Authority: North York Community Council Report No. 9, Clause No. 32, adopted as
              amended, by City of Toronto Council on November 30, December 1 and 2, 2004
Enacted by Council: December 2, 2004

CITY OF TORONTO

BY-LAW No. 1119-2004

To amend former City of North York By-law No. 7625 with respect to lands municipally known as 2701 Keele Street.

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 64.23 of By-law No. 7625 is amended by adding the following subsection:

"**64.23(119) C1(119)**

EXCEPTION REGULATIONS

(a)   DEFINITIONS

    (i)   For the purpose of this exception, "Apartment House Dwelling" shall mean a building containing more than four (4) dwelling units each unit having direct access from the exterior of the building.

(b)   PARKING

    (i)   Parking spaces for apartment house dwellings shall be provided at a minimum of 1.35 spaces per dwelling unit of which .2 spaces per dwelling unit shall be designated for use by visitors.

(c)   CONVEYANCE OF PUBLIC HIGHWAY

    (i)   Notwithstanding the provisions of By-law No. 7625, for the purpose of this exception, where lands are conveyed to the City of Toronto for a public highway in an alignment that connects the north limit of the site to Keele Street, provided that the development complies with the zoning by-law prior to conveyance, such conveyance shall not render the development of the site to be in breach of and shall be deemed to be in conformity with the provisions of By-law No. 7625."
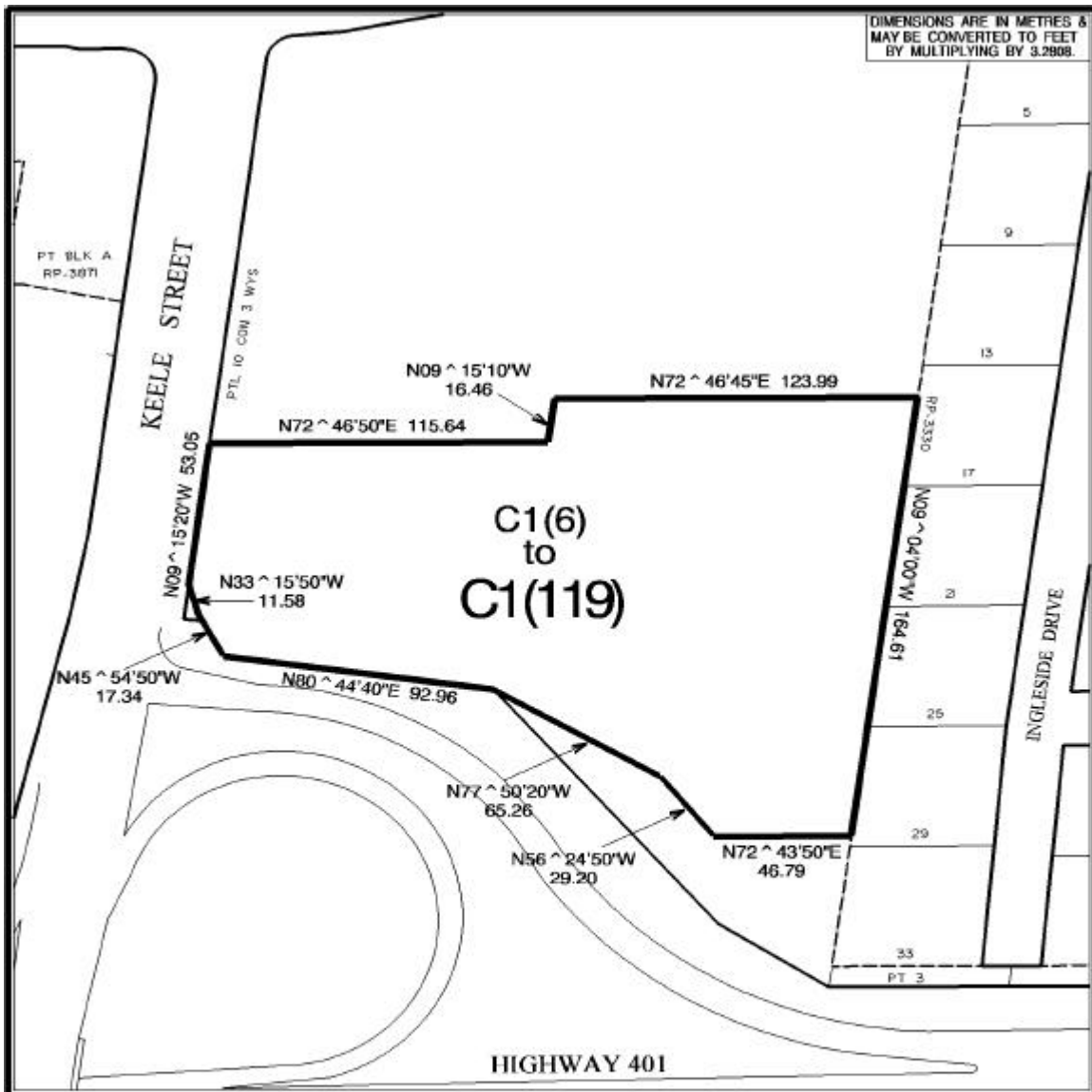
ENACTED AND PASSED this 2nd day of December, A.D. 2004.

DAVID R. MILLER,   ULLI S. WATKISS
        Mayor   City Clerk

(Corporate Seal)

SCHEDULE "1"

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

PT BLK A
RP-3871

KEELE STREET

PT, IO CON 3 WYS

5

9

13

N09 ^ 15'10"W
16.46

N72 ^ 46'45"E 123.99

N72 ^ 46'50"E 115.64

RP-3330

17

N09 ^ 15'20"W 53.05

C1(6)
to
C1(119)

N09 ^ 04'00"W 164.61

N33 ^ 15'50"W
11.58

2

INGLESIDE DRIVE

N45 ^ 54'50"W
17.34

N80 ^ 44'40"E 92.96

25

N77 ^ 50'20"W
65.26

N56 ^ 24'50"W
29.20

N72 ^ 43'50"E
46.79

29

33
PT 3

HIGHWAY 401

This is Schedule " 1 " to By-Law _____

passed the _____ day of _____ , 20 ____

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

TORONTO
City Planning Division
North District

SUBJECT
PROPERTY

Location: Part of Lot 10, Concession 3, West of Yonge Street, City of Toronto

| File: 04_169386 | Prepared by: A.K. | Approved by: S.H. | Date: Oct. 22, 2004 | Filename: C1(119)_1 |

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.