

Authority: East York Community Council Report No. 11(8), July 29, 30 and 31, 1998
Intended for first presentation to Council: July 29, 1998
Adopted by Council: July 31, 1998

CITY OF TORONTO

BY-LAW No. 483-1998

To amend Restricted Area Zoning By-law No. 6752, as amended, of the Former Township of East York.

WHEREAS the 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 HEREBY ENACTS as follows:

1. Zoning By-law No. 6752, as amended is hereby further amended, by adding a new Section 8.C.3 d) immediately after Section 8.C.3 c) of the By-law as follows:

8.C.3 d) 11 Curity Avenue

8.C.3 d)(i) Area Restricted

The provisions of this Section shall apply to those lands being a Part of Block B, Registered Plan 3683 - York, Borough of East York, designated Mixed Commercial - Industrial (MCI) Site Specific MCI - 3 (d) on Schedule "A" of this By-law.

8.C.3 d)(ii) General Provisions

On those lands referred to in Section 8.C.3 d)(i) of this By-law, no person shall use, occupy, Erect or alter or cause to be used, occupied, Erected or altered any Building, Structure, or land or part thereof except in accordance with the following provisions:

(1) Permitted Uses Buildings and Structures:

(a) Business and Professional Office.

(b) All the uses permitted in Section 8.C.2 a) i), ii) and iii) except for the following uses, which shall not be permitted:

- Drug Store, but a drug dispensary devoted exclusively to the preparation and sale of medical prescriptions and medical supplies shall be permitted
- Place of Amusement
- Food Store

- Restaurant Drive-In, drive-through, and any outdoor food consumption areas associated with a Restaurant use
 - community centre
 - library
- (c) Notwithstanding the definition of a Retail Warehouse contained in Section 4.23.B.6 for the purposes of this By-law, Personal Service Shops and apparel stores shall be permitted.

(2) Use Restrictions:

- (a) The provisions of Section 8.C.2 b) i) and iii) - Use Restrictions shall apply to the lands referred to in Section 8.C.3.d(i).

(3) Development Provisions:

- (a) For the uses permitted in Section 8.C.3 d) (ii) (1) of this By-law, the provisions of Sections 8.C.2 c) i) to v) - Development Requirements, 8.C.2.d) i), and iii) - Mechanical Penthouse, 8.C.2 e) - Landscaping, 8.C.2 f) - Multiple Uses On The Lot, 8.C.2 g) - Parking Standards, except that Restaurants shall be required to provide 1 parking space per 4.8 m² of Public Floor Area, 8.C.2 j) - Parking and Loading Area Requirements, and 8.C.2 k) i) - Loading Space Standards shall apply,
- (b) Notwithstanding any other provisions of this By-law for the uses permitted in Section 8.C.3 d) (ii) (1) the following additional provisions shall apply:
- i) Maximum Building Height 9.0 m
 - ii) Maximum Number of Storeys 1 Storey
 - iii) Maximum Floor Space Index 0.3 x the Lot Area
 - iv) A visual and sound attenuation barrier shall be provided at the south limit of the site adjoining Northdale Boulevard. The height of this barrier shall be not less than 3.65 m
 - v) Any mechanical enclosure or Structure on the roof including an elevator or mechanical penthouse, shafts, motors, exhausts, ducts, chimneys, air conditioning units or other similar appurtenances shall be:

- 1) located not closer than 5.0 m to the external Building wall which adjoins or faces a residential Zone, and not closer than 3.0 m to the external Building wall which adjoins or faces any non residential Zone, and,
 - 2) not be higher than 2.0 m from the finished roof or the top of parapet of the Building, and not be higher than 3 m in total height,
 - vi) No Loading Space, loading platform, loading door, garbage storage areas, door or window openings, external fixtures such as fire escapes, exhaust vents or air conditioning units and vehicular and pedestrian links shall be located in any Yard or wall of any Building or Structure where such Yard or wall adjoins or faces a residential Zone.
- (4) Other Provisions:
- (a) None of the provisions of this By-law shall apply to prevent the use occupation, erection or alteration of any Building, land or part thereof on any lands referred to in sub-section 8.C.3 d) (i) in accordance with the provisions of Section 8.C.3 d) (ii). In all other respects all of the other provisions of By-law No. 6752, shall apply to the lands referred to in Section 3.C.3.d) (i).

2. The lands subject to this By-law are those lands outlined in a heavy black line identified as “Area Subject to Amendment” on Schedule “1” attached hereto.

3. Schedule “A” to Zoning By-law No. 6752, as amended, is hereby further amended by changing the zoning category for the lands identified as “Area Subject to Amendment” on Schedule “1” attached hereto from “High Performance Industrial”- (HPI) Zone to “Mixed Commercial Industrial Site Specific MCI - 3(d)” Zone.

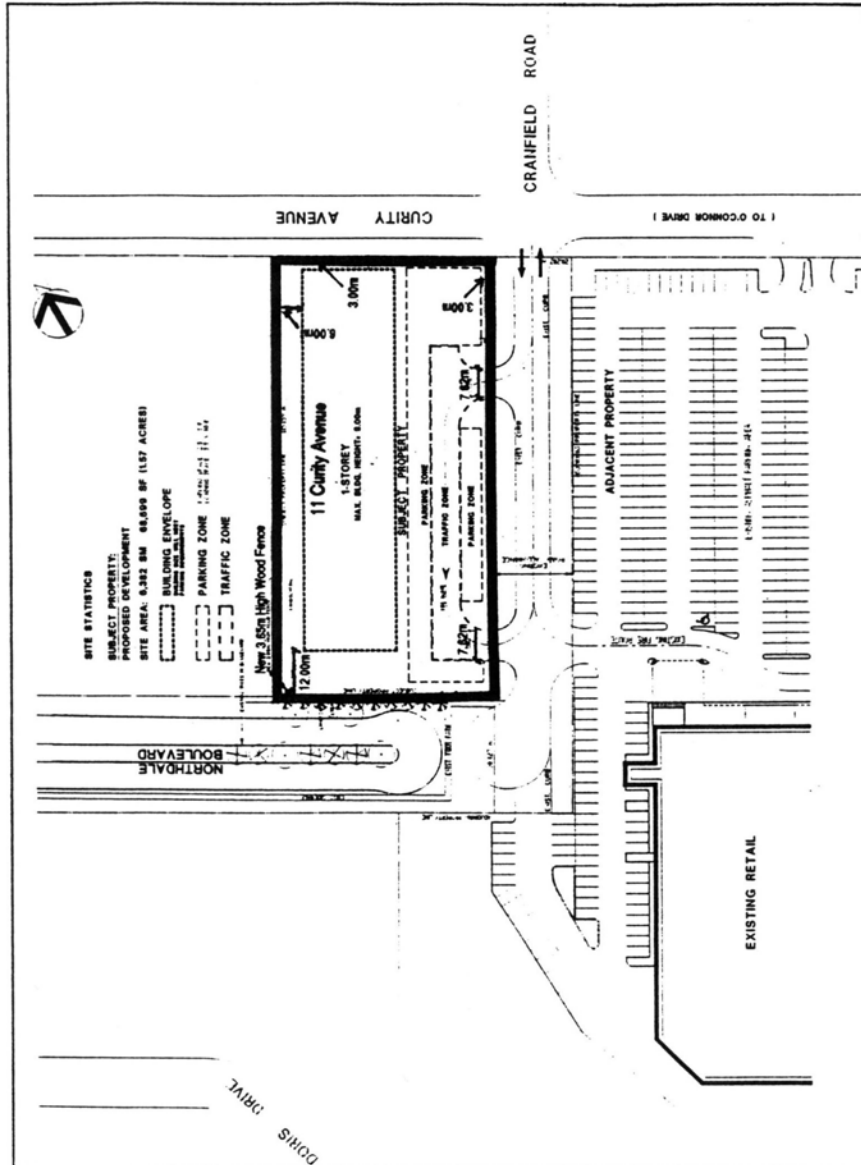
ENACTED AND PASSED this 31st day of July, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "1" TO BY-LAW No. 483-1998



Area Subject to Amendment

Part of Block B, Registered Plan
3683 - York, Borough of East York

From "High Performance Industrial" - (HPI) Zone to
"Mixed Commercial Industrial Site Specific" - (MCI-3d) Zone