

850 and 858 York Mills Road – Official Plan and Zoning By-law Amendment Application – Decision Report – Approval

Date: October 17, 2025

To: North York Community Council

From: Director, Community Planning, North York District

Ward: 16 – Don Valley East

Planning Application Number: 18 270584 NNY 16 OZ

Related Planning Application Number: 18 270588 NNY 16 SA

SUMMARY

This Report recommends approval of the application to amend the former North York Zoning By-law to permit an 8 storey mixed use building (35 metres in height) containing retail uses on the ground floor and self-storage space and office uses on the floors above at 850 and 858 York Mills Road. The building would have three marquees (two marquees at the northern corners at a height of 38.24 metres and a taller marquee at the southern elevation with a height of 46.4 metres). Two levels of underground vehicular parking with 679 total spaces are proposed below the building.

RECOMMENDATIONS

The Director, Community Planning, North York District recommends that:

1. City Council amend City of North York Zoning By-law 7625, for the lands municipally known as 850 and 858 York Mills Road substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

OPA 231

On December 16, 17 and 18, 2013, City Council adopted Official Plan Amendment (OPA) 231 for *Employment Areas* as part of the five-year Official Plan (OP) and Municipal Comprehensive Review for Employment Lands. Council's decision on OPA 231 can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG28.2>

In July 2014, OPA 231 was approved by the Minister of Municipal Affairs and Housing. It was subsequently appealed to the Ontario Land Tribunal (OLT). Over the years, the Tribunal brought portions of OPA 231 into effect including the designations and associated land use policies.

Among the various policy changes, OPA 231 introduced two new *Employment Areas* designations (*Core Employment Areas* and *General Employment Areas*) and allowed restaurants and all types of retail and service uses up to a size of 6,000 square metres in the *General Employment Areas* designation. OPA 231 also continued to permit office uses in both the *Core Employment Areas* and *General Employment Areas*.

Bill 97 & Provincial Planning Statement 2024

On April 6, 2023, the *Helping Homebuyers, Protecting Tenants Act* ("Bill 97") was introduced to the legislature that would make changes to statutes including the *Planning Act*. The Province also released the proposed Provincial Planning Statement ("PPS 2023") that would combine the Provincial Policy Statement (2020) and the Growth Plan (2020) into a single document.

As part of Bill 97, the Province changed the definition of "area of employment" in the *Planning Act* by narrowing the scope of uses to: i) manufacturing, ii) warehousing, iii) research and development in connection with manufacturing, iv) retail and office uses associated with the above, and v) facilities ancillary to all of the above. The new definition excludes commercial—including retail and office not associated with the primary employment uses—and institutional uses.

Bill 97 also introduced a transition provision to allow municipalities to authorize the continuation of "lawfully established" uses that have been excluded from the new definition. A municipality can continue to permit such uses through the adoption of Official Plan policies.

On October 20, 2024, the Provincial changes were proclaimed and the amended definitions of "area of employment" in the *Planning Act*, which was reproduced in the Provincial Planning Statement, 2024 ("PPS 2024"), came into effect. The PPS 2024 also states that it applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024.

In response to these changes, on May 21 and 22, 2025, Council adopted OPA 804, with the purpose of:

- Ensuring “lawfully established” uses in *General Employment Areas* and *Core Employment Areas* are permitted through the transition provision introduced by Bill 97;
- Aligning employment policies and land use permissions in the Official Plan to conform with the new definition of “area of employment” in the *Planning Act* and “employment areas” in the PPS 2024; and,
- Identifying 255 hectares within *Employment Areas* across the City for redesignation to *Regeneration Areas* and *Institutional Areas*

OPA 804 was adopted under Section 26 of the *Planning Act*. Under Section 26 of the *Planning Act*, the Minister is the approval authority for the OPA and their decision is not subject to appeal. At this time, the Minister has not made a decision on OPA 804 and it is not in force and effect.

THE SITE AND SURROUNDING LANDS

Description

The subject site is located on the north side of York Mills Road between Leslie Street and Don Mills Road. It is a corner lot located northwest of the intersection of Lesmill Road and York Mills Road. The site has a lot area of 14,051 square metres and a lot frontage of 111.5 metres on Lesmill Road and 127.3 metres on York Mills Road. The east half of the site is vacant, vegetated land and the west half of the site is used as open storage and surface parking. See Attachment 2 for the Location Map.

Surrounding Uses

North: vacant land and low to mid-rise employment buildings.

South: York Mills Road bridge and underpass, beyond which are low rise employment and retail buildings. A parking area is located under the underpass.

East: Lesmill Road, beyond which are retail and employment uses and a hotel.

West: Vacant lands, beyond which is a GO rail line and retail uses.

THE APPLICATION

Description

The application proposes an 8 storey mixed use building (35 metres in height) containing retail uses on the ground floor and self-storage space and office uses on the floors above at 850 and 858 York Mills Road. The building would have three marquees (two marquees at the northern corners at a height of 38.24 metres and a taller marquee

at the southern elevation with a height of 46.4 metres). Two levels of underground vehicular parking with 679 spaces are proposed below the building.

Density

The proposal has a density of 3.8 times the area of the lot.

Residential Component

The proposal does not include a residential component.

Non-Residential Component

The proposal includes 53,413 square metres of GFA, which is broken down as follows:

- Retail – 5,082 square metres
- Office – 16,817 square metres
- Self Storage – 31,514 square metres

Access, Parking and Loading

The proposal includes a total of 679 vehicular parking spaces and 7 loading spaces. Five parking spaces are provided at grade, while the balance of the parking spaces would be contained in a 2-storey underground parking garage. Vehicular access is proposed via a right-in-right-out private driveway at the northeast corner of the site onto Lesmill Road and a full moves access at the southwest corner of the site onto the York Mills Road underpass.

Additional Information

See the attachments of this Report for the Application Data Sheet, Location Map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/850YorkMillsRd

Reasons for Application

A Zoning By-law Amendment (ZBA) is required to permit the proposed self storage use, amount of retail gross floor area, total gross floor area, yard setbacks, and other appropriate development standards.

At the time the subject application was submitted, OPA 231 was partially under appeal and the policies permitting restaurants and all types of retail and service uses in the *General Employment Areas* designation were not in force and effect. As such, the application required an OPA to permit the proposed retail uses. OPA 231 is now in force and effect and an OPA is no longer required to facilitate the proposal.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on July 31, 2018. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre.

The current application was submitted on December 20, 2018 and deemed complete on January 10, 2019, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre: www.toronto.ca/850YorkMillsRd

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate an appropriate Zoning By-law Amendment.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

Official Plan

Map 2 Urban Structure of the Official Plan identifies the site as *Employment Areas*, and Map 19 Land Use Plan of the Official Plan designates the site as *General Employment Areas*. See Attachment 3 of this Report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Zoning

The subject site is zoned Industrial-Office Business Park Zone MO(6) under former North York Zoning By-law 7625. The MO(6) zoning category permits offices, financial institutions, fitness centres, and restaurants. It also permits retail stores and personal service shops within the first floor of an office building. Self-storage is not a permitted use in the MO(6) zone.

The MO(6) zone permits a maximum gross floor area of 35,510 square metres. In the MO(6) zone, the first floor area of the ground floor excluding any portion that is covered by a roof of glass or other translucent material is not to exceed 3,500 square metres. The maximum gross floor area of each retail store is not to exceed 400 square metres.

The MO(6) exception requires specific setbacks for any proposed building on the subject lands.

See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following design guidelines have been used in the evaluation of this application:

- Mid-Rise Building Performance Standards
- Retail Design Manual

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

PUBLIC ENGAGEMENT

Community Consultation

On April 3, 2019, a community consultation meeting took place. The meeting was attended by Community Planning Staff, the applicant, and eight (8) members of the public. The following issues were raised with respect to the proposal:

- Original proposed height of building at 9 storeys and marquees being too tall;
- Functionality of the subject site as it relates to the abutting property that wraps around the subject property on the north and west;
- Whether the proposed parking configuration is sufficient for the proposed use; and
- Traffic and safety concerns with respect to proposed site design and configuration.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the North York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement 2024

On October 20, 2024, amendments to the *Planning Act* were proclaimed in force that changed the definition of “area of employment” by narrowing the scope of uses to i) manufacturing, ii) warehousing, iii) research and development in connection with manufacturing anything, iv) retail and office uses associated with the above, and v) facilities ancillary to all of the above. The new definition excludes commercial – including retail and office not associated with the primary employment uses – and institutional uses. The same changes were made to the definition of “employment areas” in the PPS 2024.

The PPS 2024 states that it applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. Council’s decision on this application must be consistent with the PPS 2024.

The subject application proposes self-storage, retail and office uses within the proposed building. In addition, the applicant has also requested expanding the uses permitted on the lot to include additional uses (manufacturing, custom workshop, artist studio, etc.).

The self-storage use and uses outside of office and retail are consistent with the provincial policy permissions for employment areas. Staff recommend that office and retail uses be restricted to those associated with the permitted employment uses of the lot and/or be restricted in size to ensure smaller-scale uses that primarily serve the surrounding employment area in order to be consistent with the PPS 2024. The uses and size requirements have been secured in the draft Zoning By-law Amendment in Attachment 5.

Staff’s review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the proposal for consistency with the PPS 2024. Staff find the proposed uses as described above to be consistent with the PPS 2024.

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies and design guidelines described in the Policy and Regulation Considerations Section of this Report.

Land Use

The subject site is designated *General Employment Areas* on Map 19 – Land Use Plan of the Official Plan.

As OPA 804 is currently not in force and effect, the current Official Plan policies permit office and all types of retail and services uses in the *General Employment Areas* designation. These permitted uses are not aligned with recent Provincial changes to the

definition of “areas of employment” in the *Planning Act* nor the definition of “employment area” in PPS 2024. In order to align with Provincial changes, Staff recommend the proposed range of uses be amended as described in the “Provincial Planning Statement 2024” section of this Report. Subject to the proposed amendments, the proposed land use is appropriate contingent on addressing the balance of the comments of this Report.

Height, Massing, Density

The application proposes an 8 storey building with a metric height of 35 metres. Two marquee fins are proposed on the north corners of the building (height of 38.24 metres) and a taller marquee fin is proposed on the south elevation (height of 46.4 metres). The building is setback a minimum of 11.4 metres on the north, 18.6 metres on the west, 2.1 metres on the south and 4.8 metres on the east property lines. Building setbacks are provided along the west, south and east elevations. The proposed total gross floor area is 53,413 square metres, which results in a proposed density of 3.8 times the lot area. A green roof is provided above the 5th floor on the southwest corner of the building and above the 6th floor on the southeast corner of the building.

Staff have reviewed the proposed development against the development policies of the Official Plan and the relevant design guidelines. The proposal is a midrise built form located within an employment area, setback appropriately from surrounding properties and is not in close proximity to residential neighbourhoods. Staff are of the opinion the proposed height, massing and density are appropriate for the site.

Public Realm

The public realm is comprised of all public and private spaces to which the public has access. It is a network that includes, but is not limited to, streets and lanes, parks and open spaces, and the parts of private and public buildings that the public is invited into.

The proposed development proposes landscaping and tree planting along the perimeter of the site. A public sidewalk will be provided on the east boundary and private pedestrian walkways that will be connected to the public sidewalks will be provided along the west and south boundaries of the site. Staff have reviewed the proposal and are of the opinion the proposed landscaping and public realm is appropriate for the employment lands.

Shadow Impact

A Sun/Shadow Study was submitted in support of the proposal. Staff are satisfied that the proposed development will not negatively impact the surrounding employment area with shadows.

Wind Impact

A Wind Study was submitted in support of the proposal, which concluded that wind conditions over all pedestrian sensitive grade-level locations within and surrounding the site will be acceptable for the intended uses on a seasonal basis.

Servicing

The applicant submitted a Functional Servicing Report, Stormwater Management Report, Hydrogeological Assessment report, and other supporting documents and drawings to support the proposed development. Engineering and Construction Services Staff have reviewed and accepted the submitted materials.

Road Widening

In order to satisfy the Official Plan requirement of a 23 metre right-of-way for this segment of Lesmill Road, a 1.44 metre road widening dedication along the Lesmill Road frontage of the site is required and is proposed to be conveyed to the City. This road widening dedication has been illustrated on Schedule 3 of the Draft Zoning By-law Amendment (Attachment 5) and will be conveyed to the City through the Site Plan Application.

No road widening is required for York Mills Road.

Traffic Impact

The applicant submitted a Transportation Impact Study (TIS) dated February 2021, which estimates that the proposal will generate 271, 375, and 294 two-way trips during the morning, afternoon and Saturday peak hours, respectively. The TIS concludes that with the addition of a left-turn protected permissive phase at the intersection of York Mills Road and Lesmill Road during morning, afternoon, and Saturday peak hours, the proposed development can be accommodated with minor impacts on the area road network.

Transportation Review Staff have reviewed the submitted materials and find them acceptable for the Zoning By-law application. However, as part of the Site Plan Application, the TIS must be revised to include Synchro and Sim Traffic files for review and to address comments related to queue analysis, capacity analysis, optimized signal timing, traffic signal drawing and cost estimate, and on-site signage and wayfinding. In addition, as agreed to between Transportation Review and the applicant, the TIS submitted at the Site Plan Application stage will also include a fully detailed review of the following intersections:

- York Mills Road / Lesmill Road
- Lesmill Road / Valleybrook Drive
- Lesmill Road / proposed site access

Access, Vehicular and Bicycle Parking and Loading

The application proposes a right-in-right-out vehicular access onto Lesmill Road at the northeast corner of the site and a full-moves vehicular access onto the York Mills Road underpass at the southwest corner of the site.

The application will contain a total of 679 vehicular parking spaces, 5 of which will be provided at grade and the balance of the spaces will be contained within a 2 storey underground parking garage. Sixteen (16) of the 679 vehicular parking spaces will be

accessible parking spaces. The proposal also includes 134 bicycle parking spaces (73 long-term and 61 short-term) and 7 loading spaces (2 Type 'A', 3 Type 'B' and 2 Type 'C'). Transportation Review Staff have reviewed the proposal and have accepted the general site design. Specific details of the access, parking, and site circulation design will be addressed through the Site Plan Approval process.

Parkland

In accordance with Section 42 of the *Planning Act*, the Owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per *Toronto Municipal Code Chapter 415-29*, the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the *Toronto Municipal Code Chapter 415-28* requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

The industrial (self-storage) component of the development proposal is exempt from the parkland dedication requirement under Chapter 415, Article III, Section 415-30. A.(8) of the *Toronto Municipal Code*. The retail and office components of the development are subject to the parkland dedication rate of 2%.

Tree Preservation

Urban Forestry Staff have reviewed the application and do not have concerns with the Zoning By-law Amendment application.

The application is subject to the provisions of the *City of Toronto Municipal Code, Chapter 813 Articles II* (Street Tree by-law) and *III* (Private Tree by-law). The submitted Arborist Report identifies 35 by-law protected trees on site. The applicant proposes to remove all 35 of these trees (10 City owned trees and 25 privately owned trees). The applicant is to submit a tree planting deposit to ensure the planting and survival of 13 new City trees. In addition, Urban Forestry requires the planting of 67 new trees to replace the 25 private trees proposed for removal. Planting opportunities for the replacement trees will be determined through the Site Plan Approval process. Cash-in-lieu of planting may be acceptable for some of the replacement trees.

Noise and Vibration Mitigation

The proposed development is within 300 metres of Metrolinx's Bala Subdivision, which carries the Richmond Hill GO Train service. To facilitate the proposal, the applicant submitted a Noise and Vibration Impact Study as requested by Metrolinx. Metrolinx has reviewed the Noise and Vibration Impact Study and requested revisions as the data in the Study is out of date. Metrolinx has advised that since the site is not directly adjacent to the Metrolinx rail line, the Noise and Vibration Impact Study can be finalized at the Site Plan Application stage.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or

higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner.

The Zoning By-law Amendment will secure performance standards related to bicycle parking rates and location of bicycle parking spaces. Other applicable TGS performance measures will be secured through the Site Plan Approval process.

Conclusion

The proposed application has been reviewed against the policies of the PPS 2024 and the City of Toronto's Official Plan. Staff are of the opinion that the application is consistent with the PPS 2024 and the proposal conforms to the Official Plan. The proposal represents an appropriate form of intensification on the subject site within an employment area that preserves and expands the employment uses of the City. Staff recommend that Council support approval of the application.

CONTACT

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SIGNATURE

David Sit, MCIP, RPP
Director, Community Planning
North York District

ATTACHMENTS

City of Toronto Information/Drawings

- Attachment 1: Application Data Sheet
- Attachment 2: Location Map
- Attachment 3: Official Plan Land Use Map
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Zoning By-law Amendment

Applicant Submitted Drawings

- Attachment 6: Site Plan
- Attachment 7: Elevations
- Attachment 8: 3D Massing Model

Attachment 1: Application Data Sheet

Municipal Address: 850 and 858 York Mills Road **Date Received:** December 20, 2018

Application Number: 18 270584 NNY 16 OZ

Application Type: Rezoning

Project Description: 8 storey mixed use building consisting of retail uses on the ground floor, and offices uses and self-storage uses throughout the building above the ground floor. The site will be serviced by two levels of underground parking. A right-in-right-out vehicular access onto Lesmill Road is proposed at the northeast corner of the site and a full-moves vehicular access onto the York Mills Road underpass is proposed at the southwest corner of the site.

Applicant	Agent	Architect	Owner
MHBC Planning Urban Design & Landscape Architecture	MHBC Planning Urban Design & Landscape Architecture	TACT Architecture Inc.	850 York Mills Storage GP Corporation

EXISTING PLANNING CONTROLS

Official Plan Designation:	General Employment Areas	Site Specific Provision:	N/A
Zoning:	MO(6)	Heritage Designation:	No
Height Limit (m):	N/A	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 14,051 Frontage (m): 112 Depth (m): 127

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):			8,987	8,987
Residential GFA (sq m):				
Non-Residential GFA (sq m):			53,413	53,413
Total GFA (sq m):			53,413	53,413
Height - Storeys:			8	8
Height - Metres:			35	35

Lot Coverage Ratio (%): 63.96 Floor Space Index: 3.8

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Retail GFA: 5,082

Office GFA: 16,817

Industrial GFA: 31,514

Institutional/Other GFA:

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:

Proposed:

Total Units:

Parking and Loading

Parking Spaces: 679 Bicycle Parking Spaces: 134 Loading Docks: 7

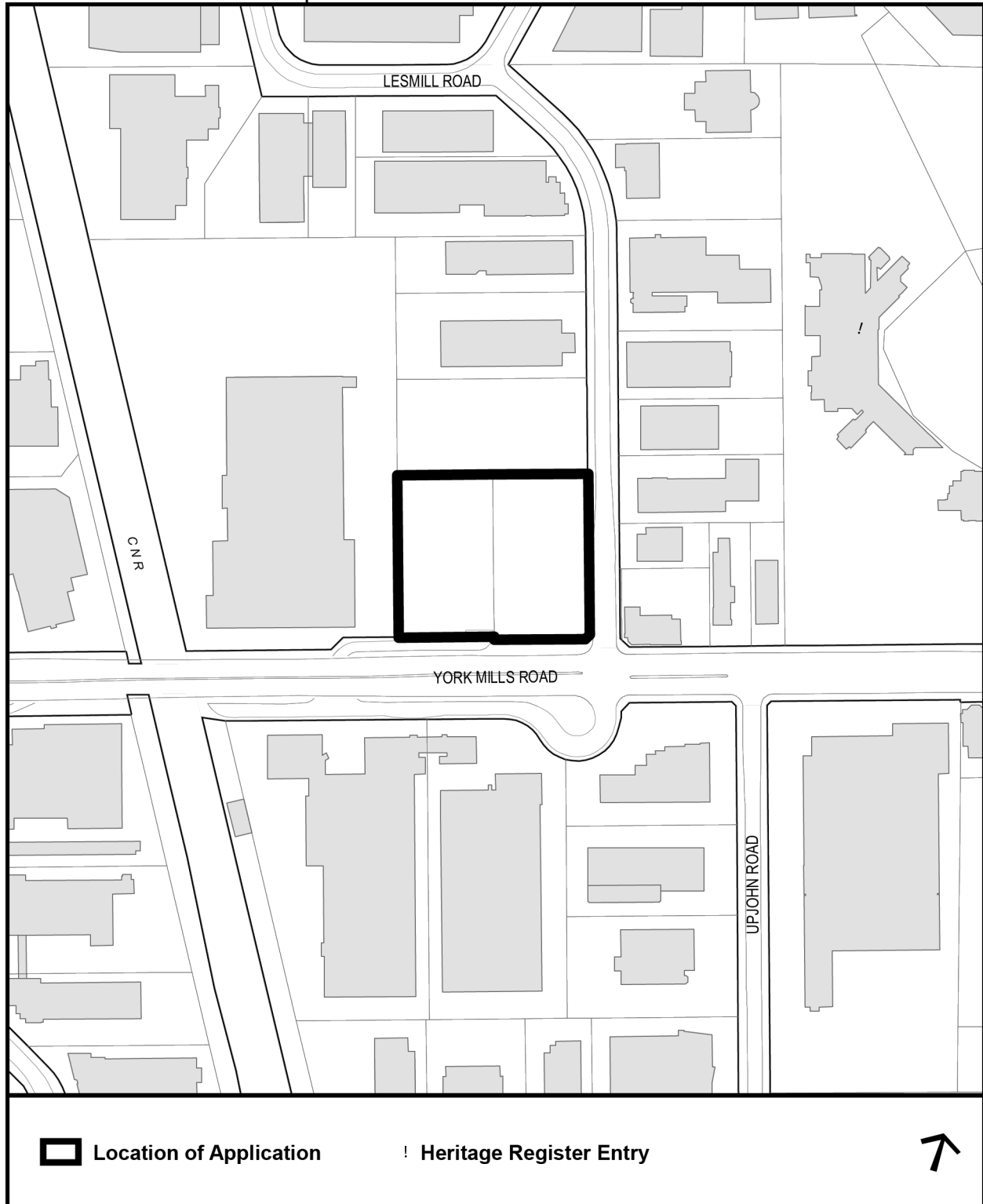
CONTACT:

Ingrid Fung, Planner

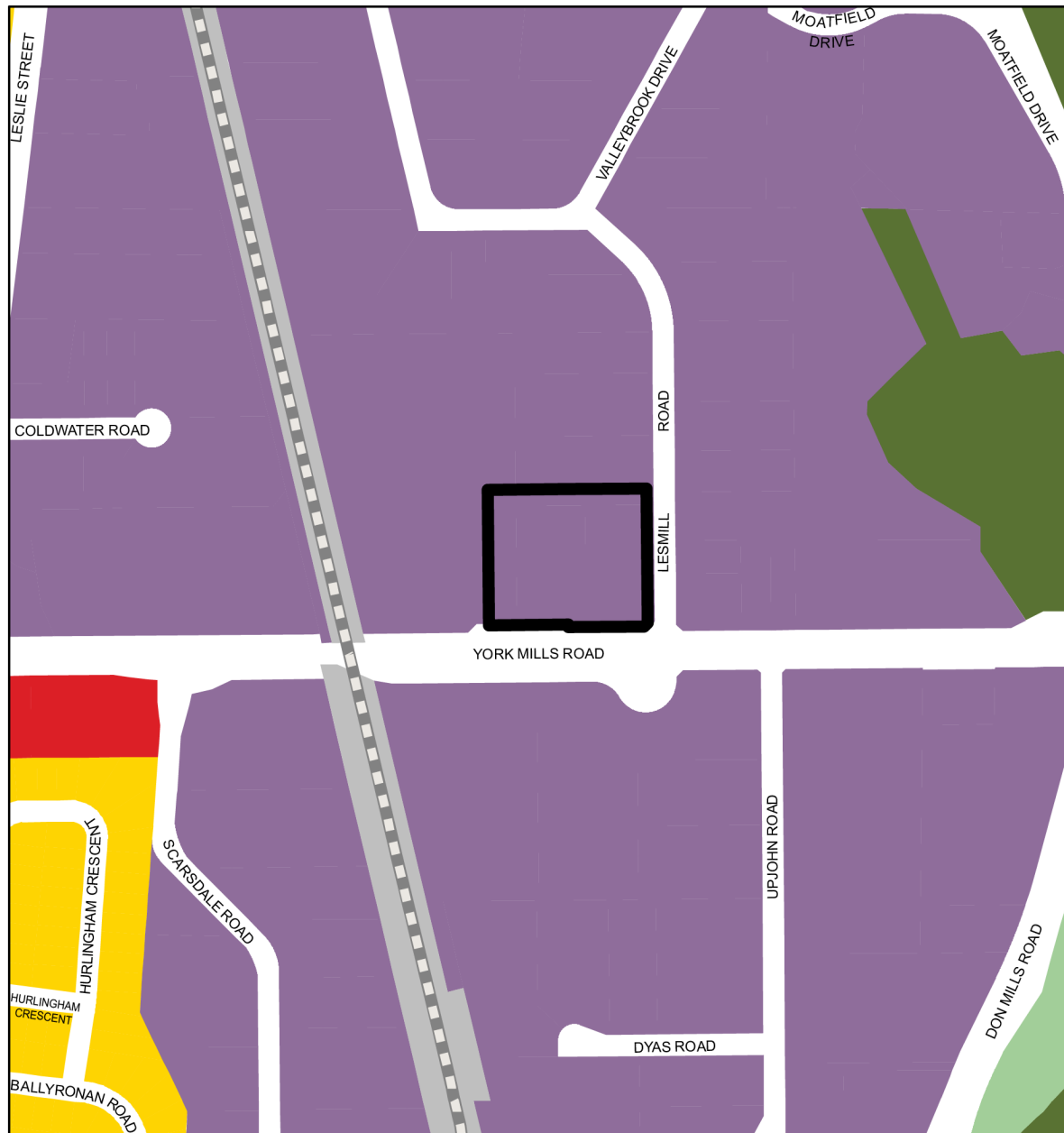
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Attachment 2: Location Map



Attachment 3: Official Plan Land Use Map



Official Plan Land Use Map # 19

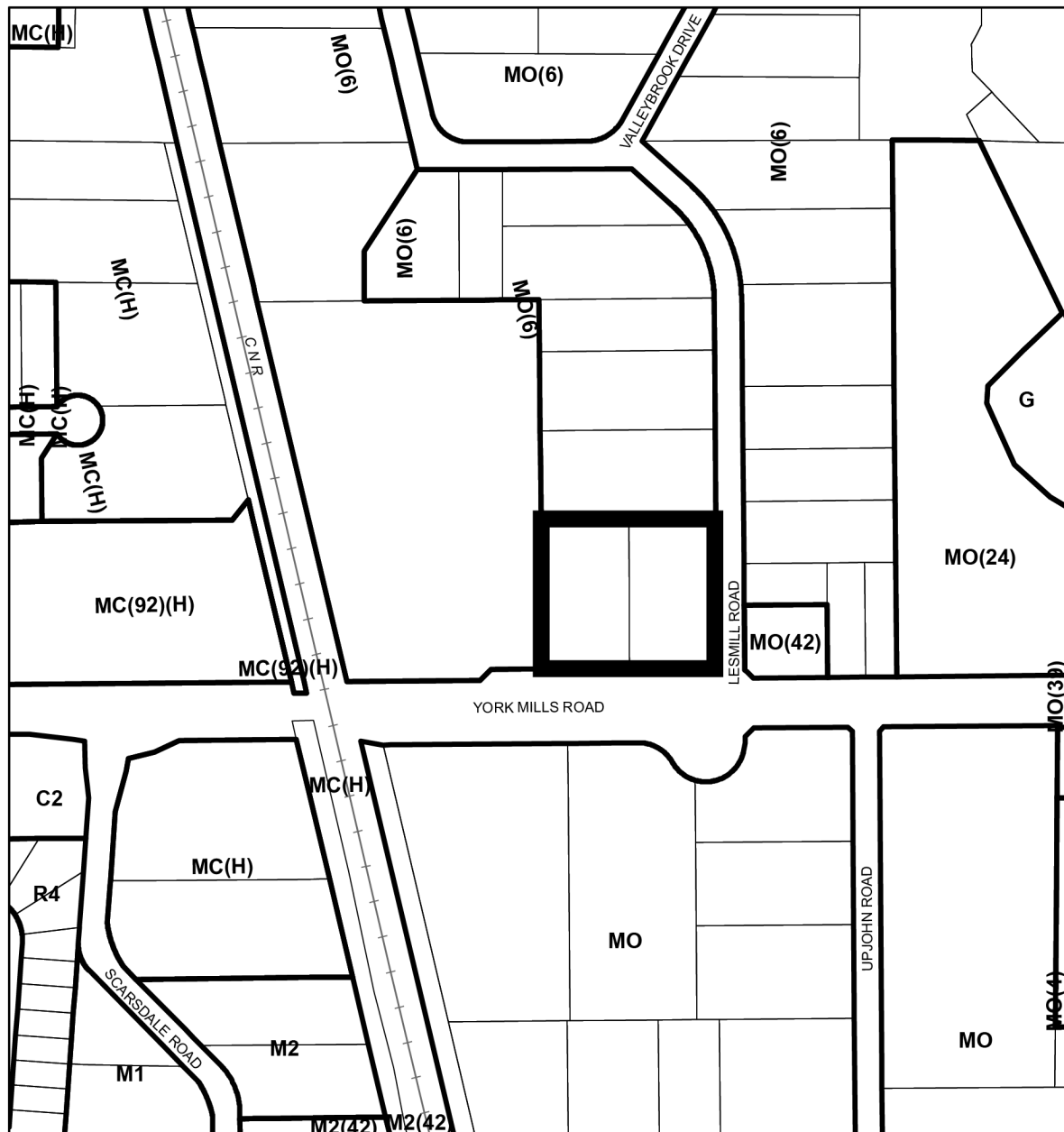
850 - 858 York Mills Road

File # 18 270584 NNY 16 0Z

-  Location of Application
-  Neighbourhoods
-  Mixed Use Areas
-  Natural Areas
-  Other Open Space Areas
-  General Employment Areas
-  Utility Corridors

↑
Not to Scale
Extracted: 08/13/2025

Attachment 4: Existing Zoning By-law Map



Zoning By-law 7625

850 - 858 York Mills Road

File # 18 270584 NNY 16 0Z



Location of Application

R4 One-Family Detached Dwelling Fourth Density Zone
C2 Local Shopping Centre Zone
M1 Industrial Zone One

M2 Industrial Zone Two
MC Industrial-Commercial Zone
MO Industrial-Office Business Park Zone
G Greenbelt Zone



Not to Scale
 Extracted: 08/13/2025

Attachment 5: Draft Zoning By-law Amendment

Authority: North York Community Council Item
NY **XX.XX** as adopted by City of Toronto Council on
DATE

CITY OF TORONTO

Bill

BY-LAW **XXXX** -2025

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known in the year 2024 as 850 – 858 York Mills Road.

Whereas authority is given to Council by 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. The lands subject to this By-law are outlined by heavy lines on Schedule 1 attached to this By-law.
2. Schedules "B" and "C" of By-law 7625 of the former City of North York, as amended, are further amended by amending the zone label from a zone label of MO(6) to a zone label of M2(78) as shown on Schedule 2 attached to this By-law.
3. Section 64.31 of By-law 7625 of the former City of North York, as amended, is amended by adding the following subsection:

64.31 (78) M2 (78)

DEFINITIONS

(A) For the purposes of this exception, the following definitions apply:

- a. 'Artist Studio' means premises used for creating art or craft.
- b. 'Custom Workshop' means premises used for producing or making custom-made goods in limited quantities, using techniques that do not involve mass-production.
- c. 'Eating Establishment' means premises where food or beverages are prepared and offered for sale to patrons for immediate consumption on the premises while they are seated, and which may include an incidental take-out service.

- d. 'Financial Institution' means premises used to provide financial services to the public, other than exclusively through an automated banking machine.
- e. 'Gross Floor Area' means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level.
- f. 'Industrial Sales and Service' means the use of premises for the lease, rental, sale, servicing or repair of equipment or goods for businesses only. Industrial sales and service use does not include the lease, rental, sale, servicing, customizing or repair of vehicles, other than those used for construction or agriculture.
- g. 'Interior Floor Area' means the floor area of any part of a building, measured to:
 - i. the interior side of a main wall;
 - ii. the centreline of an interior wall; or
 - iii. a line delineating the part being measured.
- h. 'Lot' means a single parcel or tract of land that may be conveyed in compliance with the provisions of the Planning Act.
- i. 'Manufacturing Use' means the use of premises for fabricating, processing, assembling, packaging, producing or making goods or commodities, and it includes repair of such goods or commodities.
- j. 'Personal Service Shop' means premises used to provide personal grooming services or for the cleaning or care of apparel.
- k. 'Premises' means the whole or part of lands, buildings or structures, or any combination of these.
- l. 'Retail Service' means premises in which photocopying, printing, postal, or courier services are sold or provided.
- m. 'Retail Store' means premises in which goods or commodities are sold, rented, or leased.
- n. 'Self Storage Warehouse' means premises where individual enclosed areas are made available to the public for keeping or storing goods or commodities.
- o. 'Service Shop' means premises used for servicing, repairing or refurbishing goods, other than vehicles. A personal service shop is not a service shop.
- p. 'Take-out Eating Establishment' means premises where food or beverages are prepared and offered for sale to patrons for consumption off the premises.
- q. 'Warehouse' means premises used for keeping or storing goods or commodities, to which the general public does not have access, and which

may also be used for the distribution of the goods or commodities.

PERMITTED USE

(B) Section 31(2)(a) does not apply.

(C) In the M2(78) zone, the following uses are permitted:

- a. Artist Studio
- b. Communications and Broadcasting
- c. Custom Workshop
- d. Health Science Research Laboratory
- e. Industrial Sales and Service
- f. Information Processing
- g. Research Laboratory
- h. Self Storage Warehouse
- i. Service Shop
- j. Warehouse

(D) In the M2(78) zone, the following uses are permitted, subject to Section 64.31(78)(E):

- a. Eating Establishment
- b. Financial Institution
- c. Manufacturing Use
- d. Office Use
- e. Retail Service
- f. Retail Store
- g. Showroom
- h. Take-out Eating Establishment

(E) Use Qualifications

Section 31(2)(b) does not apply and the following qualifications apply to the permitted uses in Section 64.31(78)(D):

a. Eating Establishment and Take-out Eating Establishment

- i. The total interior floor area of all eating establishments and take-out eating establishments may not exceed 500 square metres.
- ii. Other uses combined with an eating establishment are subject to the following:
 - 1. The following may occupy a maximum of 6% of the total interior floor area of the eating establishment to a maximum of 50 square metres:
 - a. dance floor;
 - b. stage;
 - c. teletheatre gambling;

- d. disc jockey;
 - e. sound room;
 - f. areas dedicated to recreational activities; and
 - g. any other entertainment area; and
- 2. Other than an outdoor patio, all uses must be entirely in the building with the eating establishment.

b. Financial Institution

- i. The total interior floor area of all financial institutions may not exceed 500 square metres.

c. Manufacturing Use

- i. The only permitted manufacturing uses are the following:
 - 1. Apparel and textile manufacturing use
 - 2. Beverage manufacturing use
 - 3. Food manufacturing use
 - 4. Furniture manufacturing use
 - 5. Metal manufacturing use
 - 6. Plastic product manufacturing use.
- ii. Manufacturing uses shall be entirely within a building.
- iii. The total interior floor area of a manufacturing use may not exceed 5,000 square metres.
- iv. Food manufacturing use must be the processing, packaging, or baking of foods that are not meats, fish, dairy products, or brewing or pickling of foods.

d. Office Use

- i. An office use, other than a professional medical office use, must be associated with a permitted use listed in Section 64.31(78)(C) or a manufacturing use subject to Section 64.31(78)(E).
- ii. The total interior floor area of professional medical offices may not exceed the greater of:
 - 1. 300.0 square metres; or
 - 2. 10 percent of the gross floor area of the buildings on the lot to a maximum of 500.0 square metres.
- iii. A professional medical office may not include the provision of overnight care.

e. Retail Service

- i. The total interior floor area of all retail services may not exceed the

greater of:

1. 300.0 square metres; or
2. 10 percent of the gross floor area of all buildings, to a maximum of 500.0 square metres.

f. Retail Store

- i. A retail store use must be associated with a permitted use listed in Section 64.31(78)(C) or a manufacturing use subject to Section 64.31(78)(E).

g. Showroom

- i. A showroom use must be associated with a permitted use listed in Section 64.31(78)(C) or a manufacturing use subject to Section 64.31(78)(E).

EXCEPTION REGULATIONS

FLOOR SPACE INDEX AND GROSS FLOOR AREA

(F) Section 31(5) does not apply.

(G) Gross floor area of a non-residential building is reduced by the area of the building use for:

- a. parking, loading and bicycle parking below-ground;
- b. required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
- c. storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- d. voids at the level of each floor with a manufacturing use;
- e. shower and change facilities and bicycle maintenance facilities required by this By-law for required bicycle parking spaces;
- f. elevator shafts, ventilation duct, utility shafts;
- g. utility areas, catwalks, service platforms and a mechanical penthouse; and
- h. exit stairwells and escalators in the building.

(H) The maximum gross floor area permitted shall be 53,450 square metres, which will include the following:

- a. A maximum gross floor area of 16,830 square metres for all office uses; and,
- b. A combined maximum gross floor area of 5,100 square metres for all eating establishments, take-out eating establishments, financial institutions, retail services, and retail stores.

LOT LINES

- (I) Despite Section 2.52.7(b)(ii), the front lot line shall be the east lot line.

YARD SETBACKS

- (J) Section 31(6)(a) does not apply and the minimum yard setbacks shall be as shown on Schedule 3 attached to this By-law.
- (K) Despite Section 64.31(78)(J) above and Section 6(9), the following elements may encroach into the required minimum building setbacks and main wall separation distances as follows:
- a. canopies and awnings, by a maximum of 1.8 metres. A canopy can be above the areas identified as 'Marquee Fin 1', 'Marquee Fin 2' and 'Marquee Fin 3' on Schedule 3;
 - b. exterior stairs, access ramps and elevating devices, by a maximum of 0.5 metres, but shall not be permitted within the north side yard;
 - c. cladding added to the exterior surface of the main wall of a building, by a maximum of 0.15 metres;
 - d. architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 0.5 metres;
 - e. eaves, by a maximum of 0.5 metres; and,
 - f. air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres.

LANDSCAPING

- (L) Section 31(6)(b) does not apply and a minimum of 10 percent of the front yard setback shall be maintained as soft landscaping.

MAXIMUM BUILDING HEIGHT

- (M) Section 31(8) does not apply and the building height, measured from established grade, shall not exceed the maximum height in metres as shown on Schedule 3 attached to this By-law.
- (N) For the purposes Section 64.31(78)(M), "established grade" shall mean the Canadian Geodetic Datum elevation of 135.70 metres.
- (O) Despite Section 64.31(78)(M) above, the following equipment and structures may project beyond the permitted maximum height shown on Schedule 3 attached to this By-law:

- a. equipment used for the functional operation of the building, including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 8.5 metres in the areas identified as 'MPH 1' and 'MPH 2' on Schedule 3 and a maximum of 7.7 metres in the area identified as 'MPH 3' on Schedule 3;
- b. structures that enclose, screen, or cover the equipment, structures and parts of a building listed in (a) above, including a mechanical penthouse, by a maximum of 8.5 metres in the areas identified as 'MPH 1' and 'MPH 2' on Schedule 3 and a maximum of 7.7 metres in the area identified as 'MPH 3' on Schedule 3;
- c. architectural features, parapets, and elements and structures associated with a green roof, by a maximum of 2 metres;
- d. building maintenance units and window washing equipment, by a maximum of 1.5 metres. Building maintenance units and window washing equipment may also project above the equipment and structures identified in Section 64.31(78)(O)(a) and (b) by a maximum of 1.5 metres;
- e. planters, landscaping features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 3 metres;
- f. antennae, flagpoles and satellite dishes, by a maximum of 3 metres; and
- g. trellises, pergolas, and unenclosed structures providing safety or wind protection to rooftop amenity space, by a maximum of 3 metres.

NUMBER OF STOREYS

- (P) The number of storeys shall not exceed the maximums shown on Schedule 3 attached to this By-law.
 - a. For the purposes of this exception, a mechanical penthouse does not constitute a storey.

OUTSIDE DISPLAY AND SALES

- (Q) Section 31(10) does not apply and outside display and sales are not permitted.

STORAGE

- (R) Section 31(11) does not apply and outside keeping of goods and storage are not permitted.

PARKING

- (S) Despite Section 6A(2)(a) and Section 6A(10), the minimum parking rates for the

following uses are as follows:

- a. 1.5 spaces per 100 square metres of office use;
 - b. 3 spaces per 100 square metres of medical office use;
 - c. 1.5 spaces per 100 square metres of eating establishment, take-out establishment, retail service, retail store use, and financial institution; and
 - d. 0.6 spaces per 100 square meters of self-storage warehouse use.
- (T) Equipment for the charging of one electric vehicle is permitted within a parking space, subject to the equipment being located in the same parking space as the vehicle to be charged and:
- a. being within 0.25 metres of two adjoining sides of the parking space which are not adjacent and parallel to a drive aisle from which vehicle access is provided, measured at right angles; or
 - b. being at least 5.35 metres from a drive aisle from which vehicle access is provided, measured at right angles, and at least 1.0 metre from the ground.
- (U) Despite Section 6A(3)(c), the minimum vertical clearance for a parking space extends over the entire length and width of the parking space, excluding a wheel stop with a height of less than 18.0 centimetres.
- (V) The interior floor area of that portion of a building used exclusively for heating, cooling, ventilation, electrical, fire emergency stairwells, elevator shafts, atriums, utility areas, storage areas in the basement, parking space, loading space, or a drive aisle used to access a parking space or loading space, is not included in the gross floor area for the purpose of calculating parking space requirements.
- (W) Parking spaces must be equipped with an energized outlet, which is clearly marked and identified for electric vehicle charging, in accordance with the following:
- a. 25 percent of the parking spaces in a building must include an energized outlet capable of providing Level 2 charging or higher.
- (X) Despite Section 6A(5)(b)(ii), a one-way driveway shall have a minimum width of 3.25 metres.
- (Y) Accessible parking spaces will be provided as follows:
- a. A minimum of one accessible parking space for every 25 required parking spaces up to the first 100 required spaces, plus one space per additional 50 required spaces above the first 100 required spaces.
 - b. For the purpose of Section 64.31(78)(Y), 'accessible' means free of a physical,

architectural or design barriers that would restrict access or use to a person with a disability as defined in the *Accessibility for Ontarians with Disabilities Act*, 2005, S.O. 2005, c. 11.

- c. An accessible parking space must have the following minimum dimensions:
 - i. Length of 5.6 metres;
 - ii. width of 3.4 metres; and,
 - iii. vertical clearance of 2.1 metres.
- d. The minimum dimensions of an accessible parking space that is adjacent and parallel to a drive aisle from which vehicle access is provided are:
 - i. Length of 7.1 metres;
 - ii. Width of 2.6 metres; and
 - iii. Vertical clearance of 2.1 metres.
- e. The entire length of an accessible parking space must be adjacent to a 1.5 metre wide accessible barrier free aisle or path as shown on Diagram 1 and Diagram 2 of By-law 579-2017;
- f. Accessible parking spaces must be the parking spaces closest to a barrier free:
 - i. Entrance to a building;
 - ii. Passenger elevator that provides access to the first storey of the building; and
 - iii. The shortest route from the required entrances in (i) and (ii) above.

LOADING

- (Z) Despite Section 6A(16)(a), the lands outlined by heavy lines on Schedule 1 attached to this By-law shall require seven (7) loading spaces, as follows:
 - a. Two (2) Type A Loading Spaces
 - b. Three (3) Type B Loading Spaces
 - c. Two (2) Type C Loading Spaces
- (AA) Despite Section 6A(16)(b), the following definitions will apply to Section 64.31(78)(Z) above:
 - a. “Type A Loading Space” means a loading space that is a minimum of 3.5 metres wide and 17.0 metres long, with a minimum vertical clearance of 4.4 metres.
 - b. “Type B Loading Space” means a loading space that is a minimum of 3.5 metres wide and 11 metres long, with a minimum vertical clearance of 4.0 metres.

- c. “Type C Loading Space” means a loading space that is a minimum of 3.5 metres wide and 6 metres long, with a minimum vertical clearance of 3.0 metres.

(BB) Section 6A(16)(d)(iv) does not apply.

BICYCLE PARKING

(CC) For the purposes of this exception, the following definitions will apply:

- a. “Long-Term Bicycle Parking Space” means a bicycle parking space for use by the occupants or tenants of a building.
- b. “Short-Term Bicycle Parking Space” means a bicycle parking space for use by visitors to a building.

(DD) The required short-term bicycle parking rates are as follows:

- a. A minimum of 3 plus 0.3 bicycle parking spaces for each 100 square metres of interior floor area used for an eating establishment and retail store.
- b. A minimum of 3 plus 0.15 bicycle parking spaces for each 100 square metres of interior floor area used for a medical office.
- c. A minimum of 3 plus 0.2 bicycle parking spaces for each 100 square metres of interior floor area used for an office, other than a medical office.

(EE) The required long-term bicycle parking rates are as follows:

- a. A minimum of 0.2 bicycle parking spaces for each 100 square metres of interior floor area used for an eating establishment and retail store.
- b. A minimum of 0.15 for each 100 square metres of interior floor area used for a medical office.
- c. A minimum of 0.2 bicycle parking spaces for each 100 square metres of interior floor area used for an office, other than a medical office.

(FF) If the calculation of the minimum bicycle parking spaces for all uses results in a fraction of a bicycle parking space being required, the number of required bicycle parking spaces must be rounded up to the next whole number.

(GG) To calculate bicycle parking space requirements, the interior floor area of a building is reduced by the area in the building used for:

- a. parking, loading and bicycle parking below-ground;
- b. required loading spaces at the ground level and required bicycle parking spaces at or above-ground;

- c. storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- d. shower and change facilities and bicycle maintenance facilities required by this By-law for required bicycle parking spaces;
- e. elevator shafts;
- f. mechanical penthouse; or
- g. exit stairwells in the building.

(HH) A bicycle parking space must comply with the following:

- a. The minimum dimensions of a bicycle parking space are:
 - i. Minimum length of 1.8 metres
 - ii. Minimum width of 0.6 metres
 - iii. Minimum vertical clearance from the ground of 1.9 metres
- b. The minimum dimensions of a bicycle parking space if placed in a vertical position on a wall, structure or mechanical device are:
 - i. Minimum length or vertical clearance of 1.9 metres
 - ii. Minimum width of 0.6 metres
 - iii. Minimum horizontal clearance from the wall of 1.2 metres
- c. If a stacked bicycle parking space is provided, the minimum vertical clearance for each bicycle parking space is 1.2 metres.

(II) An area used to provide bicycle parking spaces must have a minimum vertical clearance of:

- a. 2.4 metres if it is a stacked bicycle parking space; and
- b. 1.9 metres in all other cases.

(JJ) Long-term bicycle parking spaces must be located in a building, and may be located on:

- a. The first storey of the building;
- b. The second storey of the building; or
- c. On levels of the building below-ground commencing with the first level below-ground and moving down, in one level increments when at least 50% of the area of that level is occupied by bicycle parking spaces, until all required bicycle parking spaces have been provided.

(KK) A long-term bicycle parking space may be located in a stacked bicycle parking space.

(LL) Shower and change facilities must be provided for each gender at the following rate:

- a. None if less than 5 required long-term bicycle parking spaces;
 - b. 1 for 5 to 60 required long-term bicycle parking spaces;
 - c. 2 for 61 to 120 required long-term bicycle parking spaces;
 - d. 3 for 121 to 180 required long-term bicycle parking spaces; and
 - e. 4 for more than 180 required long-term bicycle parking spaces.
- (MM) If a building has uses for which 5 or more long-term bicycle parking spaces are required, bicycle maintenance facilities must be provided in the building with the following minimum dimensions:
- a. Minimum length of 1.8 metres;
 - b. Minimum width of 2.6 metres; and
 - c. Minimum vertical clearance from the ground of 1.9 metres.

SEVERANCE

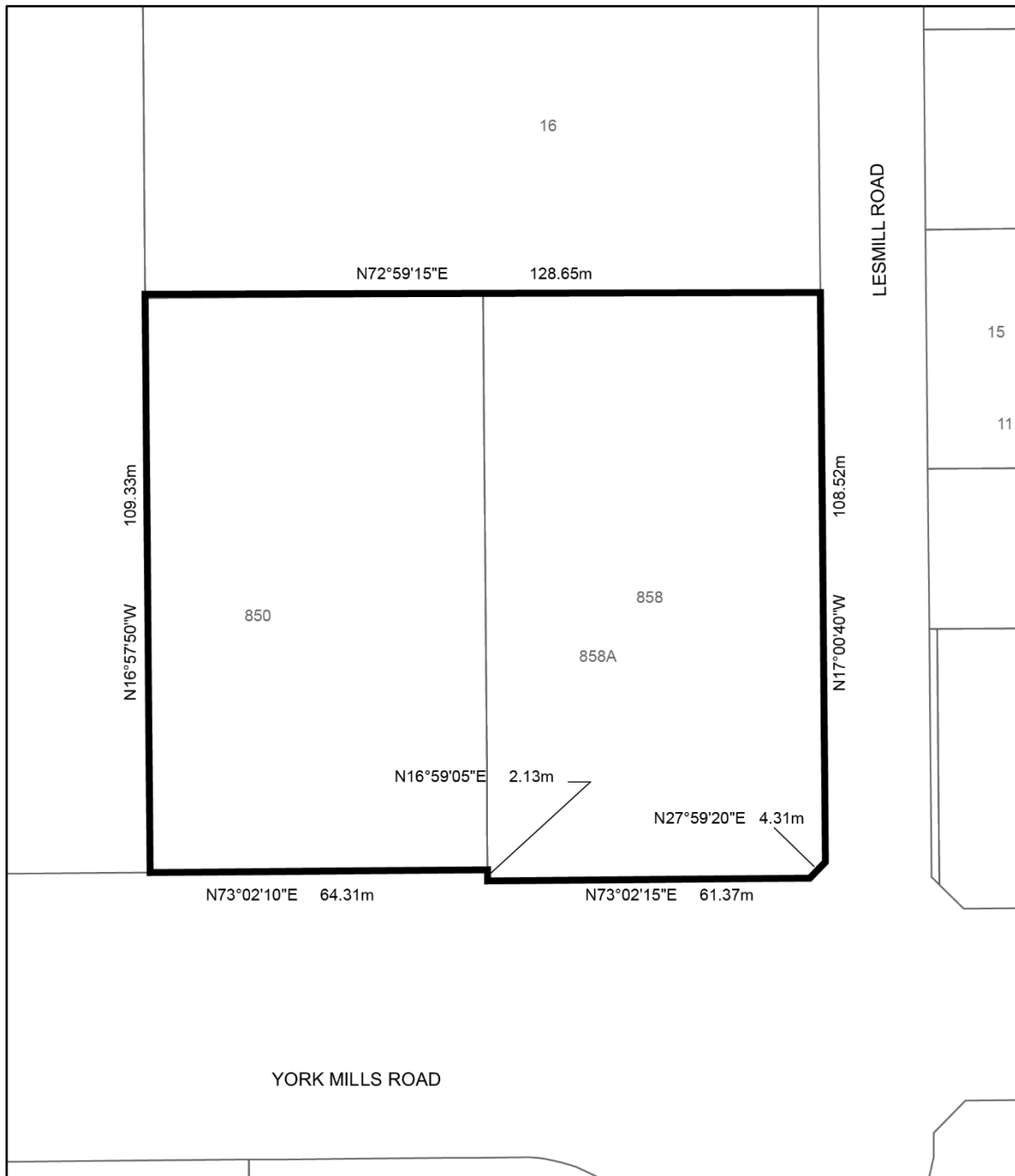
- (NN) Despite any future severance, partition or division of the lands as shown on Schedule 1, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on **DATE** , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

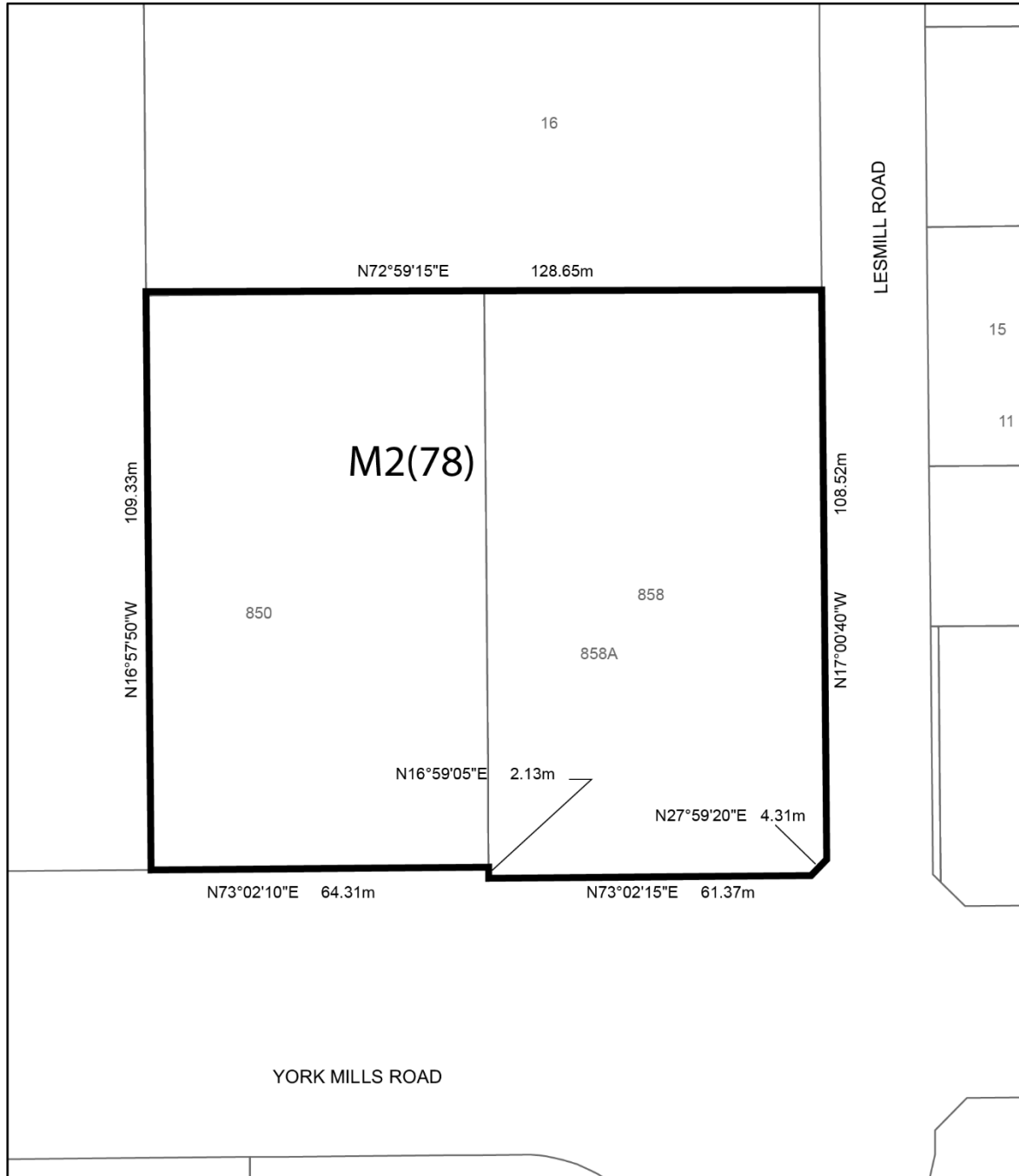


Toronto
Schedule 1

850 - 858 York Mills Road

File # 18 270584 NNY 16 02

City of Toronto By-law 7625
Not to Scale
10/14/2025

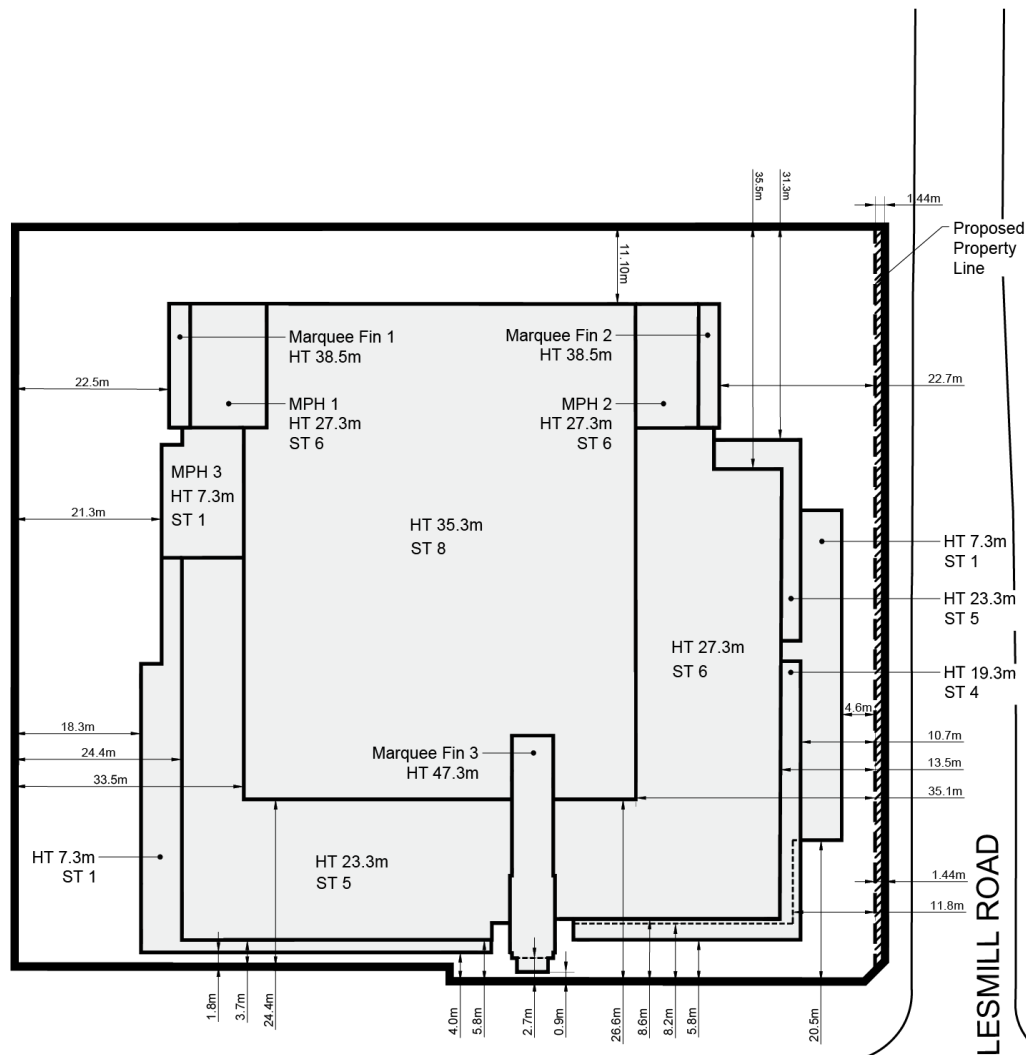


Toronto
Schedule 2

850 - 858 York Mills Road

File # 18 270584 NNY 16 0Z

City of Toronto By-law 7625
Not to Scale
10/14/2025



----- Line of building setback at first storey

 1.44m road widening

YORK MILLS ROAD

LESMILL ROAD

 **Toronto**
Schedule 3

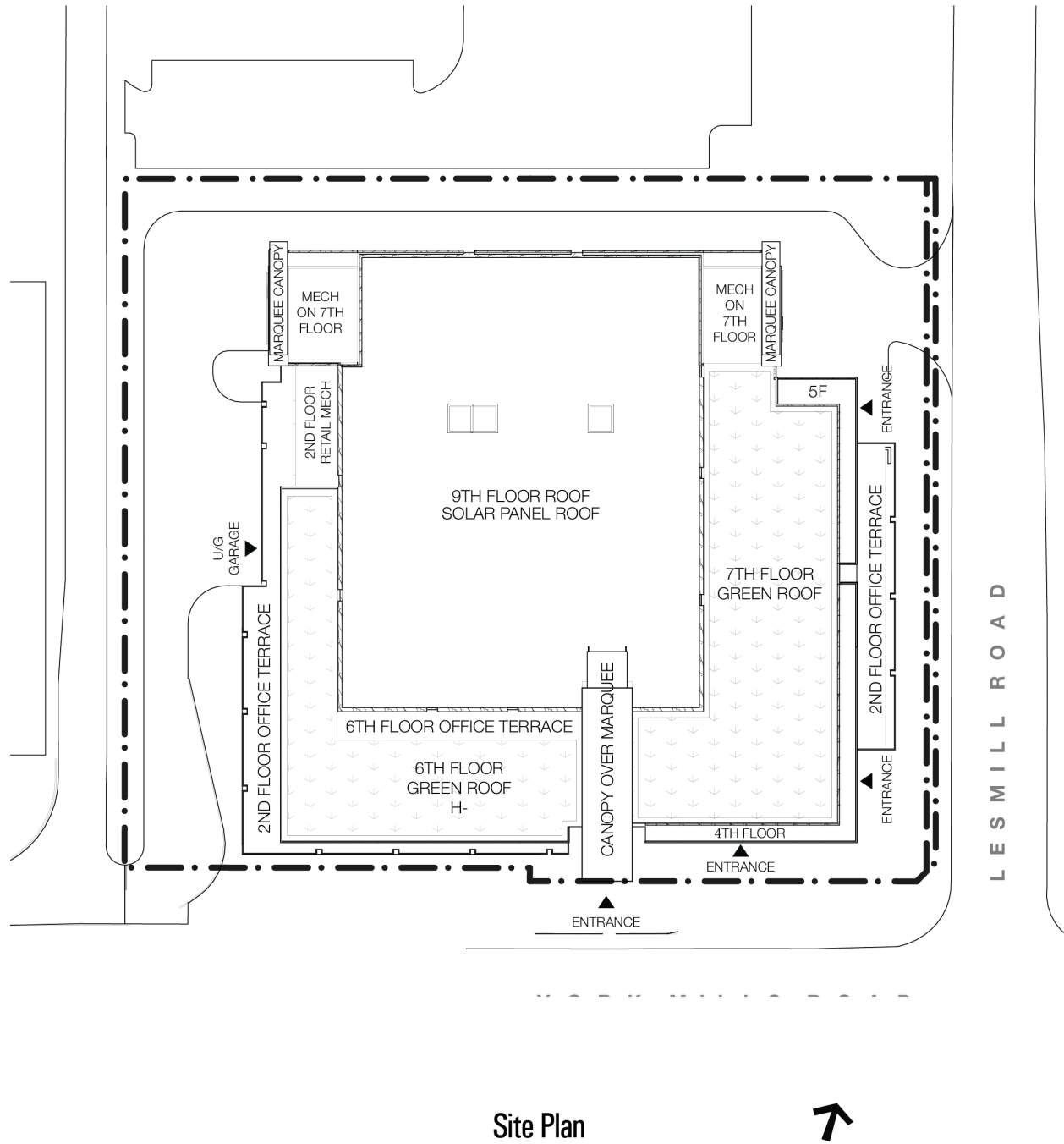
850 - 858 York Mills Road

File # 18 270584 NNY 16 02

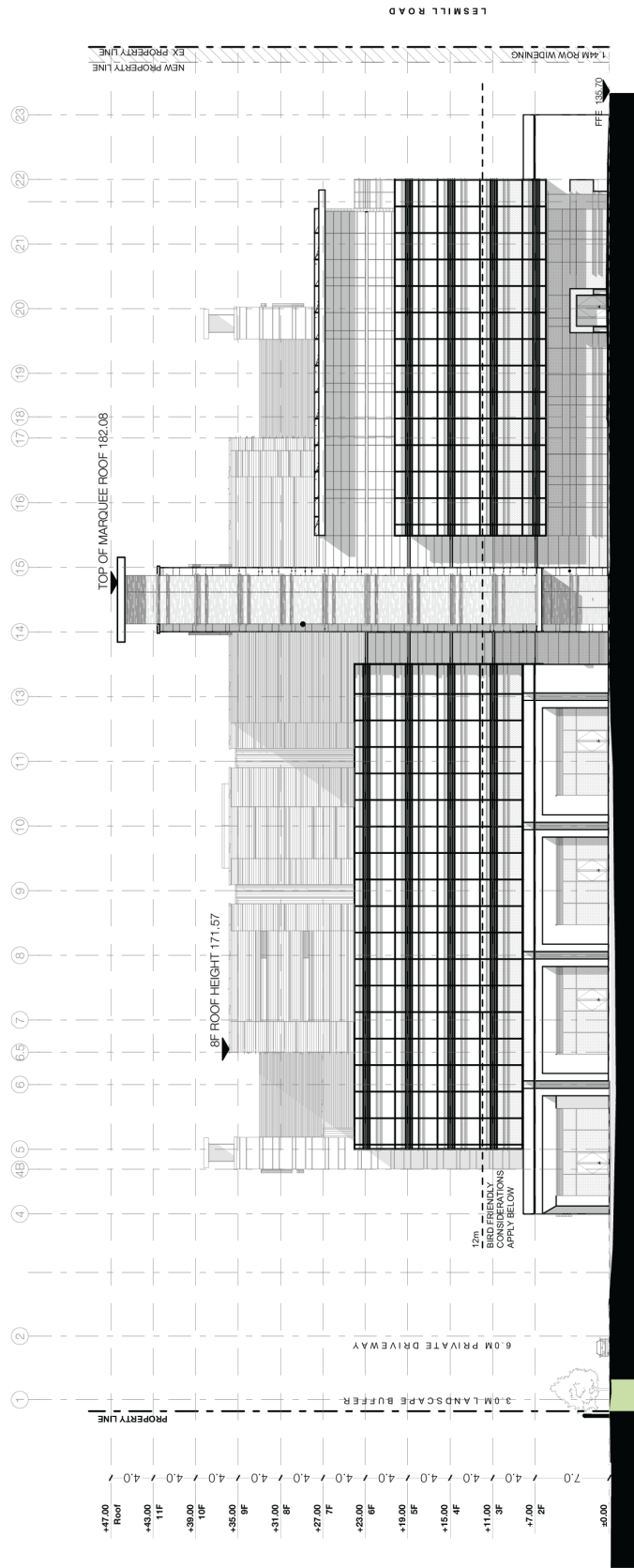


City of Toronto By-law 7625
Not to Scale
10/14/2025

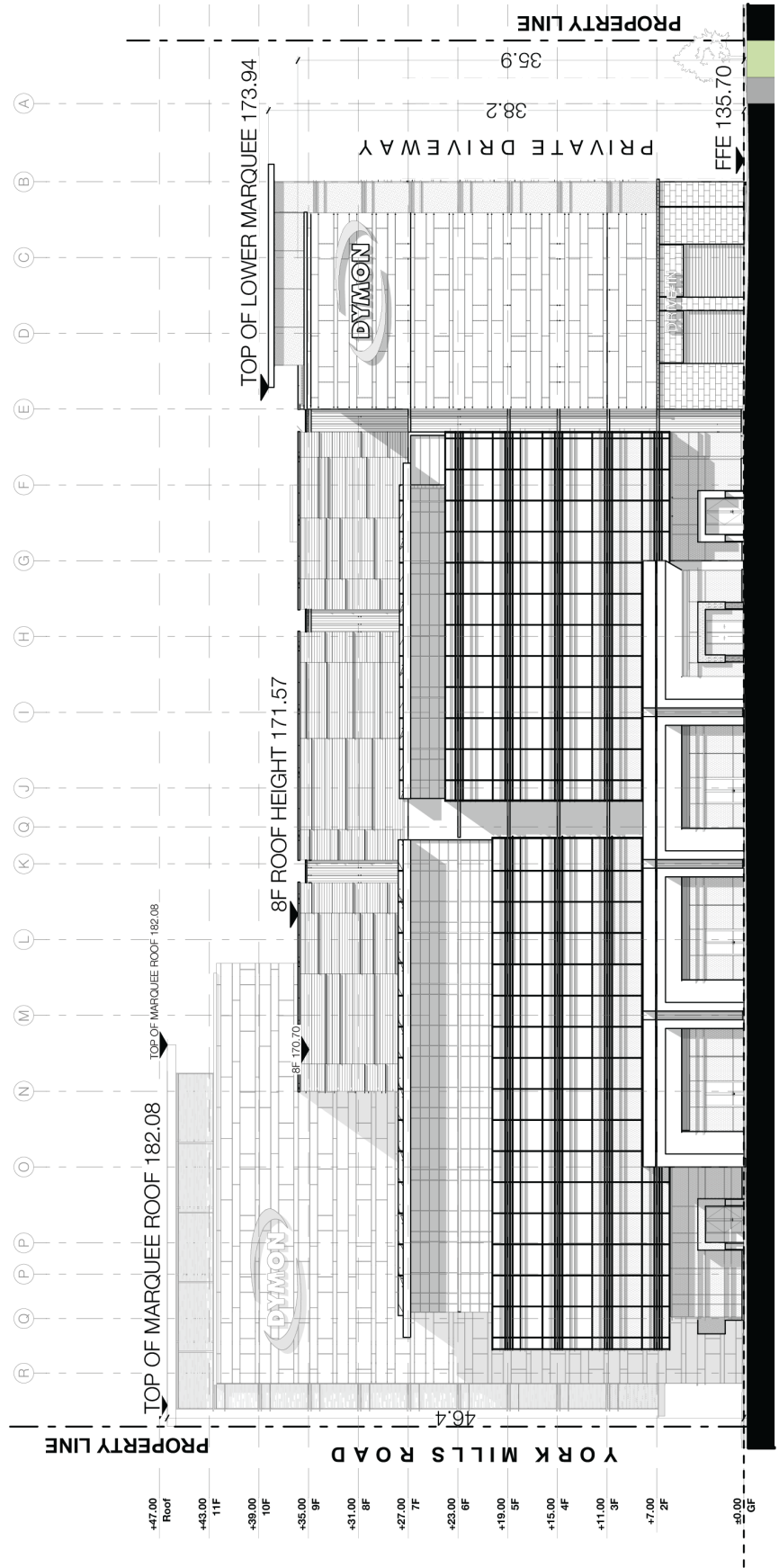
Attachment 6: Site Plan



Attachment 7a: South Elevation

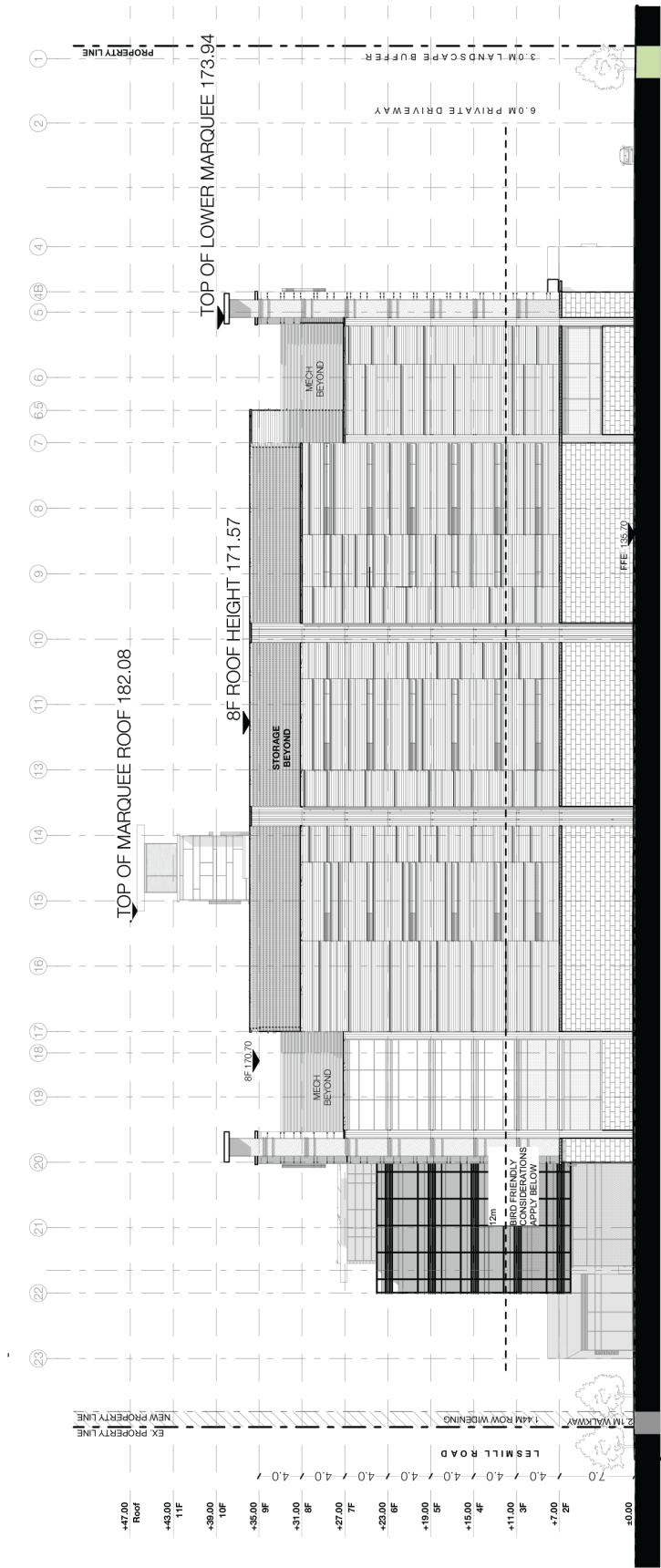


South Elevation



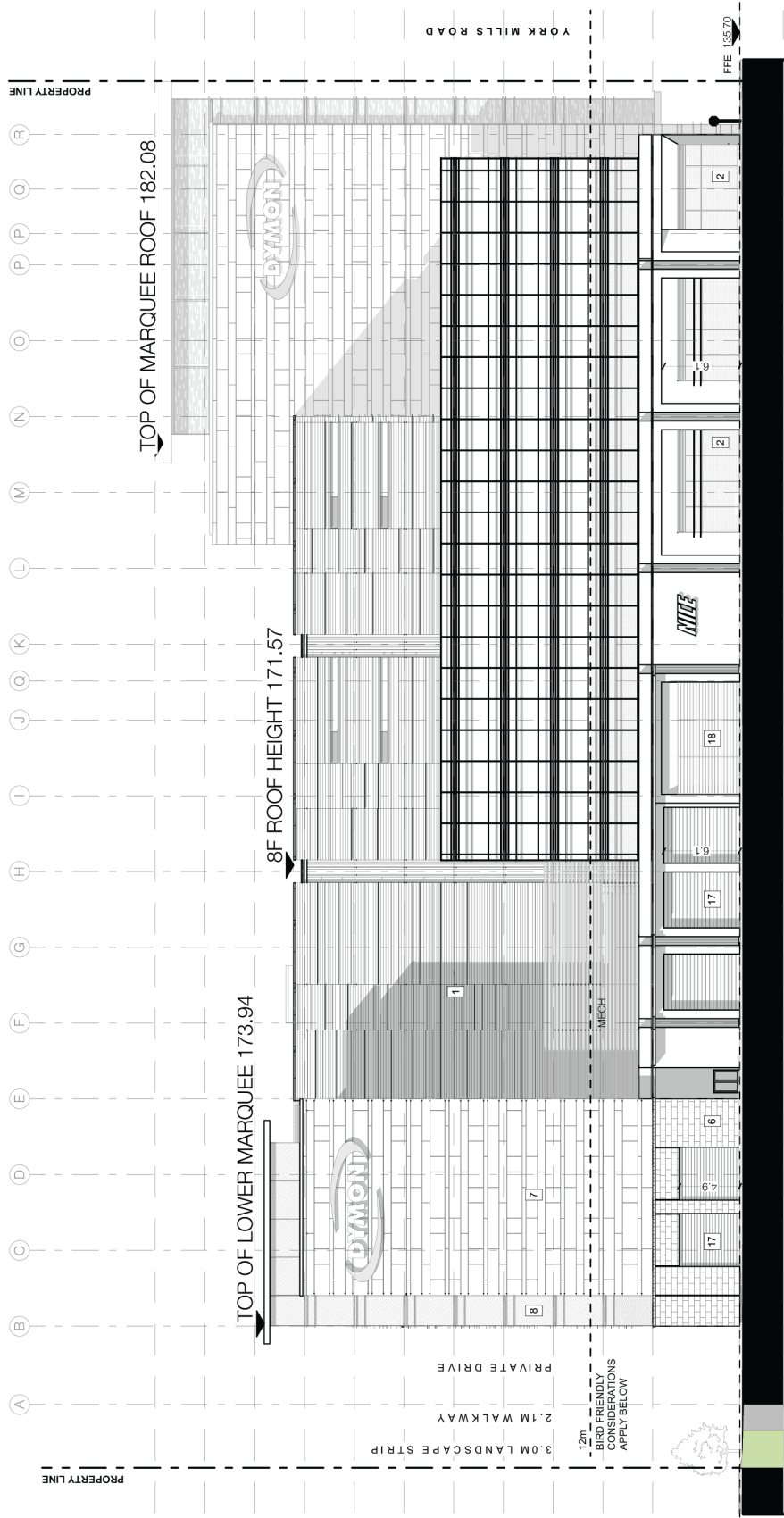
East Elevation

Attachment 7c: North Elevation



North Elevation

Attachment 7d: West Elevation



West Elevation

Attachment 8a: 3D Massing Model



Attachment 8b: 3D Massing Model

