

Downsview – Draft Zoning By-law for Interim Uses

For Consultation – November 2023

Background

It is anticipated that the Plan Area will be developed over a 30-year period. In the "long meanwhile" period before the area is fully developed, interim and semi-permanent uses are envisioned to activate vacant portions of the Plan Area by providing community engagement and placemaking opportunities on lands that have been historically closed off to the community for aviation and military purposes. This may include a variety of local arts and culture activities, as well as retail, community and economic development uses and programs. Interim uses are also intended to provide opportunities to use vacant lands efficiently prior to future development in accordance with the vision of the Downsview Secondary Plan, including opportunities for renewable energy generation.

Interim and semi-permanent uses are to be provided through temporary or semi-permanent structures, including modular buildings. Any proposed interim use must consider the long-term development for the Plan Area, and not preclude future development through the District Plan and development application processes.

Legislative Context

The *Planning Act* enables the use of Temporary Use By-laws, wherein municipalities may zone lands for specific uses for a maximum period of three years, with possible extensions. Given the long-term build-out of the Plan Area, the City is proposing a Zoning By-law under section 34 of the *Planning Act*, which would permit the uses shown on Table 1 until the lands are rezoned at the District Plan Stage in accordance with the vision and objectives of the Downsview Secondary Plan. The complete redevelopment of the Plan Area is anticipated to take 30 years.

Location

The Zoning By-law for Interim Uses is proposed to focus on the former airport runway lands within the Plan Area, as shown on Figure 1. It excludes lands within any active development applications and/or proposed as part of the early development phases for the Plan Area.

Draft Zoning By-law – Density, Height, Setbacks

The Draft Zoning By-law proposes to rezone the lands shown on Figure 1 from A Airport Hazard Area Zone in North York Zoning By-law No. 7625 to CR Commercial Residential Zone in the City-wide Zoning By-law 569-2013. The proposed Site-Specific Zoning By-law permitted uses and conditions are outlined on Table 1.

Draft performance standards include a maximum Floor Space Index (FSI) of 0.35 and a maximum building height of three storeys (12.0 metres). Building setbacks and

landscaping requirements in the existing CR Commercial Zone are also under consideration as they apply to the Draft Zoning By-law for Interim Uses.

Draft Zoning By-law – Permitted Uses

Residential uses are prohibited as an interim use, except for a municipal shelter or crisis care shelter.

Permitted uses must fulfill one of the following goals:

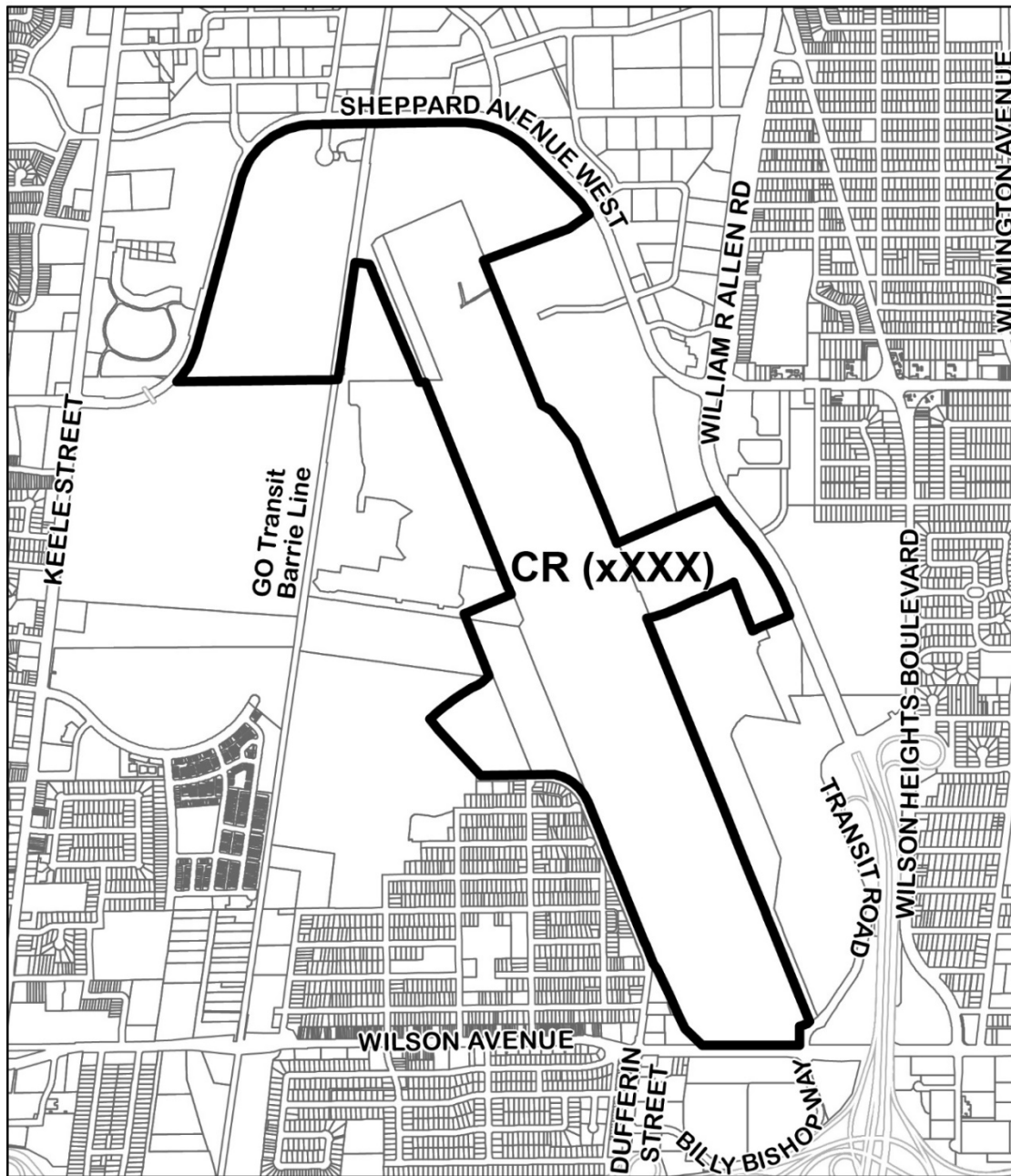
- 1) Support interim activation of the lands through temporary or semi-permanent uses; and/or
- 2) Make efficient use of vacant lands prior to development proceeding through the District Plan process.

Criteria

Using the Draft Downsview Secondary Plan as a guide, the proposed interim uses and associated performance standards comply with the following criteria:

- a) Temporary in nature in that the use is appropriate over the short-to medium-term and does not require a permanent location to support the use;
- b) Does not preclude the long-term development of the Plan Area as envisioned by this Plan;
- c) Does not preclude the achievement of the public realm or street network set out in Draft Downsview Secondary Plan;
- d) Does not preclude the provision of a local street and, or park network for a district;
- e) Would not be difficult or undesirable to remove once District Plan development commences;
- f) Does not include the development of underground structures, except for servicing infrastructure;
- g) Adequate servicing is available to support the proposed use; and
- h) Complies with or does not conflict with the need to ensure appropriate rail safety measures adjacent to the rail corridor.

Figure 1: Proposed Location Map



Downsview Zoning By-law

Diagram 1

File # 21 207011 NPS 00 02



City of Toronto By-law 569-2013
Not to Scale
07/20/2023

Table 1: Proposed Permitted Uses and Conditions

| Permitted Use | Conditions (if applicable) |
|--|---|
| <p>Amusement Arcade</p> <p>means premises where more than 2 amusement devices are provided for patron use on the premises.</p> | <div data-bbox="693 302 1925 451" style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses. These conditions are subject to change through the City's Night Economy Review.</i></p> </div> <p><u>Amusement Arcade – Size</u></p> <p>In the CR Zone, an amusement arcade:</p> <p>(A) may be in a building that:</p> <ul style="list-style-type: none"> (i) has a minimum gross floor area of 20,000 square metres; and (ii) has no residential uses listed in Clause 40.10.20.10 or 40.10.20.20; <p>(B) must have no more than 36 amusement devices;</p> <p style="padding-left: 40px;">I must have a minimum interior floor area of 6.0 square metres for each amusement device; and</p> <p>(D) may only be accessible from the interior of the building.</p> <p><u>Amusement Arcade – Location</u></p> <p>An amusement arcade may not be located:</p> <p>(A) in a building that has a hotel with less than 100 guest rooms; and</p> <p>(B) on a lot if any part of the lot is less than:</p> <ul style="list-style-type: none"> (i) 150.0 metres from another lot with an amusement arcade; and (ii) 300.0 metres from a lot with a public school or private school |

| Permitted Use | Conditions (if applicable) |
|--|---|
| Art Gallery means premises used for the exhibition, collection or preservation of works of art for public viewing. | |
| Artist Studio means premises used for creating art or craft. | |
| Automated Banking Machine means a device at which customers can complete self-serve financial transactions. | |
| Cabaret means premises used to provide entertainment such as a dinner theatre or comedy club, where patrons are seated at tables and where food or beverages may be offered for sale. An adult entertainment use, an eating establishment , a nightclub , or | <div style="border: 1px solid black; padding: 10px; margin-bottom: 10px;"> <i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses. These conditions are subject to change through the City's Night Economy Review.</i> </div> <u>Cabaret, Club, Eating Establishment, Entertainment Place of Assembly, Place of Assembly, Recreation Use and Take-out Eating Establishment</u> In the CR Zone: |

| Permitted Use | Conditions (if applicable) |
|---|--|
| <p>an entertainment place of assembly is not a cabaret.</p> | <p>(A) the total interior floor area of all cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments on a lot within 6.1 metres of a lot in the Residential Zone category or Residential Apartment Zone category and on a lot which is subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2) may not exceed 400 square metres;</p> <p>(B) the calculation of total interior floor area is reduced by:</p> <ul style="list-style-type: none"> (i) the interior floor area used for items listed in regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I); and [By-law: 1774-2019] (ii) in the case of an eating establishment or take-out eating establishment, the interior floor areas used for associated offices, storage rooms, and staff rooms located in the basement or on a different storey than the eating establishment or take-out eating establishment; and <p>(C) the interior floor area size restriction in regulation (A) above does not apply to cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments, on a lot that is more than 6.1 metres from a lot in the Residential Zone category or Residential Apartment Zone category, nor on a lot in the CR zone and subject to Development Standard Set 3 (SS3).</p> |

| Permitted Use | Conditions (if applicable) |
|---|--|
| <p>Ceremonial Space</p> <div> <p><i>Explanatory Comment: A new site-specific definition is being considered in the Downsview Zoning By-law for Interim Uses to recognize Ceremonial Space as a distinct use. Below are proposed elements/activities that may form part of a ceremonial space.</i></p> </div> <p>Means premises used for ceremonies which includes, but are not limited to, a sweat lodge, fire, smudge, pipe ceremony, full moon, solstice celebration, pow wows.</p> | |
| <p>Club</p> <p>means premises:</p> <p>(A) operated by members of a non-profit organization that maintains formal membership and generally limits attendance at meetings to members; and</p> <p>(B) used for meetings and gatherings for social, cultural,</p> | <div> <p><i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses. These conditions are subject to change through the City's Night Economy Review.</i></p> </div> <p><u>Cabaret, Club, Eating Establishment, Entertainment Place of Assembly, Place of Assembly, Recreation Use and Take-out Eating Establishment</u></p> <p>In the CR zone:</p> <p>(A) the total interior floor area of all cabarets, clubs, eating establishments, entertainment places of assembly, places of</p> |

| Permitted Use | Conditions (if applicable) |
|---|--|
| recreational, charitable or community service purposes; and (C) a community centre is not a club . | <p>assembly, recreation uses and take-out eating establishments on a lot within 6.1 metres of a lot in the Residential Zone category or Residential Apartment Zone category and on a lot which is subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2) may not exceed 400 square metres;</p> <p>(B) the calculation of total interior floor area is reduced by:</p> <ul style="list-style-type: none"> (i) the interior floor area used for items listed in regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I); and [By-law: 1774-2019] (ii) in the case of an eating establishment or take-out eating establishment, the interior floor areas used for associated offices, storage rooms, and staff rooms located in the basement or on a different storey than the eating establishment or take-out eating establishment; and <p>(C) the interior floor area size restriction in regulation (A) above does not apply to cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments, on a lot that is more than 6.1 metres from a lot in the Residential Zone category or Residential Apartment Zone category, nor on a lot in the CR zone and subject to Development Standard Set 3 (SS3).</p> |

| Permitted Use | Conditions (if applicable) |
|---|--|
| <p>Community Centre</p> <p><i>Explanatory Comment: This existing definition broadly defines community uses, which may be appropriate on a temporary or semi-permanent basis. Community recreation centres run by the City will be located permanently in Districts.</i></p> <p>means premises operated by or on behalf of a government or non-profit organization providing community activities, such as arts, crafts, recreational, social, charitable and educational activities. A club is not a community centre.</p> | |
| <p>Cogeneration Facility</p> <p>means thermal energy and electrical energy simultaneously produced from the same process.</p> | <p><i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses.</i></p> <p><u>Cogeneration Energy Production</u></p> <p>Cogeneration energy production must be in combination with another permitted use on the lot, and comply with all Municipal, Provincial and Federal by-laws, statutes and regulations.</p> |

| Permitted Use | Conditions (if applicable) |
|---|---|
| <p>Crisis Care Shelter</p> <p>means premises, other than a municipal shelter, in which short-term emergency accommodation and associated support services are provided and supervised.</p> | <div data-bbox="693 228 1942 337" style="background-color: #ffffcc; border: 1px solid black; padding: 5px;"> <p><i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed apply to the Downsview Zoning By-law for Interim Uses.</i></p> </div> <p><u>Crisis Care Shelter - Use Restriction</u></p> <p>In the CR Zone, a crisis care shelter must:</p> <ul style="list-style-type: none"> (A) occupy the entire building and not be combined with any other use; and (B) be regulated or supervised pursuant to Province of Ontario or Government of Canada legislation. <p><u>Crisis Care Shelter - Separation Distance and Location</u></p> <p>A crisis care shelter must:</p> <ul style="list-style-type: none"> (A) be a minimum distance of 250 metres from a lot with a crisis care shelter or municipal shelter, measured in a straight line from nearest lot line to nearest lot line; and (B) be on a lot that has a front lot line or side lot line abutting: <ul style="list-style-type: none"> (i) a major street on the Policy Areas Overlay Map; or (ii) a street which intersects a major street on the Policy Areas Overlay Map, and the lot is located in whole or in part, within a distance of 80 metres from that intersection. |

| Permitted Use | Conditions (if applicable) |
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| <p>Custom Workshop</p> <p>means premises used for producing or making custom-made goods in limited quantities, using techniques that do not involve mass-production.</p> | <div data-bbox="703 232 1942 342" style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses.</i></p> </div> <p><u>Custom Workshop</u></p> <p>In the CR Zone, the permitted maximum interior floor area of all custom workshops on a lot which is subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2) is 400 square metres. The calculation of total interior floor area is reduced by the interior floor area used for items listed in regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I).</p> |
| <p>Eating Establishment</p> <p>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.</p> | <div data-bbox="703 716 1942 826" style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Draft Downsview Zoning By-law for Interim Uses.</i></p> </div> <p><u>Cabaret, Club, Eating Establishment, Entertainment Place of Assembly, Place of Assembly, Recreation Use and Take-out Eating Establishment</u></p> <p>In the CR zone:</p> <p>(A) the total interior floor area of all cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments on a lot within 6.1 metres of a lot in the Residential Zone category or Residential Apartment Zone category and on a lot which is subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2) may not exceed 400 square metres;</p> <p>(B) the calculation of total interior floor area is reduced by:</p> |

| Permitted Use | Conditions (if applicable) |
|--|---|
| | <p>(i) the interior floor area used for items listed in regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I); and [By-law: 1774-2019]</p> <p>(ii) in the case of an eating establishment or take-out eating establishment, the interior floor areas used for associated offices, storage rooms, and staff rooms located in the basement or on a different storey than the eating establishment or take-out eating establishment; and</p> <p>(C) the interior floor area size restriction in regulation (A) above does not apply to cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments, on a lot that is more than 6.1 metres from a lot in the Residential Zone category or Residential Apartment Zone category, nor on a lot in the CR zone and subject to Development Standard Set 3 (SS3).</p> <p><u>Eating Establishment</u></p> <p>In the CR zone, an eating establishment must comply with the specific use regulations in Section 150.100.</p> |
| <p>Education Use</p> <p>means the use of premises for education or training, other than:</p> <p>(A) a post-secondary school;</p> <p>(B) a school regulated under the Education Act, R.S.O. 1990, c.E.2, as amended; or</p> <p>(C) a religious education use.</p> | |

| Permitted Use | Conditions (if applicable) |
|--|---|
| <p>Entertainment Place of Assembly</p> <p>means premises used to provide entertainment, such as a theatre, cinema, opera, concert hall or ballet. An adult entertainment use, an eating establishment, a cabaret, or a nightclub is not an entertainment place of assembly.</p> | <div data-bbox="703 228 1942 370" style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses. These conditions are subject to change through the City's Night Economy Review.</i></p> </div> <p><u>Cabaret, Club, Eating Establishment, Entertainment Place of Assembly, Place of Assembly, Recreation Use and Take-out Eating Establishment</u></p> <p>In the CR Zone,</p> <p>(A) the total interior floor area of all cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments on a lot within 6.1 metres of a lot in the Residential Zone category or Residential Apartment Zone category and on a lot which is subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2) may not exceed 400 square metres;</p> <p>(B) the calculation of total interior floor area is reduced by:</p> <p style="padding-left: 40px;">(i) the interior floor area used for items listed in regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I); and [By-law: 1774-2019]</p> <p style="padding-left: 40px;">(ii) in the case of an eating establishment or take-out eating establishment, the interior floor areas used for associated offices, storage rooms, and staff rooms located in the basement or on a different storey than the eating establishment or take-out eating establishment; and</p> <p>(C) the interior floor area size restriction in regulation (A) above does not apply to cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating</p> |

| Permitted Use | Conditions (if applicable) |
|---|--|
| | <p>establishments, on a lot that is more than 6.1 metres from a lot in the Residential Zone category or Residential Apartment Zone category, nor on a lot in the CR zone and subject to Development Standard Set 3 (SS3).</p> <p>(46) <u>Entertainment Place of Assembly, Sports Place of Assembly, or Recreation Use-Amusement Device</u></p> <p>In the CR zone, an entertainment place of assembly, a sports place of assembly or a recreation use may not have more than 12 amusement devices and these devices may not be located in a hallway, lobby or other pedestrian area if the amusement devices are in the same building as one of these uses.</p> |
| <p>Food Manufacturing Use</p> <p><u>Manufacturing Use</u></p> <p>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.</p> | <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><i>Explanatory Comment: This is an existing condition in the CRE Commercial Residential Employment Zone in Zoning By-law 569-2013, which is proposed to apply to the Downsview Zoning By-law for Interim Uses.</i></p> </div> <p><u>Food Manufacturing Use</u></p> <p>A food manufacturing use must be fruit and vegetable preserving, specialty food manufacturing and dairy product manufacturing, only in batch processing.</p> |

| Permitted Use | Conditions (if applicable) |
|---|----------------------------|
| Library <div> <p><i>Explanatory Comment: This use is proposed to accommodate a temporary, pop-up library format. A future library will be located permanently in a District pursuant to the Downsview Secondary Plan.</i></p> </div> | |
| Market Garden <div> <p><i>Explanatory Comment: This definition is proposed to be modified on a site-specific basis from Zoning By-law 569-2013 to permit market gardens for community use in addition to sale.</i></p> </div> <p>means premises used for growing and harvesting vegetables, fruits, flowers, shrubs, trees or other horticultural products for the purposes of sale or community use.</p> | |

| Permitted Use | Conditions (if applicable) |
|---|----------------------------|
| <p>Massage Therapy</p> <p>means premises providing massage therapy by persons who are medical or health professionals licensed or registered under Province of Ontario legislation. A body rub service or wellness centre is not a massage therapy.</p> | |
| <p>Municipal Shelter</p> <p>means premises in which short-term emergency accommodation and associated support services are provided and supervised, and is operated by or for the City of Toronto, or an agency of the City of Toronto.</p> | |
| <p>Museum</p> <p>means premises used for the exhibition, collection or preservation of objects of cultural, historical or scientific interest for public viewing.</p> | |

| Permitted Use | Conditions (if applicable) |
|--|--|
| <p>Nightclub</p> <p>means premises used to provide dance facilities for patrons and where food or beverages may be offered for sale, such as a dance hall or disco. A cabaret, an entertainment place of assembly, an eating establishment, or an adult entertainment use is not a nightclub.</p> | <p><i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses. These conditions are subject to change through the City's Night Economy Review.</i></p> <p><u>Nightclub</u></p> <p>In the CR zone, a nightclub is subject to the following:</p> <ul style="list-style-type: none"> (A) the zone label must have a "c" value of 4.0 or greater; (B) it must be only on the first storey; (C) it must be on a lot that does not abut a lot in the Residential Zone category or Residential Apartment Zone category; and (D) it must be the only nightclub in the building |
| <p>Office</p> | |
| <p>Open Storage</p> <p>means the use of premises for keeping or storing goods, commodities, containers or equipment other than in a wholly enclosed building. Public parking, or the parking or storing of vehicles in a vehicle depot or in a parking space, is not open storage.</p> | <p><i>Explanatory Comment: These are proposed adapted conditions from Zoning By-law 569-2013 based on Open Storage conditions in other zones.</i></p> <p><u>Open Storage</u></p> <p>Open storage must:</p> <ul style="list-style-type: none"> (i) be at least 100 metres from a lot in the Residential Zone category or the Residential Apartment Zone category; and (ii) be enclosed by a fence. |

| Permitted Use | Conditions (if applicable) |
|---|---|
| Outdoor Patio means an outdoor patron area that is ancillary to a non-residential use. | <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <i>Explanatory Comment: The existing conditions in Zoning By-law 569-2013, are generally proposed to apply to the Draft Downsview Zoning By-law for Interim Uses, except for the requirement that outdoor patios be combined with a specific list of uses. The conditions are subject to change pursuant to a Council decision on proposed amendments to Zoning By-law 569-2013 for outdoor patios.</i> </div> <p><u>Outdoor Patio</u></p> <p>(A) the permitted maximum area of an outdoor patio is the greater of:</p> <ul style="list-style-type: none"> (i) 30.0 square metres; or (ii) 30% of the interior floor area of the premises it is associated with; <p>(B) an outdoor patio must be set back at least 30.0 metres from a lot in the Residential Zone category or Residential Apartment Zone category.</p> |
| Outdoor Sales or Display | <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed apply to the Downsview Zoning By-law for Interim Uses.</i> </div> <p><u>Outdoor Sales or Display</u></p> <p>In the CR zone, the outdoor sale or display of goods or commodities is subject to the following:</p> <ul style="list-style-type: none"> (A) it must be combined with another permitted non-residential use; (B) no goods or commodities may be displayed within 15.0 metres of a lot line that abuts a lot in the Residential Zone category or Residential Apartment Zone category; |

| Permitted Use | Conditions (if applicable) |
|---|--|
| | <p>(C) the cumulative area of the outdoor sale or display of goods or commodities may not be more than 25% of the gross floor area of the premises it is associated with, up to a maximum of 1500 square metres;</p> <p>(D) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, driveways or landscaping; and</p> <p>(E) there may be no storage or warehousing of goods in a vehicle.</p> |
| <p>Park</p> <p>means premises used for conservation, horticulture, or municipally operated public recreation.</p> | |
| <p>Passenger Terminal</p> <p>means premises used for the boarding or discharge of people being transported.</p> | |
| <p>Performing Arts Studio</p> <p>means premises used for the rehearsal of performing arts, such as music, dance or theatre.</p> | |

| Permitted Use | Conditions (if applicable) |
|--|---|
| <p>Personal Service Shop</p> <p>means premises used to provide personal grooming services or for the cleaning or care of apparel.</p> | |
| <p>Place of Assembly</p> <p>means premises used for social, cultural, educational or trade events, such as a banquet hall, convention or trade centre, or a hall used for bingo or other lottery events licensed by the City of Toronto for charitable purposes.</p> | <div style="border: 1px solid black; padding: 10px; margin-bottom: 10px;"> <p><i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses. These conditions are subject to change through the City's Night Economy Review.</i></p> </div> <p><u>Cabaret, Club, Eating Establishment, Entertainment Place of Assembly, Place of Assembly, Recreation Use and Take-out Eating Establishment</u></p> <p>In the CR zone:</p> <ul style="list-style-type: none"> (A) the total interior floor area of all cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments on a lot within 6.1 metres of a lot in the Residential Zone category or Residential Apartment Zone category and on a lot which is subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2) may not exceed 400 square metres; (B) the calculation of total interior floor area is reduced by: <ul style="list-style-type: none"> (i) the interior floor area used for items listed in regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I); and [By-law: 1774-2019] (ii) in the case of an eating establishment or take-out eating establishment, the interior floor areas used for associated offices, storage rooms, and staff rooms located in the basement or on a different storey than the eating establishment or take-out eating establishment; and |

| Permitted Use | Conditions (if applicable) |
|---|--|
| | <p>(C) the interior floor area size restriction in regulation (A) above does not apply to cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments, on a lot that is more than 6.1 metres from a lot in the Residential Zone category or Residential Apartment Zone category, nor on a lot in the CR zone and subject to Development Standard Set 3 (SS3).</p> <p><u>Place of Assembly - Banquet Hall</u></p> <p>In the CR zone, a place of assembly that is a banquet hall with an interior floor area greater than 1,000 square metres must be at least 300.0 metres from a lot in the Residential Zone category or Residential Apartment Zone category. This regulation does not apply if the banquet hall is combined with a hotel.</p> |
| <p>Production Studio</p> <p>means premises used for producing live broadcasts, motion pictures, or audio or video recordings or transmissions. The mass reproduction of film or recordings is not a production studio.</p> | |

| Permitted Use | Conditions (if applicable) |
|---|--|
| <p>Public Parking</p> <p>means premises having an area for the parking of one or more vehicles as a principal use and the parking of a vehicle is available for public use with or without a fee.</p> | <div data-bbox="703 235 1936 414" style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><i>Explanatory Comment: Public parking is proposed to be limited to surface parking (i.e. not in a parking garage). The remaining are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses.</i></p> </div> <p><u>Public Parking - Location</u></p> <p>Public parking is permitted only in a surface parking lot.</p> <p><u>Public Parking - Access</u></p> <p>The entrance or exit to land with public parking may only be through a zone that permits public parking.</p> <p><u>Public Parking if Abutting a Lot in the Residential Zone Category or the Residential Apartment Zone Category</u></p> <p>All parking spaces provided as public parking on a surface parking lot must be set back at least 1.5 metres from a lot line that abuts a lot in the Residential Zone category or Residential Apartment Zone category.</p> <p><u>Public Parking Attendant Shelter</u></p> <p>One building for parking attendants is permitted on a lot with a public parking use, if it:</p> <ul style="list-style-type: none"> (A) has a maximum height of 4.0 metres, including all mechanical equipment; (B) has a maximum interior floor area of 5.0 square metres; and (C) is at least 6.0 metres from a lot line abutting a street. <p><u>Public Parking Fence</u></p> |

| Permitted Use | Conditions (if applicable) |
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| | <p>On a lot with public parking in a surface parking lot, a fence must be provided:</p> <p>(A) along all lot lines that abut a street, except for the portions used for vehicle and pedestrian access; and</p> <p>(B) along all lot lines that abut a lot in the Residential Zone category or Residential Apartment Zone category.</p> |
| <p>Public School</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p><i>Explanatory Comment: This use is intended to provide flexibility for a potential satellite school on an interim basis. Public schools will be located permanently in Districts.</i></p> </div> <p>means premises used for elementary or secondary education regulated and funded under the Education Act, R.S.O. 1990, c. E.2, as amended.</p> | |
| <p>Public Utility</p> <p>means premises or facilities used for telecommunications, the transmission and distribution of electricity, the distribution of gas, steam or other forms of energy, or</p> | <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p><i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses.</i></p> </div> <p><u>Public Utility</u></p> <p>In the CR zone, a public utility may not be:</p> |

| Permitted Use | Conditions (if applicable) |
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| the collection, distribution, storage or treatment of water or sewage. | <p>(A) a sewage treatment plant; or (B) a water filtration plant.</p> <p><u>Public Utility</u></p> <p>In the CR zone, a public utility, must be enclosed by walls and comply with the permitted maximum lot coverage, required minimum building setbacks and permitted maximum height for a building in the CR zone if it is:</p> <p>(A) a hydro electrical transformer station: or [By-law: OMB PL130592 February 7, 2017] (B) a natural gas regulator station.</p> |
| <p>Public Works Yard</p> <p>means premises operated by, or on behalf of, the City of Toronto, Province of Ontario or Government of Canada, for the storage, manufacture, maintenance or repair of buildings, infrastructure, materials or equipment. A public works yard may include uses such as a machine shop, paint shop, sign shop, woodworking shop, repair garage or storage facility used in connection with public works such as transportation uses and parks.</p> | <div data-bbox="695 724 1940 873" style="border: 1px solid black; background-color: #fff9c4; padding: 10px;"> <p><i>Explanatory Comment: This is an existing condition in the UT Utility and Transportation Zone in Zoning By-law 569-2013, which is proposed to apply to the Downsview Zoning By-law for Interim Uses.</i></p> </div> <p><u>Public Works Yard</u></p> <p>A public works yard must be at least 100 metres from a lot in the Residential Zone category, the Residential Apartment Zone category or the Commercial Residential Employment Zone category, or a lot in a CR zone where the "r" value in the zone label is greater than 0.0.</p> |

| Permitted Use | Conditions (if applicable) |
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| <p>Recreation Use</p> <p><i>Explanatory Comment: The existing definition in Zoning By-law 569-2013 is proposed to be modified to exclude in-ground swimming pools. Pools will be located in Community Recreation Centres as the Districts are developed.</i></p> <p>means premises used for sports, physical play or exercise, such as a fitness club, bowling alley, billiards hall or pool hall or skating rink. An amusement arcade and a sports place of assembly is not a recreation use.</p> | <p><i>Explanatory Comment: These are existing conditions the Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses.</i></p> <p><u>Cabaret, Club, Eating Establishment, Entertainment Place of Assembly, Place of Assembly, Recreation Use and Take-out Eating Establishment</u></p> <p>In the CR zone:</p> <p>(A) the total interior floor area of all cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments on a lot within 6.1 metres of a lot in the Residential Zone category or Residential Apartment Zone category and on a lot which is subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2) may not exceed 400 square metres;</p> <p>(B) the calculation of total interior floor area is reduced by:</p> <p>(i) the interior floor area used for items listed in regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I); and [By-law: 1774-2019]</p> <p>(ii) in the case of an eating establishment or take-out eating establishment, the interior floor areas used for associated offices, storage rooms, and staff rooms located in the basement or on a different storey than the eating establishment or take-out eating establishment; and</p> <p>(C) the interior floor area size restriction in regulation (A) above does not apply to cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments, on a lot that is more than 6.1 metres from a lot in the</p> |

| Permitted Use | Conditions (if applicable) |
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| | <p>Residential Zone category or Residential Apartment Zone category, nor on a lot in the CR zone and subject to Development Standard Set 3 (SS3)</p> <p>(46) <u>Entertainment Place of Assembly, Sports Place of Assembly, or Recreation Use-Amusement Device</u></p> <p>In the CR zone, an entertainment place of assembly, a sports place of assembly or a recreation use may not have more than 12 amusement devices and these devices may not be located in a hallway, lobby or other pedestrian area if the amusement devices are in the same building as one of these uses.</p> |
| <p>Religious Education Use</p> <p>means the use of premises by a religious organization for religious education, other than:</p> <p>(A) a post-secondary school; or</p> <p>(B) a school regulated under the Education Act, R.S.O. 1990, c.E.2, as amended.</p> | |
| <p>Renewable Energy</p> <p>means energy obtained from solar energy, wind energy, or geo-energy.</p> | <div> <p><i>Explanatory Comment: This proposes to modify the existing conditions in Zoning By-law 569-2013, by allowing Renewable Energy Production not in combination with another permitted use on the lot.</i></p> </div> <p><u>Renewable Energy Production</u></p> |

| Permitted Use | Conditions (if applicable) |
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| | In the CR zone renewable energy production must be comply with all Municipal, Provincial and Federal by-laws, statutes and regulations. |
| Retail Service means premises in which photocopying, printing, postal, or courier services are sold or provided | <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses.</i> </div> <u>Retail Service</u> In the CR zone, the permitted maximum interior floor area of all retail services on a lot which is subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2) is 400 square metres. The calculation of total interior floor area is reduced by the interior floor area used for items listed in regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I). [By-law: 1774-2019] |
| Retail Store means premises in which goods or commodities are sold, rented or leased. | <div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to be apply to the Downsview Zoning By-law for Interim Uses.</i> </div> <u>Retail Store with Beverage Manufacturing Use for Beer, Cider or Wine</u> In the CR zone, a retail store may include a beverage manufacturing use for beer, cider or wine, if the interior floor area of the retail store , including the beverage manufacturing use , does not exceed 400.0 square metres. |
| Self-Storage Warehouse means premises where individual | |

| Permitted Use | Conditions (if applicable) |
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| enclosed areas are made available to the public for keeping or storing goods or commodities. | |
| Service Shop | <p><i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses.</i></p> <p><u>Service Shop</u> In the CR zone, the permitted maximum interior floor area of all service shops on a lot which is subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2) is 400 square metres. The calculation of total interior floor area is reduced by the area the interior floor area used for items listed in regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I).</p> |
| Software Development and Processing means premises used for software development and testing, or for the collection, analysis, processing, storage or distribution of electronic data. | |

| Permitted Use | Conditions (if applicable) |
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| <p>Sports Place of Assembly</p> <p>means premises used for spectator sporting events, such as a stadium or arena.</p> | <p><i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses. Maximum floor area thresholds are under consideration to ensure uses are temporary or semi-permanent.</i></p> <p><u>Entertainment Place of Assembly, Sports Place of Assembly, or Recreation Use-Amusement Device</u></p> <p>In the CR zone, an entertainment place of assembly, a sports place of assembly or a recreation use may not have more than 12 amusement devices and these devices may not be located in a hallway, lobby or other pedestrian area if the amusement devices are in the same building as one of these uses.</p> |
| <p>Take-out Eating Establishment</p> <p>means premises where food or beverages are prepared and offered for sale to patrons for consumption off the premises.</p> | <p><i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses. These conditions are subject to change through the Night Economy Review.</i></p> <p><u>Cabaret, Club, Eating Establishment, Entertainment Place of Assembly, Place of Assembly, Recreation Use and Take-out Eating Establishment</u></p> <p>In the CR zone:</p> <p>(A) the total interior floor area of all cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments on a lot within 6.1 metres of a lot in the Residential Zone category or Residential Apartment Zone category and on a lot which is subject to Development Standard Set 1 (SS1) or Development Standard Set 2 (SS2) may not exceed 400 square metres;</p> |

| Permitted Use | Conditions (if applicable) |
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| | <p>(B) the calculation of total interior floor area is reduced by:</p> <ul style="list-style-type: none"> (i) the interior floor area used for items listed in regulations 40.5.40.40(1) (A) to (G) and 40.5.40.40(3) (A) to (I); and [By-law: 1774-2019] (ii) in the case of an eating establishment or take-out eating establishment, the interior floor areas used for associated offices, storage rooms, and staff rooms located in the basement or on a different storey than the eating establishment or take-out eating establishment; and <p>(C) the interior floor area size restriction in regulation (A) above does not apply to cabarets, clubs, eating establishments, entertainment places of assembly, places of assembly, recreation uses and take-out eating establishments, on a lot that is more than 6.1 metres from a lot in the Residential Zone category or Residential Apartment Zone category, nor on a lot in the CR zone and subject to Development Standard Set 3 (SS3).</p> |
| <p>Transportation Use</p> <p>means the use of premises or facilities for the operation of a mass transit system or a transportation system that is provided by, or on behalf of, the City of Toronto, Province of Ontario or Government of Canada, or is privately operated and Federally regulated.</p> | <div data-bbox="693 776 1940 885" style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p><i>Explanatory Comment: These are existing conditions in Zoning By-law 569-2013, which are proposed to apply to the Downsview Zoning By-law for Interim Uses.</i></p> </div> <p><u>Transportation Use</u></p> <p>A building or structure on a lot in the CR zone and used as a transportation use must comply with all requirements for a building on that lot.</p> |

| Permitted Use | Conditions (if applicable) |
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| Wellness Centre means premises providing services for therapeutic and wellness purposes. A massage therapy , medical office or body rub service is not a wellness centre . | |