

Authority: North York Community Council Report No. 6, Clause No. 32,
as adopted by City of Toronto Council on July 20, 21 and 22, 2004
Enacted by Council: July 22, 2004

CITY OF TORONTO

BY-LAW No. 640-2004

To amend former City of North York By-law No. 7625, as amended, with respect to lands known municipally as 1165 Leslie Street and a portion of 1177 Leslie Street.

WHEREAS authority is given to Council by Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, by the use of the holding symbol in conjunction with any use designation, to specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the zoning by-law; and

WHEREAS Part C.8, Section 7 of the North York Official Plan provides that Council may append an “H” symbol to the Industrial-Commercial (MC) zone to regulate the development of offices and retail uses on properties in Industrial areas; and

WHEREAS the criteria have been fulfilled such that it is appropriate that the “H” symbol be lifted;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 are amended in accordance with Schedule “1” of this by-law.
2. Section 64.33 of By-law No. 7625 is amended by adding the following:

“64.33(103) MC(103)

EXCEPTION REGULATIONS

- (a) The maximum gross floor area of all retail stores and personal service shops whether accessory or as a main use shall not exceed 20% of the gross floor area of the largest floor of all of the buildings on the lot.
- (b) The maximum gross floor area of office uses shall be a floor space index of 1.0.”

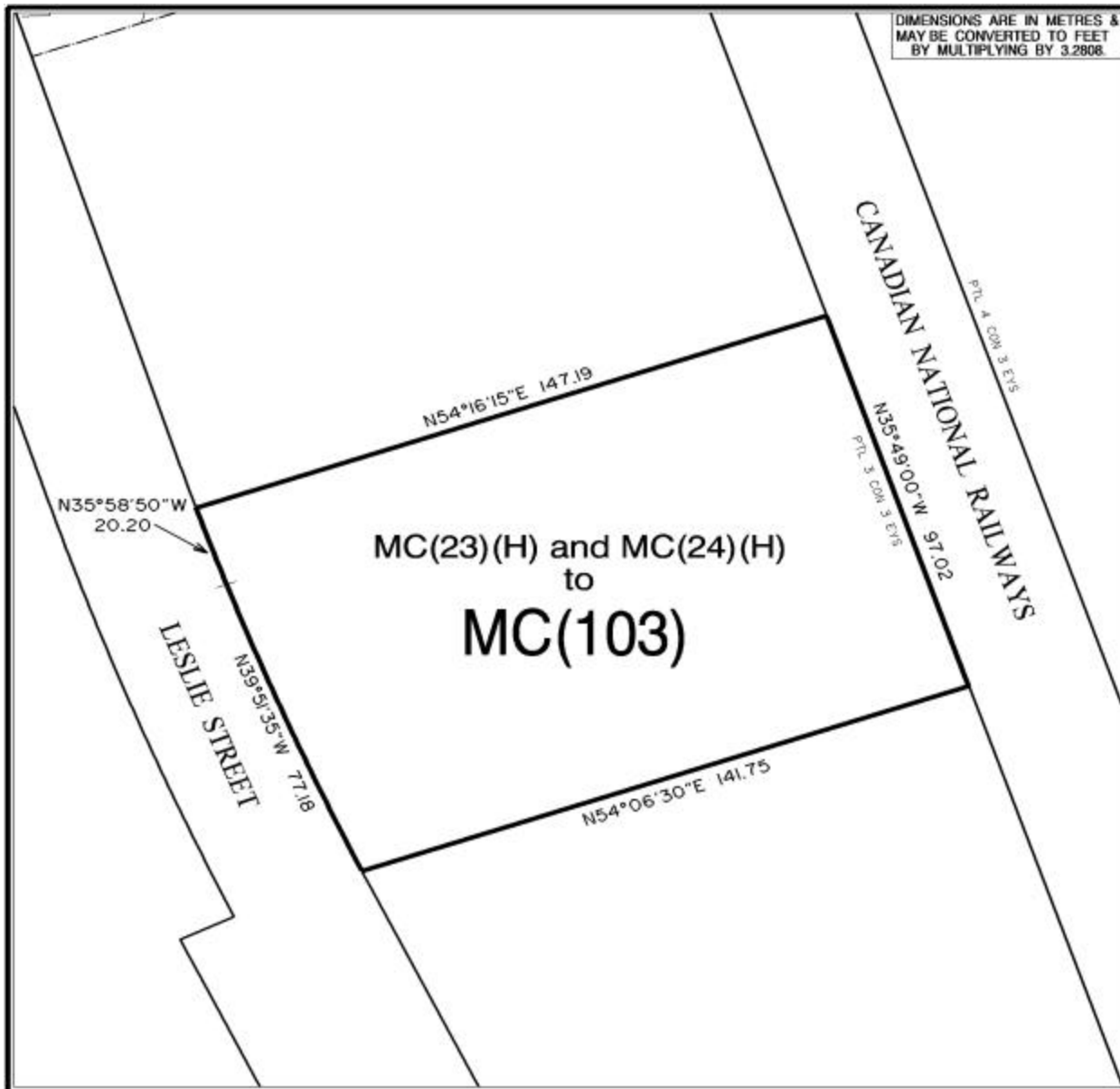
ENACTED AND PASSED this 22nd day of July, A.D. 2004.

DAVID R. MILLER,
Mayor


ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"



DIMENSIONS ARE IN METRES & MAY BE CONVERTED TO FEET BY MULTIPLYING BY 3.2808.

<p>This is Schedule " 1 " to By-Law _____ passed the _____ day of _____, 20 ____</p>				 City Planning Division <small>North District</small>
<p>(Sgd.) _____ CLERK</p>		<p>(Sgd.) _____ MAYOR</p>		
<p>Location: _____</p>				
File: 04_125574	Prepared by: A.K.	Approved by: S.F.	Date: June 23, 2004	Filename: MC(103)
<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>				

