

Authority: North York Community Council Item NY12.34, as adopted by City of Toronto Council on March 10, 2016

## **CITY OF TORONTO**

### **BY-LAW No. 283-2016**

#### **To amend former City of North York By-law No. 7625, as amended, respecting lands forming part of lands municipally known as 4700 Keele Street.**

Whereas authority is given to Council of the City of Toronto to amend Zoning By-law No. 7625 of the former City of North York, as amended, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended; and

Whereas authority is given to Council of the City of Toronto to conduct a public meeting under Section 34 of the *Planning Act*; 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 enacts:

1. This By-law shall apply to those lands outlined and identified on Schedules 1A and 1B of this By-law.
2. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedules 1A, 1B and YDMU-2 of this By-law.
3. Section 64.41 of By-law No. 7625 of the former City of North York is amended by adding the following new subsection:

#### **"64.41(1) YDMU-2(1)**

#### **Definitions**

Notwithstanding Section 2 of By-law No. 7625, the following definition shall apply to the lands shown on Schedules 1A and 1B to this By-law:

- (a) **Established Grade**  
For the purposes of this exception, "Established Grade" shall mean 201.1 metres Canadian Geodetic Datum.

#### **Exception Regulations**

Notwithstanding Section 6A of By-law No. 7625, the following regulations shall apply to the lands outlined and identified on Schedules 1A and 1B of this By-law:

- (b) **Loading Spaces Required**  
A minimum of 2 loading spaces shall be provided.

(c) Setbacks

The "yard setbacks" shall be as shown on Schedule YDMU-2(1).

(d) Building Height

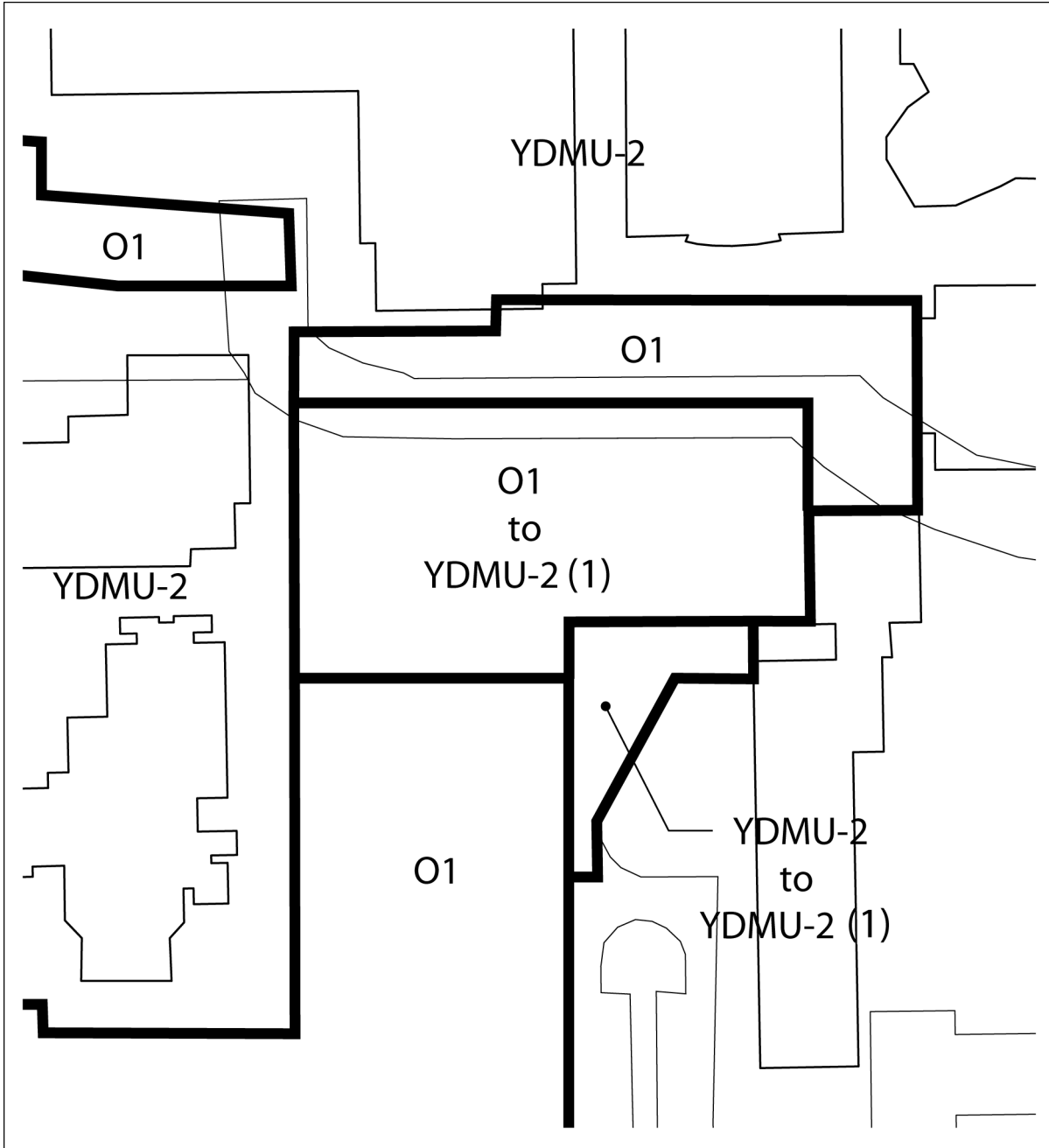
The provisions of Section 42.2.3 (Height of Buildings or Structures) shall not apply on the lands identified on Schedule 1A. The maximum building height shall not exceed the heights in metres measured from established grade, to a maximum of 24.3 metres and excluding skylights, and to a maximum of 4 storeys, not including mechanical equipment, as set out in Schedule YDMU-2(1)."

Enacted and passed on April 1, 2016.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

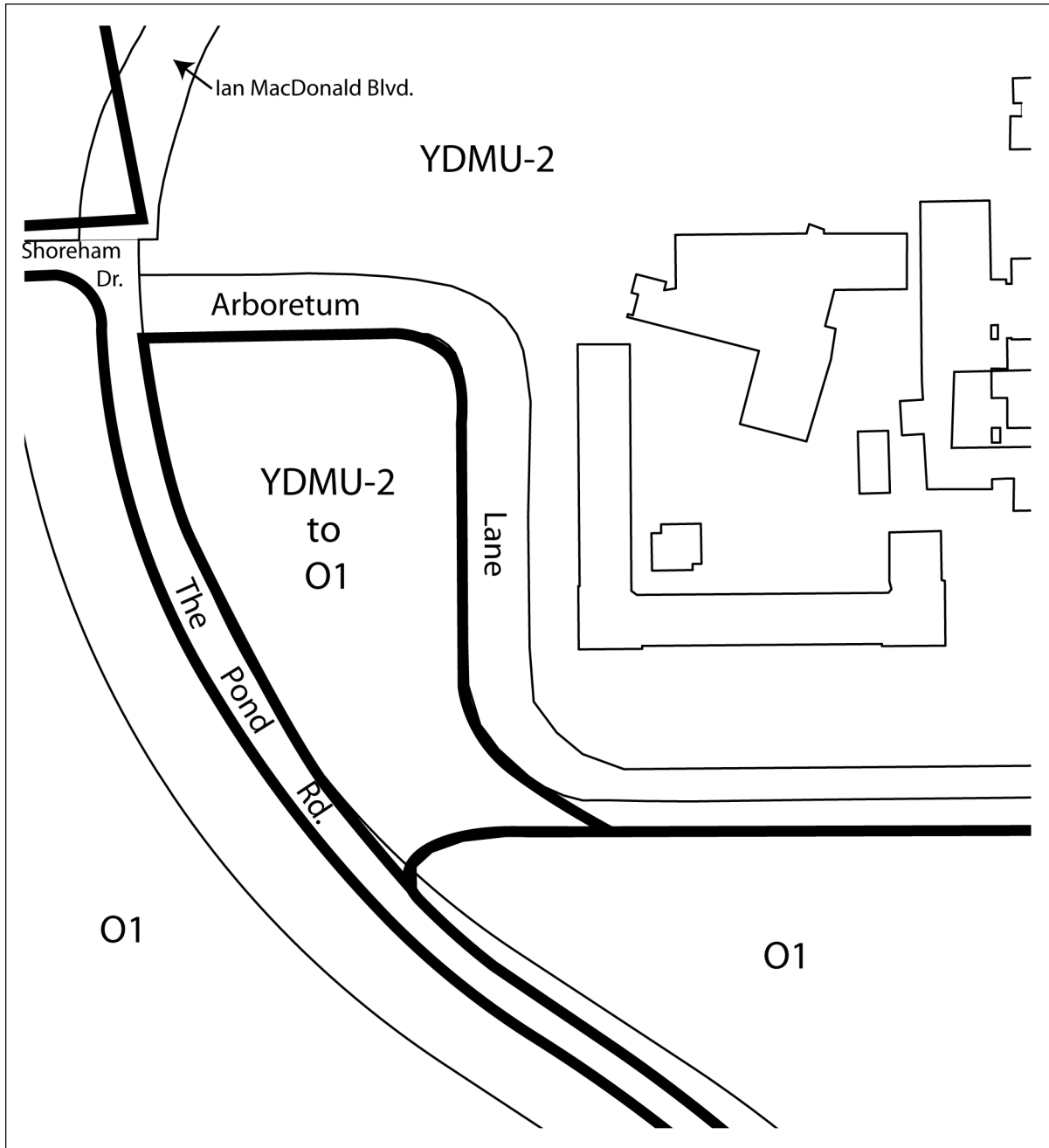


Schedule 1A

Part of Lot 23, Concession 4 West of Yonge Street  
MMM Geomatics Ontario Limited  
Date: 01/29/2016  
Approved by: D.S.

File # 15 107421 NNY 08 0Z

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Not to Scale

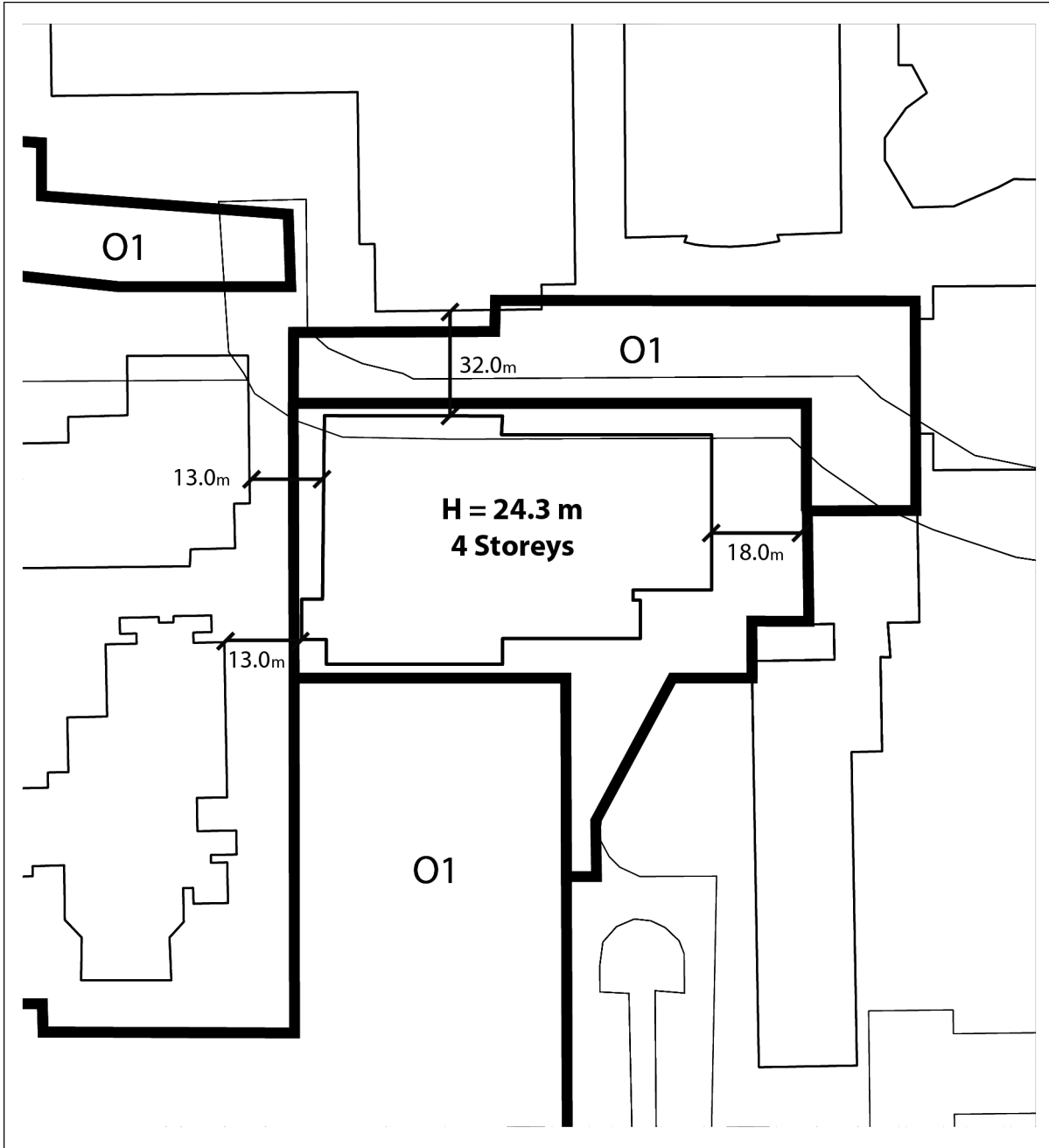


Schedule 1B

File # 15 107421 NNY 08 0Z

Date: 01/29/2016  
Approved by: D.S.

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Not to Scale



Schedule YDMU-2(1)

File # 15 107421 NNY 08 0Z

Date: 01/29/2016  
Approved by: D.S.

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