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## NOTICE OF PUBLIC MEETING

To be held by the Planning and Housing Committee  
(Under the Planning Act)

**Proposed Amendments to City of Toronto Zoning By-law 569-2013; former Borough of East York Zoning By-law 6752 (former Township of East York); former Borough of East York Zoning By-law 1916 (former Town of Leaside); former City of Etobicoke Zoning Code; former City of North York Zoning By-law 7625; former City of Scarborough Employment Districts Zoning By-law 24982; former City of Toronto Zoning By-law 438-86; former City of York Zoning By-law 1-86; and By-law 138-2003 (Municipal Shelter By-law)**

**DATE: June 28, 2021**  
**TIME: 10:30 a.m., or as soon as possible thereafter**  
**PLACE: By Video Conference, details below**

### PROPOSAL

The City of Toronto is proposing to enact zoning by-law amendments to remove zoning permissions for sensitive and other non-permitted uses in industrial zones in all former general zoning by-laws and the city-wide Zoning By-law for lands designated as *Employment Areas* in the Official Plan. This is Phase 1 of a proposed zoning framework to bring the City's zoning by-laws into conformity with Official Plan Amendment 231 (OPA 231). The proposed zoning by-law amendments include transition regulations for complete site plan applications. Details on the proposed amendments are described below.

#### **Amendments to the Regulations and Maps of City of Toronto Zoning By-law 569-2013:**

Revise the permissions for education use in the Employment Industrial Office Zone (EO), to add a condition that it must be related to technical and trade skills development and driver education for commercial or construction vehicles.

Delete lawfully existing place of worship as a permitted use from the Employment Light Industrial Zone (EL), Employment Industrial Zone (E) and Employment Industrial Office Zone (EO).

Delete recreation use and performing arts studio as permitted uses from the Employment Light Industrial Zone (EL) and Employment Industrial Zone (E).

Delete hotel, place of worship, place of assembly and recreation use, art gallery, club, community centre, library, education use, museum, performing arts studio, and municipal shelter as permitted uses from the Employment Industrial Office Zone (EO).

Lands zoned E generally south of the CP Rail Line between The West Mall and Highway 427, add an exception to permit a recreation use and performing arts studio.

Lands zoned E generally between Victoria Park Avenue and Pharmacy Avenue, between Gordon Baker Road and McNicoll Avenue, add an exception to permit a recreation use.

Lands zoned E generally at Prince Andrew Place and Barber Greene Road, add an exception to permit a recreation use.

Lands zoned E generally surrounding Dyas Road, add an exception to permit a recreation use.

Lands zoned E generally between Kerr Road and Bond Avenue and west of Don Mills Road, add an exception to permit a recreation use.

Lands zoned E generally on the east and west sides of Scarsdale Road between York Mills Road and Bond Avenue, add an exception to permit a recreation use.

791, 799, and 811 Islington Avenue and 145 Evans Avenue, add an exception to permit a performing arts studio.

1331 Martin Grove Road, add an exception to permit a lawfully existing place of worship.

282-300 Campbell Avenue and 1485-1491 Dupont Street, add an exception to permit a recreation use and performing arts studio.

3330 McNicoll Avenue, 3500-3520 McNicoll Avenue, and 3501-3555 McNicoll Avenue, add an exception to permit a recreation use and performing arts studio.

159 Dynamic Drive, add an exception to permit a lawfully existing ice arena.

916-970 Dixon Road, 262-270 Carlingview Drive, 221 Carlingview Drive, 801 Dixon Road, 5-33 Carlson Court, 165 Atwell Drive, add an exception to permit a hotel.

585 Dixon Road, 627 Dixon Road 10 Kelfield Street, 655 Dixon Road, amend the existing exceptions to permit a hotel.

916-970 Dixon Road, 262-270 Carlingview Drive, 221 Carlingview Drive, 801 Dixon Road, 5-33 Carlson Court, 165 Atwell Drive, add exceptions to permit a hotel.

275 Lesmill Road, add a site specific provision to permit a recreation use.

60 Starview Lane, add the lands currently subject to North York By-law 7625 to Zoning By-law 569-2013, and add an exception to the entirety of the lands to permit a community centre.

**Amendments to the Regulations and Maps of former Borough of East York Zoning By-law 6752: (former Township of East York):**

Revise the permissions for commercial school in the Mixed Commercial Industrial MCI Zone, to add a condition that it must be used for technical and trade skills development or driver education for commercial or construction vehicles.

Delete place of amusement, private club, community centre, day nursery, and library as permitted uses in the Mixed Commercial Industrial MCI Zone.

Delete institutional uses on municipally-owned lands in the SI Zone.

11 Curity Avenue, amend the existing exception to permit a health and fitness club.

1200 O'Connor Drive, add an exception to prohibit a health and fitness club.

1550 O'Connor Drive, add an exception to permit community centre, day nursery, and library.

**Amendments to the Regulations and Maps of former Borough of East York Zoning By-law 1916 (former Town of Leaside):**

Delete hotel, motel, day nurse, banquet hall, entertainment uses, and outside storage of motor vehicles, as permitted uses, where they are permitted, in the M1 Zone, BC Zone, and MC2 Zone.

Lands generally bounded by Laird Drive, Esander Drive, and Canvarco Road Area, add an exception to prohibit a private and public recreational facility that is a fitness centre in the M1 Light Industrial Zone

100 Thorncliffe Park Drive, amend the existing exception to add a provision to prohibit a private and public recreational facility that is a fitness centre.

101 Thorncliffe Park Drive, amend the existing exception to add a provision to prohibit a private and public recreational facility that is a fitness centre.

**Amendments to the Regulations and Maps of former City of Etobicoke Zoning Code:**

Delete banquet hall, entertainment facilities, hotel, restrooms, and residential, as permitted uses in the Industrial Zone (General).

Revise the permissions for education use in the Industrial Zone (General), to add a condition that it must be related to technical and trade skills development and driver education for commercial or construction vehicles.

Delete trade and convention centres abutting an arterial road, ancillary day-care facilities, hospitals, community centres, athletic fields, playgrounds, libraries, daycares, places of worship, cinemas, bowling alleys, curling rinks, bingo halls, arenas, horse racetracks and ancillary facilities, nightclubs, social clubs, fitness clubs, commercial sport and recreational facilities, amusement arcades, and residential as permitted uses in the Class 1 Industrial Zone (I.C1).

Delete trade and convention centres abutting an arterial road, community centres, athletic fields, playgrounds, libraries, daycares and places of worship, cinemas, bowling alleys, curling rinks, bingo halls, arenas, racetracks and ancillary facilities, nightclubs, fraternal organizations, fitness clubs and commercial sport/recreational facilities, and residential as permitted uses in the Class 2 Industrial Zone (I.C2).

Revise the permitted use studios for arts-related purposes to not include the instruction of art, music, languages and similar disciplines in the Class 1 Industrial Zone (I.C1) and Class 2 Industrial Zone (I.C2).

Lands generally bounded by Highway 401 on the south, Highway 427 on the west, and Rexdale Blvd on the north, add hotels as a permitted use on lands zoned I.C1 and I.C2.

**Amendments to the Regulations and Maps of former City of North York Zoning By-law 7625:**

Revise the permitted use commercial schools to be limited to technical and trade skills development or driver education for commercial or construction vehicles in the Industrial Zone One (M1), Industrial Zone Two (M2), Industrial Zone Three (M3), Industrial-Commercial Zone (MC), and Industrial-Office Business Park Zone (MO).

Delete adult education school, club, college, commercial gallery, community centre, day nursery, fitness centre, museum, place of worship, public library, school, university uses, institutional uses, and club as permitted uses in the Industrial Zone One (M1).

Delete adult education school, banquet hall, club, college, commercial gallery, commercial recreation, community centre, fitness centre, golf course, hotel, museum, pinball and video games arcade, place of worship, public library, and university uses as permitted uses in the Industrial Zone Two (M2).

Delete adult education school, banquet hall, club, college, commercial gallery, commercial recreation, community centre, fitness centre, golf course, hotel, museum, pinball and video games arcade, place of worship, public library, and university uses as permitted uses in the Industrial Zone Three (M3).

Delete adult education school, banquet hall, cinema, club, college, commercial gallery, commercial recreation, community centre, day nursery, fitness centre, funeral establishment, golf course, hotel, motor vehicle dealership, museum, pinball and video games arcade, place of worship, public library, secondary school, and theatre as permitted uses in the Industrial-Commercial Zone (MC).

Delete adult education school, college, commercial gallery, community centre, day nursery, fitness centre, hotel, museum, place of worship, public library, theatre, and university uses as permitted uses in the Industrial-Office Business Park Zone (MO).

Add a new provision to the MO zone to permit a day nursery, subject to conditions, for lands zoned MO and subject to Official Plan Site and Area Specific Policy 394.

Amend MO zone exceptions (6), (17), (18), (20), and (44) to permit a day nursery, subject to conditions.

Amend M2 zone exceptions (42) and (65) to permit a day nursery, subject to conditions.

Amend MC zone exceptions (23), (24,) (90), and (103) to permit a day nursery and recreation use, subject to conditions.

3125-3389 Steeles Avenue, and 3900 and 4000 Victoria Park Avenue, add an exception to reflect certain site-specific land use permissions in Official Plan Site and Area Specific Policy 394.

49-77 Wynford Drive, add an exception to permit a museum.

5601 Steeles Avenue West, 2 Champagne Drive, and 75 Dufflaw Road, add exceptions to permit an existing ice arena.

88 Sunrise Avenue and 22 Hobson Avenue, add exceptions to permit places of worship and accessory community centre uses.

**Amendment to the Regulations and Maps former City of Scarborough Employment Districts Zoning By-law 24982:**

Add places of worship and recreational uses as permitted uses to the Milliken Employment District, in the Industrial Zone (M), General Industrial Zone (MG), Special Industrial Zone (MS), Mixed Employment Zone (ME), Employment Zone (E) and Community Commercial Zone (CC).

Add places of worship as a permitted use to the Milliken Employment District, in the Industrial Commercial Zone (MC) and Industrial District Commercial Zone (MDC).

Add industrial trade schools as a permitted use in the Industrial Zone (M), General Industrial Zone (MG), Special Industrial Zone (MS), Mixed Employment Zone (ME), Employment Zone (E), Office Uses Zone (OU) and Special District Commercial Zone (SDC).

Delete Caretaker's Residence as a permitted use in the M, MC, ME, MG and MS Zones and Recreational Uses as a permitted use in the E, M, ME, MG and MS Zones.

Delete day nurseries, educational and training facility uses, places of worship, and recreational uses as permitted uses in the Industrial Zone (M), General Industrial Zone (MG), Special Industrial Zone (MS), Mixed Employment Zone (ME), and Employment Zone (E).

Delete day nurseries, educational and training facility uses, libraries, places of worship, and recreational uses as permitted uses in the Office Uses Zone (OU).

Delete day nurseries and places of worship as permitted uses in the Industrial Commercial Zone (MC) and Industrial District Commercial Zone (MDC).

Delete day nurseries, hotels, fraternal organizations, places of worship, and recreational uses as permitted uses in the Highway Commercial Zone (HC).

Delete day nurseries, and recreational uses as permitted uses in the Community Commercial Zone (CC) and City Centre Office Zone (CCO).

Delete day nurseries, educational and training facility uses, places of entertainment, places of worship, and recreational uses as permitted uses in the Special District Commercial Zone (SDC).

Delete day nurseries, places of worship, public library, and schools for the mentally and physically disabled as permitted uses in the Institutional Zone (I).

Delete day nurseries, detention centres, homes for the aged, hospitals, nursing homes, places of worship, and senior citizen apartments as permitted uses in the Institutional-Social Welfare Zone (I-SW).

Delete community colleges, day nurseries, places of worship, post-secondary educational schools, and technical schools in the Institutional-Educational Zone (I-E).

Delete berry crops, day nurseries, field crops, flower gardening, grazing of livestock, orchards, tree crops, apiaries, aviaries, commercial greenhouses, fish hatcheries, fur farms, market gardens, mushroom growing, nurseries, poultry raising, sod farming, and training of horses as permitted uses in the Agricultural Zone (AG).

Delete horticulture as a permitted use in the Public Utilities Zone (PU).

Lands generally bounded by Steeles Avenue, Kennedy Road, Passmore Avenue and Midland Avenue, and along Midland Avenue, Finch Avenue, Kennedy Road and McNicoll Avenue frontages, south of Passmore Avenue, add an exception to Milliken Employment District to prohibit places of worship and recreational uses.

756 Warden Avenue, add an exception to Golden Mile Employment District (West) to permit an existing ice arena.

350 Progress Avenue, add exception to Progress (West) Employment District to permit recreational uses, subject to conditions.

2781 Markham Road, add an exception to Tapscott Employment District (West) to permit a place of worship and ancillary community centre.

3223 Kennedy Road and 255 Milliken Boulevard, add an exception to Milliken Employment District to permit a place of worship and ancillary recreational and community uses.

3477 Kennedy Road, modify Schedule 'A' Milliken Employment District to the zone and standards: CC, E – 125-414-443-445-461-764-913-1214-1250-1295.

3815 Victoria Park Avenue and 4033-4035 Gordon Baker Road, add an exception to permit day nursery, subject to conditions.

**Amendments to the Regulations and Maps of former City of Toronto Zoning By-law 438-86:**

Add to Section 12(1) Permissive Exceptions new provisions to permit the following uses at the locations:

85 Hanna Avenue, a performing arts studio.

IC District in the Liberty Area, an artist live/work studio, concert hall, performing arts studio, and private art gallery.

27-31 Brock Avenue, an artist live/work studio.

An artist live/work studio for the lands in the I1 District and generally located:

1. west side of Miller Street, north of Lindner Street;
2. south side of Lambert Avenue, west of Caledonia Road;
3. north of Geary Avenue, between Dovercourt Avenue and Ossington Avenue;
4. Wade Avenue, at Jenet Avenue and Lansdowne Avenue;
5. east of Sorauren Avenue, south of Dundas Street West;
6. 29-51 Florence Street;
7. east side of Brock Avenue, north of Earnbridge Street;
8. north of Queen Street West at Noble Street; and
9. 121 Logan Avenue.

Delete from the following categories the following uses as permitted uses and accessory uses in all districts:  
PARKS, RECREATION, PLACES OF AMUSEMENT AND ASSEMBLY: club, commercial and municipal baths, concert hall, place of amusement, place of assembly and arena, stadium, race track.

COMMUNITY SERVICES, CULTURAL AND ARTS FACILITIES: community centre, day nursery and place of worship.

GENERAL INSTITUTIONS: union hall.

RETAIL AND SERVICE SHOPS: private art gallery.

WORKSHOPS AND STUDIOS: artist live/work studio and performing arts studio.

MISCELLANEOUS USES: commercial school, crisis care facility and pinball or electronic game machine establishment.

**Amendments to the Regulations and Maps of former City of York Zoning By-law 1-86:**

Delete day nursery as a permitted use in the Strategic Industrial Employment Zone (SI).

Delete banquet hall, recreational uses, and day nursery as permitted uses in the Prestige Employment Zone (PE).

Delete theatre as a permitted use in the Commercial Employment Zone (CE).

**Amendments to the By-law 138-2003 (Municipal Shelter By-law):**

Revise By-law 138-2003 so that a municipal shelter is not to be located in the industrial zones of the general zoning by-laws of the former area municipalities as follows:

Former Borough of East York Zoning By-law 6752 (Township of East York): Mixed Commercial Industrial (MCI), High Performance Industrial (HPI), and Strategic Industrial Employment (SI).

Former Borough of East York Zoning By-law 1916 (Leaside): Light Industrial (M1), General Industrial (M2), Industrial Commercial (MC2), and Business Centre (BC).

Former City of Etobicoke Zoning Code Chapter 304: Class 1 Industrial (I.C1), Class 2 Industrial (I.C2), and Class 3 Industrial (I.C3) zones.

Former City of North York Zoning By-law 7625: Industrial Zone One (M1), Industrial Zone Two (M2), Industrial Zone Three (M3), Industrial-Office Business Park (MO), and Industrial- Commercial Zone (MC).

Former City of Scarborough Employment Districts Zoning By-law 24982: any zone subject to the Scarborough Employment Districts Zoning By-law 24982.

Former City of Toronto Zoning By-law 438-86: Industrial District 1 (I1), Industrial District 2 (I2), Industrial District 3 (I3), Industrial District 4 (I4), and Industrial Commercial District.

Former City of York Zoning By-law 1-83: Basic Employment (BE), Strategic Industrial Employment (SI), Prestige Employment (PE), and Commercial Employment (CE).

These changes may affect the approval of building permits, zoning certificates or other applications for a minor variance, a consent to sever, an amendment to a zoning by-law, an Official Plan amendment or a Minister's zoning order and any appeals of these matters, as well as outstanding appeals of Zoning By-law 569-2013. All land owners and applicants should review the proposed amendments to Zoning By-law 569-2013 and consult with your professional advisors about the proposed changes and how they may impact your lands or development applications.

**Detailed information regarding the proposed amendments, including background information and material, may be obtained by contacting Carola Perez-Book, City Planning Division at [Carola.Perez-Book@toronto.ca](mailto:Carola.Perez-Book@toronto.ca) or 416-392-8788 or Brooke Marshall, City Planning Division at [Brooke.Marshall@toronto.ca](mailto:Brooke.Marshall@toronto.ca) or 416-397-4075. The draft zoning by-law amendments will be available starting June 15, 2021 on the project webpage: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/zoning-conformity-for-official-plan-employment-areas/>**

## **PURPOSE OF PUBLIC MEETING**

The Planning and Housing Committee will receive input and review the proposal and any other material placed before it, in order to make recommendations. These recommendations will then be forwarded to Toronto City Council for its consideration.

At this time, civic buildings are closed to the public. The meeting will take place by video conference and streamed live online. You can follow the meeting at [www.youtube.com/TorontoCityCouncilLive](https://www.youtube.com/TorontoCityCouncilLive).

You are invited to make representations to the Planning and Housing Committee to make your views known regarding the proposal.

Send written comments by email to [phc@toronto.ca](mailto:phc@toronto.ca) or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

If you want to address the committee meeting directly, please register by email to [phc@toronto.ca](mailto:phc@toronto.ca) or by phone at 416-397-4579, no later than 12:00 p.m. on June 25, 2021. If you register we will contact you with instructions on connecting to the meeting.

For more information about this matter, including information about appeal rights, contact the City Clerk's Office, City Clerk, Attention: **Nancy Martins, Administrator, Planning and Housing Committee, 100 Queen Street West, 10<sup>th</sup> Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: [phc@toronto.ca](mailto:phc@toronto.ca).**

The Planning and Housing Committee may request you to file an outline of your presentation with the Clerk.

**Special Assistance:** City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail [phc@toronto.ca](mailto:phc@toronto.ca).

## **FURTHER INFORMATION**

Given that the amendments listed in this Notice apply to all of the lands within the geographic boundaries of the City of Toronto, a key map has not been provided with this notice.

**If you wish to be notified** of the decision of the City of Toronto by-law amendments, you must make a written request to the City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

**Zoning By-law Amendments Appeal:** If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Toronto to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Toronto before the proposed amendments are passed or refused, the person or public body is not entitled to appeal the decision and may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal there are reasonable grounds to do so. You may submit comments to the City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

**People writing or making presentations at the public meeting:** The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issues. If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to the City Clerk's Office at 416-397-4579.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on June 7, 2021.

John D. Elvidge  
City Clerk