

Authority: Planning and Growth Management Committee Item 15.1,
adopted as amended, by City of Toronto Council on May 26 and 27, 2008
Enacted by Council: May 27, 2008

CITY OF TORONTO

BY-LAW No. 511-2008

**To amend the former Borough of East York Zoning By-law No. 6752, as amended,
with respect to the O'Connor/Bermondsey Business Area.**

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. The lands subject to this By-law are those lands outlined by heavy black line and identified as "Areas Subject to Amendment" as shown on Schedule "1" and Map "1" attached hereto.
2. Zoning By-law No. 6752, as amended, as it applies to the lands identified on Schedule "1" of this By-law, is further amended by deleting Sections 8.C.3 e) iii), 9.3 c) iv), and 9.4 iii) and by replacing 8.C.3 e) iii) and 9.3 c) iv) with the following:

"8.C.3 e) iii) Places of Worship and uses Accessory thereto provided the following requirements are met:

(a) Minimum Distance between Places of Worship:

For Places of Worship on any lands shown within the heavy lines on Schedule "1" attached to this By-law:

- i) There shall be no more than one Place of Worship per Block; and
- ii) No Place of Worship on a lot that abuts a road that is not O'Connor Drive or Bermondsey Road shall be located within 500 metres of another Place of Worship on a lot that abuts a road that is not O'Connor Drive or Bermondsey Road.

(b) General Development Requirements for Places of Worship:

- | | | |
|-------|----------------------|----------------------|
| (i) | Minimum Lot Frontage | 30.0 metres |
| (ii) | Minimum Lot Area | 4,000 m ² |
| (iii) | Maximum Lot Coverage | 45 % |

- (iv) Minimum Setback – Front Yard 3.0 metres
- (v) Minimum Setback – Rear Yard 12.0 metres
- (vi) Minimum Setbacks – Side Yard 6.0 metres
- (vii) Maximum Building Height 15.0 metres

(c) Off-Street Parking:

- i) The Off-Street Parking shall be located on the same Lot as the Place of Worship it is intended to serve;
- ii) 1 space for each 4.7 square metres of Main Worship Area or 1 parking space for every 21 square metres of gross floor area, whichever is greater; and
- iii) No parking of motor vehicles shall be permitted within the 3.0 metre Landscaped Open Space referred to in Section 8.C.3 e) iii) (d).

(d) Landscaped Open Space:

A 3.0 metre strip of land immediately abutting any Street Line shall be used only for Landscaped Open Space except that driveways perpendicular to a street line shall be permitted to cross such Landscaped Open Space.

(e) Definitions:

For the purpose of Section 8.C.3 e) iii) the following definitions shall apply:

Block:

The term Block shall include the lots abutting that part of a street that is between two streets that cross or bisect each other, but does not include two streets that meet but do not cross.

Main Worship Area:

The term Main Worship Area shall mean the portion of the building dedicated exclusively for religious worship, and does not include the portions of the building used for purposes of office use, temporary care and custody of children, education, entertainment, the assembly of individuals for social, entertainment or fraternal purposes, or the areas where food or drink are prepared, provided and/or served.”

“9.3 c) iv) Places of Worship and uses Accessory thereto provided the following requirements are met:

(a) Minimum Distance between Places of Worship:

For Places of Worship on any lands shown within the heavy lines on Schedule “1” attached to this By-law:

- i) There shall be no more than one Place of Worship per Block;
- ii) No Place of Worship on a lot that abuts a road that is not O’Connor Drive or Bermondsey Road shall be located within 500 metres of another Place of Worship on a lot that abuts a road that is not O’Connor Drive or Bermondsey Road; and
- iii) The provisions contained within Section 9.3 c) iv) (a) ii) shall not apply to the property municipally known in the year 2008 as 20 Curity Avenue provided that a building permit for a Place of Worship on that property is obtained and construction has commenced within 24 months of the date of passage of this By-law. In all other respects, except as modified by the provisions of Section 9.8(n), the provisions of Section 9.3 c) iv) shall apply to the lands described.

(b) General Development Requirements for Places of Worship:

- (i) Minimum Lot Frontage 30.0 metres
- (ii) Minimum Lot Area 4,000 m²
- (iii) Maximum Lot Coverage 45 %
- (iv) Minimum Setback – Front Yard 9.0 metres
- (v) Minimum Setback – Rear Yard 12.0 metres
- (vi) Minimum Setbacks – Side Yard 6.0 metres
- (vii) Maximum Building Height 15.0 metres

(c) Off-Street Parking:

- i) The Off-Street Parking shall be located on the same Lot as the Place of Worship it is intended to serve;

- ii) 1 space for each 4.7 square metres of Main Worship Area or 1 parking space for every 21 square metres of gross floor area, whichever is greater; and
- iii) No parking of motor vehicles shall be permitted within the 6.0 metre Landscaped Open Space referred to in Section 9.3 c) iv) (d).

(d) Landscaped Open Space:

A 6.0 metre strip of land immediately abutting any Street Line shall be used only for Landscaped Open Space except that driveways perpendicular to a street line shall be permitted to cross such Landscaped Open Space.

(e) Definitions:

For the purpose of Section 9.3 c) iv) the following definitions shall apply:

Block:

The term Block shall include the lots abutting that part of a street that is between two streets that cross or bisect each other, but does not include two streets that meet but do not cross.

Main Worship Area:

The term Main Worship Area shall mean the portion of the building dedicated exclusively for religious worship, and does not include the portions of the building used for purposes of office use, temporary care and custody of children, education, entertainment, the assembly of individuals for social, entertainment or fraternal purposes, or the areas where food or drink are prepared, provided and/or served.”

3. Zoning By-law No. 6752, as amended, as it applies to the lands municipally known as 20 Curity Avenue, is further amended by adding a new Section 9.8(n) as follows:

“9.8(n) – 20 Curity Avenue

(1) Area Restricted

The provisions of Section 9.8(n) shall only apply to those lands being part of Block B, Registered Plan 3683, City of Toronto (formerly Borough of East York) as shown on Map “1” attached to this By-law.

(2) General Provisions:

On those lands referred to in Map “1” attached to this By-law, no person shall use, occupy, Erect, alter, cause to be used, occupied, Erected or altered, any Building, Structure, or land or part thereof, except in accordance with the following provisions:

(i) Restricted Uses:

The following uses shall not be permitted on those lands referred to in Map “1”:

- (a) Multi-purpose recreational complexes including Accessory Restaurants; and
- (b) Public Recreational Uses including Accessory Restaurants.

(ii) Permitted Uses:

In addition to the uses permitted by Zoning By-law No. 6752, as amended, with the exception of the restricted uses listed in Section 9.8(n)(2)(i), the following uses shall be permitted on those lands referred to in Map “1”:

- (a) Place of Worship;
- (b) Day Nursery accessory to a Place of Worship;
- (c) Athletic Facility; and
- (d) Buildings, Structures and uses Accessory to the foregoing.

(iii) Developable Area

The development requirements shall only apply to the lands identified on Map “1” attached to this By-law.

(iv) Development Requirements:

The following development requirements shall only apply to the permitted uses listed in paragraphs (a), (b), (c), and (d) of Section 9.8(n)(2)(ii).

- (a) Minimum Lot Frontage 30.0 metres
- (b) Minimum Lot Area 4,000 m²
- (c) Maximum Number of Buildings Permitted per Lot 2
- (d) Maximum Gross Floor Area of Place of Worship 4,600 m²

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|-----|---|--|
| (e) | Maximum Gross Floor Area of Athletic Facility | 2,500 m ² |
| (f) | Maximum Gross Floor Area of Day Nursery | 500 m ² |
| (g) | Maximum Lot Coverage of all Buildings or Structures | 45% |
| (h) | Siting of all Buildings or Structures | Wholly within the Building Envelopes shown on Map "2" to this By-law |
| (i) | Maximum Building Height | 15.0 metres |

(3) Minimum Separation Distance for Place of Worship

- i) For the purpose of Section 9.8(n), the provisions contained within paragraphs i), ii), and iii) of Section 9.3 c) iv) shall apply to the lands described on Map "1" attached to this By-law.

(4) Off-Street Parking:

- i) A minimum of 242 Off-Street Parking spaces shall be provided for a Place of Worship and any accessory Day Nursery;
- ii) The Off-Street Parking shall be located on the same Lot as the Place of Worship it is intended to serve;
- iii) A minimum of 20 Off-Street Parking spaces shall be provided for an Athletic Facility; and
- iv) No parking of motor vehicles shall be permitted within the 6.0 metre Landscaped Open Space referred to in Section 9.8 (n)(5).

(5) Landscaped Open Space:

A 6.0 metre strip of land immediately abutting any Street Line shall be used only for Landscaped Open Space except that driveways perpendicular to a street line shall be permitted to cross such Landscaped Open Space.

(6) Definitions

For the purpose of Section 9.8(n) the following Definition shall apply:

Athletic Facility:

The term Athletic Facility shall mean a sports field located wholly or partially indoors, or contained within a structure, and used or maintained for the purpose of playing sports.

- (7)** Excepting the amendments contained in this By-law, all the other provisions of former East York Zoning By-law No. 6752, as amended, shall apply to the lands referred to in Section 9.8(n).
- (8)** Despite any existing or future severance, partition, or division of the lot, the provisions of Section 9.8(n) of this By-law shall apply to the whole of the lands shown on Map “1” as if no severance, partition, or division occurred.”

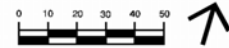
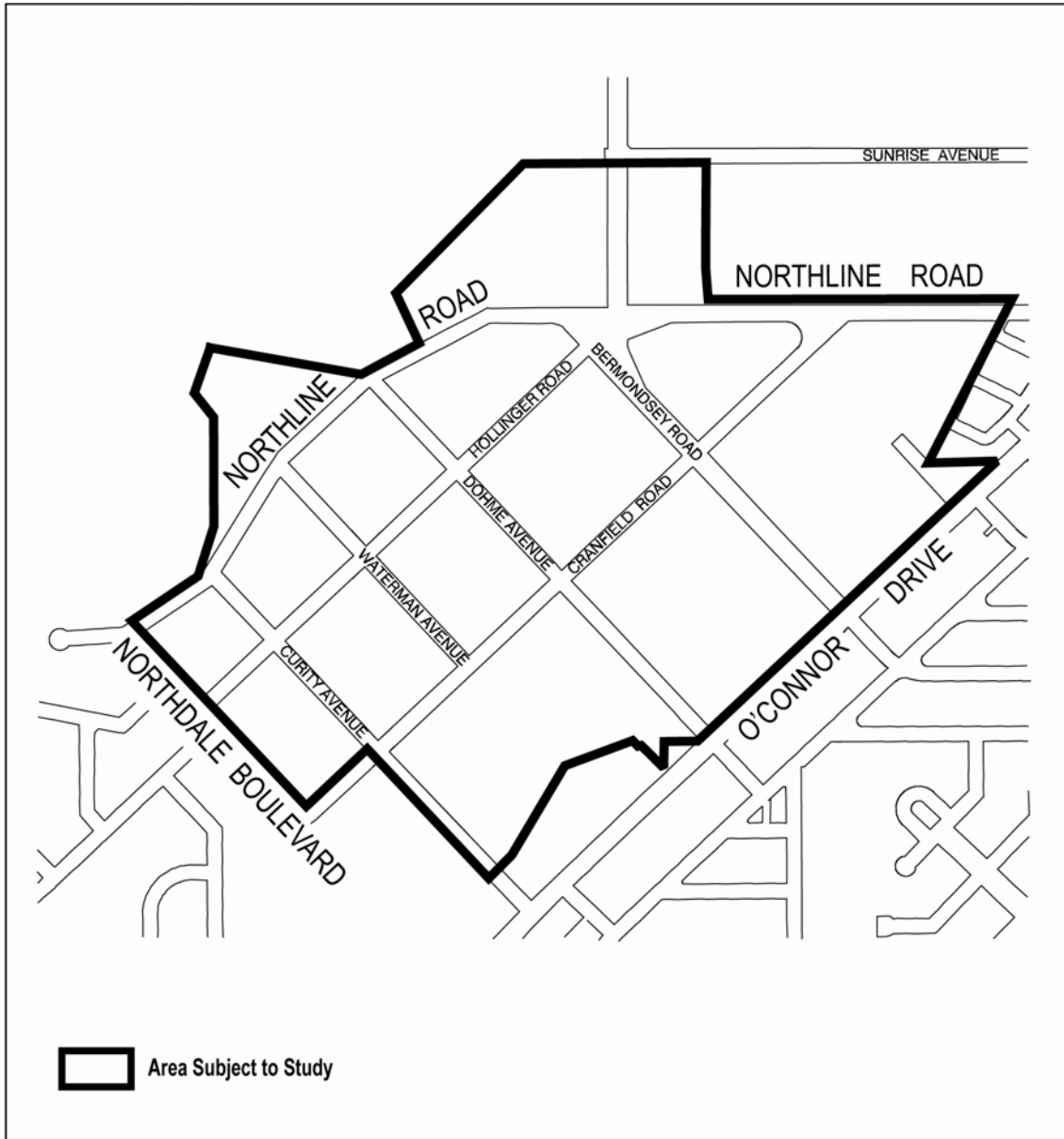
- 4.** Within the lands shown on Schedule “1” and Map “1” attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and;
 - (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

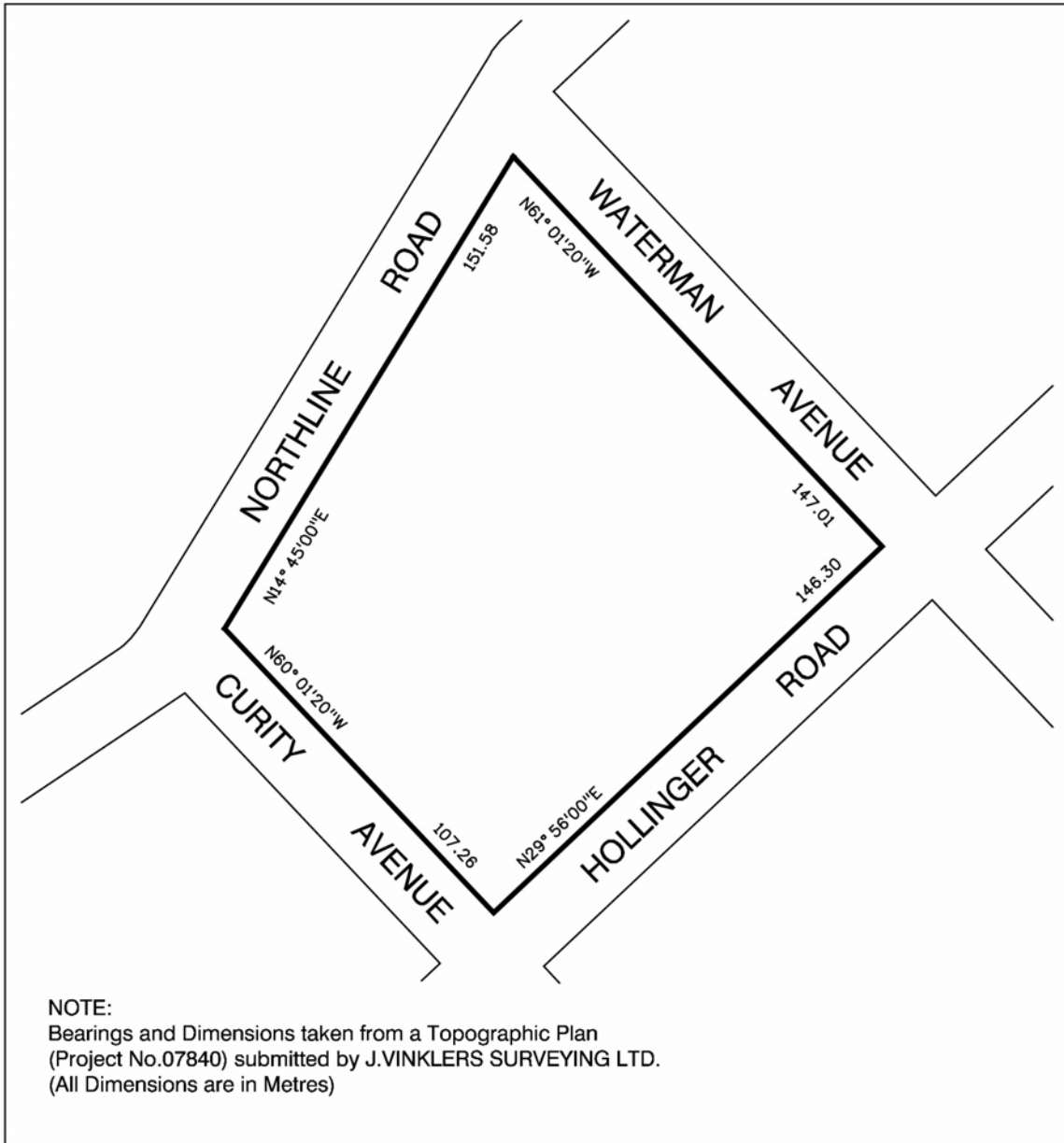
ENACTED AND PASSED this 27th day of May, A.D. 2008.

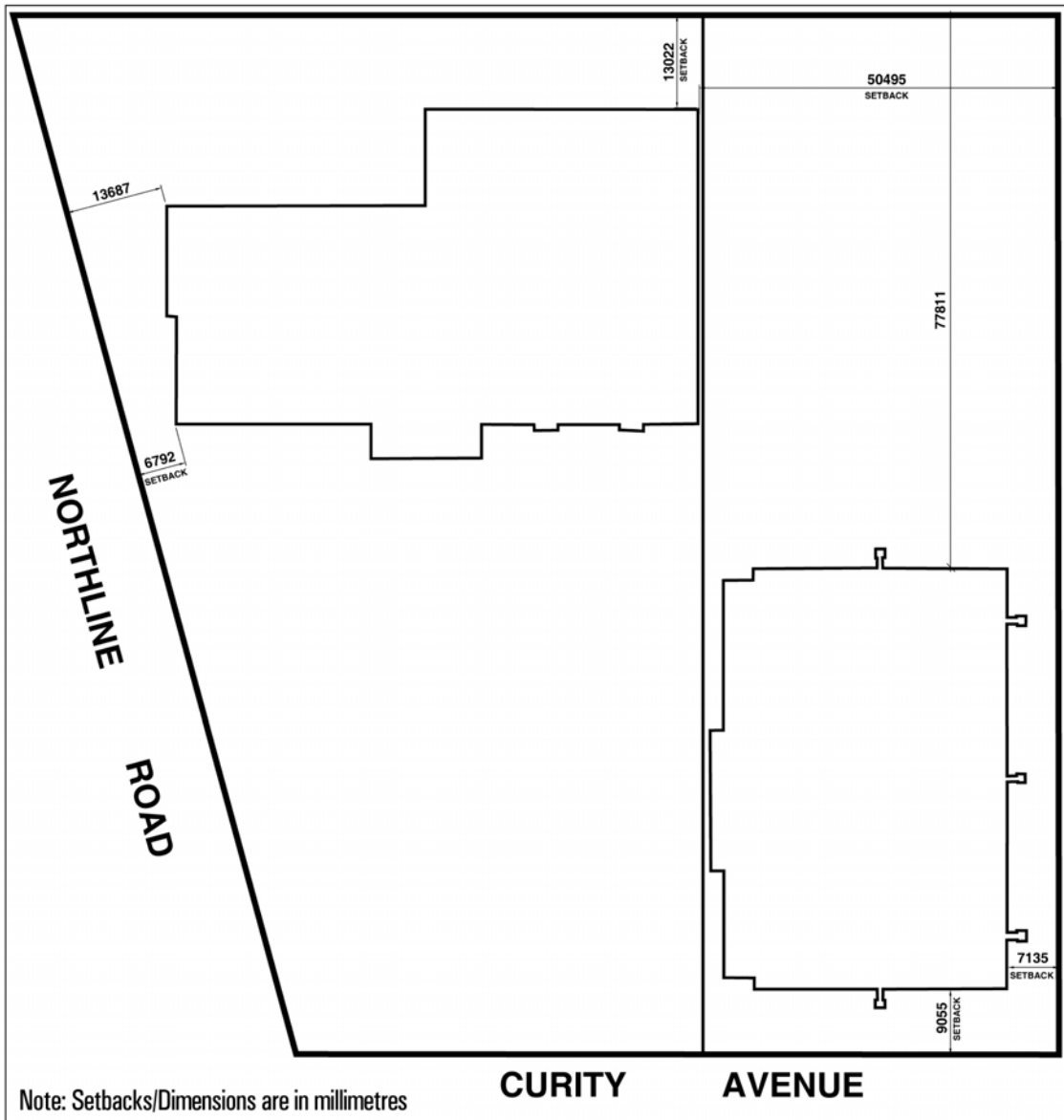
GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)







Note: Setbacks/Dimensions are in millimetres