

Attachment 6: Amendment to East York Zoning By-law 6752

Authority:

CITY OF TORONTO

Bill

BY-LAW xxxx-2021

To amend former Borough of East York Zoning By-law 6752 (former Township of East York) 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:

1. In Section 8.C Mixed Commercial Industrial (MCI) Zone, delete from Section 8.C.2 General Provisions a) ii) Commercial, the following:
 - (A) "Place of Amusement;"
 - (B) "Private Club;"
2. Former Borough of East York Zoning By-law 6752 (Township), as amended, is further amended as follows:
 - (A) In Section 8.C Mixed Commercial Industrial (MCI) Zone, Section 8.C.2 General Provisions, a) iii) Institutional, delete the following:

"community centre"

"Day Nursery;"

"library;"
3. Former Borough of East York Zoning By-law 6752 (Township), as amended, is further amended as follows:
 - (A) In Section 8.C Mixed Commercial Industrial (MCI) Zone, Section 8.C.2 General Provisions b), use restrictions, add a new provision that reads as follows:
 - "v) Commercial Schools are permitted provided that they are only used for technical and trade skills development for the operation and use of

manufacturing equipment and machinery; or driver education for commercial or construction vehicles such as trucks, tractor trailers, and fork lifts."

4. Former Borough of East York Zoning By-law 6752 (Township), as amended, is further amended as follows:

(A) In Section 10 SI Zone, Section 10.1 Permitted Uses, delete provision f):
"f) Institutional on municipally-owned lands."

5. Former Borough of East York Zoning By-law 6752 (Township), as amended, is further amended as follows:

(A) In Section 8.C Mixed Commercial Industrial (MCI) Zone, Section 8.C.3 exceptions, add the next available new exception (xx) in the (MCI) Zone, as follows:

"8.C.3 xx) 1550 O'Connor Drive (MCI-3(xx) Zone)

Notwithstanding anything else contained in this By-law, on those lands designated as "8.C.3 (xx) on Schedule "A" to this By-law, the following standards shall also apply:

(i) In addition to the standards in 8.C.2 a) i), 8.C.2 a) ii), and 8.C.2 a) iii), permitted uses shall include: community centre, day nursery, and library."

(B) On the former Borough of East York Consolidated Zoning Map, on the lands identified with a heavy black line, being 1550 O'Connor Drive, as shown on Schedule 1 of this By-law, change the zone from "MCI-(b)(e)(H)" to "MCI-3(xx)".

6. Former Borough of East York Zoning By-law 6752 (Township), as amended, is further amended as follows:

(A) In Section 8.C Mixed Commercial Industrial (MCI) Zone, Section 8.C.2 b) use restrictions, add a new provision as follows:

"vi) At 1200 O'Connor Drive a Health and Fitness Club is not a permitted use."

7. Former Borough of East York Zoning By-law 6752 (Township), as amended, is further amended as follows:

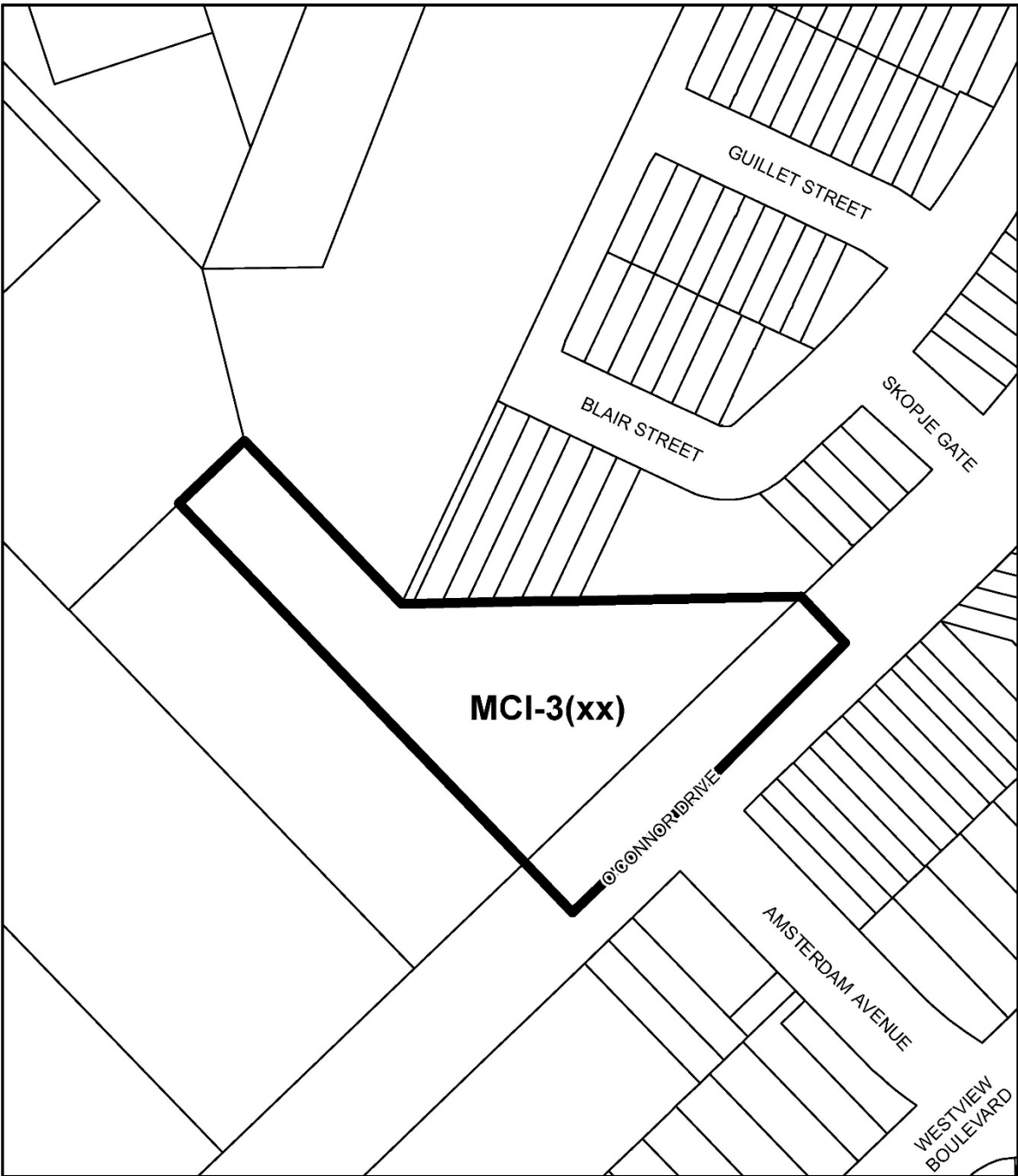
(A) In Section 8.C Mixed Commercial Industrial (MCI) Zone, Section 8.C.3 Exceptions, in exception d) 11 Curity Avenue (MCI-3(d) Zone), to the end of ii) (1) b) Permitted Uses, Buildings and Structures, add:

"- Health and Fitness Club".

Transition for Site Plan Approval Applications


- 8.** Nothing in this By-law 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].
- 9.** For the purposes of Section 7 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

1550 O'Connor Drive


Former East York By-law 6752
Not to Scale
03/29/2021