

## **Attachment 2: Amendment to North York Zoning By-law 7625**

Authority:

### **CITY OF TORONTO**

**Bill**

#### **BY-LAW xxxx-2021**

#### **To amend former City of North York Zoning By-law 7625 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:

Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

1. In Section 30(2)(a) Permitted Uses, delete the following from the list of permitted uses:
  - (A) "adult education school;", "club;", "college;", "commercial gallery;", "community centre;", "day nursery;", "fitness centre;", "museum;", "place of worship;", "public library;", "school;", and "university uses;".
2. In Sections 30(2)(b)(i)(A) and (B), delete in their entirety and replace them with the following:
  - (A) "reserved for future use".
3. In Section 30(2)(b)(iii) Institutional Uses, delete in its entirety and replace it with the following:
  - (A) "reserved for future use".
4. In Section 30(2)(b)(ii), replace "not used" with the following:
  - (A) "Commercial Schools

Commercial schools are permitted provided that they are only used for:

- (A) technical and trade skills development for the operation and use of manufacturing equipment and machinery; or

(B) driver education for commercial or construction vehicles such as trucks, tractor trailers, and fork lifts."

5. In Section 30(5)(c) Club, delete in its entirety and replace with the following:

(A) "not used."

6. In Section 31(2)(a) Permitted Uses, delete the following from the list of permitted uses:

(A) "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;"

7. In Sections 31(2)(b)(i)(A) and (B), delete in their entirety and replace them with the following:

(A) "reserved for future use"

8. In Section 31(2)(b)(iii) Institutional Uses, delete in its entirety and replace it with the following:

(A) "(iii) Commercial Schools

Commercial schools are permitted provided that they are only used for:

(A) technical and trade skills development for the operation and use of manufacturing equipment and machinery; or

(B) driver education for commercial or construction vehicles such as trucks, tractor trailers, and fork lifts."

9. In Section 32(2)(a) Permitted Uses, delete the following from the list of permitted uses:

(A) "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;"

10. In Sections 32(2)(b)(i)(A) and (B), delete in their entirety and replace them with the following:

(A) "reserved for future use"

11. In Section 32(2)(b)(ii) Institutional Uses, delete in its entirety and replace it with the following:

(A) "(ii) Commercial Schools

Commercial schools are permitted provided that they are only used for:

- (A) technical and trade skills development for the operation and use of manufacturing equipment and machinery; or
  - (B) driver education for commercial or construction vehicles such as trucks, tractor trailers, and fork lifts."
12. In Section 32(2)(b)(iv) Pinball and Video Games Arcade, delete in its entirety and replace with the following:
- (A) "reserved for future use".
13. In Section 33(2)(a) Permitted Uses, delete the following from the list of permitted uses:
- (A) "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;".
14. In Sections 33(2)(b)(i)(A) and (B), delete in their entirety and replace them with the following:
- (A) "reserved for future use".
15. In Section 33(2)(b)(iv) Institutional Uses, delete in its entirety and replace it with the following:
- (A) "(iv) Commercial Schools
- Commercial schools are permitted provided that they are only used for:
- (A) technical and trade skills development for the operation and use of manufacturing equipment and machinery; or
  - (B) driver education for commercial or construction vehicles such as trucks, tractor trailers, and fork lifts."
16. In Section 33(2)(b)(vi) Pinball and Video Games Arcade, delete in its entirety and replace it with the following:
- (A) "reserved for future use".
17. In Section 34(2)(a) Permitted Uses, delete the following from the list of permitted uses:
- (A) "adult education school;", "college;", "commercial gallery;", "community centre;", "day nursery;", "fitness centre;", "hotel;", "museum;", "place of worship;", "public library;", "theatre;", and "university uses;".
18. In Sections 34(2)(b)(i)(A) and (B), delete in their entirety and replace them the following:

(A) "reserved for future use".

19. In Section 34(2)(b), add a new (viii) as follows:

(A) "(viii) Commercial Schools

Commercial schools are permitted provided that they are only used for:

(A) technical and trade skills development for the operation and use of manufacturing equipment and machinery; or

(B) driver education for commercial or construction vehicles such as trucks, tractor trailers, and fork lifts."

20. Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 49-77 Wynford Drive, as shown on Schedule 1 of this By-law, change the zone classification from "MO" to "MO(54)".

(B) In Section 64.34 Exceptions to the MO Zone, add to the end a new exception section as follows:

"64.34(54) MO(54)

PERMITTED USES

(a) In addition to the uses permitted in the MO Zone, a **museum** is permitted."

21. Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 5601 Steeles Avenue West, as shown on Schedule 2 of this By-law, change the zone classification from "MC(H)" to "MC(H)(111)".

(B) In Section 64.33 Exceptions to the MC Zone, add to the end a new exception section as follows:

"64.33(111) MC(H)(111)

PERMITTED USES

(a) In addition to the uses permitted in the MC Zone, an ice arena that lawfully existed on March 26, 2018 is permitted."

**22.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 2 Champagne Drive, as shown on Schedule 3 of this By-law, change the zone classification from "MC(H)" to "MC(H)(112)".

(B) In Section 64.33 Exceptions to the MC Zone add to the end a new exception section as follows:

"64.33(112) MC(H)(112)

PERMITTED USES

(a) In addition to the uses permitted in the MC Zone, an ice arena that lawfully existed on March 26, 2018 is permitted."

**23.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 75 Dufflaw Road, as shown on Schedule 4 of this By-law, change the zone classification from "MC(H)" to "MC(H)(113)".

(B) In Section 64.33 Exceptions to the MC Zone add to the end a new section as follows:

(A) "64.33(113) MC(H)(113)

PERMITTED USES

(a) In addition to the uses permitted in the MC Zone, an ice arena that lawfully existed on March 26, 2018 is permitted."

**24.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 88 Sunrise Avenue and 22 Hobson Avenue, as shown on Schedule 5 of this By-law, change the zone classification from "M1" to "M1(32)" and "M2" to "M2(77)" respectively.

(B) In Section 64.30 Exceptions to the M1 Zone, add to the end a new exception section as follows:

"64.30(32) M1(32)

PERMITTED USES

(a) In addition to the uses permitted in the M1 Zone, a place of worship and accessory community centre uses are permitted."

(C) In Section 64.31 Exceptions to the M2 Zone, add to the end a new exception section as follows:

"64.31(77) M2(77)

PERMITTED USES

(a) In addition to the uses permitted in the M2 Zone, a place of worship and accessory community centre uses are permitted."

**25.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the areas in the heavy black line, being 95 Barber Greene Road, and 1, 30, 36, & 52 Scarsdale Road 88, as shown on Schedules 8 and 10 of this By-law, change the zone classification from "M1" to "M1(33)".

(B) In Section 64.30 Exceptions to the M1 Zone, add to the end a new exception section as follows:

"64.30(33) M1(33)

PERMITTED USES

(a) Day nursery and fitness centre are permitted uses provided:

(i) the use is located in a building where a minimum of 50% of the gross floor area is occupied by uses permitted in the M1 zone other than the following uses: financial institution; laundry; park; parking lot; personal service shop; showroom; and

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

**26.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 895 Don Mills Road, 835 York Mills Road and 115 Scarsdale Road, as shown on Schedules 7 and 9 of this By-law, change the zone classification from "MC(H)" to "MC(H)(114)".

(B) In Section 64.33 Exceptions to the MC Zone add to the end a new section as follows:

"64.33(114) MC(H)(114)

## PERMITTED USES

- (a) Day nursery, commercial recreation and fitness centre are permitted uses provided:

(i) the use is located in a building where a minimum of 50% of the gross floor area is occupied by uses permitted in the MC zone other than the following uses: car rental agency; car washing establishment; financial institution; laundry; motor vehicle body repair shop; park; parking lot; personal service shop; restaurant, with or without an outdoor patio; retail store; service station; and showroom; and

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

- 27.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

- (A) In Section 34(2)(b) add a new (ix) as follows:

"(ix) A day nursery is permitted on any lands shown within the heavy black lines on Schedules 6A and 6B below, provided that:

(a) it is located in a building where a minimum of 50% of the gross floor area is occupied by the following uses permitted in the MO zone: artist studio; communications and broadcasting; health science research laboratory; industrial sales and service; manufacturing; office uses; and research laboratory; and

(b) it is located on the ground floor or below the uses in (i) above"

- 28.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

- (A) In Section 64.31 Exceptions to the M2 Zone in both Sections 64.31(42) and 64.31(65) respectively, add a new section (b) as follows:

"(b) Commercial recreation and fitness centre are permitted uses provided:

(i) the use is located in a building where a minimum of 50% of the gross floor area is occupied by uses permitted in the M2 zone other than the following uses: car rental agency; car washing establishment; financial institution; gasoline station; laundry; motor vehicle body repair shop; motor vehicle dealership; park; parking lot; personal service shop; restaurant, with or without an outdoor patio; retail store; service station; showroom; and works yard; and

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

- 29.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:
- (A) In Section 64.33 Exceptions to the MC Zone in Sections 64.33(23)(H), (24)(H), (90)(H), and (103) respectively, add to the end of each section a new section as follows:
- "(b) Day nursery, commercial recreation and fitness centre are permitted uses provided:
- (i) the use is located in a building where a minimum of 50% of the gross floor area is occupied by uses permitted in the MC zone other than the following uses: car rental agency; car washing establishment; financial institution; laundry; motor vehicle body repair shop; park; parking lot; personal service shop; restaurant, with or without an outdoor patio; retail store; service station; and showroom; and
- (ii) it is located on the ground floor or below the uses in (i) above"
- 30.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:
- (A) In Section 64.34 Exceptions to the MO Zone in Sections 64.34(6), (17), (18), (20), and (44) respectively, add to the end of each section a new section as follows:
- "(xx) A day nursery is permitted provided:
- (i) it is located in a building where a minimum of 50% of the gross floor area is occupied by the following uses permitted in the MO zone: artist studio; communications and broadcasting; health science research laboratory; industrial sales and service; manufacturing; office uses; and research laboratory; and
- (ii) it is located on the ground floor or below the uses in (i) above."
- 31.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:
- (A) On Schedule C the Detailed Zoning Map, for the area in heavy black line, being 3125-3389 Steeles Avenue East, and 3900 and 4000 Victoria Park Avenue, as shown on Schedule 11 of this By-law, change the zone classification from "MO" to "MO(55)".
- (B) In Section 64.34 Exceptions, MO Zone, add to the end a new exception section as follows:
- (A) "64.34(55) MO(55)



## PERMITTED USES

- (a) In addition to the uses permitted in the MO zone, day nursery, and fitness centre are permitted uses provided:

(i) the use is located in a building where a minimum of 50% of the gross floor area is occupied by the following uses permitted in the MO zone: artist studio; communications and broadcasting; health science research laboratory; industrial sales and service; manufacturing; office uses; and research laboratory; and

(ii) the use is located on the ground floor or below the uses in (i) above; and

- (b) a hotel is a permitted use."

- 32.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 130 Overlea Boulevard, as shown on Schedule 12 of this By-law, change the zone classification from "M1" to "M1(34)".

(B) In Section 64.30 Exceptions to the M1 Zone, add to the end a new exception section as follows:

"64.30(34) M1(34)

## PERMITTED USES

- (a) In addition to the uses permitted in the M1 Zone, day nursery and school are permitted."

- 33.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 135 Overlea Boulevard, as shown on Schedule 13 of this By-law, change the zone classification from "M1" to "M1(35)".

(B) In Section 64.30 Exceptions to the M1 Zone, add to the end a new exception section as follows:

"64.30(35) M1(35)

## PERMITTED USES

- (a) In addition to the uses permitted in the M1 Zone, day nursery and school are permitted."

**34.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 3395 Weston Road, as shown on Schedule 14 of this By-law, change the zone classification from "M1" to "M1(36)".

(B) In Section 64.30 Exceptions to the M1 Zone, add to the end a new exception section as follows:

"64.30(36) M1(36)

PERMITTED USES

(a) In addition to the uses permitted in the M1 Zone, adult education school, day nursery and school are permitted."

**35.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being part of 755 Oakdale Road, as shown on Schedule 15 of this By-law, change the zone classification from "M1" to "M1(37)".

(B) In Section 64.30 Exceptions to the M1 Zone, add to the end a new exception section as follows:

"64.30(37) M1(37)

PERMITTED USES

(a) In addition to the uses permitted in the M1 Zone, day nursery and school are permitted."

**36.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 20 Starview Lane, as shown on Schedule 16 of this By-law, change the zone classification from "M1" to "M1(38)".

(B) In Section 64.30 Exceptions to the M1 Zone, add to the end a new exception section as follows:

"64.30(38) M1(38)

PERMITTED USES

- (a) In addition to the uses permitted in the M1 Zone, day nursery and school are permitted."

**37.** Former City of North York Zoning By-law 7625, as amended, is further amended as follows:

(A) On Schedule C the Detailed Zoning Map, for the area in the heavy black line, being 45 Norfinch Drive, as shown on Schedule 17 of this By-law, change the zone classification from "M1" to "M1(39)".

(B) In Section 64.30 Exceptions to the M1 Zone, add to the end a new exception section as follows:

"64.30(39) M1(39)

PERMITTED USES

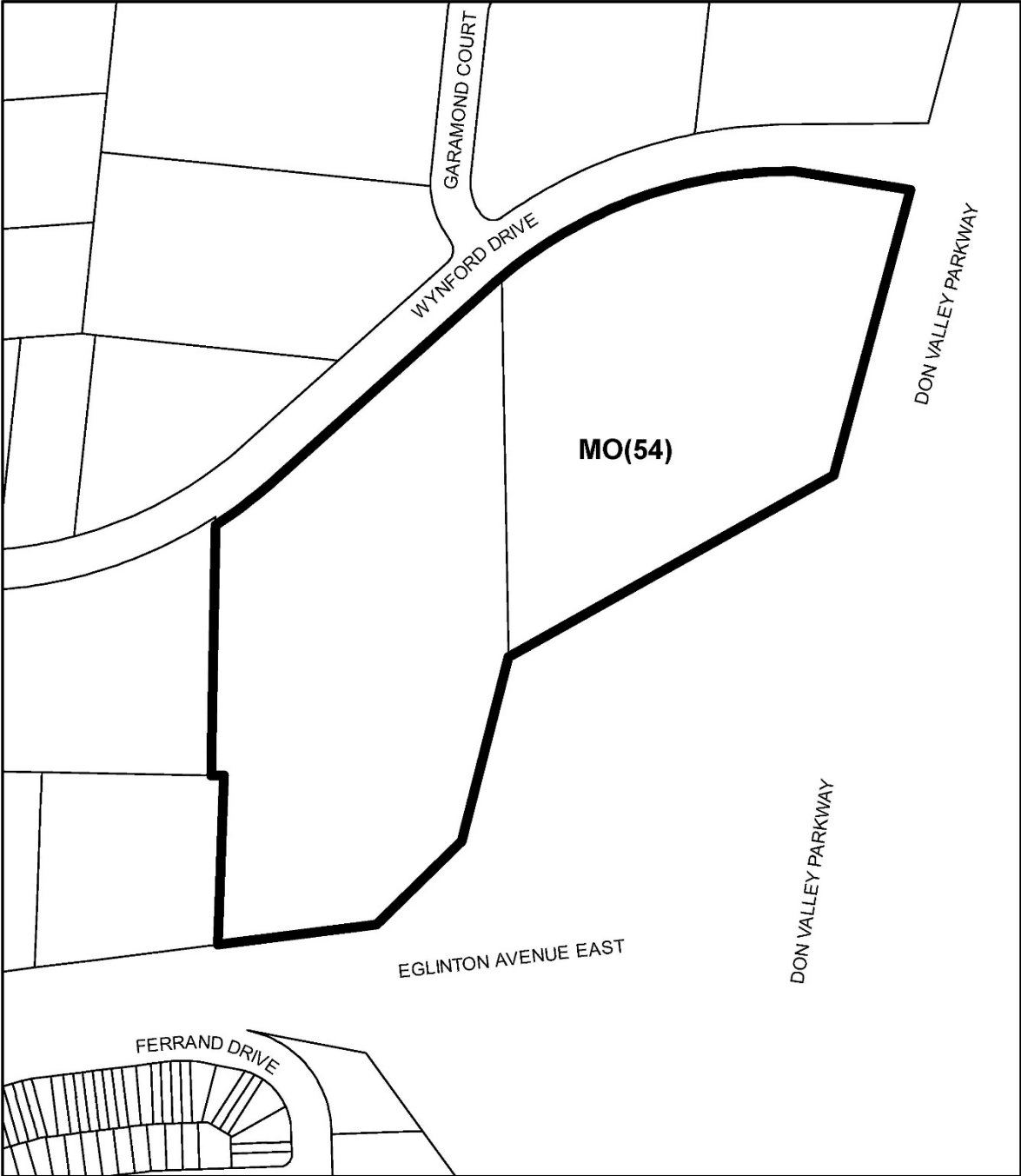
- (a) In addition to the uses permitted in the M1 Zone, day nursery and school are permitted."

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

**38.** 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].


**39.** For the purposes of Section 38 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.

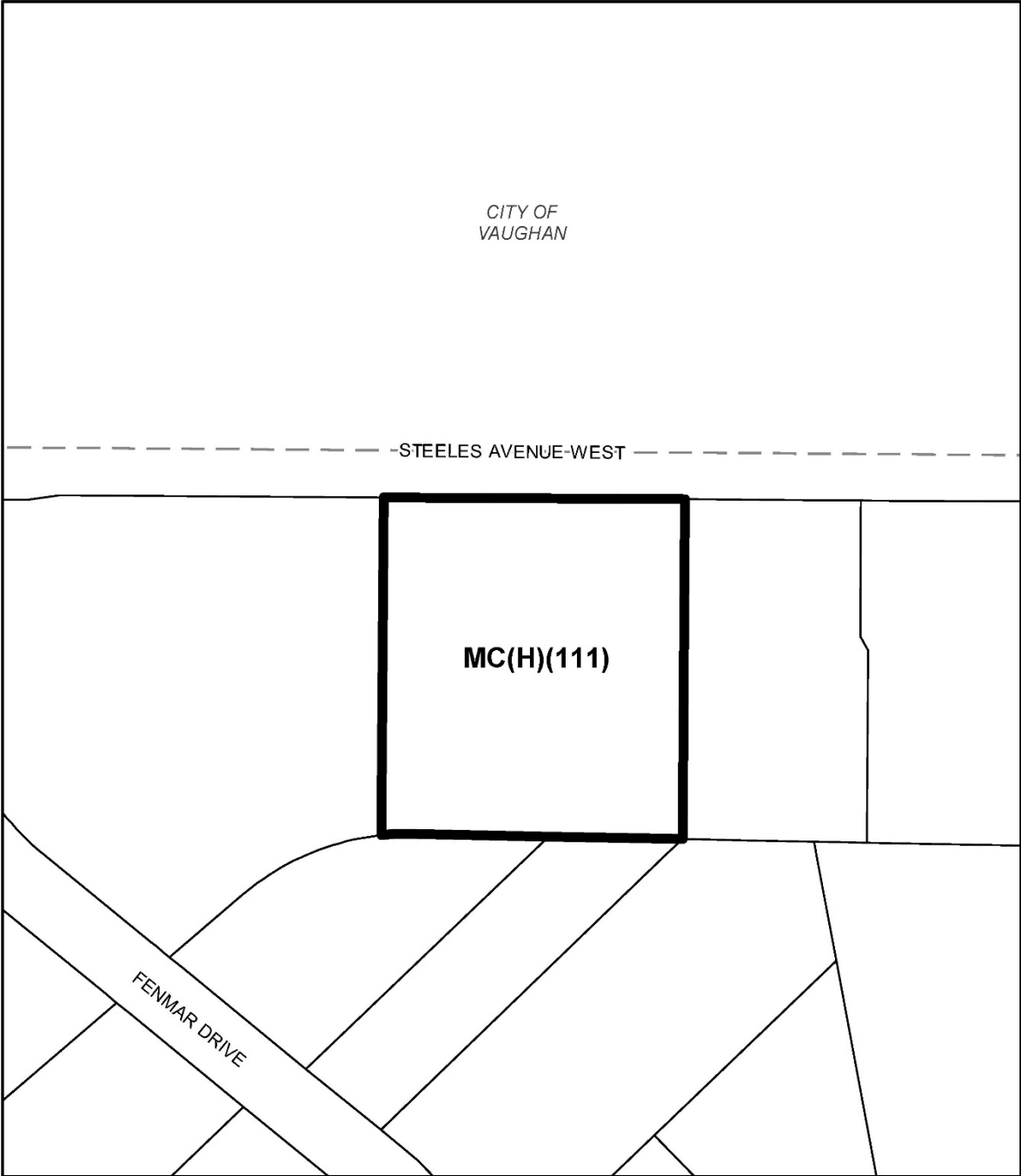
Enacted and passed...



 **Toronto**  
Schedule 1


49-77 Wynford Drive

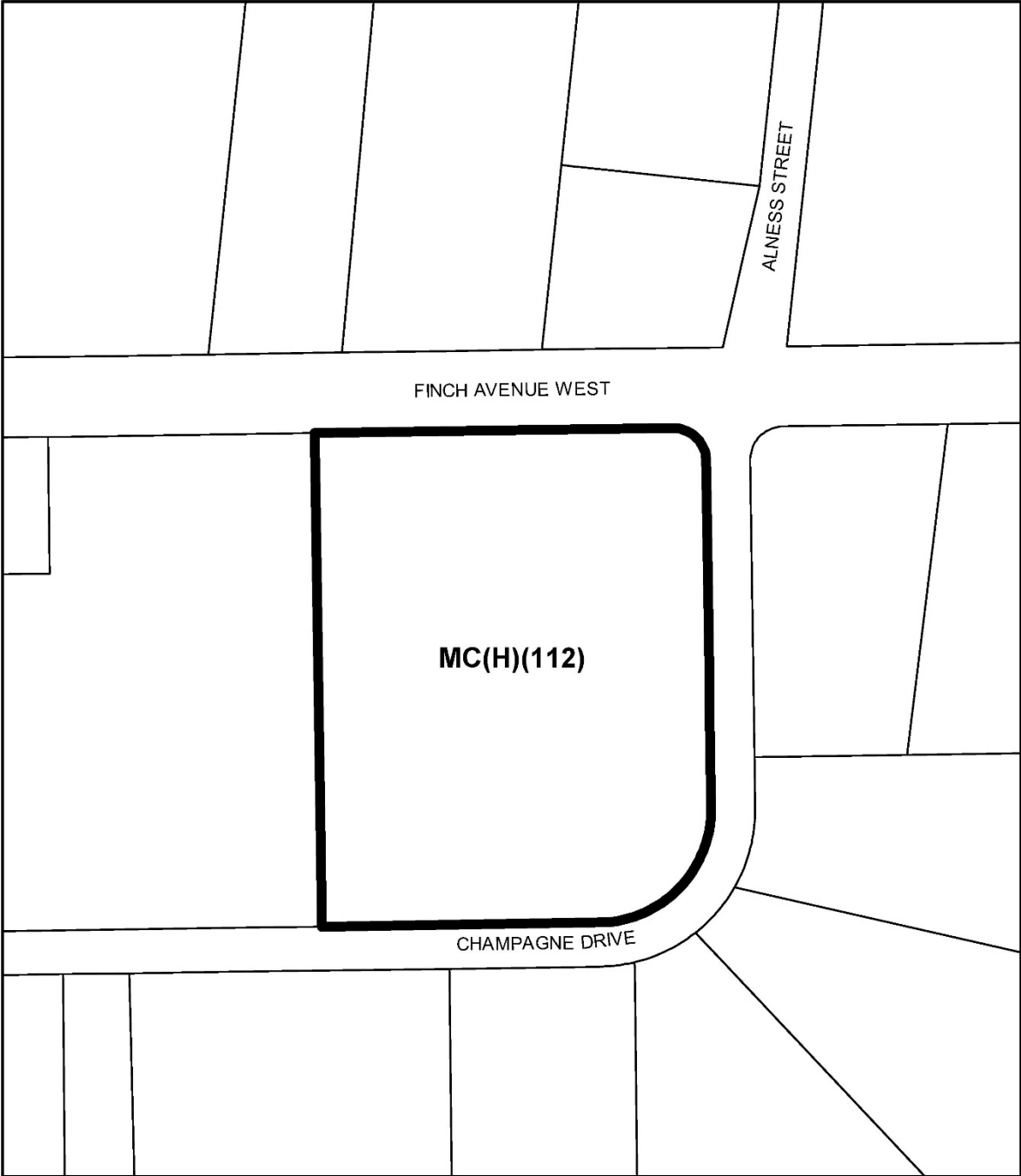
  
Former North York By-law 7625  
Not to Scale  
03/29/2021



 **TORONTO**  
Schedule 2


5601 Steeles Avenue West

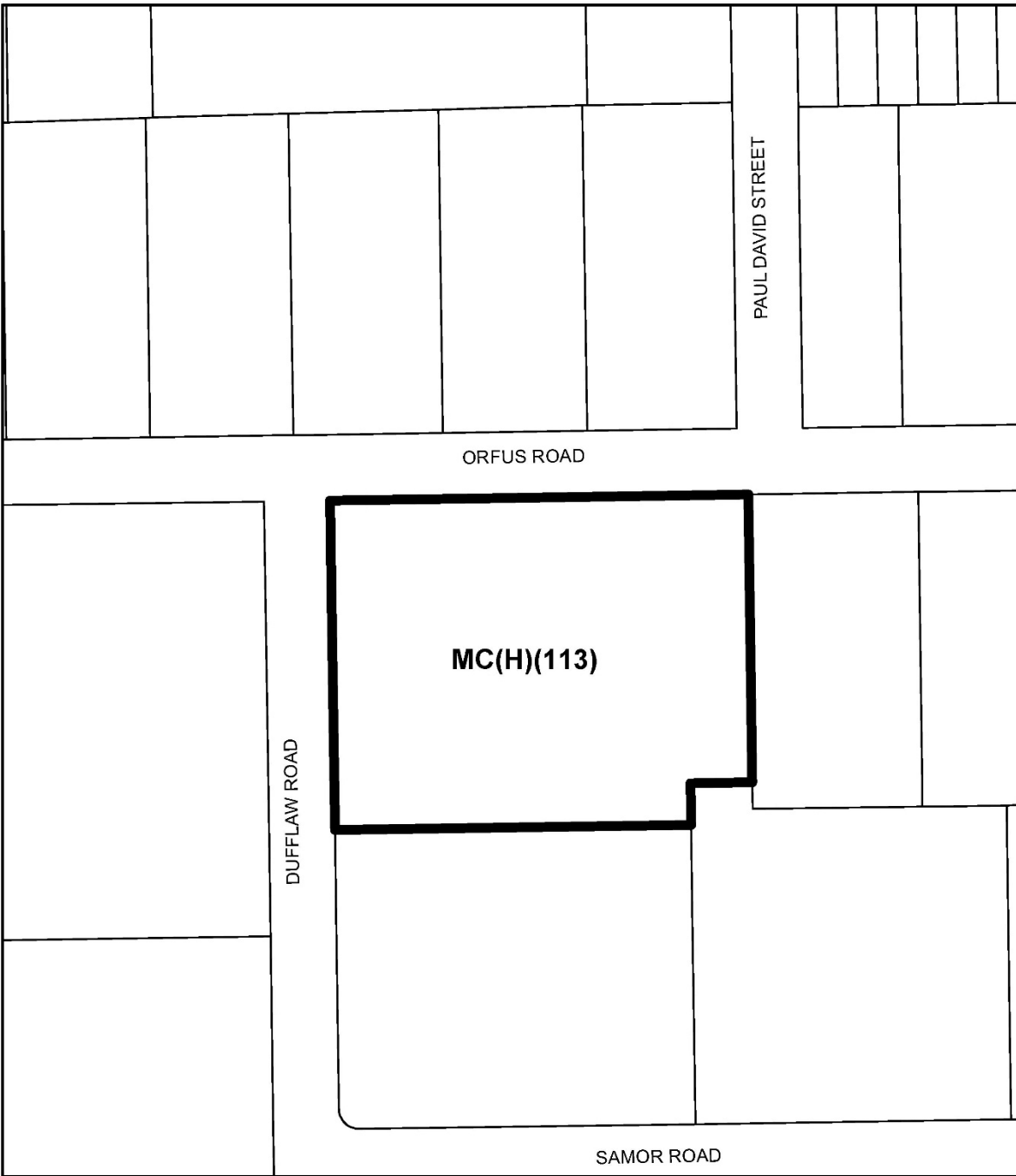
  
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03/29/2021



 **TORONTO**  
Schedule 3


2 Champagne Drive

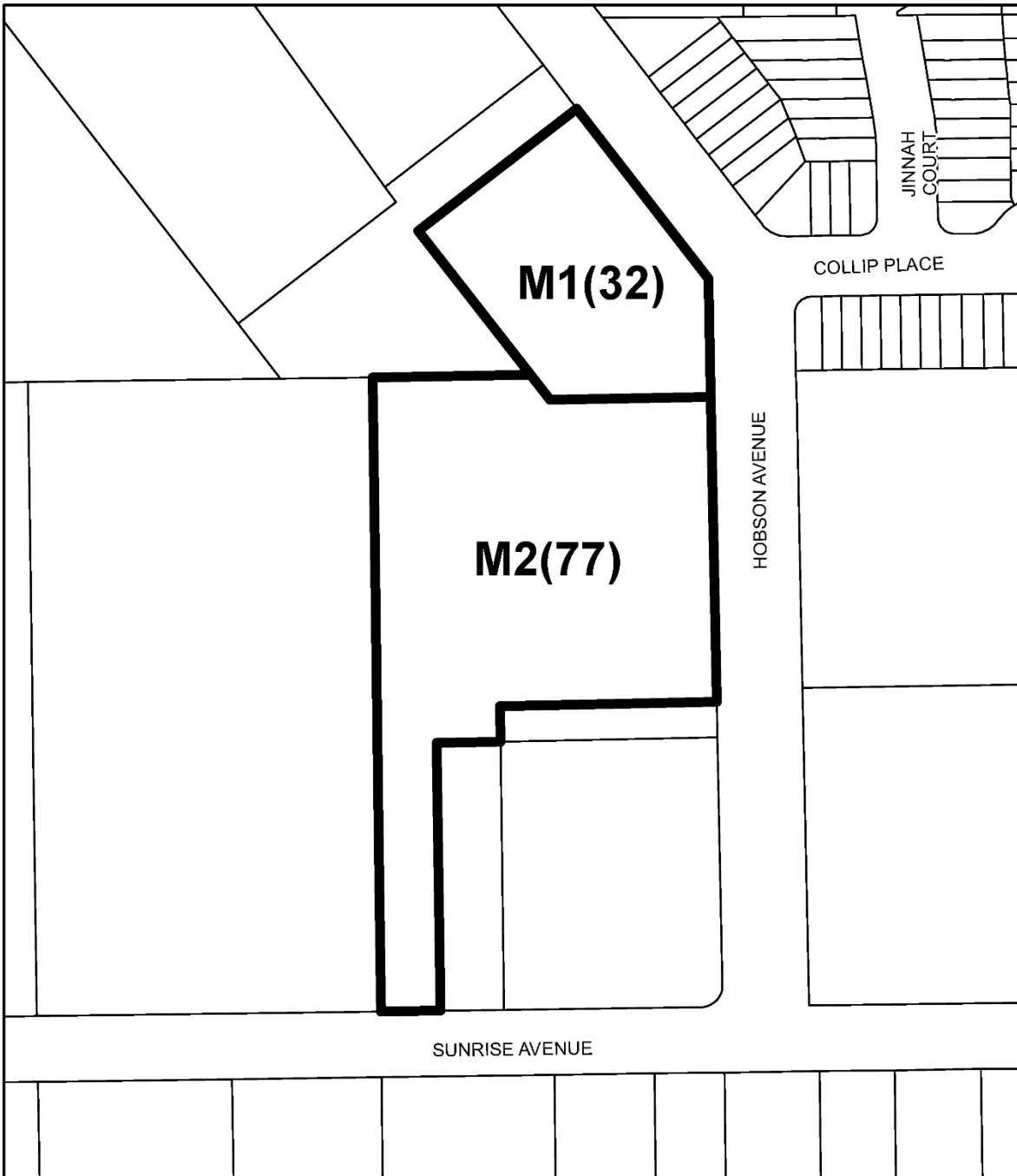
  
Former North York By-law 7625  
Not to Scale  
03/29/2021



 **TORONTO**  
Schedule 4


**75 Dufflaw Road**

  
Former North York By-law 7625  
Not to Scale  
03/29/2021



 **TORONTO**  
Schedule 5

22 Hobson Avenue and  
88 Sunrise Avenue

  
Former North York Zoning By-law 7625  
Not to Scale  
05/26/2021

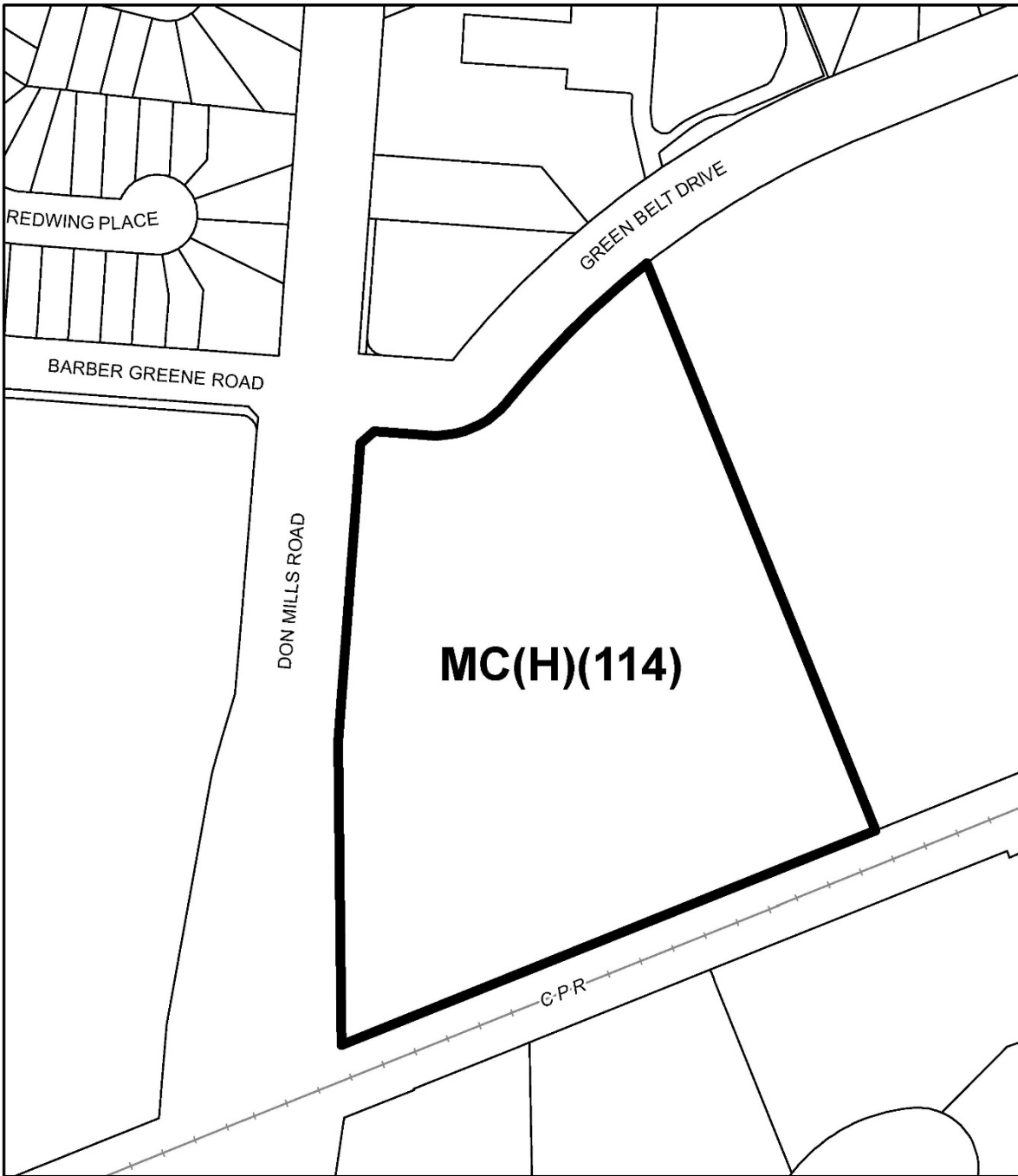







 **Toronto**  
Schedule 6B

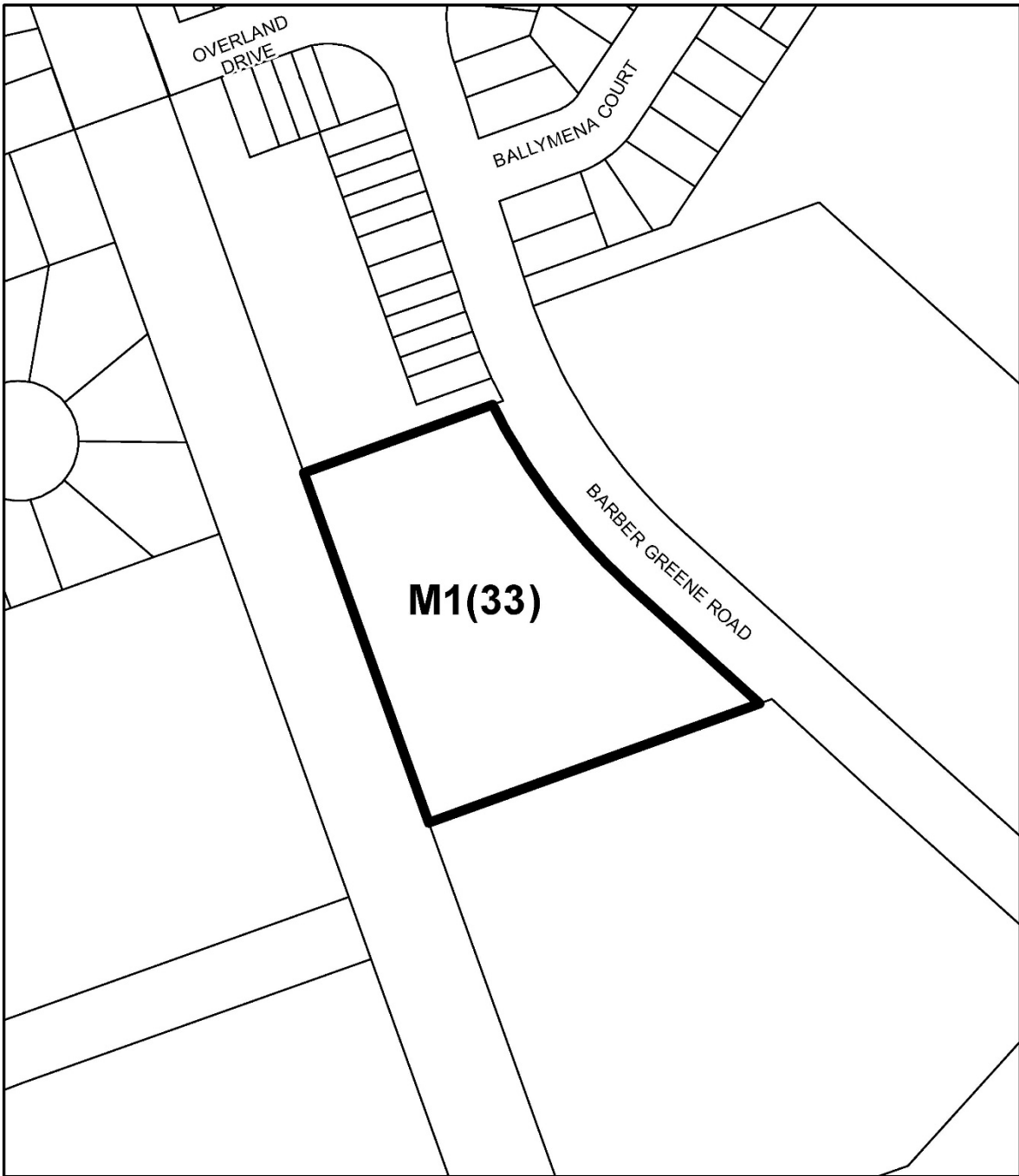
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Not to Scale  
06/10/2021



 **Toronto**  
Schedule 7


895 Don Mills Road

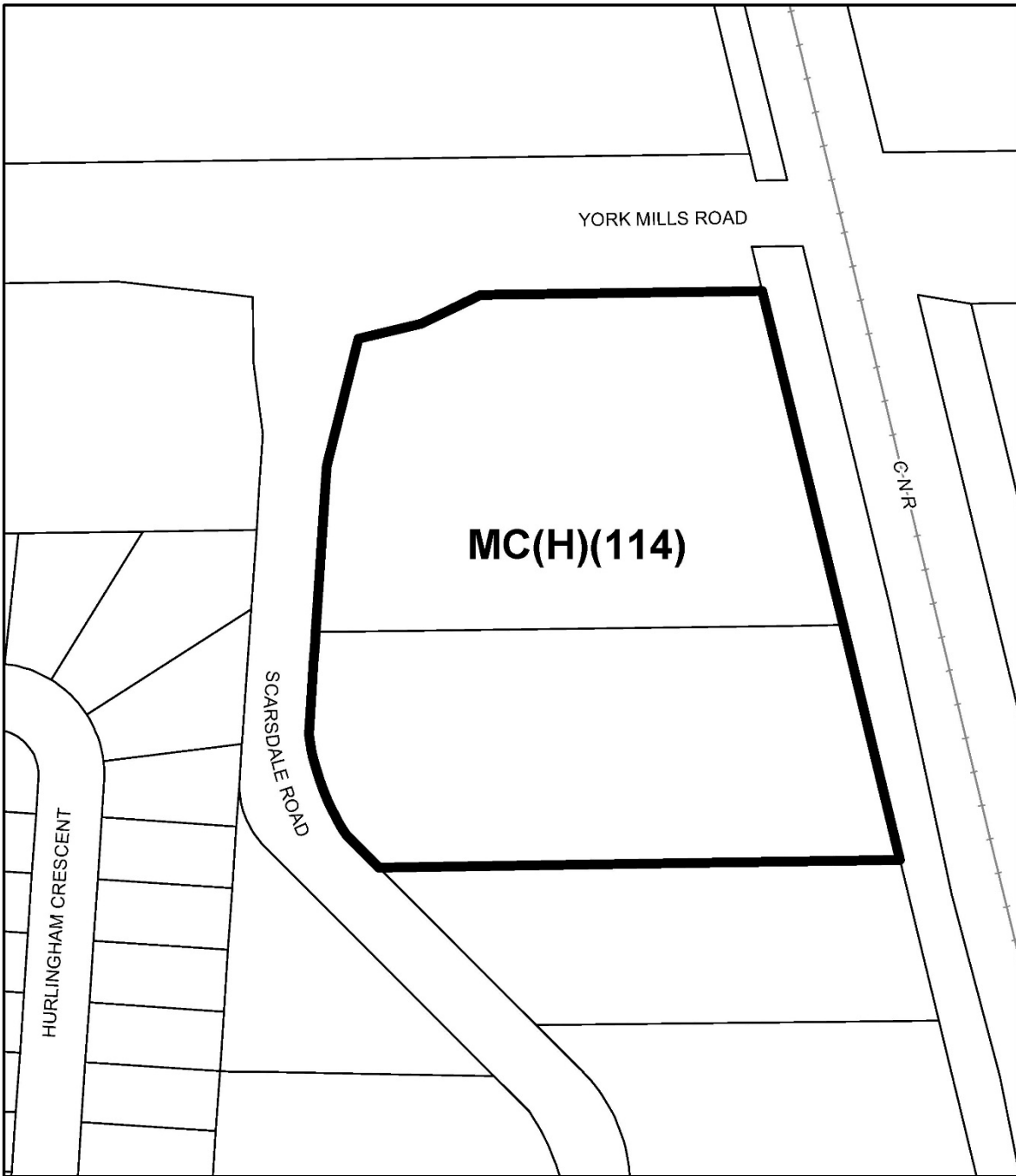
  
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Not to Scale  
06/07/2021



 **TORONTO**  
Schedule 8


95 Barber Greene Road

  
Former North York Zoning By-law 7625  
Not to Scale  
06/07/2021



 **TORONTO**  
Schedule 9


115 Scarsdale Road &  
835 York Mills Road

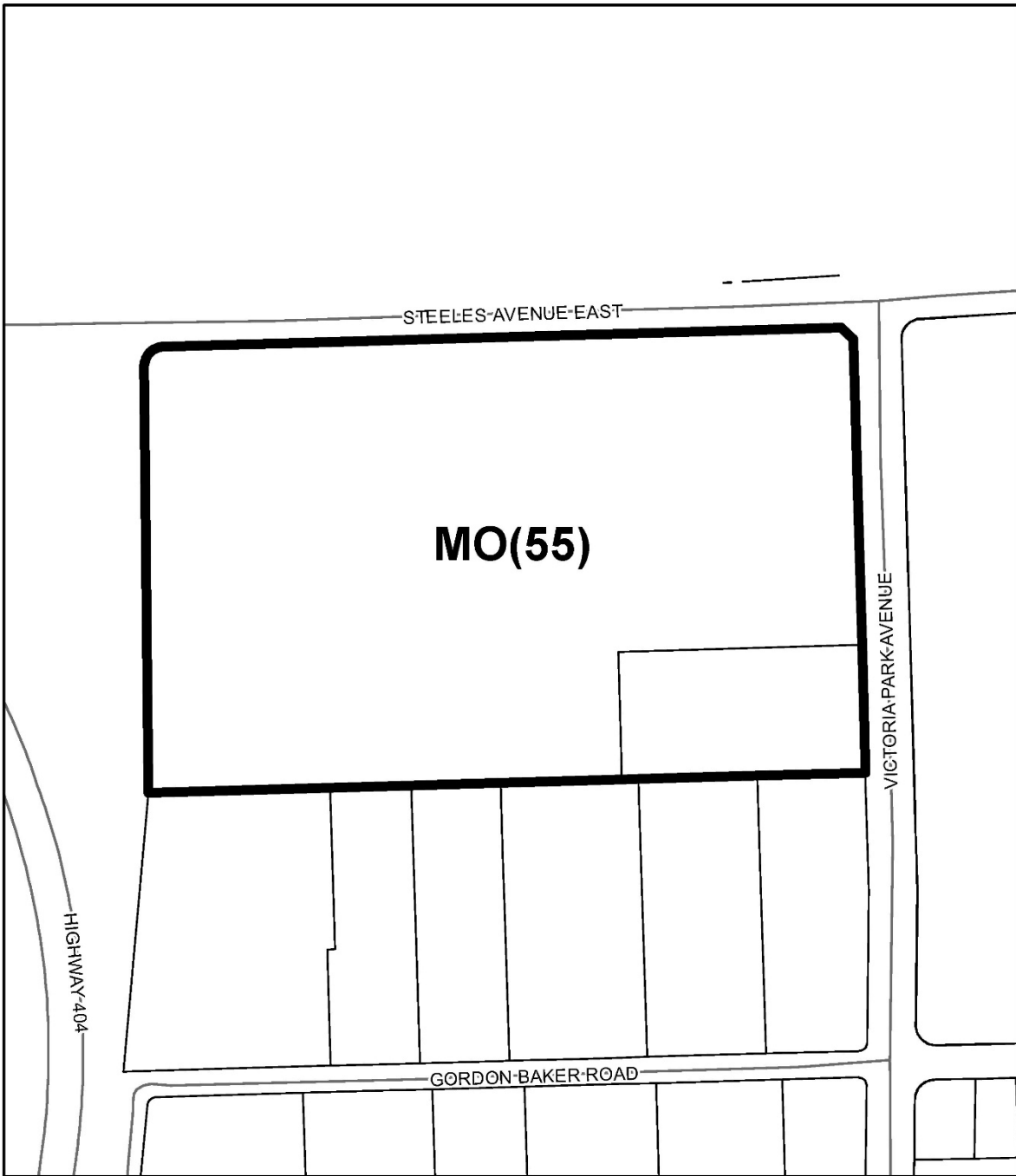
  
Former North York Zoning By-law 7625  
Not to Scale  
06/07/2021



 **Toronto**  
Schedule 10


1, 30, 36 & 52 Scarsdale Road

  
Former North York Zoning By-law 7625  
Not to Scale  
06/07/2021



 **TORONTO**  
Schedule 11


3125-3389 Steeles Avenue East and  
3900 and 4000 Victoria Park Avenue

  
Former North York Zoning By-law 7625  
Not to Scale  
06/10/2021

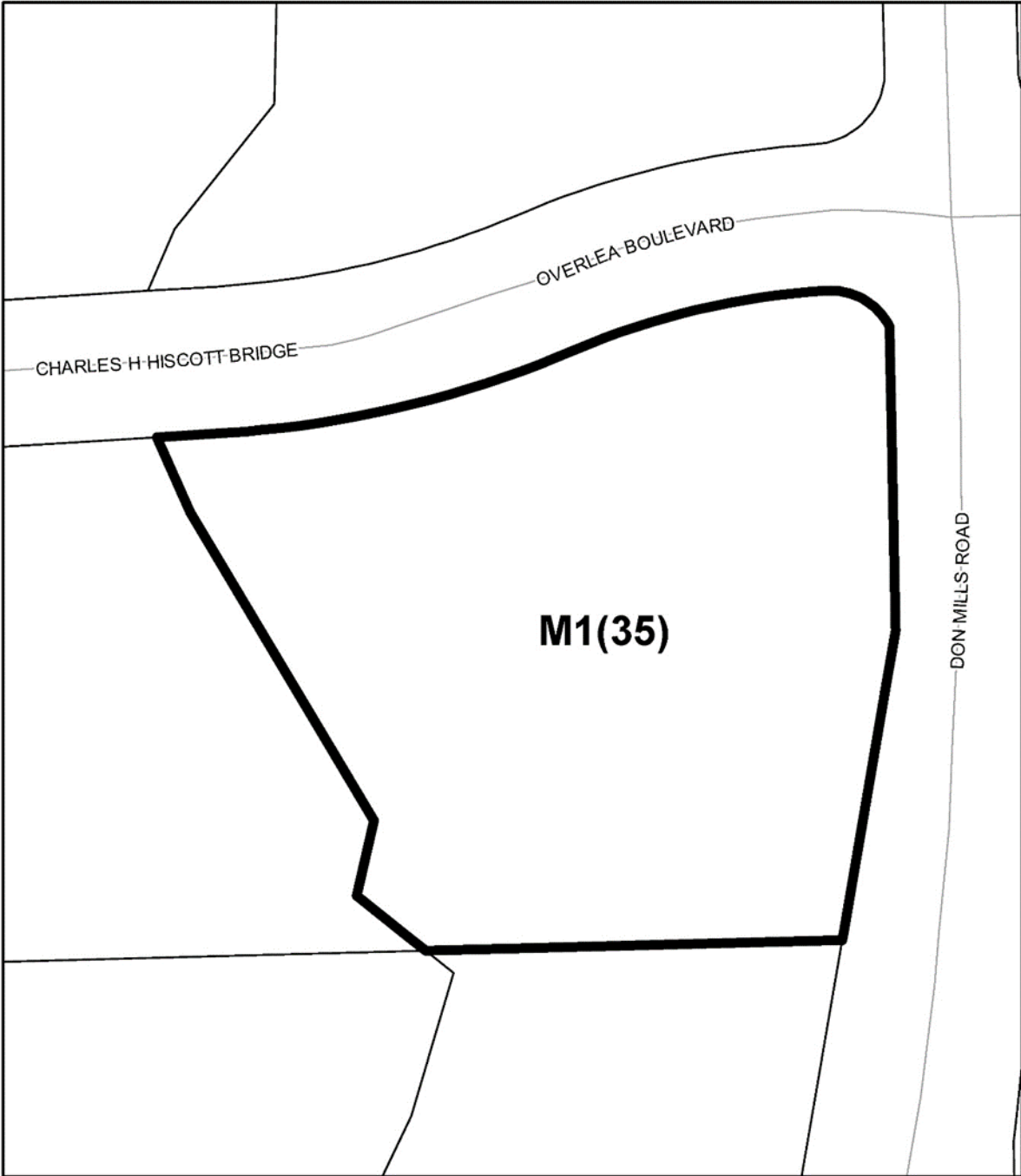


 **TORONTO**  
Schedule 12

130 Overlea Boulevard


  
Former North York Zoning By-law 7625  
Not to Scale  
07/15/2021

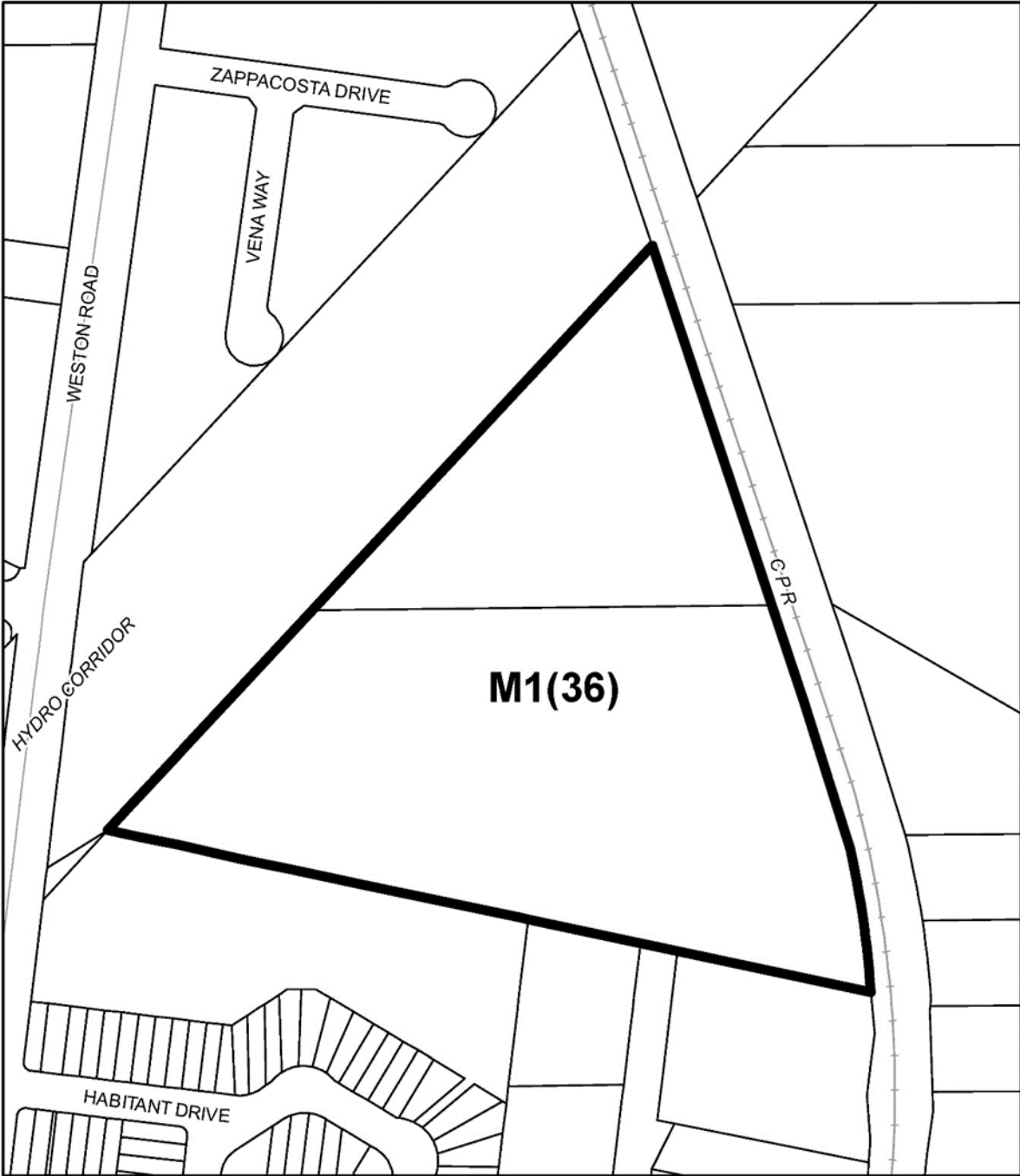




 **TORONTO**  
Schedule 13


135 Overlea Boulevard

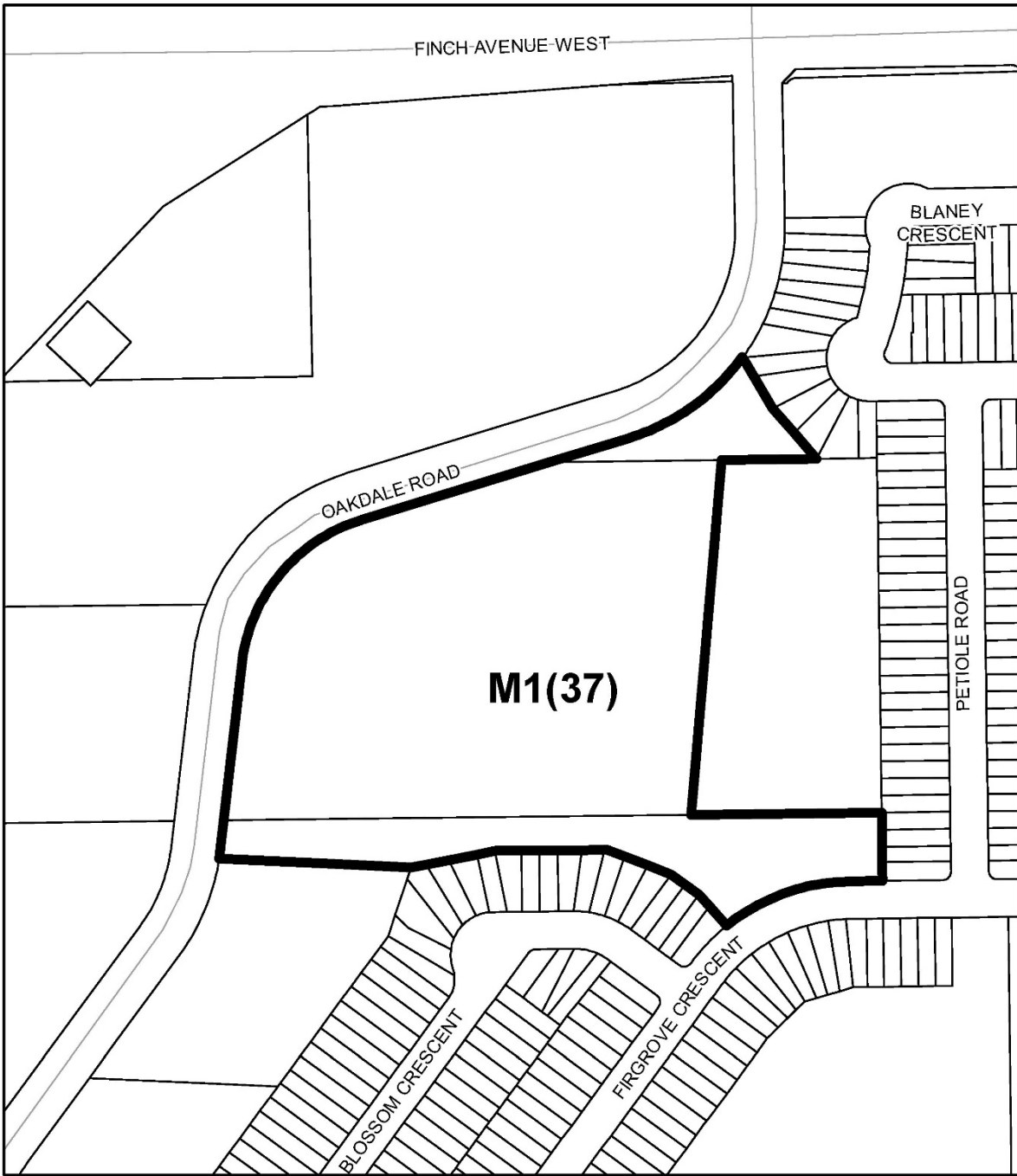
  
Former North York Zoning By-law 7625  
Not to Scale  
07/15/2021



 **TORONTO**  
Schedule 14


3395 Weston Road

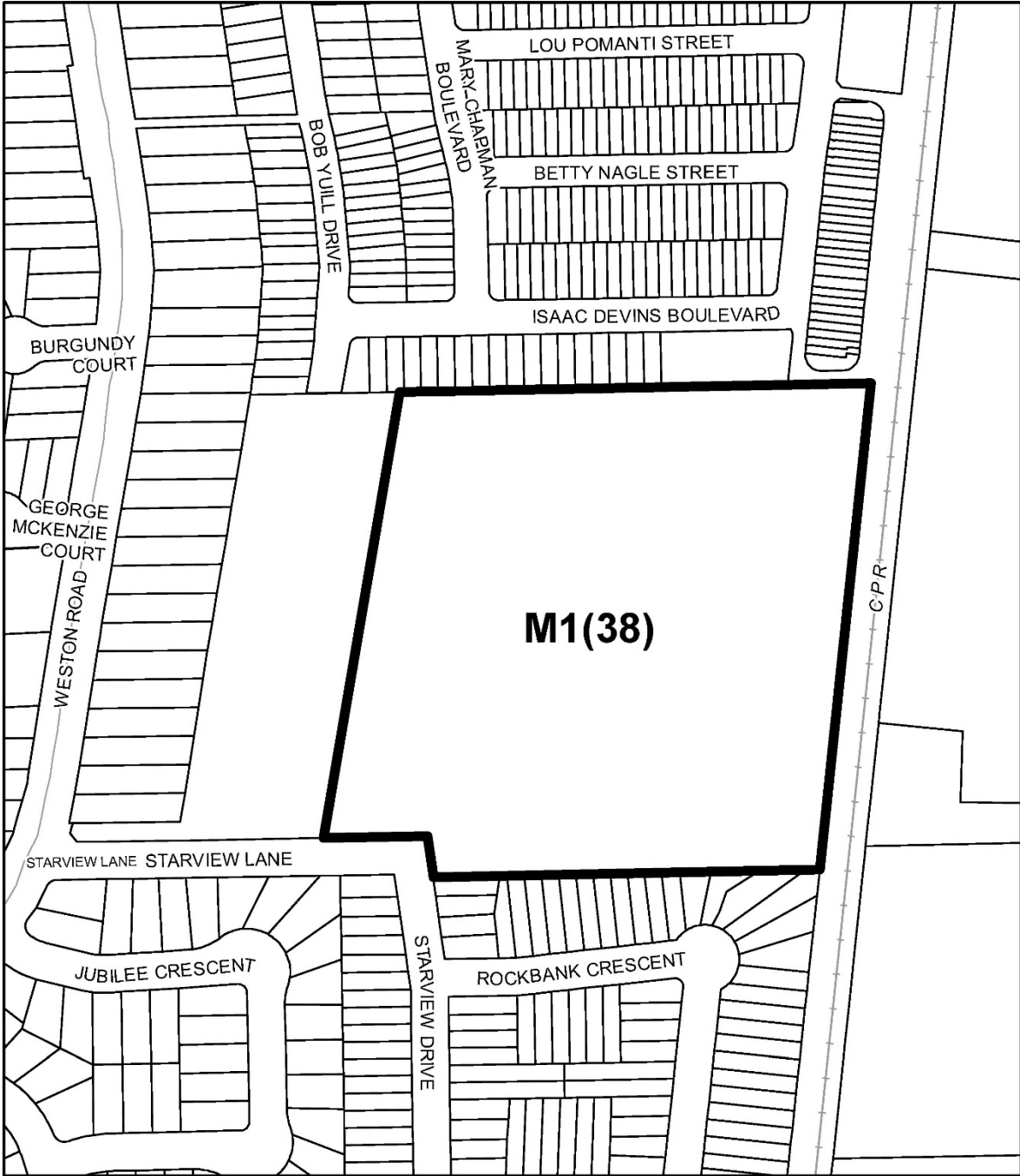
  
Former North York Zoning By-law 7625  
Not to Scale  
07/16/2021



 **Toronto**  
Schedule 15

Part of 755 Oakdale Road

  
Former North York Zoning By-law 7625  
Not to Scale  
07/16/2021

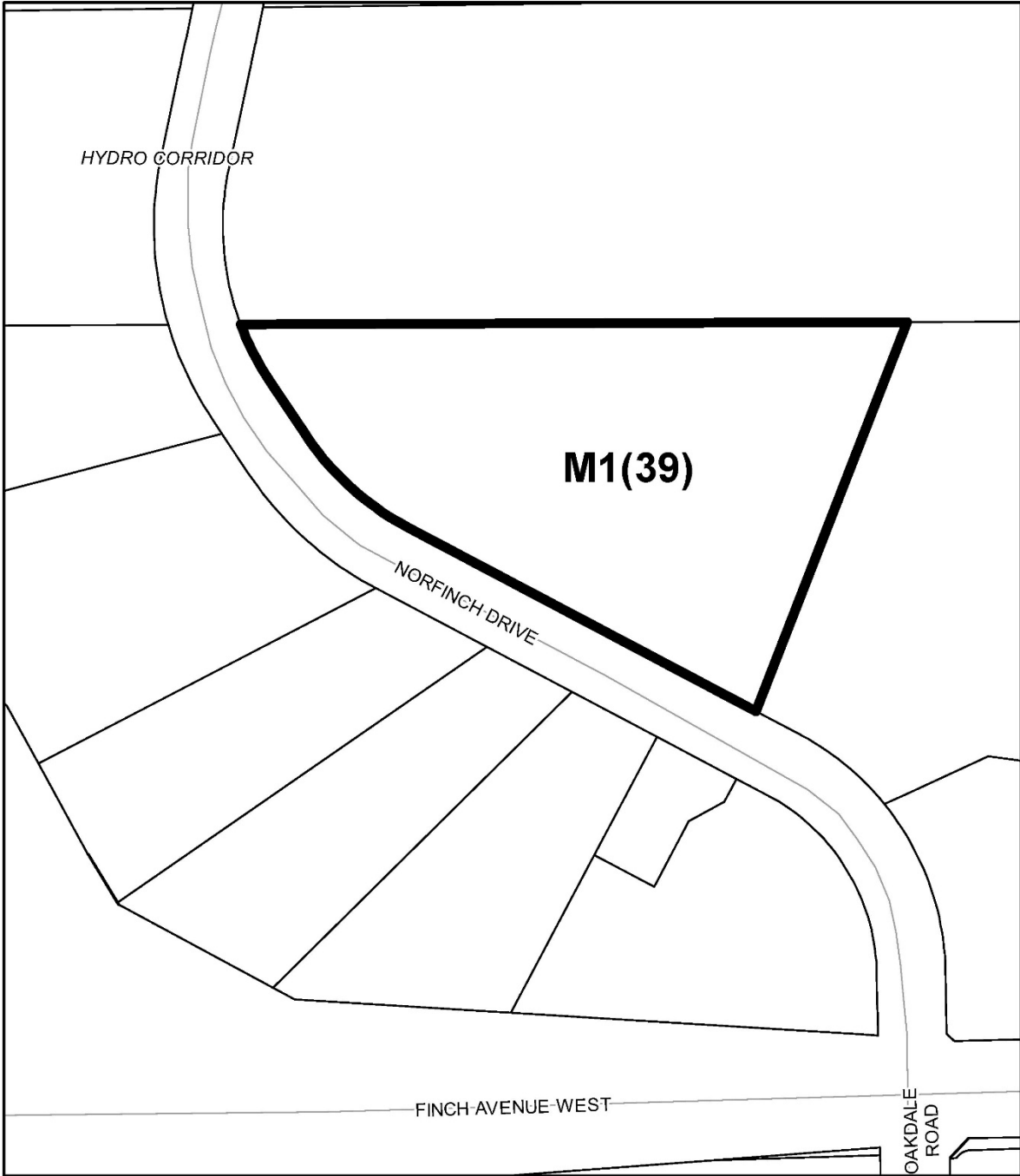


 **Toronto**  
Schedule 16

20 Starview Lane



Former North York Zoning By-law 7625  
Not to Scale  
07/16/2021



 **Toronto**  
Schedule 17

**45 Norfinch Drive**



Former North York Zoning By-law 7625  
Not to Scale  
07/16/2021