

Authority: North York Community Council Item 30.43,
as adopted by City of Toronto Council on January 26 and 27, 2010
Enacted by Council: January 27, 2010

CITY OF TORONTO

BY-LAW No. 113-2010

To amend Zoning By-law No. 1916, as amended, for the former Town of Leaside, with respect to the lands municipally known as 211 Laird Drive.

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 a heavy black line and identified as "Area Subject to Amendment" as shown on Schedule 1 attached hereto.
2. Schedule "A" to Zoning By-law No. 1916, as amended, is hereby further amended by changing the zoning category for the lands identified on Schedule 1 of this By-law from "Light Industrial Special Section 6 (M1(6)) Zone" to "Light Industrial Special Section 12 (M1 (12)) Zone".
3. Notwithstanding the provisions of Zoning By-law No. 1916, as amended, Section 8.1.5 shall not apply to all lands zoned "Light Industrial Special Section 12 (M1 (12))".
4. Zoning By-law No. 1916, as amended, is hereby further amended by adding a new Section 8.2.3 j) immediately after Section 8.2.3 i) of the By-law as follows:

"8.2.3 j) 211 Laird Drive (M1(12) Zone)

(i) Area Restricted

The provisions of this section shall only apply to those lands being Part of Block 'E' Registered Plan 2755, Borough of East York, Municipality of Metropolitan Toronto which are zoned Light Industrial Special Section 12 (M1(12)) on Schedule "A" of By-law No. 1916, as amended.

(ii) General Provisions

Notwithstanding Section 8.2.2 of this By-law, on those lands referred to in Section 8.2.3 j) of 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 following provisions:

1) Permitted Uses

In addition to the uses permitted in Section 8.2.1, Retail Store is also permitted, to a maximum of 290 m² per retail unit.

Notwithstanding Section 8.2.1 b) ii), business services shall be permitted for 100% of the Gross Floor Area of the building.

For other uses permitted within the Light Industrial (M1) Zone, the provisions of By-law No. 1916 shall apply.

2) General Development Requirements

Maximum Gross Floor Area	1,100 m ²
Minimum Front Yard	0.0 m
Minimum Rear Yard	28 m
Minimum Northerly Side Yard	1.8 m
Minimum Southerly Side Yard	0.9 m
Maximum number of Storeys	2
Maximum Building Height	9 m
Minimum on-site Parking Spaces	26
Minimum on-site Loading Spaces	1

i) The following exceptions apply to the minimum Yards as permitted by Section 8.2.3 j) (ii) 2):

- a. Canopies, awnings, and architectural features may project to a maximum of 1.9 metres into any required Side or Rear Yard.
- b. Steps, stairs, ramps, and decks required for access to the first storey of a permitted Building may encroach to a maximum of 3.2 metres into any required Side or Rear Yard.

ii) The following exceptions apply to the maximum height as permitted by Section 8.2.3 j) (ii) 2):

- a. parapets shall be permitted to a maximum height of 0.8 metres above maximum building height.

3) Landscaping

Only the following landscaping provisions will apply:

- a. A minimum landscape strip of 1.0 m is required from the Rear Yard.
- b. A minimum landscape strip of 1.8 m is required from the Northerly Side Yard.

4) Other Provisions of the By-law

Except as amended in this By-law, all the other provisions of By-law No. 1916, as amended shall apply to the lands.

ENACTED AND PASSED this 27th day of January, A.D. 2010.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

