

Authority: Ontario Municipal Board Order issued October 23, 2014 in Board File No. MM140034

CITY OF TORONTO

BY-LAW No. 113-2015(OMB)

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known as 170 North Queen Street.

Whereas the Ontario Municipal Board, by its Order issued October 23, 2014 in Board File No. MM140034 has determined to amend Zoning By-law No. 569-2013, with respect to the lands known municipally as 170 North Queen Street;

The Ontario Municipal Board enacts:

1. The Zoning Map referred to in Section 990.1 of the Zoning By-law is hereby amended by amending the Zone Label to add Exception 3 and (H) to the lands located in the former Township of Etobicoke as shown in Diagram 1 attached hereto.
2. Adding Site-Specific Exception 3 to Section 900.20 as follows:

Exception E

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

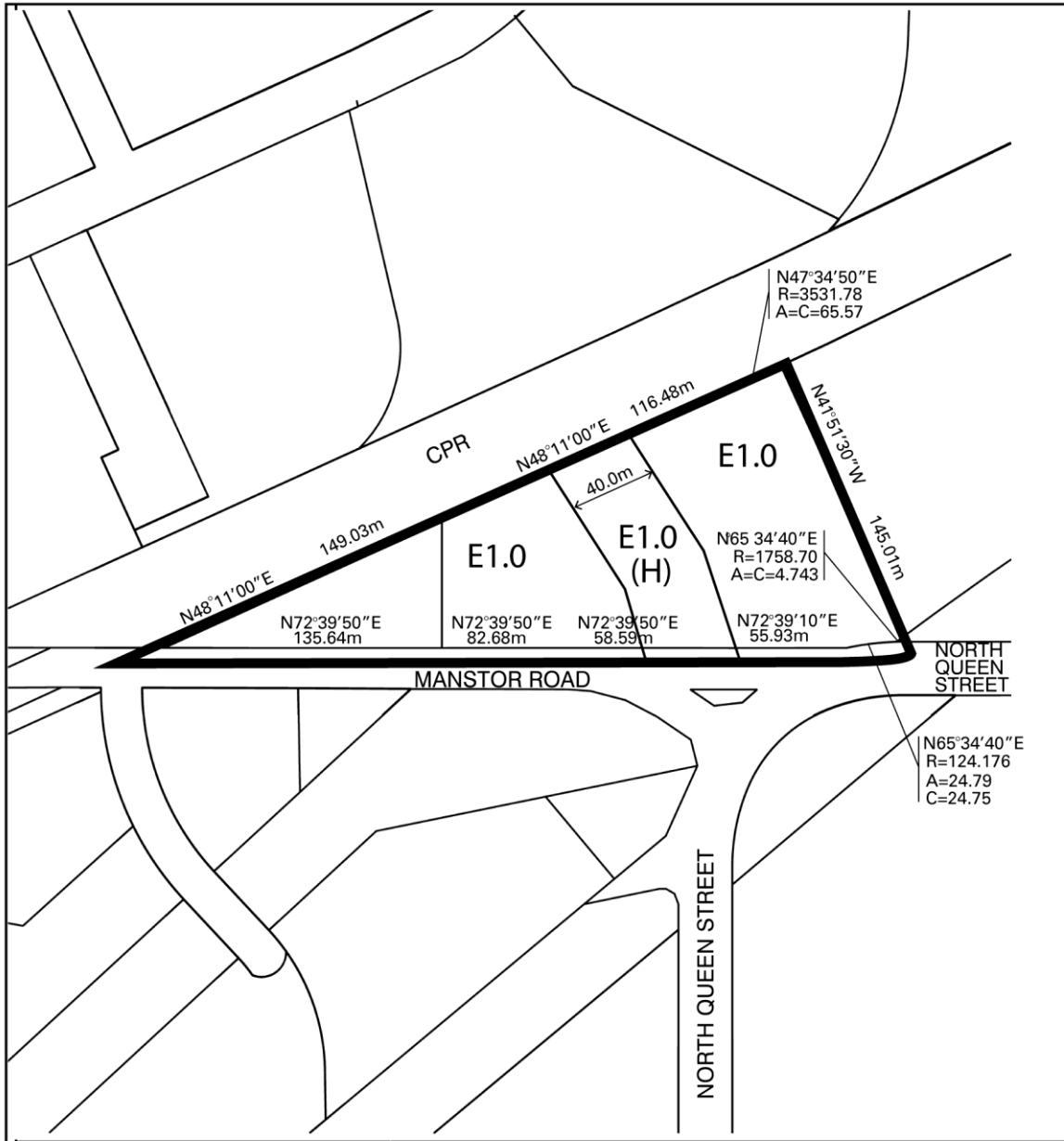
Site Specific Provisions:

- (A) The maximum gross floor area shall not exceed 8,100 square metres;
- (B) Notwithstanding Regulation 60.20.20, personal service shop shall be permitted;
- (C) Notwithstanding Regulation 60.5.80.10(2)(A), there is no limit to the number of parking spaces in the front yard as long as a portion of a lawfully existing building established prior to (date of enactment) remains on the lot;
- (D) Notwithstanding Regulation 60.20.20.100(3), the total maximum gross floor area of Eating Establishments, Take-Out Eating Establishments, or Retail Services may not exceed 1,000 square metres;
- (E) Regulation 60.20.20.100(4) pertaining to Retail Stores does not apply;
- (F) Notwithstanding Regulation 60.20.80.20(1), no setback is required for a parking space located at the rear lot line that is not in a building or structure;
- (G) The lands subject to the holding (H) provision shall be subject to the following provisions:
 - (i) No new buildings or structures may be erected;

- (ii) New uses, including retail uses, shall only be permitted within buildings that exist as of the effective date of this by-law. For clarity, such uses shall be permitted within portions of the existing building that were constructed prior to the effective date of this by-law, where at least the supporting structure and roof are retained; and
 - (iii) The restrictions imposed by (i) and (ii) shall remain in place until Council of the City of Toronto passes a by-law to remove the holding (H) provision, after which the restrictions imposed by (i) and (ii) shall not apply.
- (H) Notwithstanding anything else contained in this by-law, the provisions this by-law shall continue to apply collectively to all of the lands identified on Diagram 1, notwithstanding any future division of the lands into two or more parcels of land.

Prevailing By-laws and Prevailing Sections: (None Apply).

PURSUANT TO THE ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD
ISSUED OCTOBER 23, 2014 IN BOARD FILE NO. MM140034.



170 North Queen Street

Diagram 1

File # 13 250137 WET 05 0Z

Approved by: C. O-G.



City of Toronto By-Law 569-2013
Not to Scale
07/18/2014