

Authority: Ontario Municipal Board Orders Issued November 28, 2011 and December 21, 2011 in Board File No. PL100896

CITY OF TORONTO

BY-LAW No. 620-2012(OMB)

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 1860 Bayview Avenue.

WHEREAS authority is given to the Ontario Municipal Board by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to approve this By-law; and

WHEREAS the Ontario Municipal Board has held a hearing in accordance with the Planning Act;

The Ontario Municipal Board HEREBY APPROVES as follows:

1. Schedules "B" and "C" of By-law No. 7625 are amended in accordance with Schedule C1 (134) established by Schedule "1" attached to this By-law.
2. Section 64.23 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

"64.23 (5) C1 (134)

- (a) Schedule "C1 (5)" is hereby removed and replaced with Schedule "C1 (134)" attached to this by-law.

DEFINITIONS

- (b) Net Site: For the purposes of this exception, Net Site means the Lot municipally known as 1860 Bayview Avenue as it existed in the year 2011 minus any lands conveyed to the City of Toronto for road widening purposes, with such Net Site comprising an area of 4,799 square metres.
- (c) Established Grade: Means the geodetic elevation of 158.52 metres taken at the centre line of Broadway Avenue at the mid-point of the abutting lot.

PERMITTED USES

- (d) All of the uses permitted in a C1 zone are permitted, including a motor vehicle dealership and a motor vehicle body repair shop as an accessory to a motor vehicle dealership.

EXCEPTION REGULATIONS

GROSS FLOOR AREA

- (e) The maximum total gross floor area on the Net Site shall be 6,840 m².

LOT COVERAGE

- (f) The total lot coverage permitted on the Net Site as shown on Schedule "1" hereto shall not exceed a maximum lot coverage of 91%.

SETBACKS

- (g) The minimum yard setbacks shall not be less than those shown on Schedule C1 (134).

PARKING SPACES

- (h) A minimum of 1 parking space per 38 m² of retail gross floor area.

HEIGHT

- (i) (1) The building height shall not exceed 17 metres or 2 storeys measured from established grade to the top of any building parapet.
- (2) For the purposes of the building height any roof top mechanical equipment or decorative elements shall be excluded.

MUNICIPAL SERVICES

- (j) 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:
- (1) 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
- (2) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

PROVISIONS NOT APPLICABLE

- (k) The provisions of Sections 6A(2), 22.10, 23.2.1, 23.2.2 do not apply.

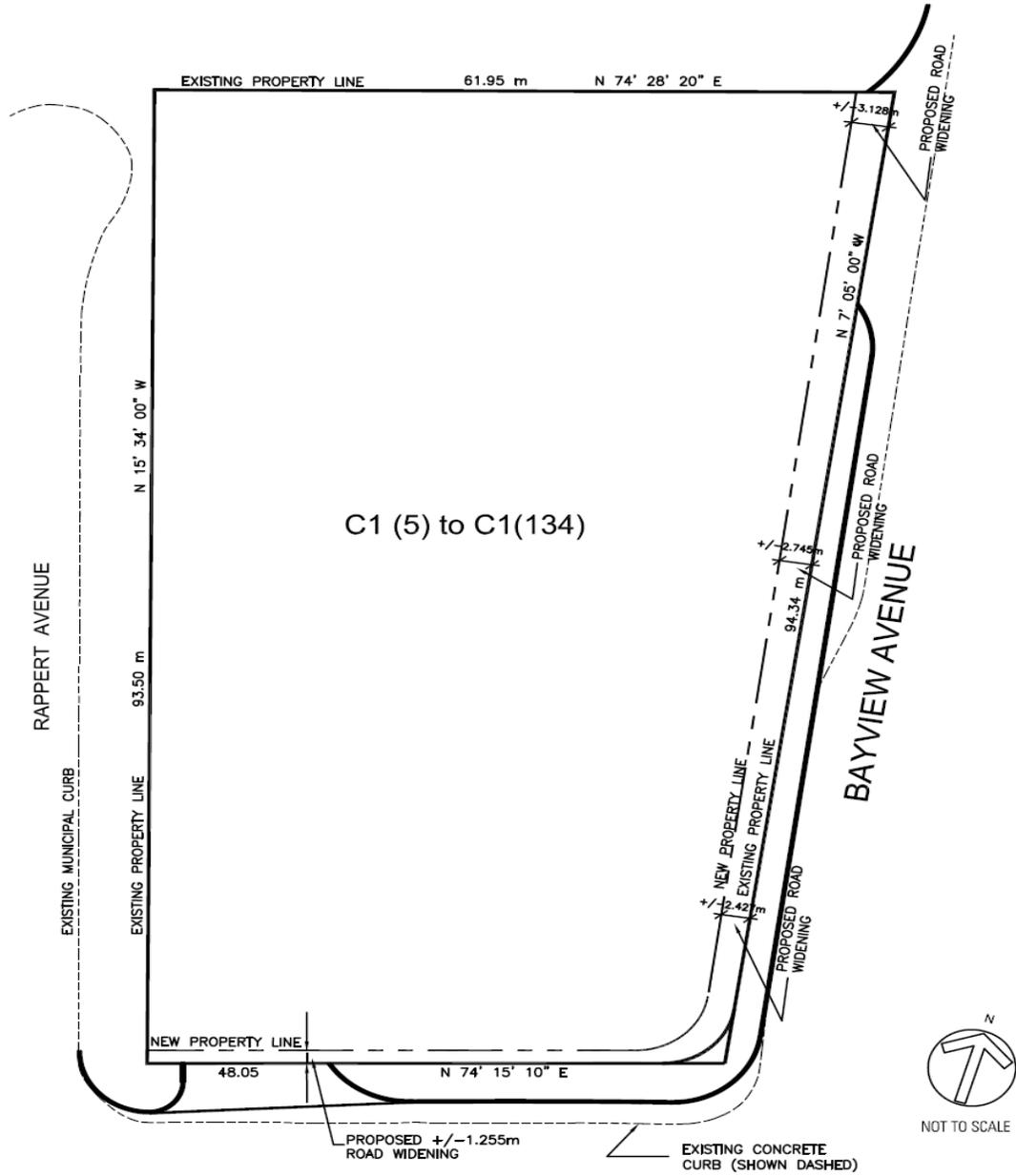
PURSUANT TO THE ORDERS OF THE ONTARIO MUNICIPAL BOARD ISSUED NOVEMBER 28, 2011 AND DECEMBER 21, 2011 IN BOARD FILE NO. PL100896

EXPLANATORY NOTE TO BY-LAW NO. 620-2012(OMB)

By-law No. 620-2012(OMB) affects the lands known as Lot 105, Part of Lots 99 to 104 inclusive and Part of Lots 106 to 111 inclusive on Registered Plan M-374, City of Toronto (Formerly City of North York) (Municipal Address: 1860 Bayview Avenue). The subject lands are located on the northwest corner of Bayview Avenue and Broadway Avenue.

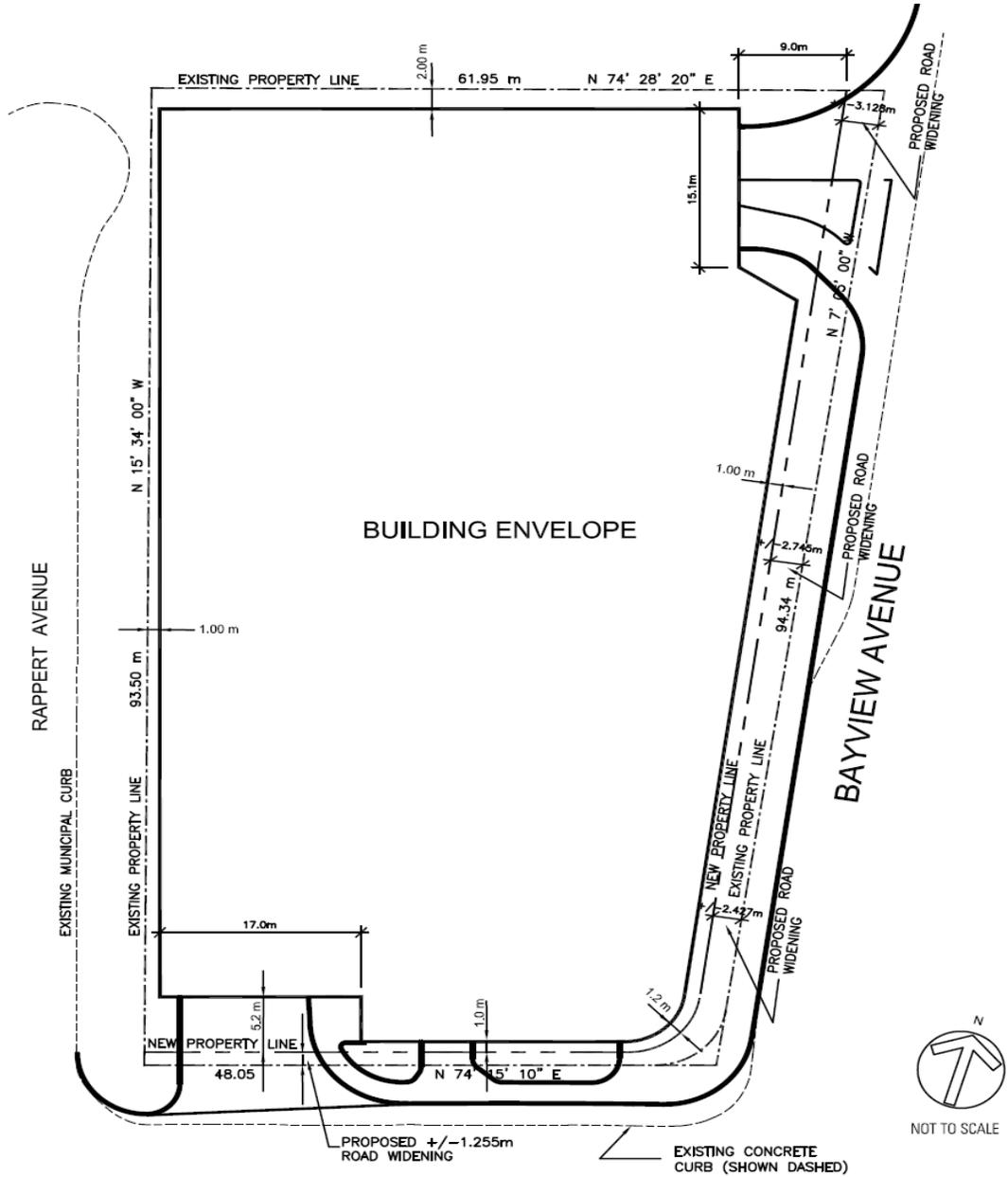
Zoning By-law No. 7625, as amended, currently zones the subject lands "General Commercial (C1(134)) Zone". The proposed retail and service commercial uses, including a supermarket use, are already permitted uses on the subject lands pursuant to the "C1(134)" Zone provisions.

The purpose of By-law No. 620-2012(OMB) is to set out site-specific development standards related to gross floor area, lot coverage, setbacks and number of parking spaces to facilitate a development consisting of a 2-storey retail and service commercial building on the subject lands.



Schedule "1"
 To City of Toronto
 By-law No. XXX-2010

LOT 105 and PART OF LOTS 99 to 104 Inclusive and
 PART OF LOTS 106 to 111 Inclusive
 REGISTERED PLAN M-374
 CITY OF TORONTO
 (FORMERLY CITY OF NORTH YORK)



Schedule C1(134)
To City of Toronto
By-law No. XXX-2010