



Photo: Google Maps

# WELCOME

## Proposed Zoning By-law for the DUKE Heights Area

Community Open House:  
June 4, 2019

# VISION & OBJECTIVES

The DUKE Heights BIA has undertaken a study of the current zoning By-law, seeking to identify and reduce obstacles to businesses operating in the area.

The information on display represents potential changes to the Zoning By-law across the DUKE Heights Employment District.

Please review the panels and share your thoughts with us, either in person through conversation with staff, with a comment form or online. You can reach us...

- via email [info@dukeheights.ca](mailto:info@dukeheights.ca)
- on twitter [@DUKEHEIGHTSBIA](https://twitter.com/DUKEHEIGHTSBIA)
- or visit our website for more information at [www.dukeheights.ca](http://www.dukeheights.ca)

## VISION FOR DUKE HEIGHTS

DUKE Heights BIA began as the Dufferin Finch BIA in 2014. It was established by the City of Toronto and a group of local business owners. The DUKE Heights BIA's primary objective is to promote the potential of the area, provide support to businesses in the area and inject new resources to tap into the potential of the community.

The BIA intends to support business growth by developing a planning framework, identifying and addressing key obstacles to the continued growth of businesses in the area and obstacles preventing the intensification of the area as a major transit hub with high-density employment uses and a mixed-use centre at Keele and Finch.

This By-law study is our first step in reimagining the potential for the area. Our land use planning initiative will eventually establish a vision shaping what the area can be to 2050.

## OBJECTIVES OF NEW ZONING BY-LAW

DUKE Heights BIA has initiated the review of the Zoning By-law regime across the DUKE Heights Area. The Zoning By-law review aims to:

- eliminate the overlap of two zoning By-laws — the City-wide By-law and the old North York By-law;
- address the onerous and confusing parking requirements;
- support a range of uses that facilitate business growth in the area;
- eliminate the holding By-law that applies to certain properties.

At the end of our review, a draft zoning By-law will be provided to the City of Toronto to implement the changes.



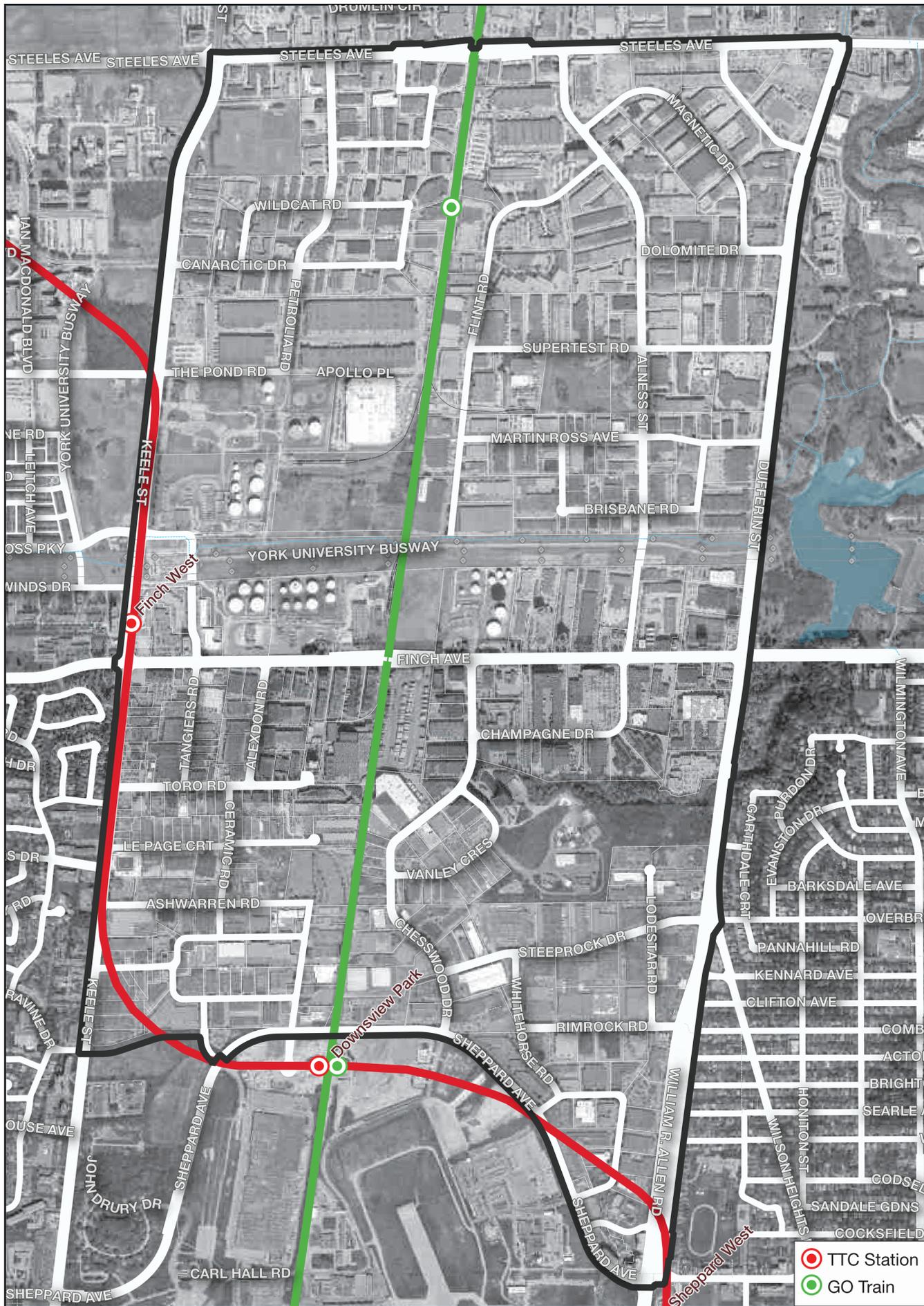
### WHAT IS A ZONING BY-LAW?

Zoning By-laws are local land use rules that are passed by city council. They exist all over the city. They regulate land use and determine what types of buildings are permitted in an area, to implement the objectives of the Official Plan.

Zoning By-laws define permitted uses for a property, how far a building must be setback from the street, how much landscaping area is required, the maximum height of a building on a property etc. New development must always conform to the Zoning By-law but private applicants can apply to vary or amend Zoning By-laws to allow for other types of development that can also meet the objectives of the Official Plan.



# PROJECT STUDY AREA



The study area consists of the entire BIA area covering approximately 1,800 acres. The area is bounded by the following streets:

- Steeles Avenue West to the north
- Keele Street to the west
- Sheppard Avenue to the south
- Dufferin Street to the east

The DUKE Heights BIA has over 2,500 businesses and 32,000 employees. It is the second biggest BIA in North America geographically and has over 34,000 visitors every workday of the week.



# PROCESS & CONSULTATION

The DUKE Heights BIA is proposing to amend the Zoning By-law for the employment district. This open house hosted by the BIA is one of several public meetings that will take place during the review of the proposed Zoning By-law changes.

We will submit a report and draft Zoning By-law to the City of Toronto to begin a zoning By-law amendment and review process.

June 2019  
Public Open House

We will gather your feedback gathered during this open house, on comment sheets and through emails to the DUKE Heights BIA to shape our draft Zoning By-law and report.

Please return comment sheets and provide all feedback by June 14, 2019.

July 2019  
Report Delivered to City Planning

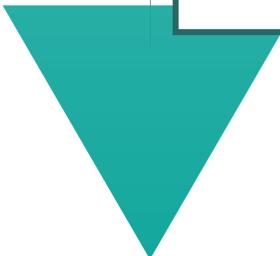
After the completed draft By-law and report are reviewed by the DUKE Heights BIA Board of Directors, we will submit the report and draft Zoning By-law to the City of Toronto for their review and consideration.

July 2019 - 2020  
Review Zoning By-law / Public Input

Once the City of Toronto has received the zoning By-law, they will begin the formal review of the proposed changes. This process will be directed by the City of Toronto.

Future Open House Meetings,  
Community Council and Council Meetings  
TBD

Future public meetings will occur regarding the proposed By-law changes. These will be arranged by the City of Toronto.



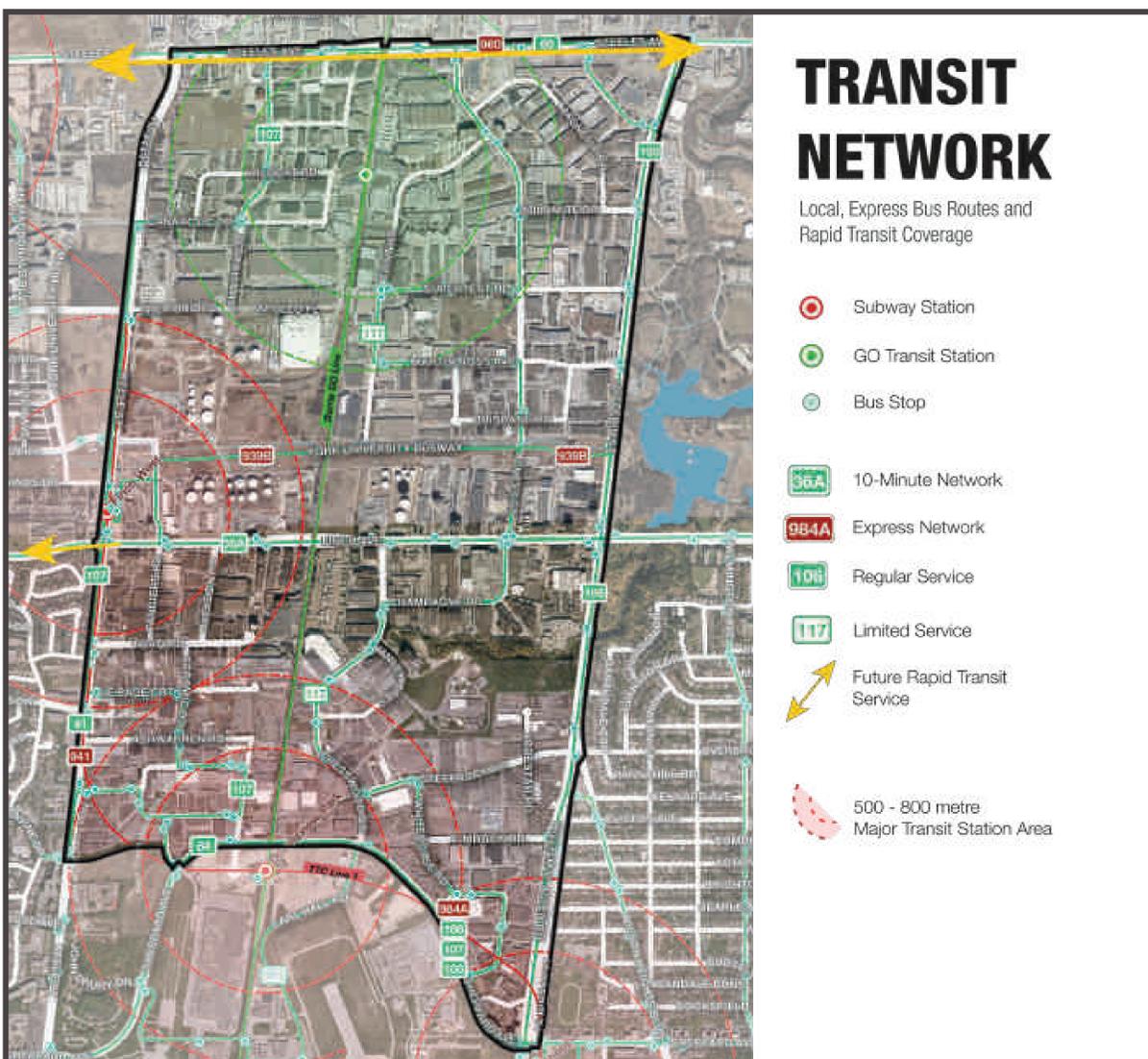
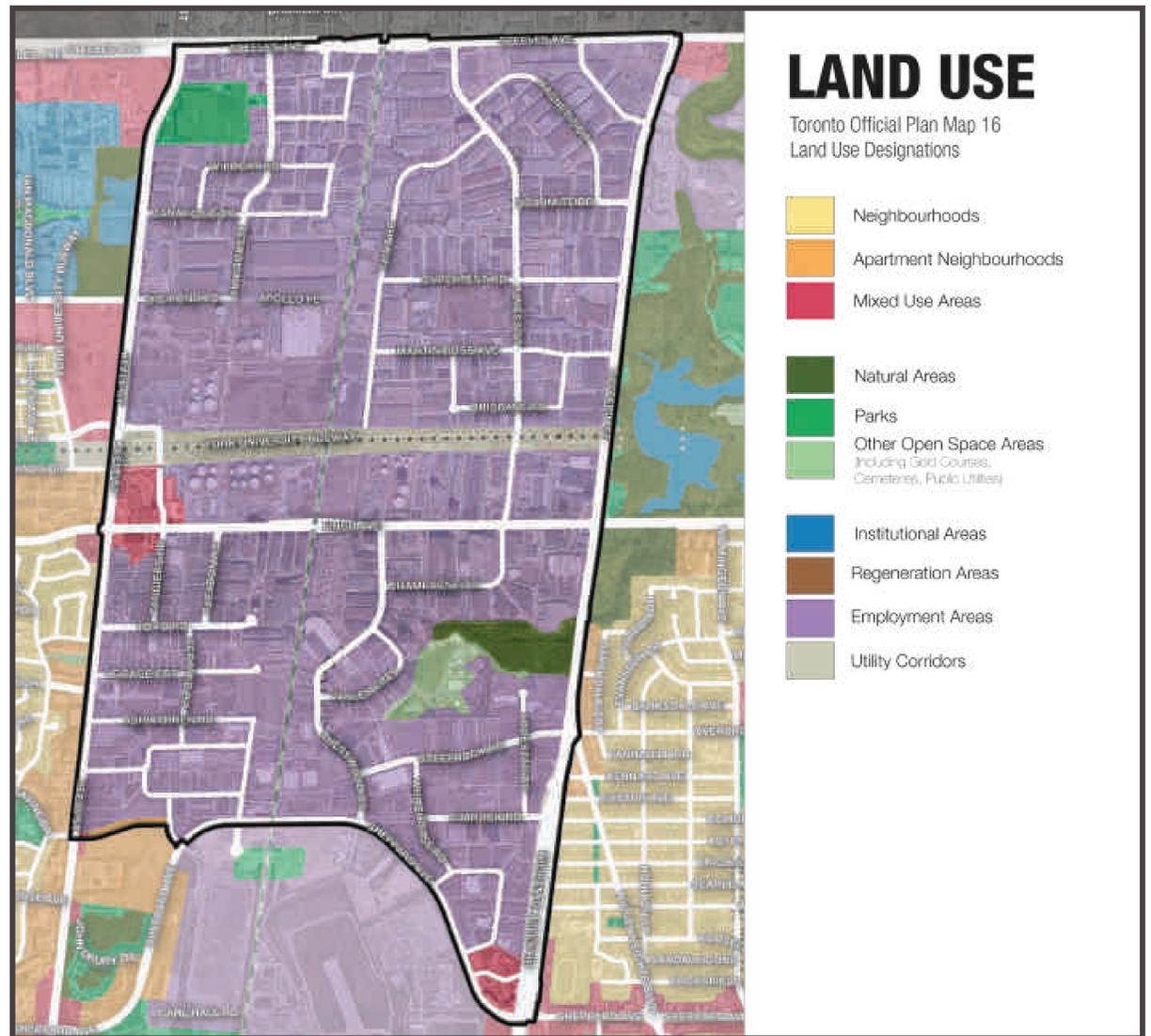
# CONTEXT

DUKE Heights is part of a larger employment district extending south through the Downsview area towards Highway 401.

The City of Toronto Official Plan designates general land uses for the DUKE Heights Area.

The excerpt of Map 16 of the Official Plan (right) shows the designation of two mixed-use nodes. One surrounding Finch West Station at the intersection of Keele Street and Finch Street West. The other is located at the intersection of Sheppard Avenue West and Allen Road.

The majority of the lands in the DUKE Heights are designated for employment uses which may include a variety of industrial activities including manufacturing, processing, warehousing, wholesaling, offices, IT and some retail among other uses.



DUKE Heights is connected by several high frequency bus transit and rapid transit routes.

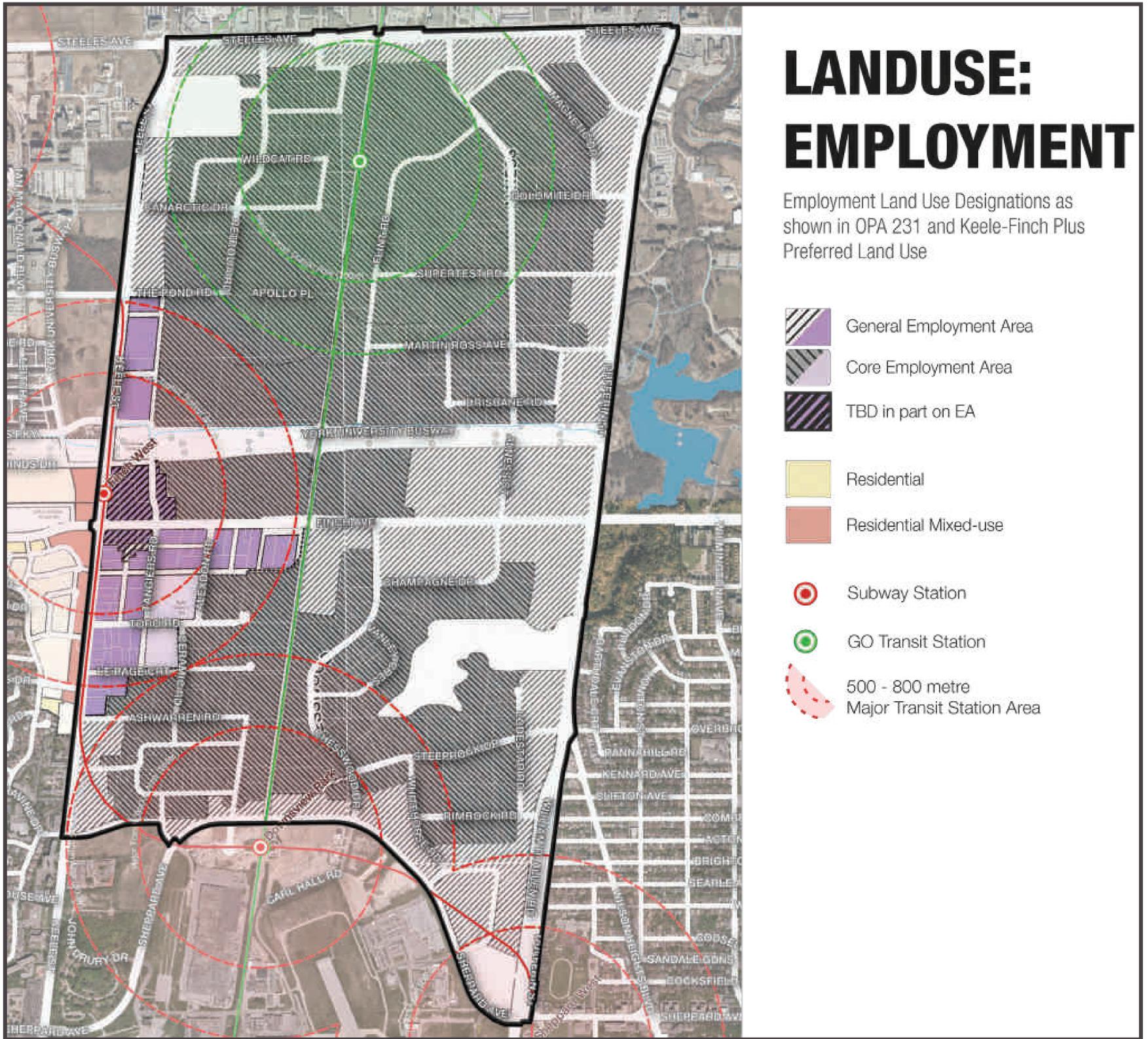
The recently completed TTC Line 1 extension to the Vaughan Metropolitan Centre serves the area via three subway stations.

Two GO Transit Stations in the area provide connections to the region.

Future service expansions include the planned Finch Avenue West LRT Finch West Station and a Steeles Avenue Rapid Transit route.



# LAND USE



Official Plan Amendment 231 provides additional guidance on land use planning for the City’s employment lands designating Core and General Employment Areas.

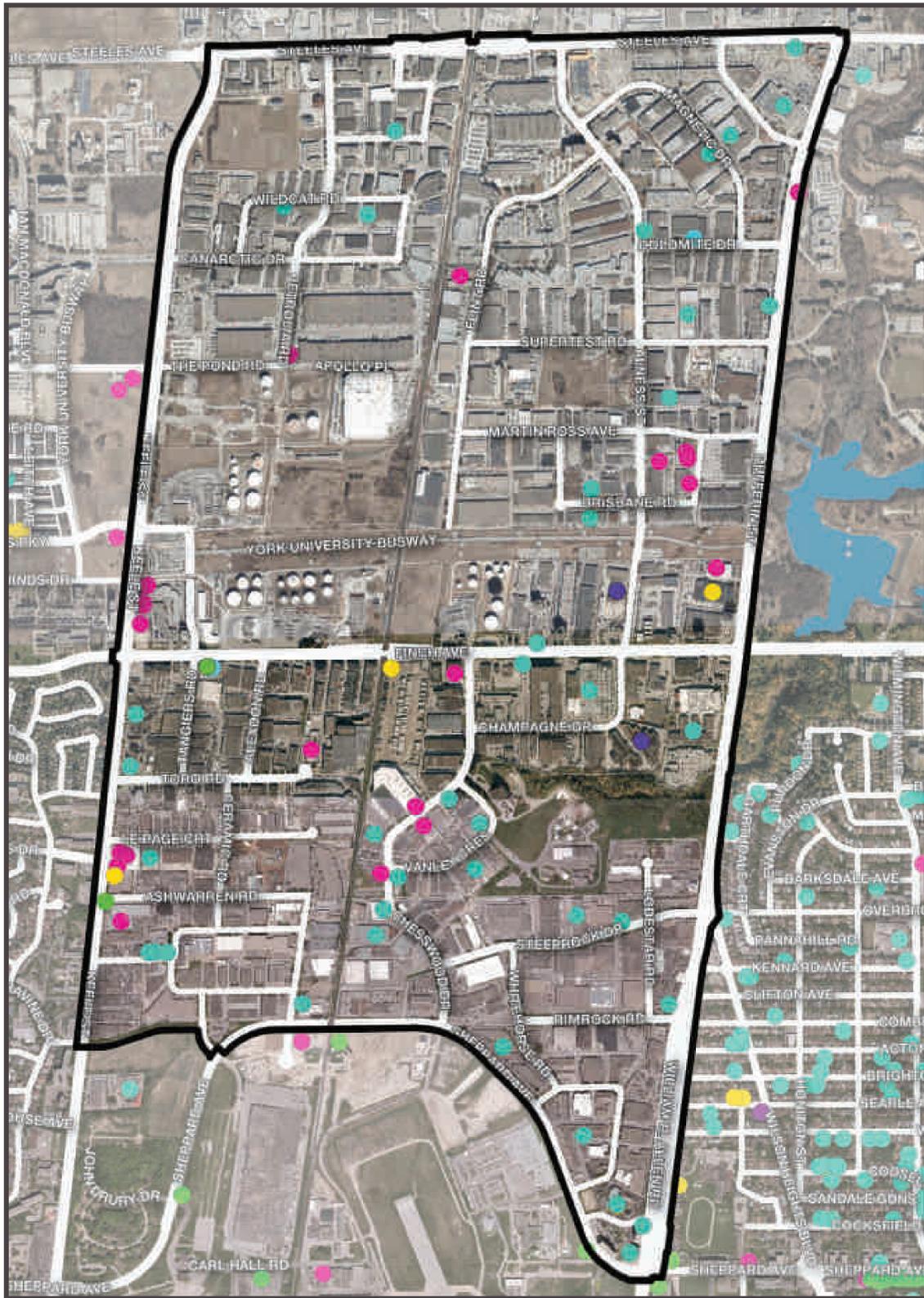
- Uses permitted in Core Employment Areas include all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and development facilities, utilities, waste management systems, industrial trade schools, media, information and technology facilities, and vertical agriculture. Ancillary uses are also permitted.
- Uses permitted in General Employment Areas are typically located along main street and include those permitted in Core Employment Areas and also restaurants, some retail and service uses.

The City is currently completing a planning study for Keele Finch Plus, aimed at encouraging growth and investment in the area around Finch West Station.

The Province of Ontario recently amended the Growth Plan for the Greater Golden Horseshoe, identifying the area as a Provincially Significant Employment Zone.



# AREA DEVELOPMENTS



## DEVELOPMENT APPLICATIONS

Active and Inactive Committee of Adjustment and Community Planning Applications, January 2008 - Present

- Condominium
- Consent/Severance
- Minor Variance
- Zoning By-law Amendment
- Site Plan Application
- Toronto Local Appeal Body

There have been 115 planning applications since 2008:

- 71 minor variance applications to the Zoning By-law
- 28 site plan applications for development that complies with the Zoning By-law
- 6 consent applications for severance of a property
- 4 draft plan of condominium applications
- 3 Zoning By-law amendment applications
- 3 applications were appealed to the Toronto Local Appeals Body



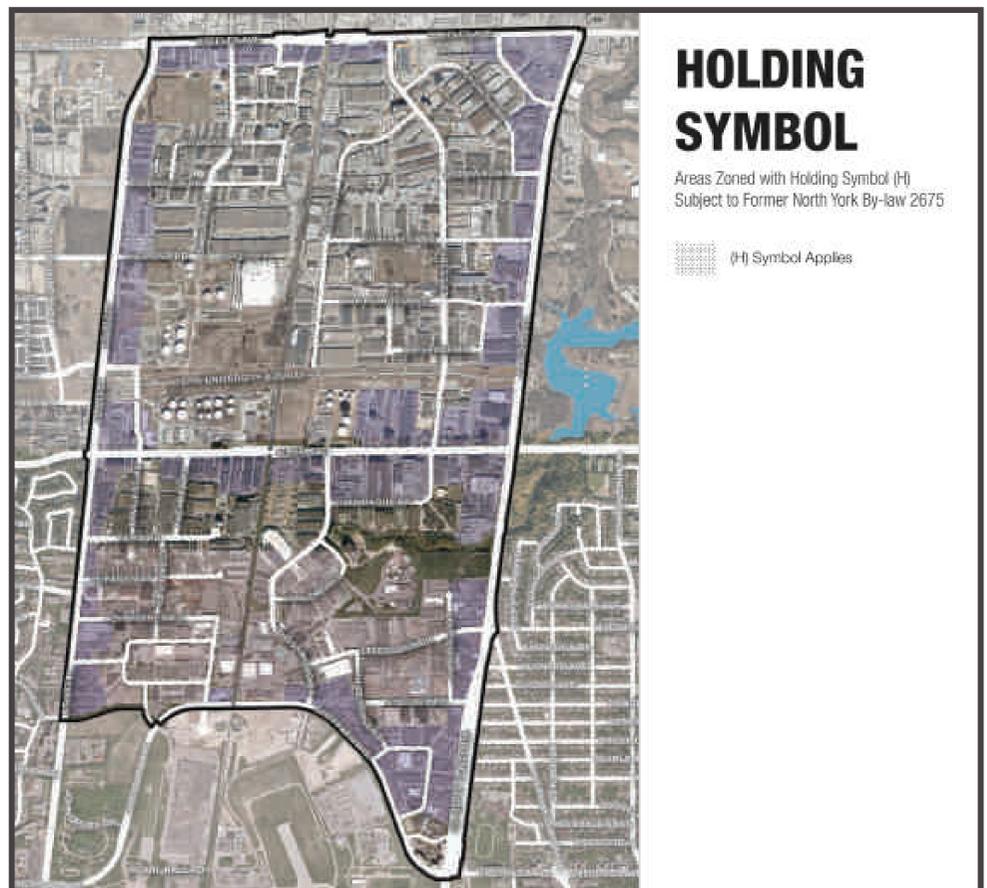
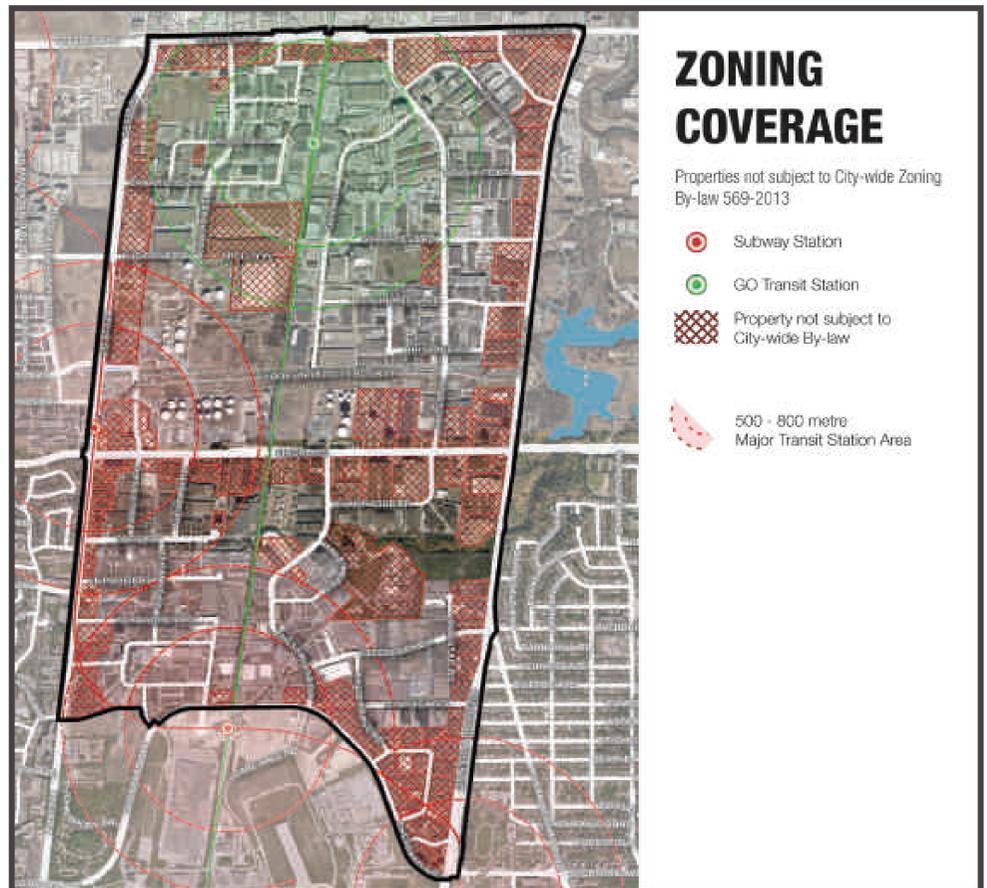
# HARMONIZING ZONING BY-LAWS

Two different zoning By-laws currently apply across the Duke Heights area including the former City of North York Zoning By-law 7625 and the City-wide Zoning By-law 569-2013. This creates confusion.

A total of 174 properties within the area are not zoned by City-wide zoning By-law 569-2013 but are governed by the old North York Zoning By-law. The majority of these properties are located along arterial streets and are subject to a holding symbol under former North York By-law 7625, limiting the size of the gross floor area of office and retail uses on these sites to the lesser of 0.5 times the lot area or 5,000 square metres.

We are proposing the following as part of the updated By-law for the DUKE Heights Area:

- Bring all properties into the City-wide Zoning By-law 569-2013 to update and clarify zoning regulations and eliminate the holding symbols that apply to some of the properties;
- Reduce parking standards to fall in line with City-wide Zoning By-law 569-2013;
- Expand the list of permitted uses to be supportive of retail uses along arterial streets (Finch, Keele, Steeles, Dufferin and Sheppard);
- Permit stand-alone office and post-secondary educational uses throughout the BIA;
- Preserve existing site-specific zoning permissions.



# PARKING

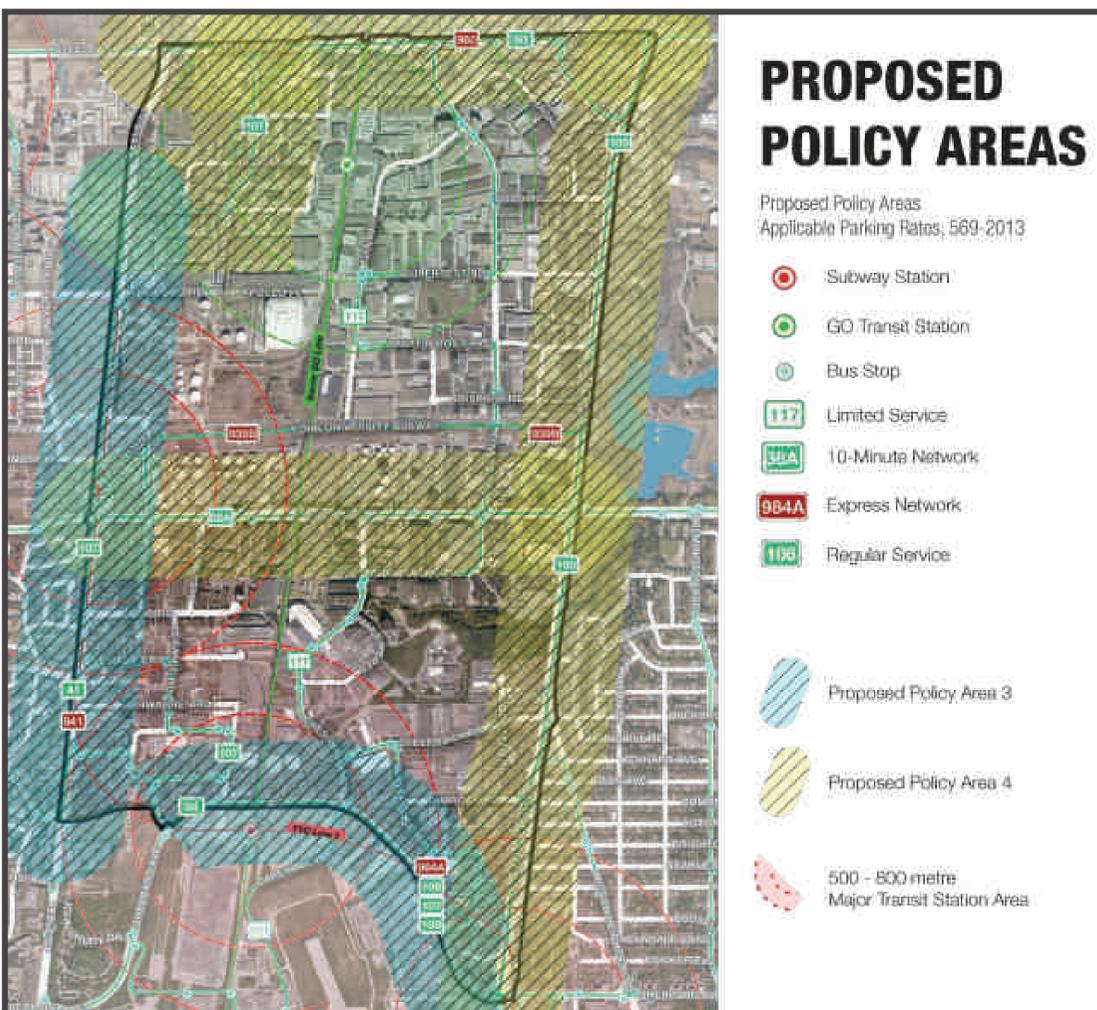
Zoning By-laws set minimum required parking standards that must be provided on properties. Parking standards are determined by use and generally apply as a rate specifying a certain number of parking spaces required per unit of gross floor area. In City-wide zoning By-law 569-2013, areas served by rapid and frequent transit service have lower parking requirements than other areas determined under *Policy Area 3 – Avenues on a Subway* and *Policy Area 4 – Avenues with Surface Transit*, which recognise lower parking demand as a result of convenient transit access.

We propose harmonizing parking supply requirements to be consistent with City-wide By-law 569-2013. Proposed amendments to parking standards include the following:

- Apply City-wide parking standards across the DUKE Heights BIA area;
- Further reduce the parking standards for manufacturing uses to 0.5 spaces per 100 square metres of gross floor area;
- Further reduce applicable parking standards in areas in proximity to rapid transit and high-frequency bus service consistent with Policy Areas 3 and 4;
- Amend former City of North York Zoning By-law 7625 to apply consisted parking standards across both By-laws for immediate relief of parking requirements.

Land Use*	North York (required spaces/ 100 m <sup>2</sup> )	By-law 569-2013 (required spaces/ 100 m <sup>2</sup> )
Assembly Plant	2.38 (< 2750 m <sup>2</sup> ) 0.52 (> 2750 m <sup>2</sup> )	(see manufacturing)
Contractors Establishment	2.38 (< 2750 m <sup>2</sup> ) 0.52 (> 2750 m <sup>2</sup> )	0.5
Dry Cleaning Plant	2.38 (< 2750 m <sup>2</sup> ) 0.52 (> 2750 m <sup>2</sup> )	(see manufacturing)
Industrial Use	2.38 (< 2750 m <sup>2</sup> ) 0.52 (> 2750 m <sup>2</sup> )	(see manufacturing)
Manufacturing Plant/Use	2.38 (< 2750 m <sup>2</sup> ) 0.52 (> 2750 m <sup>2</sup> )	1.0 (proposed reduction to 0.5 in DUKE Heights)
Recycling Facility	2.38 (< 2750 m <sup>2</sup> ) 0.52 (> 2750 m <sup>2</sup> )	(see manufacturing)
Research Lab/Use	2.38 (< 2750 m <sup>2</sup> ) 0.52 (> 2750 m <sup>2</sup> )	1.5
Transfer Station	2.38 (< 2750 m <sup>2</sup> ) 0.52 (> 2750 m <sup>2</sup> )	(see manufacturing)
Transport Terminal	2.38 (< 2750 m <sup>2</sup> ) 0.52 (> 2750 m <sup>2</sup> )	(see manufacturing)
Warehouse	2.38 (< 2750 m <sup>2</sup> ) 0.52 (> 2750 m <sup>2</sup> )	1.0 (< 2750 m <sup>2</sup> ) 0.5 (> 2750 m <sup>2</sup> )
Works Yard	2.38 (< 2750 m <sup>2</sup> ) 0.52 (> 2750 m <sup>2</sup> )	(see manufacturing)
Business Office	2.08	1.5
Retail	3.57 (< 3,000 m <sup>2</sup> )	0.0 (< 200 m <sup>2</sup> )
Retail Warehouse	6.70 (> >3,000 m <sup>2</sup> )	1.5 (200 to 10,000 m <sup>2</sup> )
Industrial Sales & Services		3.0 (10,000 to 20,000 m <sup>2</sup> )
Wholesaling Use		6.0 (> 20,000 m <sup>2</sup> )

Table showing proposed reduction in required parking rates



Policy Areas 3 and 4 apply area-specific parking requirements in areas with rapid transit and frequent transit service.

As an example, Policy Areas 3 and 4 allow for the following standards:

- Manufacturing: minimum of 0.5 spaces per 100 m<sup>2</sup> GFA
- Medical Office: minimum of 1.5 spaces per 100 m<sup>2</sup> GFA
- Office: minimum of 1.0 spaces per 100 m<sup>2</sup> GFA
- Post-secondary school: minimum of 0.1 spaces per 100 m<sup>2</sup> GFA (Policy Area 3); minimum of 1.0 spaces per 100 m<sup>2</sup> GFA (Policy Area 4)
- Vehicle Dealership: minimum of 1.0 spaces per 100 m<sup>2</sup> GFA

A complete list of proposed parking rates is included in By-law 569-2013.



# PROPOSED USES



The By-law amendment proposes additional uses to facilitate business activity across the DUKE Heights area and support our objective of enhancing the full potential of the DUKE Heights BIA area.

These include the following:

- Stand alone **office** uses in all zones;
- **Retail uses** and **hotels** within areas along arterial roads;
- A range of **post-secondary educational uses**;
- Inclusion of all **site or area specific permissions** granted under former North York Zoning By-law 7625.



# MORE INFORMATION

Our Draft Zoning By-law and report will be submitted to Community Planning with the City of Toronto, beginning the City's public process to amend the zoning By-law. You can get involved now by speaking with one of our staff to provide your feedback. You can also fill-in a comment sheet or get in touch with us online.

- via email [info@dukeheights.ca](mailto:info@dukeheights.ca)
- on twitter [@DUKEHEIGHTSBIA](https://twitter.com/DUKEHEIGHTSBIA)
- or visit our website for more information at [www.dukeheights.ca](http://www.dukeheights.ca)

There will be more opportunities to view and respond to proposed changes during the Zoning By-law amendment process including future community open houses and public meetings as the City process unfolds. More information will be provided by DUKE Heights BIA on the upcoming process.

## THANK YOU

