

Authority: Ontario Municipal Board Order issued December 29, 2015 in Board Case No. PL141429

## CITY OF TORONTO

### BY-LAW No. 67-2016(OMB)

**To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known in the year 2015 as 2968, 2972 and 2974 Islington Avenue.**

Whereas the Ontario Municipal Board, pursuant to its Order issued on December 29, 2015, in Board File No. PL141429, determined to amend By-law No. 7625, as amended, with respect to the lands known municipally as 2968, 2972 and 2974 Islington Avenue; and

Whereas authority is given to the Ontario Municipal Board under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended;

Former City of North York By-law No. 7625, as amended, is further amended by the Ontario Municipal Board:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York, as amended, are amended in accordance with Map 1 attached to this By-law.
2. Amending By-law Nos. 27298 and 29870 of the former City of North York shall not apply to the lands municipally known in the year 2015 as 2968, 2972 and 2974 Islington Avenue.
3. Section 64.23 of By-law No. 7625 is amended by adding the following subsection 64.23(145):

#### **64.23(145) C1(145)**

#### **DEFINITIONS**

- (a) For the purposes of this exception, "established grade" means a geodetic elevation of 155.20 metres.
- (b) For the purposes of this exception, "net site" means the gross site minus any lands conveyed to the City of Toronto for road purposes comprising an area of 3393.7 square metres.

#### **PERMITTED USES**

- (c) A vehicle fuel station, vehicle service shop, motor vehicle body repair shop, vehicle washing establishment and vehicle dealership are not permitted in a C1 Zone.

#### **EXCEPTION REGULATIONS**

#### **YARD SETBACKS**

- (d) The maximum front yard setback is 3.0 metres.
- (e) The minimum north and south side yard setback is 3.0 metres.
- (f) The minimum rear yard setback is 19.0 metres.

**BUILDING HEIGHT**

- (g) The maximum building height of any portion of the building or structure may not exceed 9.0 metres or 2 storeys above established grade whichever is the lesser.
- (h) Enclosures for rooftop mechanical and stairwells may exceed the maximum building height by 5.0 metres.

**GROSS FLOOR AREA**

- (i) A maximum gross floor area of 1600 square metres is permitted.

**LANDSCAPING AND LOT COVERAGE**

- (j) A minimum 140 square metres of landscaping must be provided on the lot.
- (k) A minimum landscape strip of 0.9 metre must be provided along the front lot line and a minimum 1.5 metre landscape strip must be provided along the south side lot line.
- (l) The maximum lot coverage is 40%.

**PARKING**

- (m) The minimum number of motor vehicle parking spaces is 24.

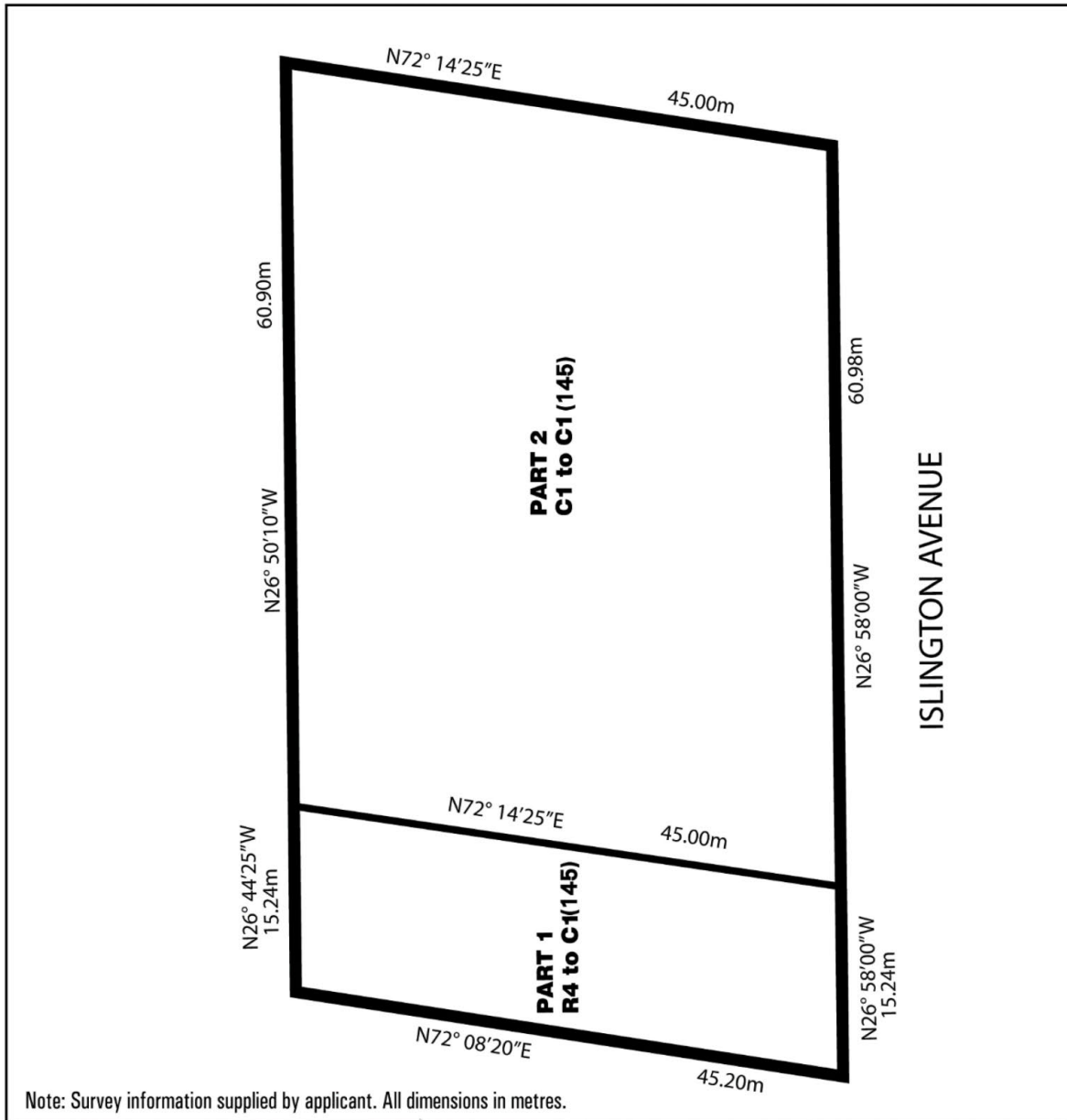
**BICYCLE PARKING**

- (n) The minimum number of bicycle parking spaces is 6.

**EXCLUSIONS**

- (o) The provisions of Sections 6-A (16) Loading Space Requirements do not apply.
4. Except as provided herein, By-law No. 7625 of the former City of North York will continue to apply.
  5. Despite any future severance, partition or division of the lot, the provisions of this by-law apply to the whole lot as if no severance, partition or division occurred.

PURSUANT TO ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED ON  
DECEMBER 29, 2015 UNDER OMB FILE NO. PL141429



2968 Islington Avenue

Map 1

File # 13 268548 WET 07 0Z

Approved by: L. Berg

Former North York By-Law 7625  
Not to Scale  
10/28/2015

