

Authority: Planning and Housing Committee Item PH12.1,
adopted as amended, by City of Toronto Council on
May 22 and 23, 2024
City Council voted in favour of this by-law on June 27,
2024
Written approval of this by-law was given by Mayoral
Decision 15-2024 dated June 27, 2024

CITY OF TORONTO

BY-LAW 707-2024

To amend Zoning By-law 569-2013, as amended, with respect to certain lands within the Downsview Secondary Plan in the City of Toronto, generally located south of Sheppard Avenue West, west of William Allen Road, north of Wilson Avenue, and east of Keele Street.

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, as amended; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use to which lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)";

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: (H) CR 0.15 (c0.15; r0.0) SS3 (x961) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Article 995.10.1 and applying no value.

5. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1 and applying the following height and storey label to these lands: HT 12.0, ST 3, as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1 and applying no value.
7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1 and applying no value.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 961 so that it reads:

(961) Exception CR 961

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) On lands shown on Diagram 1 of By-law 707-2024, if the requirements of By-law are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (M) below;
- (B) For the purposes of clause 5.10.30.20:
 - (i) The front "lot line" for Area A, as shown on Diagram 4 of By-law 707-2024 is Sheppard Avenue West;
 - (ii) The front "lot line" for Area B, as shown on Diagram 4 of By-law 707-2024 is William Allen Road; and
 - (iii) The front "lot line" for Area C, as shown on Diagram 4 of By-law 707-2024 is Beffort Road;
- (C) Regulation 40.5.75.1(1), with respect to the location of a **renewable energy** device on a "lot" does not apply;
- (D) Despite regulation 40.10.20.10(1)(A), only the following non-residential uses are permitted:
 - (i) **Art Gallery;**
 - (ii) **Artist Studio;**
 - (iii) **Automated Banking Machine;**
 - (iv) **Community Centre;**

- (v) **Education Use;**
 - (vi) **Library;**
 - (vii) **Massage Therapy;**
 - (viii) **Museum;**
 - (ix) **Office;**
 - (x) **Park;**
 - (xi) **Passenger Terminal;**
 - (xii) **Performing Arts Studio;**
 - (xiii) **Personal Service Shop;**
 - (xiv) **Production Studio;**
 - (xv) **Religious Education Use; and**
 - (xvi) **Wellness Centre;**
- (E) Despite regulation 40.10.20.10(1)(B), only the following residential use is permitted:
- (i) **Municipal Shelter;**
- (F) Despite regulation 40.10.20.20(1)(A), only the following non-residential uses with conditions are permitted, provided they comply with the specific conditions listed below, or, if no conditions are listed below, provided they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:
- (i) **Amusement Arcade (23, 47);**
 - (ii) **Cabaret (1);**
 - (iii) **Club (1);**
 - (iv) **Custom Workshop (16);**
 - (v) **Eating Establishment (1,33);**
 - (vi) **Entertainment Place of Assembly (1,46);**
 - (vii) **Food Manufacturing Use, provided:**

- (a) a food **manufacturing use** must be fruit and vegetable preserving, specialty food manufacturing or dairy product manufacturing, only in batch processing; and
 - (b) must be located at least 30 metres from a **lot** in the Residential Zone category, the Residential Apartment Zone category, or a **lot** in the CR zone where the "r" value in the zone label is greater than 0.0;
- (viii) **Market Garden**, which may also include growing and harvesting vegetables, fruits, flowers, shrubs, trees or other horticultural products for community uses;
- (ix) **Nightclub** (2);
- (x) **Open Storage**, subject to the following:
 - (a) must be located at least 100 metres from a **lot** in the Residential Zone category, the Residential Apartment Zone category, or a **lot** in the CR zone where the "r" value in the zone label is greater than 0.0;
 - (b) must be enclosed by a fence;
 - (c) must be a maximum of 5,000 square metres;
 - (d) may be no higher than the maximum permitted height of a **building** on the "lot;" and
 - (e) must not include any hazardous waste or contaminated materials;
- (xi) **Outdoor Patio** (21);
- (xii) **Outdoor Sales or Display** (20);
- (xiii) **Place of Assembly** (1, 29), which may also include **premises** used for ceremonies and cultural gatherings such as, but not limited to traditional ceremonies;
- (xiv) **Place of Worship** (40); except a dwelling unit is not permitted;
- (xv) **Public Parking** (8,9,10,11); and provided:
 - (a) **public parking** is not located below-ground;
- (xvi) **Public School** (28);
- (xvii) **Public Utility** (54,57);

(xviii) **Public Works Yard**, provided:

- (a) a **public works yard** must be at least 100 metres from a **lot** in the Residential Zone Category, the Residential Apartment Zone category or the Commercial Residential Employment Zone category, or a **lot** in the CR zone where the "r" value in the zone label is greater than 0.0;

(xix) **Recreation Use** (1, 46), and provided:

- (a) A swimming pool is not permitted as a **recreation use**;

(xx) **Renewable Energy**, provided:

- (a) **renewable energy** production must comply with all Municipal, Provincial and Federal by-laws, statutes and regulations;

(xxi) **Retail Service** (17);

(xxii) **Retail Store** (5);

(xxiii) **Service Shop** (6);

(xxiv) **Sports Place of Assembly** (46);

(xxv) **Take-out Eating Establishment** (1);

(xxvi) **Transportation Use** (55); and

(xxvii) **Vehicle Depot**, subject to the following:

- (a) fuelling as **ancillary** to a **vehicle depot** is only permitted if the **vehicles** are electric **vehicles** using **energized outlets** for electric vehicle charging;
- (b) must be enclosed by a fence; and
- (c) must be located at least 30 metres from a **lot** in the Residential Zone category, the Residential Apartment Zone category, or a **lot** in the CR zone where the "r" value in the zone label is greater than 0.0;

(G) Despite regulation 40.10.20.20(1)(B), only the following residential use with conditions is permitted, provided it complies with the specific conditions associated with the reference number for the use in Clause 40.10.20.100:

(i) **Crisis Care Shelter** (43);

- (H) In addition to regulation 40.10.40.40(1), the permitted maximum **gross floor area** for each **building** is 3,500 square metres, except:
 - (i) the maximum **gross floor area** does not apply to the **building** at 40 Carl Hall Road, identified within Area A on Diagram 4 of By-law 707-2024, which is existing as of June 27, 2024; and
 - (ii) **gross floor area** is not permitted below-ground, including areas in regulation 40.5.40.40;
- (I) Despite regulation 40.10.40.40(1)(C), a **municipal shelter** and/or **crisis care shelter** are permitted, subject to the following:
 - (i) the permitted maximum floor space index is 0.15; and
 - (ii) the permitted maximum **gross floor area** for a **building** or structure in regulation (H) above does not apply;
- (J) Despite regulation 40.10.40.70(3), and in addition to the specific use conditions outlined in regulation (F) and (G) above, a **building** or **structure** must be set back as follows:
 - (i) at least 30 metres from a **lot** in the UT Utility Transportation Zone; and
 - (ii) at least 7.5 metres from the "lot lines" of Area A, Area B, and Area C as shown on Diagram 4 of By-law 707-2024, except:
 - (a) no setbacks are required for a **building** or **structure** where Area A, Area B, and/or Area C share an adjoining "lot line," as shown on Diagram 4 of By-law 707-2024;
- (K) Despite regulation 40.10.50.10(3), **soft landscaping** is not required abutting a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (L) In addition to clause 40.10.80.10, **parking spaces** may not be located below-ground;
- (M) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
 - (i) "Lot" means the lands collectively comprising Area A, Area B and Area C as identified on Diagram 4 of By-law 707-2024;
 - (ii) "Lot Line" means the boundary of any of Area A, Area B and Area C as identified on Diagram 4 of By-law 707-2024;

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

9. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

10. Holding Symbol Provisions

- (A) The following uses are not permitted on lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law, other than those uses and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed:

- (i) **Amusement Arcade;**
- (ii) **Cabaret;**
- (iii) **Club;**
- (iv) **Community Centre;**
- (v) **Crisis Care Shelter;**
- (vi) **Eating Establishment;**
- (vii) **Education Use;**
- (viii) **Entertainment Place of Assembly;**
- (ix) **Food Manufacturing Use;**
- (x) **Library;**
- (xi) **Market Garden;**
- (xii) **Nightclub;**
- (xiii) **Office;**
- (xiv) **Place of Assembly;**
- (xv) **Place of Worship;**
- (xvi) **Public School;**
- (xvii) **Recreation Use;**
- (xviii) **Religious Education Use;**

- (xix) **Sports Place of Assembly;** and
- (xx) **Take-out Eating Establishment;**
- (B) The holding symbol "(H)" referred to in (A) above does not apply to the **building** at 40 Carl Hall Road, identified within Area A on Diagram 4 of By-law 707-2024, which is existing as of June 27, 2024; and
- (C) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following is fulfilled:
 - (i) The owner shall submit a Functional Servicing Report demonstrating sufficient capacity to accommodate the servicing demand for each development, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

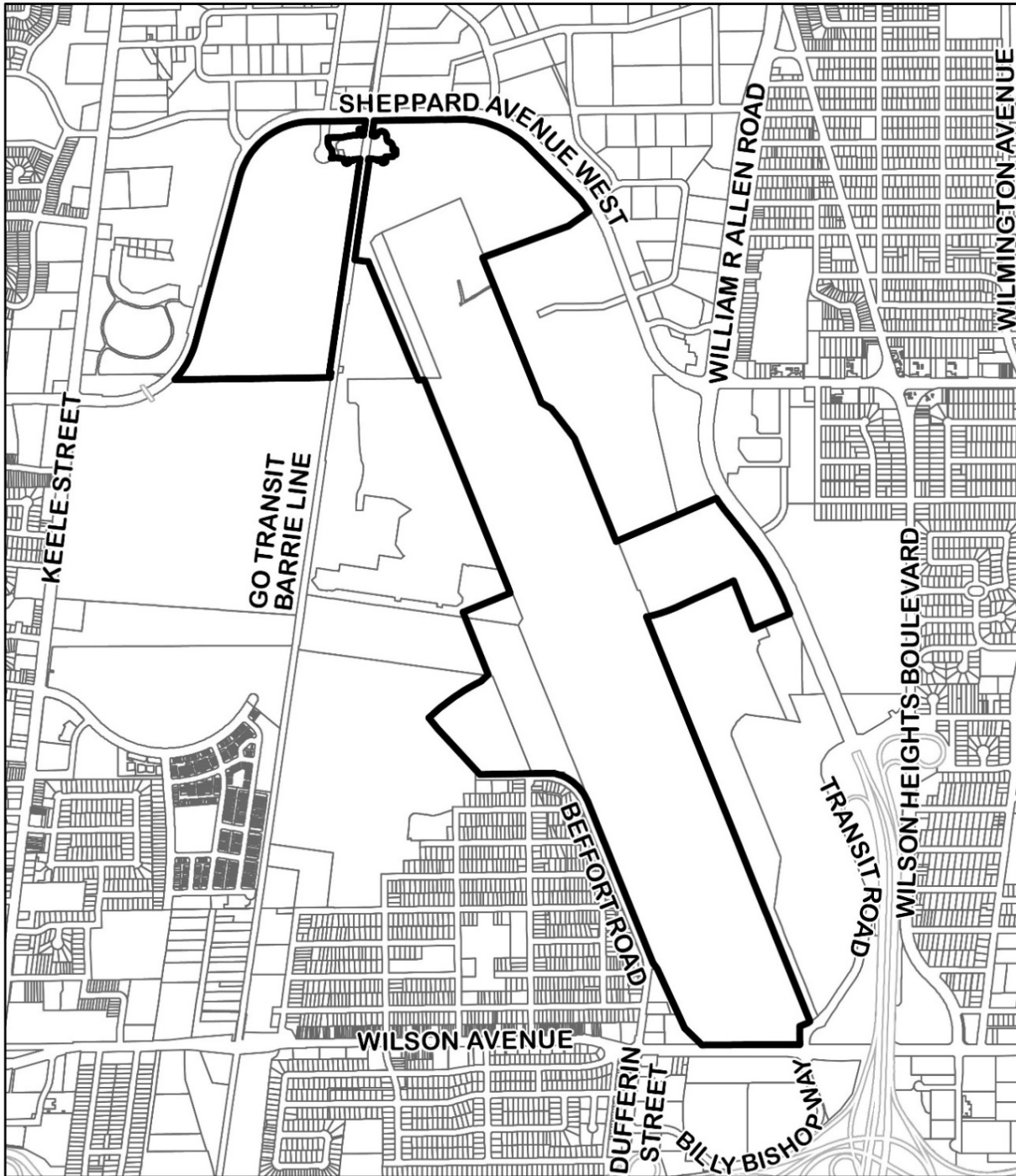
Enacted and passed on June 27, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



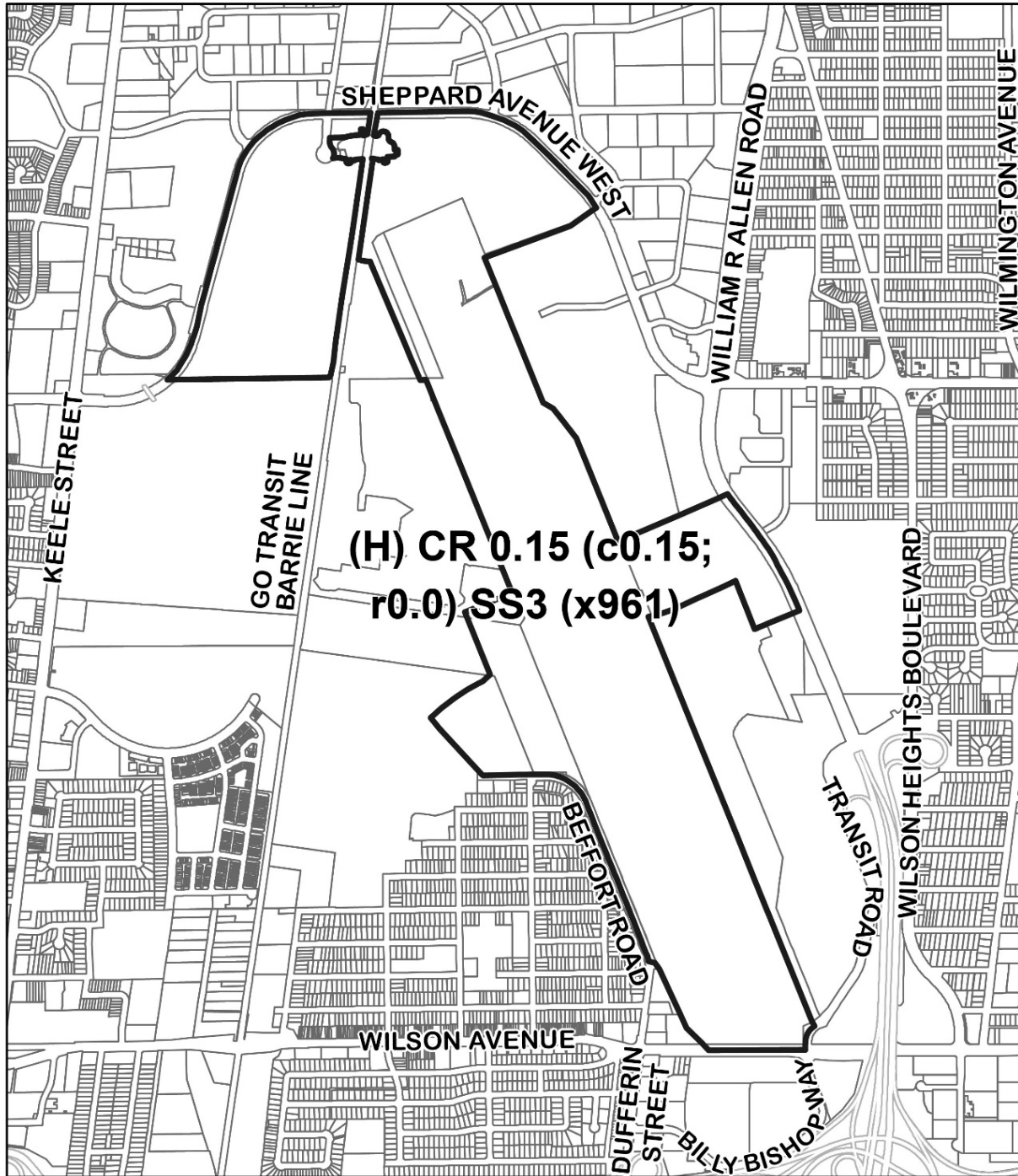
Downsview Zoning By-law

Diagram 1

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Diagram 2



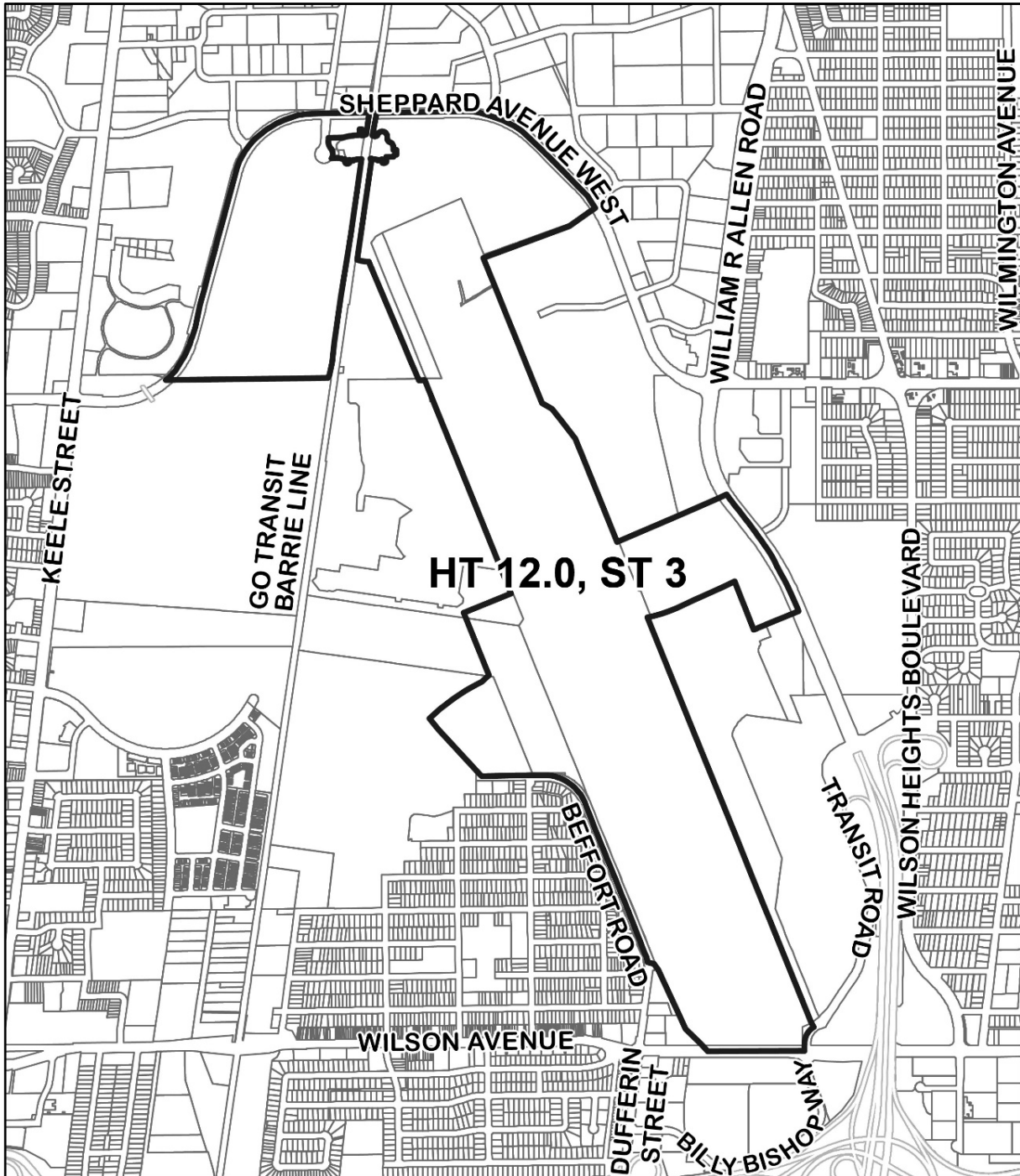
Downsview Zoning By-law

Diagram 2

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Diagram 3



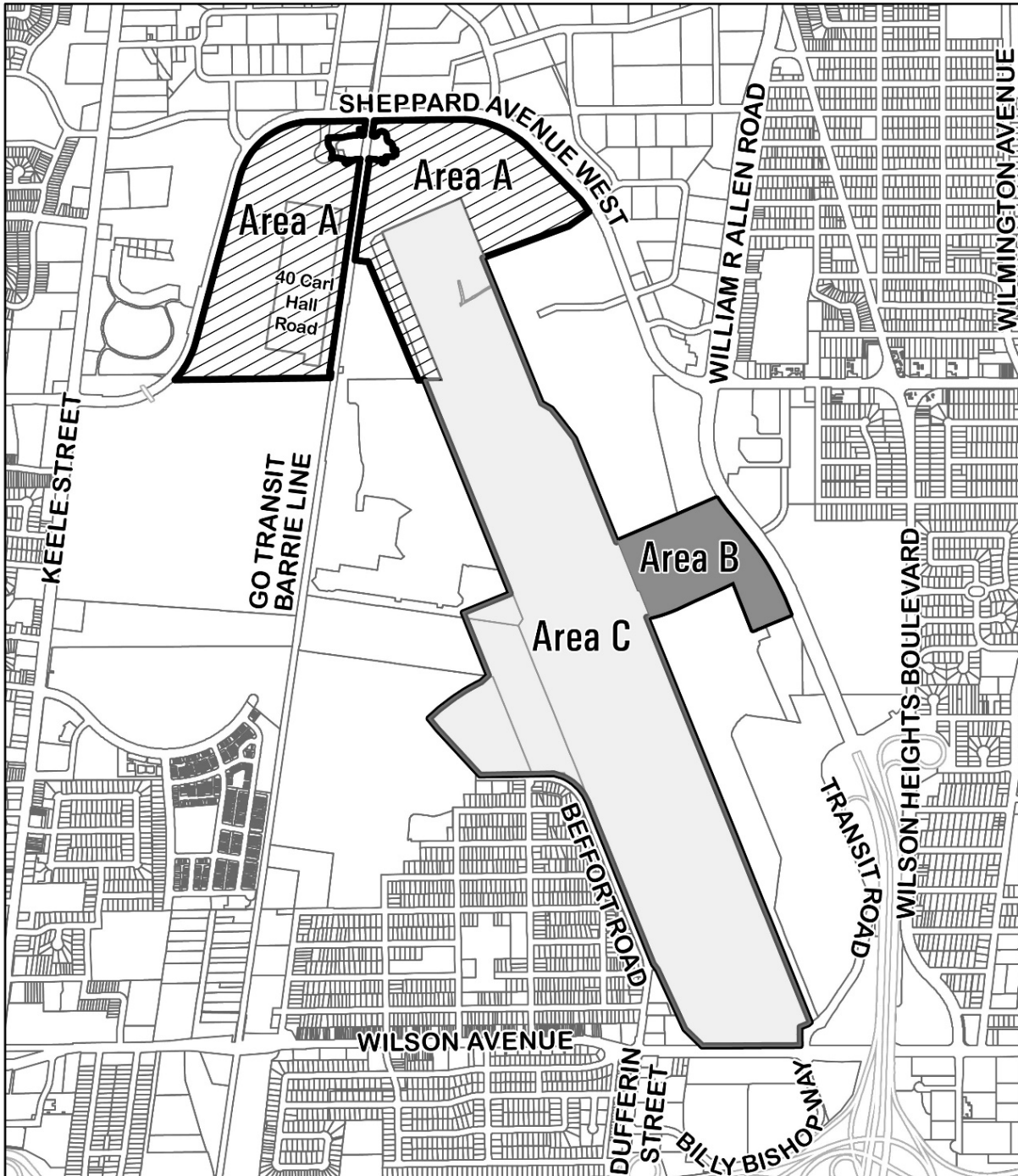
Downsview Zoning By-law

Diagram 3

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Diagram 4



Downsview Zoning By-law

Diagram 4

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Area A



Area C



Area B



City of Toronto By-law 569-2013
Not to Scale
01/31/2024