

Attachment 5: Amendment to Leaside Zoning By-law 1916

Authority:

CITY OF TORONTO

Bill

BY-LAW xxxx-2021

To amend former Borough of East York Zoning By-law 1916 (former Town of Leaside) with respect to the Employment Lands Zoning Conformity Review

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. Former Borough of East York Zoning By-law 1916 (Leaside), as amended, is further amended as follows:
 - (A) In Section 8.2 M1 Light Industrial Zone – M1, Section 8.2.1 a) xxiv), delete: "including the outside storage of new motor vehicles".
2. Former Borough of East York Zoning By-law 1916 (Leaside), as amended, is further amended as follows:
 - (A) In Section 8.2 M1 Light Industrial Zone – M1, Section 8.2.1 b) ii), replace the existing text with:

"business services located on the first Storey above Grade of any free standing office Building, restricted to only the following:

a bank or financial institution, graphic arts supplies store, custom workshop, interior design supplies store and showroom, Restaurant, Restaurant Take-Out (provided that no more than 100 m² of the Building's Gross Floor Area is utilized for this purpose), Dry Cleaning Establishment, office supplies store, printing establishment, stationery store, computer sales and service store, photographic sales and rental store, showrooms, and a Private and Public Recreational Facility that is a Fitness Centre, provided that such uses do not collectively exceed 20% of the Gross Floor Area of any Building."
3. Former Borough of East York Zoning By-law 1916 (Leaside), as amended, is further amended as follows:

- (A) In Section 8.4 Business Centre Zone – BC, Section 8.4.1 b) iii) replace the existing text with:
- "Business service uses may be permitted up to a total maximum Floor Space Index of 0.5 x the Lot Area, restricted to only the following uses: a bank or Financial Institution, barber shop, beauty salon, Restaurant, Restaurant Take-Out with a maximum Gross Floor Area of 100 m², travel agency, Dry Cleaning Establishment, office supplies store, printing establishment, flower shop, private Clinic, and a Private and Public Recreational Facility that is a Fitness Centre."
4. Former Borough of East York Zoning By-law 1916 (Leaside), as amended, is further amended as follows:
- (A) In Section 8.4 Business Centre Zone – BC, Section 8.4.1 b) iv) replace the existing text with:
- "Notwithstanding the permitted uses set out in Section 8.4.1.b) iii) above, a Drug Store, and a variety/convenience store may be permitted as a business service use in the first Storey above grade of any free standing office Building, provided that the total amount of business service uses (including the Drug Store, and variety/convenience store uses) do not collectively exceed 20% of the Gross Floor Area of any Office Building."
5. Former Borough of East York Zoning By-law 1916 (Leaside), as amended, is further amended as follows:
- (A) In Section 8.5 Industrial-Commercial Zone – MC2, Section 8.5.1 a), delete: "including the outside storage of new motor vehicles".
6. Former Borough of East York Zoning By-law 1916 (Leaside), as amended, is further amended as follows:
- (A) In Section 8.5 Industrial-Commercial Zone – MC2, Section 8.5.1 b), delete from the list of permitted uses: "hotels" and "entertainment uses and complexes".
7. Former Borough of East York Zoning By-law 1916 (Leaside), as amended, is further amended as follows:
- (A) In Section 8.5 Industrial-Commercial Zone – MC2, Section 8.5.1 b), revise "Private and Public Recreational Facilities; and," to "Private and Public Recreational Facility that is a Fitness Centre."
8. Former Borough of East York Zoning By-law 1916 (Leaside), as amended, is further amended as follows:
- (A) In Section 8.2 M1 Light Industrial Zone – M1, Section 8.2.3 Exceptions, add the next available new exception (17) in the M1 Zone, as follows:

"xx) Laird Drive, Esander Drive, and Canvarco Road Area M1(17)

(1) Use Restrictions

i) Notwithstanding the provisions of Section 8.2.1 b) ii) of this By-law, a Private and Public Recreational facility that is a Fitness Centre is not a permitted use."

(B) On the former Borough of East York Consolidated Zoning Map, on the lands identified with a heavy black line, being generally the Laird Drive, Esander Drive, and Canvarco Road Area, as shown on Schedule 1 of this By-law, change the zone from "M1" to "M1(17)".

9. Former Borough of East York Zoning By-law 1916 (Leaside), as amended, is further amended as follows:

(A) In Section 8.4 Business Centre Zone – BC, Section 8.4.3 Exceptions, exception b) 100 Thorncliffe Park Drive BC-(2), add a new provision as follows:

"Use Restriction

Notwithstanding the provisions of Section 8.4.1 of this By-law, a Private and Public Recreational facility that is a Fitness Centre is not a permitted use."

10. Former Borough of East York Zoning By-law 1916 (Leaside), as amended, is further amended as follows:

(A) In Section 8.4 Business Centre Zone – BC, Section 8.4.3 Exceptions, exception g) 101 Thorncliffe Park Drive BC-(7), add a new provision as follows:

"Use Restriction

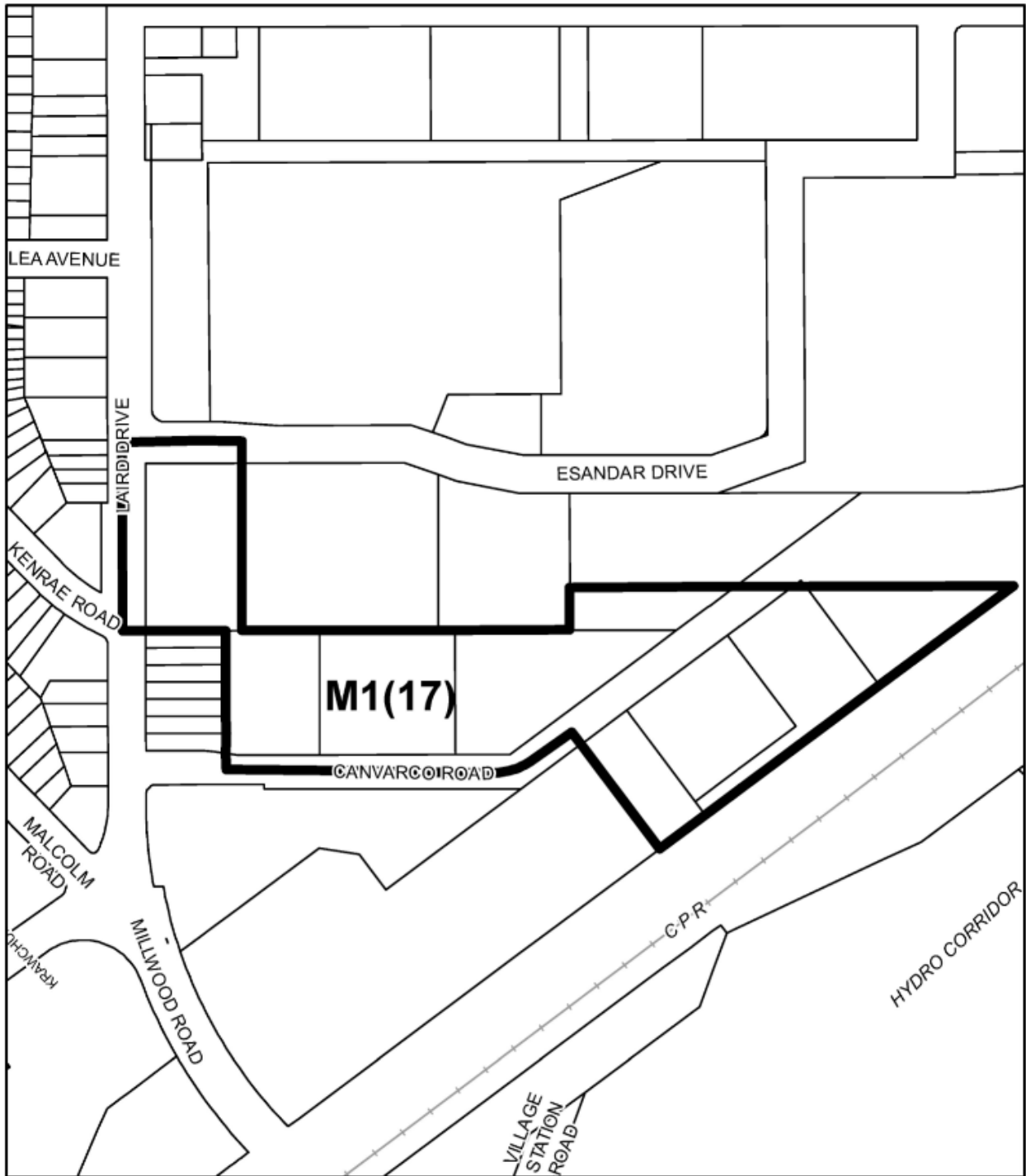
Notwithstanding the provisions of Section 8.4.1 of this By-law, a Private and Public Recreational facility that is a Fitness Centre is not a permitted use."

Transition for Site Plan Approval Applications

11. 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].

12. For the purposes of Section 11 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

Generally the Laird Drive, Esander Drive and Canvarco Road Area



Former Leaside Zoning By-law 1916
 Not to Scale
 08/17/2021