

Authority: Etobicoke York Community Council Item 14.28,
as adopted by City of Toronto Council on March 3, 4 and 5, 2008
Enacted by Council: June 24, 2008

CITY OF TORONTO

BY-LAW No. 650-2008

To amend former City of York Zoning By-law No. 1-83, as amended, with respect to a portion of the Canadian Pacific Railway lands at St. Clair Avenue West and Jane 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 held at least one public meeting in accordance with the *Planning Act*;

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

1. That Section 6 of Zoning By-law No. 1-83, as amended, be further amended by adding a new Subsection (79) as follows:

Lands – A portion of the Canadian Pacific Railway lands at St. Clair Avenue West and Jane Street

“(79) MAP 18 and Map 20

By changing the area shown on District Maps 18 and 20 more particularly shown on Schedule ‘A’ hereto, from an T - Transportation and Utilities Districts and Strategic Industrial Employment Zone (SI) to Commercial Employment (CE) and Section 16 (431) and Section 16 (432).”

SECTION 16 AMENDED:

2. That Section 16 of Zoning By-law No. 1-83, as amended, of the former City of York, be further amended by adding a new Subsection (431) as follows:

“(431) LANDS – A PORTION OF THE CANADIAN PACIFIC RAILWAY LANDS AT ST. CLAIR AVENUE WEST AND JANE STREET

Notwithstanding the provisions of Section 13 of this By-law, the portion of the Canadian Pacific Railway Lands at St. Clair Avenue West and Jane Street, more particularly shown in Schedule ‘A’ attached hereto, shall only be used for a *Vehicle Sales Establishment* including *Motor Vehicle Repair Shop, Class A* and *accessory uses* and subject to the following conditions:

1. The maximum height of buildings shall not exceed 14 metres;
2. The maximum gross floor area shall be 2,400 square metres;
3. The minimum setback from the lot line adjacent to St. Clair Avenue West, as widened, shall be 3 metres;

4. The area located on the west side of Jane Street may only be used for parking and storage of motor vehicles and no such parking or storage shall occur closer than 2 metres from lot line adjacent to St. Clair Avenue West, as widened by the conveyance of any lands to the City for road purposes; and
 5. Parking and Loading shall be provided as required by Section 3 of this By-law.”
3. That Section 16 of Zoning By-law No. 1-83, as amended, of the former City of York, be further amended by adding a new Subsection (432) as follows:

“(432) LANDS – A PORTION OF THE CANADIAN PACIFIC RAILWAY LANDS SOUTH OF ST. CLAIR AVENUE WEST BETWEEN MOULD AVENUE AND MARIPOSA AVENUE

Notwithstanding the provisions of Section 13 of this By-law, the portion of the Canadian Pacific Railway Lands on the south side of St. Clair Avenue West, east of Jane Street, more particularly shown with a hatched marking in Schedule ‘B’ attached hereto and referred to herein as “the lands”, are subject to the following conditions:

1. Buildings shall be located on the lands such that the exterior walls located parallel to and within 10 metres of the St. Clair Avenue West front lot line of such buildings shall have a sum total length of no less than 50 percent of the total length of the lot frontage of the lands. For the purpose of this clause lot frontage shall be the lot frontage along St. Clair Avenue West;
2. For buildings abutting St. Clair Avenue West, the primary entrance shall be from the St. Clair Avenue West frontage;
3. The minimum setback from the lot line adjacent to St. Clair Avenue West, as widened by the conveyance of any lands to the City for road purposes, shall be 3 metres;
4. The maximum gross floor area for all uses shall not exceed 10,000 square metres;
5. The maximum height of the building shall not exceed 14 metres; and
6. Parking and Loading shall be provided as required by Section 3 of this By-law.”

ENACTED AND PASSED this 24th day of June, A.D. 2008.

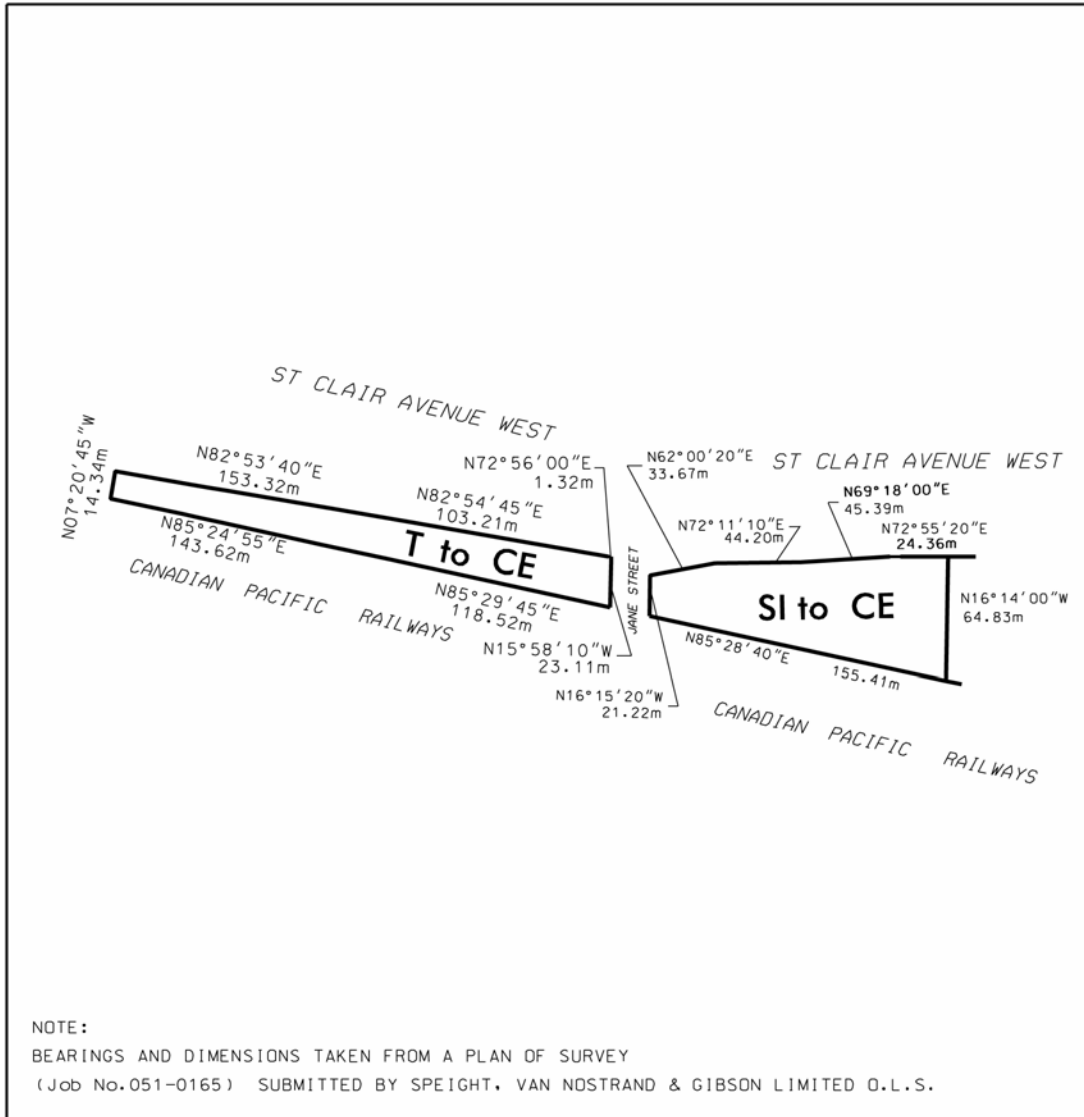
SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Schedule 'A' BY-LAW Number _____
and to Section 16(431) of Zoning By-Law 1-83



NOTE:
BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
(Job No.051-0165) SUBMITTED BY SPEIGHT, VAN NOSTRAND & GIBSON LIMITED O.L.S.

PART OF LOT 5, CONCESSION 2 FROM THE BAY (HUMBER RANGE) PART OF LOT 6, CONCESSION 3 FROM THE BAY (HUMBER RANGE) PART OF ROAD ALLOWANCE BETWEEN LOTS 5 & 6 CONCESSION 2 & 3 FROM THE BAY (HUMBER RANGE) PART OF LOTS 57 TO 71 (BOTH INCLUSIVE) PART OF FLORENCE CRESCENT REGISTERED PLAN 1665Y, LOTS 1 TO 19 (BOTH INCLUSIVE) 56 TO 71 (BOTH INCLUSIVE) PART OF LOTS 20 TO 34 (BOTH INCLUSIVE), 46 TO 55 (BOTH INCLUSIVE) ONE FOOT RESERVES, PARTS OF LANE, PART OF ALEXANDER AVENUE (NOT OPEN), PART OF HENRY STREET (NOT OPEN) REGISTERED PLAN 885Y, LOTS 1 TO 6 (ALL INCLUSIVE) PART OF LOT 7, PART OF LANES AND JAMES STREET (NOT OPEN), BEING IN BLOCK A, REGISTERED PLAN 518Y, AND LOTS 1,2,11,12,13 PARTS OF LOT 3,9,14,15 PART OF LANE, PART OF HOPE STREET (NOT OPEN), REGISTERED PLAN 938 CITY OF TORONTO

Applicant's Name:		KLM PLANNING PARTNERS INC.	
Assessment Map	Zoning Code Map/s	scale:	
File No. 06_199631	Drawing No. 06_199631_dz1a		



Toronto Schedule 'B' BY-LAW Number _____
and to Section 16(432) of Zoning By-Law 1-83

