

Authority: North York Community Council Item 12.49,
as adopted by City of Toronto Council on February 6 and 7, 2012
Enacted by Council: February 7, 2012

CITY OF TORONTO

BY-LAW No. 133-2012

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 2801 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. Section 64.23 of By-law No. 7625 is amended by adding the following subsection:

64.23(135) C1(135)

PERMITTED USES

- (a) None of the permitted uses in the C1 Zone are permitted and the following are the only uses permitted on this site:

Retail stores;

Banks;

Service shops;

Personal service shops;

Synthetic dry cleaning establishments;

Business and professional offices;

Professional medical offices;

Restaurant or small scale retail food take-out facility having a maximum Gross Floor Area of 111 m²;

Outdoor café in conjunction with a restaurant on the same lot, subject to the provisions of subsection 6(22) hereof;

Veterinary clinic having a maximum Gross Floor Area of 111 m².

For the purposes of this By-law, Restaurant means a place that provides prepared food or beverages to patrons for immediate consumption on the premises. Restaurant includes businesses that are commonly called cafeterias and cafes, but does not include, fast food restaurant, pubs, bars and nightclubs.

All of the commercial uses, other than business and professional offices and professional medical offices shall be located on the ground floor only.

EXCEPTION REGULATIONS

(b) Gross Floor Area

The maximum Gross Floor Area for all uses shall be 3,491 m².

(c) Lot Coverage

The maximum lot coverage shall be 35%.

(d) Yard Setbacks

The minimum yard setbacks shall be as follows:

- (i) South Yard Setback – 1.0 metre;
- (ii) North Yard Setback – 7.5 metres;
- (iii) East Yard Setback – 20 metres;
- (iv) West Yard Setback – 0 metres.

(e) Lot Depth

The minimum lot depth shall be 38 metres.

(f) Building Height

The maximum building height shall be 4 storeys.

(g) Vehicular Access

Vehicular Access shall be from Keele Street only.

2. Within the lands shown on Schedule 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.

3. Subsection 64.23(55) is repealed.

ENACTED AND PASSED this 7th day of February, A.D. 2012.

FRANCES NUNZIATA,
Speaker
(Corporate Seal)

ULLI S. WATKISS,
City Clerk

