

Authority: North York Community Council Item NY20.39, as adopted by City of Toronto Council on March 9, 2017

CITY OF TORONTO

BY-LAW 739-2017

To amend former Leaside Zoning By-law 1916, as amended, with respect to the lands municipally known as 33 Laird Drive.

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 enacts:

1. Schedule "A" of By-law 1916, as amended, of the former Town of Leaside is amended in accordance with Schedule 1 of this By-law by deleting the existing site specific M1(5) Zone and replacing it with the site specific M1(15) Zone.
2. Zoning By-law 1916, as amended, is further amended by inserting a new section 8.2.3 (m) as follows:

"8.2.3 (m) 33 Laird Drive [M1(15) Zone]

(i) Area Restricted

Notwithstanding the provisions of Section 8.2.3(e), the provisions of this section shall apply to the lands identified on Schedule 1 of By-law 739-2017, municipally known in the year 2017 as 33 Laird Drive;

(ii) General Provisions

(a) The following uses are permitted:

- i. Business and Professional Office;
- ii. Drug Store;
- iii. Financial Institution;
- iv. Food store;
- v. Personal Service Shop;
- vi. Private and Public Recreation Facility, provided it is a fitness centre;

- vii. Restaurant;
- viii. Restaurant Take-out;
- ix. Retail store;
- x. Service Shop;
- xi. Service and Repair Shop;
- xii. Tailor Shop; and
- xiii. Technical and Trade Services;

(b) General Development Requirements

- i. Maximum Gross Floor Area of 6,400 square metres;
- ii. Maximum Floor Space Index of 0.75;
- iii. Maximum Lot Coverage of 45 percent;
- iv. Maximum Building Height of 18.5 metres;
- v. Minimum Building Setback of 0 metres from the front property line, except for the southerly 40 metres of the front lot line, for which a Minimum Building Setback of 2.2 metres is required;
- vi. Minimum Building Setback of 0 metres from the side property lines;
- vii. Minimum Building Setback of 12 metres from the rear property line;
- viii. Parking Spaces:
 - i. A minimum of 3 parking spaces per 100 square metres of gross floor area – Private and Public Recreation Facility;
 - ii. A minimum of 1 parking space per 100 square metres of gross floor area – Retail Store, Food Store, Service Shop, Technical and Trade Services, Business and Professional Office;

- iii. A minimum of 3 parking spaces per 100 square metres of gross floor area – Restaurant; and
 - iv. A minimum of 2 parking spaces per 100 square metres of gross floor area – Financial Institution;
- (c) For other uses permitted within Section 8.2.1, the provisions of By-law 1916 shall apply; and
- (iii) Notwithstanding anything else contained in By-law 739-2017, the provisions of Section 8.2.3 shall continue to apply collectively to all lands identified in 8.2.3 (m), notwithstanding any future divisions of the lands into two or more parcels of land.

Enacted and passed on July 7, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

