

Authority: North York Community Council Item 11.22, as adopted by City of Toronto Council on November 29, 30 and December 1, 2011
Enacted by Council: February 7, 2012

CITY OF TORONTO

BY-LAW No. 141-2012

To amend By-law No. 1916, as amended, of the former Town of Leaside, with respect to lands municipally known as 127, 129, 131, 133, 137 and 139 Laird Drive and 4, 6 and 8 Industrial 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. Zoning By-law No. 1916, as amended, is hereby further amended by inserting the following new Section 8.2.3(j) immediately after Section 8.2.3(i) as follows:

8.2.3(j) 127, 129, 131, 133, 137 and 139 Laird Drive and 4, 6 and 8 Industrial Street
M1(13) Zone

1. Area Restricted

The provisions of this section shall only apply to those lands being Lots 632, 633, 634, 635, 636, 637, 638, 639, 640 and 641 on Plan 2120 Township of York; Part of Block A on Plan 2574 Leaside City of Toronto, (former Borough of East York); and Markham Avenue on Plan 2120 Township of York lying east of Laird Drive, Toronto (E York), designated as M1(13) on Schedule 1 of this By-law.

2. General Provisions

- (i) Permitted Uses Buildings and Structures

- (i) In addition to the uses permitted by Section 8.2.1, an automotive trade is also permitted;
- (ii) A motor vehicle repair shop accessory to an automotive trade is permitted;
- (iii) In addition to the uses permitted by Section 8.2.1, the lands and premises identified on Schedule 1 may also be used for the purposes of building truck bodies and related hydraulic equipment; and
- (iv) For other uses permitted within Section 8.2.1, the provisions of By-law No. 1916 shall apply.

(ii) General Development Requirements

- (i) Maximum Floor Space Index of 0.8
- (ii) Maximum Lot Coverage of 70%.
- (iii) Minimum building setbacks shall be in accordance with Schedule 2
- (iv) Landscaping

Notwithstanding the requirements of Section 8.1.5, all yard areas other than driveways, loading areas, motor vehicle parking, walkways, stairs, and patios shall be landscaped.

(v) Parking

In addition to the requirements of Section 5.17, the following requirements shall apply:

- (i) a minimum supply of 3.5 parking spaces per 100 m² of automotive trade use;
- (ii) a minimum supply of 3.5 parking spaces per 100 m² of motor vehicle repair shop; and
- (iii) a maximum of 5 tandem parking spaces are permitted on site.

(vi) Loading Spaces

Notwithstanding the requirements of Section 5.19(b), the following requirements shall apply;

- (i) 1 loading space for a building exceeding a gross floor area between 500 m² and up to and including 2300 m²; and
- (ii) 2 loading spaces for a building with a gross floor area between 2301 m² and 7500 m².

(vii) Bicycle Parking

- (i) A minimum of 8 bicycle parking spaces shall be provided.

(iii) Section 37 Agreement

- i. The owner of the lands as shown in Schedule 1 shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the facilities, services and matters referred to below, which agreement or agreements shall be registered against the title

of the lands to which this by-law applies in the manner and to the extent specified in the agreements. The owner of the subject lands, at the owner's expense and in accordance with, and subject to the agreements referred to above, shall provide or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto:

- (i) The provision of a landscaped centre median in Laird Drive to the satisfaction of the General Manager, Transportation Services.
3. The provisions of Section 8.2.3(j) shall continue to apply collectively to all lands identified in 8.2.3(j)(1), notwithstanding any future division of the lands into two or more parcels of land.
4. Other Provisions of the By-law

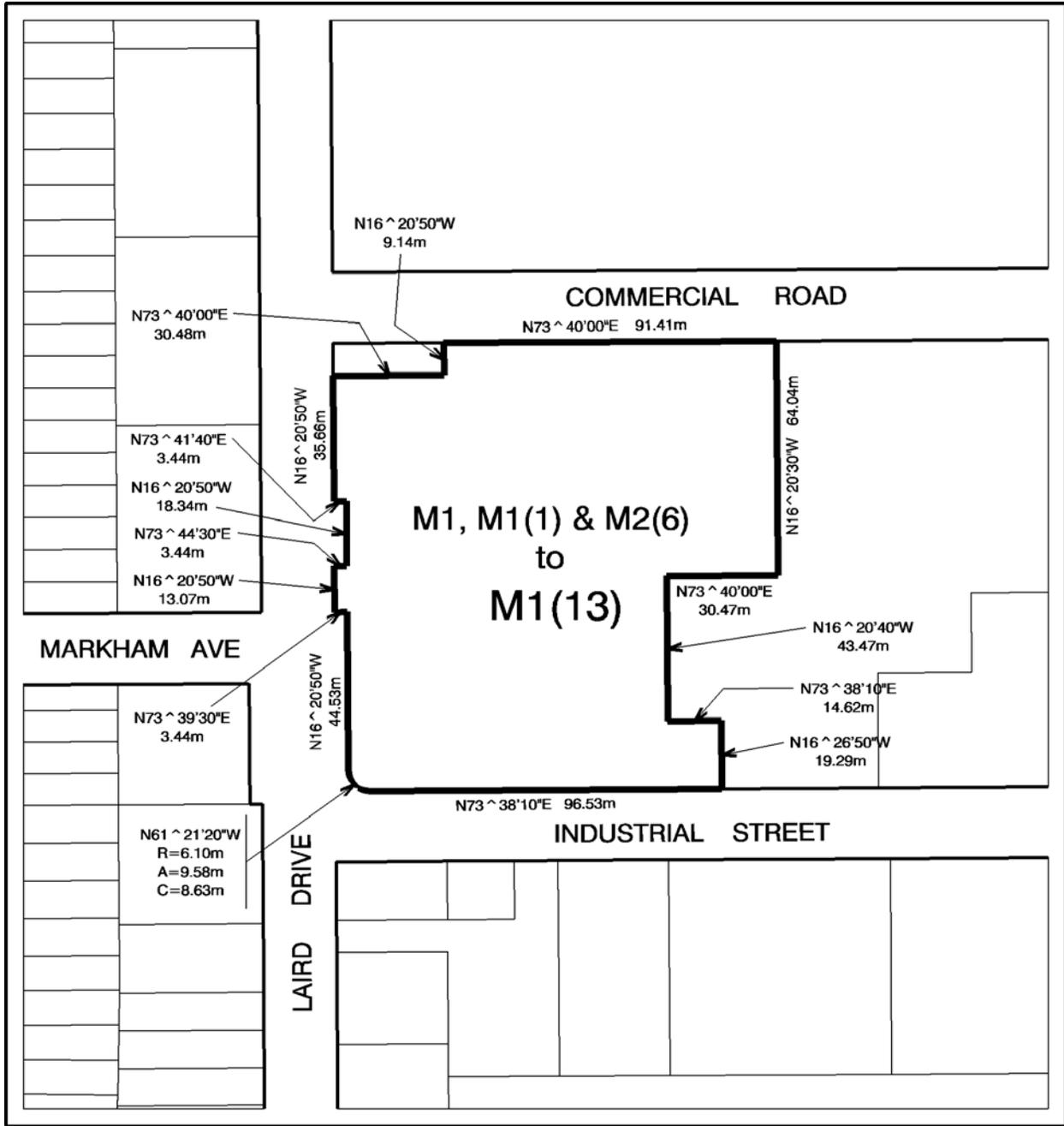
Except as amended in this By-law, all the other provisions of By-law No. 1916 shall apply to the lands.
5. Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (i) 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
 - (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

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

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



Schedule 1

Lots 632, 633, 634, 635, 636, 637, 638, 639, 640, 641 & Part of Markham Avenue, R.P. 2120 & Part of Blk. A, R.P. 2574, City of Toronto

File # 10_268290 NNY 26 0Z

H. Pillar Corporation Ltd., Surveyors

Date: 12/19/2011

Approved by: Guy Matthew



Not to Scale

