

Authority: Etobicoke York Community Council Item  
EY18.3, adopted as amended by City of Toronto Council  
on December 17 and 18, 2024  
City Council voted in favour of this by-law on  
December 18, 2024  
Written approval of this by-law was given by Mayoral  
Decision 26-2024 dated December 18, 2024

## **CITY OF TORONTO**

### **BY-LAW 1396-2024**

**To temporarily modify the former City of York Zoning By-law 1-83, as amended and Zoning By-law 1001-2010 as amended by Zoning By-law 837-2017, with respect to portions of the lands municipally known in the year 2023 as 82 Buttonwood Avenue.**

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 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law.

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are within the lands outlined by solid black lines on Schedule A attached to and forming part of this By-law.
2. This By-law shall be in effect for a period of 3 years from the date of the passing hereof.
3. Except as otherwise provided herein, the provisions of the former City of York By-law 1-83, as amended, and City of Toronto By-law 1001-2010, as amended by By-law 837-2017, shall continue to apply to the lands.
4. Nothing in the former City of York By-law 1-83, as amended, and City of Toronto By-law 1001-2010, as amended by By-law 837-2017, applies to prevent the "Reactivation Care Centre" and the "Central Utility Plant" shown on Schedule A of this By-law, as well as structures which are existing at the time of passage of this By-law, from continuing to exist, together with interior alteration as applicable, within that part of the lands below the long term stable top-of-slope plus a 10 metre buffer of the main Humber River Valley and adjacent remnant valleys.
5. Nothing in the former City of York By-law 1-83, as amended, and City of Toronto By-law 1001-2010, as amended by By-law 837-2017, applies to prevent parking areas with associated driveways and accesses existing at the time of passage of the by-law from continuing to exist within that part of the lands below the long term stable top-of-slope

plus a 10 metre buffer of the main Humber River Valley and adjacent remnant valleys. This includes reconfiguration within existing parking areas together with adjustment to associated driveways and accesses.

6. Nothing in the former City of York By-law 1-83, as amended, and City of Toronto By-law 1001-2010, as amended by By-law 837-2017, applies to prevent the retention and use of the existing former hospital building for a reactivation care centre as a hospital use in the location outlined by heavy black lines and labelled "Reactivation Care Centre" within zoning Block A as shown on Schedule A of this By-law, provided that:
  - a. the use is limited to within the former main hospital building existing on the date of passage of this By-law;
  - b. the maximum gross floor area does not exceed 23,500 square metres;
  - c. the maximum number of beds does not exceed 190;
  - d. a minimum parking rate of 0.75 parking spaces per bed referenced in c. above is applied and such parking spaces are located within both zoning Block A and zoning Block B shown on Schedule A of this By-law; and
  - e. 24 long-term bicycle parking spaces and 30 short-term bicycle parking spaces are provided for the use of the Reactivation Care Centre within zoning Block A shown on Schedule A of this By-law.
  
7. Nothing in the former City of York By-law 1-83, as amended, and City of Toronto By-law 1001-2010, as amended by By-law 837-2017, applies to prevent the retention and use of the existing operational utility plant in the location outlined by heavy black lines and labelled "Central Utility Plant" within zoning Block A as shown on Schedule A of this By-law, provided that:
  - a. the use is limited to within the central utility plant building existing on the date of passage of this By-law; and
  - b. the maximum gross floor area does not exceed 565 square metres.
  
8. Nothing in the former City of York By-law 1-83, as amended, and City of Toronto By-law 1001-2010, as amended by By-law 837-2017, applies to prevent the use of a new maintenance garage in the location outlined by heavy black lines and labelled "New Maintenance Garage" within zoning Block A as shown on Schedule A of this By-law, provided that:
  - a. the maximum gross floor area does not exceed 168 square metres;
  - b. the maximum height does not exceed 4.9 metres; and

- c. the New Maintenance Garage is located outside of the 10 metre buffer of the main Humber River Valley and adjacent remnant valleys determined by Toronto and Region Conservation Authority.
9. Nothing in the former City of York By-law 1-83, as amended, and City of Toronto By-law 1001-2010, as amended by By-law 837-2017, applies to prevent the use of a surface parking lot in that portion of zoning Block B located north of West Park Drive and labelled "Parking Lot" as shown on Schedule A of this By-law, provided that:
- a. the maximum number of parking spaces does not exceed 181; and
- b. of the number of total parking spaces in a. above, 7 will be Type A accessible parking spaces having an unobstructed rectangular area with a minimum width of 3.9 metres, length of 5.6 metres, a vertical clearance of 2.1 metres and an access aisle of 1.5 metres.
10. Nothing in the former City of York By-law 1-83, as amended, and City of Toronto By-law 1001-2010, as amended by By-law 837-2017, applies to prevent a combined maximum of 44 surface parking spaces in the locations labelled as "RCC Parking Area" and "Central Utility Plant Parking Area" within zoning Block A as shown on Schedule A of this By-law.

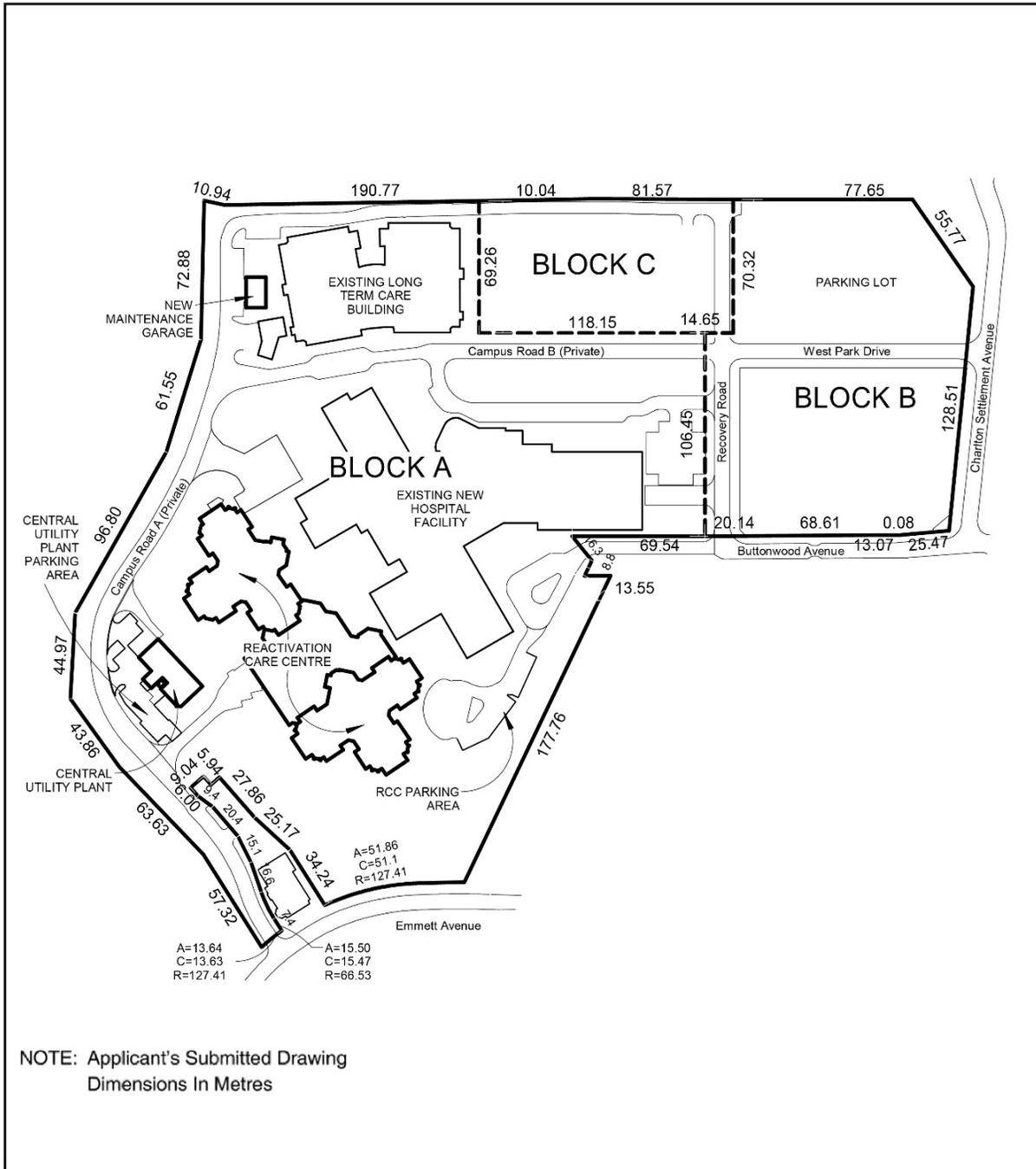
Enacted and passed on December 18, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Schedule A



82 Buttonwood Avenue

File # 24 227343 WET 05 0Z