreation Use*
- Firing Range
- Golf Course
- 800.50 (800) *Stable*
- Marina

150.130

P	P		P
PC	PC	PC	
PC	PC		PC

**RESIDENTIAL USES**

- 800.50 (220) *Dwelling Unit (if located in a permitted residential building type)*
- 800.50 (735) *Secondary Suite*
- 800.50 (345) *Home Occupation*
- 800.50 (605) *Private Home Daycare*

150.10  
150.5


**RESIDENTIAL BUILDING TYPES**

- 800.50 (180) *Detached House*
- 800.50 (745) *Semi-Detached House*
- 800.50 (865) *Townhouse*
- 800.50 (215) *Duplex*
- 800.50 (875) *Triplex*
- 800.50 (265) *Fourplex*
- 800.50 (55) *Apartment Building*
- 800.50 (475) *Mixed Use Building*


**SHARED HOUSING/ RESIDENCES**

- 800.50 (325) *Group Home*
- 800.50 (480) *Municipal Shelter*
- 800.50 (505) *Nursing Home*
- 800.50 (700) *Residential Care Home*
- 800.50 (725) *Retirement Home*
- Rooming House
- 800.50 (750) *Seniors Community House*
- 800.50 (685) *Religious Residence*
- 800.50 (840) *Student Residence*
- 800.50 (710) *Respite Care Facility*
- 800.50 (350) *Hospice Care Home*

150.15  
150.22

150.25  
150.30

			PC

**OFFICES**

- 800.50 (785) *Software Development and Processing Office*
- Medical Office (medical clinic)

PC	P		P
P	P		P
			P

**RETAIL AND SERVICE USES**

- 800.50 (20) *Amusement Arcade*
- 800.50 (225) *Eating Establishment*
- 800.50 (845) *Take-out Eating Establishment*
- 800.50 (205) *Drive-in Eating Establishment*

150.100

PC	PC		PC
PC	PC		PC

PERMITTED USES- ZONING BY-LAW 569-2013  
 May 9, 2013 - EMPLOYMENT - INDUSTRIAL

- 800.50 (5) *Adult Entertainment*
- 800.50 (115) *Cabaret*
- 800.50 (490) *Nightclub*
- 800.50 (245) *Financial Institution*
- 800.50 (70) *Automated Banking Machine*
- 800.50 (295) *Funeral Home*
- 800.50 (305) *Gaming Establishment*
- 800.50 (360) *Hotel*
- 800.50 (380) **Kennel**
- 800.50 (555) *Personal Service Shop*
- 800.50 (937) *Wellness Centre*
- 800.50 (467) *Massage Therapy*
- 800.50 (565) *Pet Services*
- 800.50 (235) *Entertainment Place of Assembly*
- 800.50 (795) *Sports Place of Assembly*
- 800.50 (715) *Retail Service*
- 800.50 (720) *Retail Store*
- 800.50 (860) *Tourist Home*
- 800.50 (755) *Service Shop*
- 800.50 (940) *Wholesaling Use*
- 800.50 (92) *Body Rub Service*

150.110				
	P	P		P
	P	P		P
150.120				
				PC
		P		
				PC
				P
				P
		P		
		PC		PC
	PC	PC		PC
	P	P	P	P
	P	P		P
		PC		

**AUTOMOBILE RELATED USES**

- 800.50 (620) *Public Parking*
- Municipally Owned Public Parking*
- 800.50 (200) *Drive-Through Facility*
- 800.50 (885) *Vehicle Dealership*
- 800.50 (895) *Vehicle Fuel Station*
- 800.50 (910) *Vehicle Service Shop*
- 800.50 (915) *Vehicle Washing Establishment*
- 800.50 (890) *Vehicle Depot*
- 800.50 (900) *Vehicle Repair Shop*

				PC
	P	P	P	P
150.80		PC		PC
150.90				
150.92		PC		PC
150.94		PC	PC	
150.96		PC		
		PC	P	
		PC	P	

**COMMUNITY SERVICES, CULTURAL FACILITIES**

- 800.50 (60) *Art Gallery*
- 800.50 (125) *Club*
- 800.50 (175) *Day Nursery*
- 800.50 (485) *Museum*
- 800.50 (580) *Place of Worship*
- 800.50 (165) *Crisis Care Shelter*
- 800.50 (610) *Private School*
- 800.50 (625) *Public School*
- Adult Education School*
- 800.50 (575) *Place of Assembly*
- 800.50 (955) *Zoo*
- 800.50 (550) *Performing Arts Studio*

				P
				P
150.45				
				P
150.50	EP	EP	EP	PC
150.20				
150.48				
150.48				
150.48				
				PC
	P	P		P

**GENERAL INSTITUTIONS**

- 800.50 (140) *Community Centre*
- Library*
- 800.50 (230) *Education Use*
- 800.50 (675) *Religious Education Use*
- 800.50 (355) *Hospital*
- 800.50 (585) *Post Secondary School*
- 800.50 (920) *Veterinary Hospital*
- 800.50 (390) *Laboratory*
- Courts of Law*

				P
				P
	PC			P
				P
	P	P	P	P

**EMERGENCY SERVICES**

- Facilities for Public or Emergency Services*
- Ambulance Depot*
- Fire Hall*
- Police Station*

P	P	P	P
P	P	P	P
P	P	P	P
P	P	P	P

**UTILITY USES**

- 800.50 (130) *Cogeneration Energy*
- 800.50 (630) *Public Utility*
- 800.50 (590) *Power Generation Use*
- 800.50 (690) *Renewable Energy*
- 800.50 (190) *District Heating and Cooling Plant*

PC	PC	PC	PC
PC	PC	P	PC
PC	PC	PC	PC



PERMITTED USES- ZONING BY-LAW 569-2013  
 May 9, 2013 - EMPLOYMENT - INDUSTRIAL

**MISCELLANEOUS USES**

- 800.50 (30) *Ancillary*
- 800.50 (525) *Outdoor Patio*
- Outside Operations*
- Outdoor Sales or Display*
- Outdoor Post-Secondary Education Uses*
- On-location Filming*
- Sorting of Recyclable Materials*
- 800.50 (510) *Obnoxious Use*

P	P	P	P
			PC
		PC	
P	P	P	P
PC	PC	P	PC