

Authority: North York Community Council Report No. 3, Clause No. 6,
as adopted by City of Toronto Council on April 16, 17 and 18, 2002
Enacted by Council: April 18, 2002

CITY OF TORONTO

BY-LAW No. 271-2002

To amend City of North York By-law No. 7625 and By-law No. 30200 and to repeal City of North York By-law No. 32765 in respect of lands municipally known as 1 York Gate Boulevard.

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 HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York are amended in accordance with Schedule “1” of this by-law.
2. Section 64.24 of By-law No. 7625 is amended by adding the following subsection:

“64.24(5) C2(5)

PERMITTED USES

- (a) In addition to the uses permitted in the C2 zone, the following uses shall also be permitted:
 - (i) Community Centre.
- (b) **USE QUALIFICATIONS**
 - (i) A restaurant or takeout restaurant shall not have a drive-through facility.

EXCEPTION REGULATIONS

- (c) Gross Floor Area
 - (i) Additional building(s), separate from the existing mall, which may be constructed only in the location shown as Proposed Building Envelope on Schedule C2(5), shall not exceed a maximum gross floor area of 1,486 m².
 - (ii) The maximum aggregate gross floor area of all buildings shall not exceed 29,904 m².

- (d) Parking
- (i) For a maximum gross floor area of 25,733 m², 767 parking spaces shall be provided.
 - (ii) For any gross floor area above 25,733 m² parking shall be provided in accordance with the provisions of Section 6(A).
- (e) Yard Setbacks
- (i) The minimum front, side and rear yard setbacks shall be as shown on Schedule C2(5).
 - (ii) The maximum front yard setback from Finch Avenue West for the Proposed Building Envelope shall be 3 m.
 - (iii) No parking spaces shall be permitted in the yard setback between the Proposed Building Envelope and York Gate Boulevard”.
3. Section 64.24 of By-law No. 7625 is amended by adding Schedule “C2(5)” attached to this by-law.
4. Sections 3 and 4 of By-law No. 30200 of the former City of North York are hereby deleted.
5. By-law No. 32765 of the former City of North York is hereby repealed.

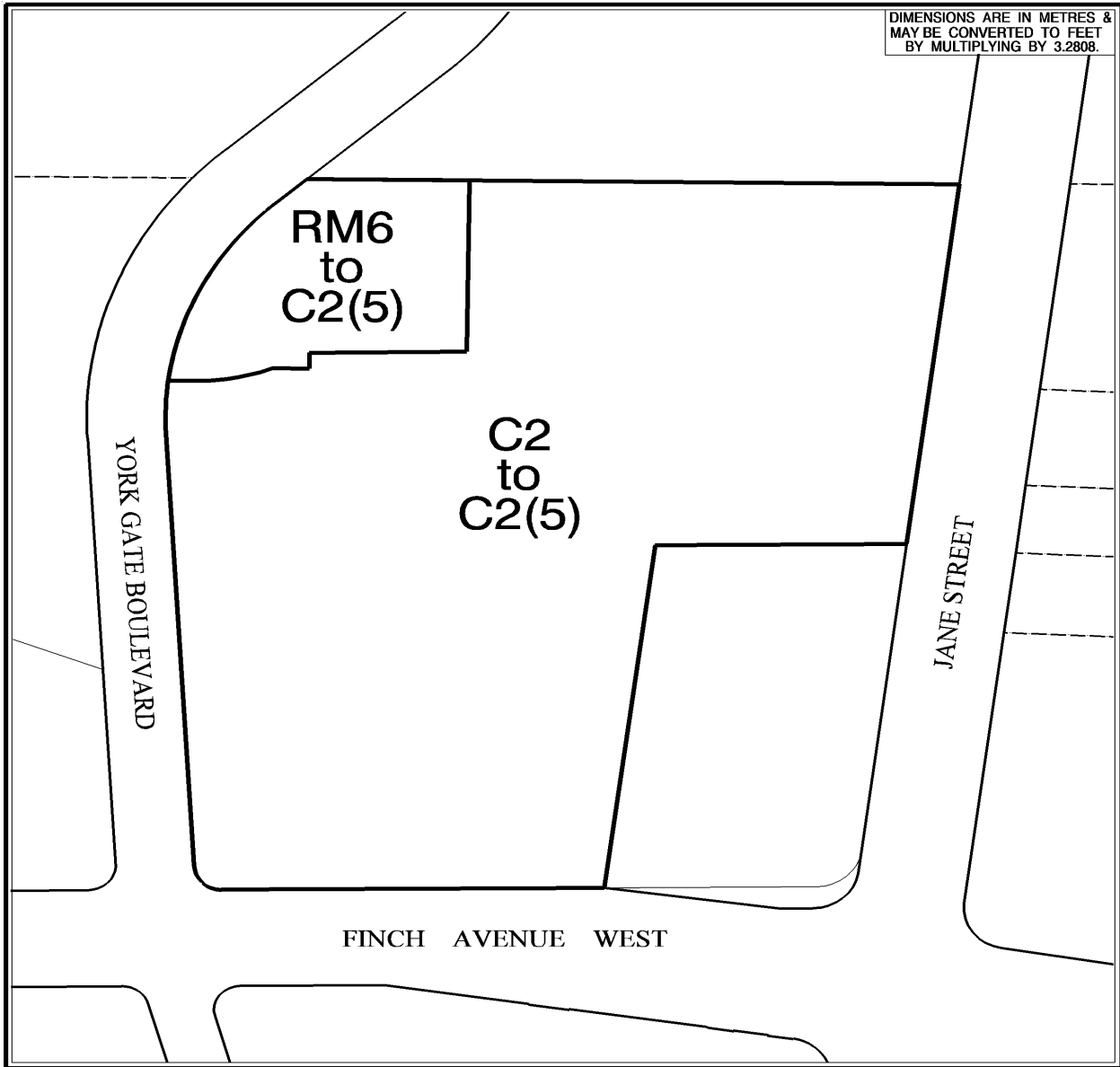
ENACTED AND PASSED this 18th day of April, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"



This is Schedule " 1 " to By-Law _____
 passed the _____ day of _____, 20 ____

(Sgd.) _____ (Sgd.) _____
 CLERK MAYOR

Location: Finch Avenue West and York Gate Boulevard

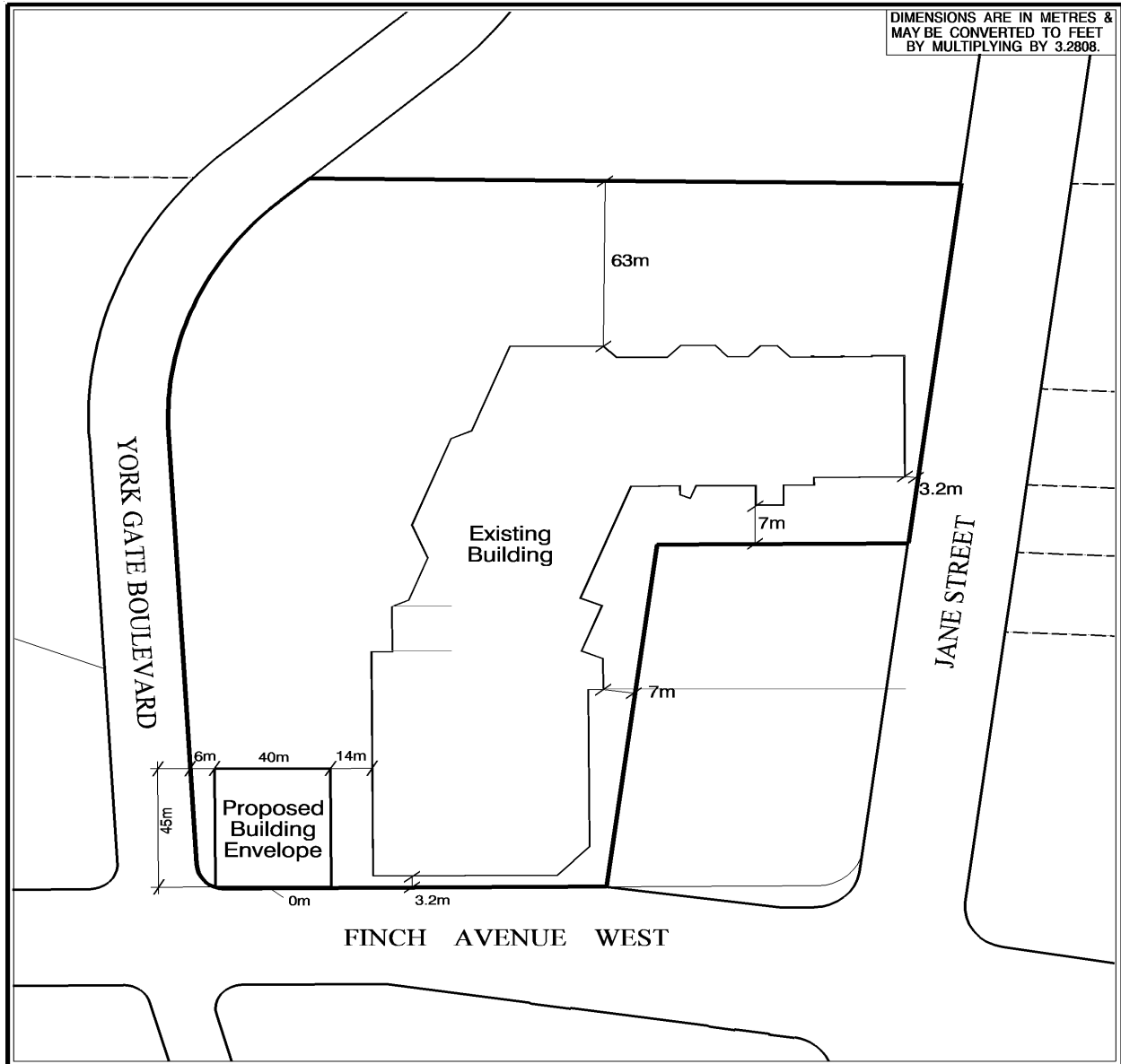
File No. TB CMB 2001 0010 Prepared by: A.K. Approved by: A.M. Date: Feb. 6, 2002 Filename: C2(5)


Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.
 Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.

TORONTO
 City Planning Division
 North District

SUBJECT PROPERTY

SCHEDULE "C2(5)"



<p>This is Schedule " C2(5) " to By-Law _____</p> <p>passed the _____ day of _____, 20 ____</p>		 City Planning Division North District
(Sgd.) _____ CLERK	(Sgd.) _____ MAYOR	
<p>Location: Finch Avenue West and York Gate Boulevard</p>		
<p>File No. TB CMB 2001 0010</p>	<p>Prepared by: A.K.</p>	<p>Approved by: A.M.</p>
<p>Date: Feb. 12, 2002</p>		<p>Filename: C2(5)</p>
<p><small>Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.</small></p>		