

Authority: Planning and Growth Management Committee Item PG30.3, adopted as amended, by City of Toronto Council on June 26, 27, 28 and 29, 2018

CITY OF TORONTO

BY-LAW 1117-2018

To amend former City of North York Zoning By-law 7625, as amended, respecting the lands municipally known as 772X Don Mills Road, 11 Four Winds Drive, 3933 and 3939 Keele Street, and 1725 and 2510-2592 Finch Avenue West.

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. Schedules "B" and "C" of By-law 7625 are amended in accordance with Schedules 1, 2 and 3 of this By-law.
2. Section 64.39 of By-law 7625 is amended by adding Exception 64.39(5), so that it reads:
O3(5)
 - (a) Regulation 39.2(a) does not apply to a public transit use.
3. Section 64.24 of By-law 7625 is amended by adding Exception 64.24(16), so that it reads:
C2(16)
 - (a) Despite regulation 24.1, a public transit use is permitted.
 - (b) Regulation 24.2.1 does not apply to a lot with a public transit use.
 - (c) Regulations 24.2.2 and 24.2.2.1 do not apply to a public transit use
4. By-law 28107 as it pertains to Sections 15.4(a), 15.4(b) and 20-A.1 of former City of North York Zoning By-law 7625, as amended, is amended by amending clause (a) of Section 2, so that it reads:
 - (a) Uses Permitted
 - apartment house dwellings
 - a retail store
 - public transit;
5. Section 64.33 of By-law 7625 is amended by adding new Site Specific Provisions to Exception 64.33(67), so that it reads:

MC(67)(H)

- (a) For the areas shown as parcels 1, 2, and 3 on Schedule MC(67) the combined maximum gross floor area of all buildings is:
 - (i) 16,316 square metres for parcel 1;
 - (ii) 11,302 square metres for parcel 2; and
 - (iii) 5,370 square metres for parcel 3.
 - (b) Despite regulation 33(2), a public transit use is permitted.
 - (c) Despite regulation 33(5)(a), a maximum floor space index of 1.0 is permitted and is calculated only for the above ground portion of a building or structure with a public transit use; and
 - (d) Regulation 33(6) does not apply to a public transit use.
6. Section 64.33 of By-law 7625 is amended by adding Exception 64.33 (105), so that it reads:

MC(H)(105)

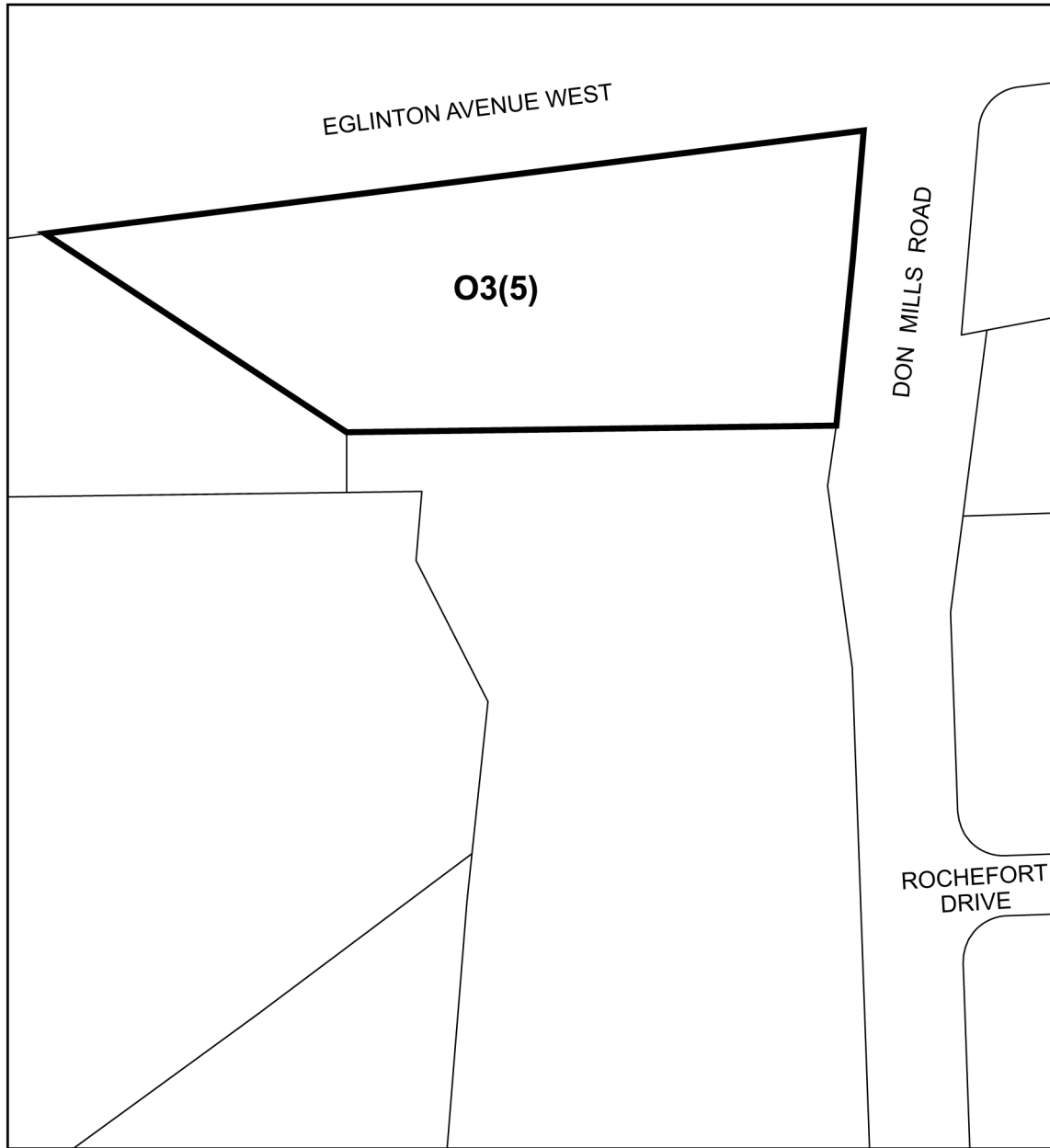
- (a) Despite regulation 33(2), a public transit use is permitted.
- (b) Despite regulation 33(5)(a), a maximum floor space index of 1.0 is permitted and is calculated only for the above ground portion of a building or structure with a public transit use; and
- (c) Regulation 33(6) does not apply to a public transit use.

Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,
Deputy Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



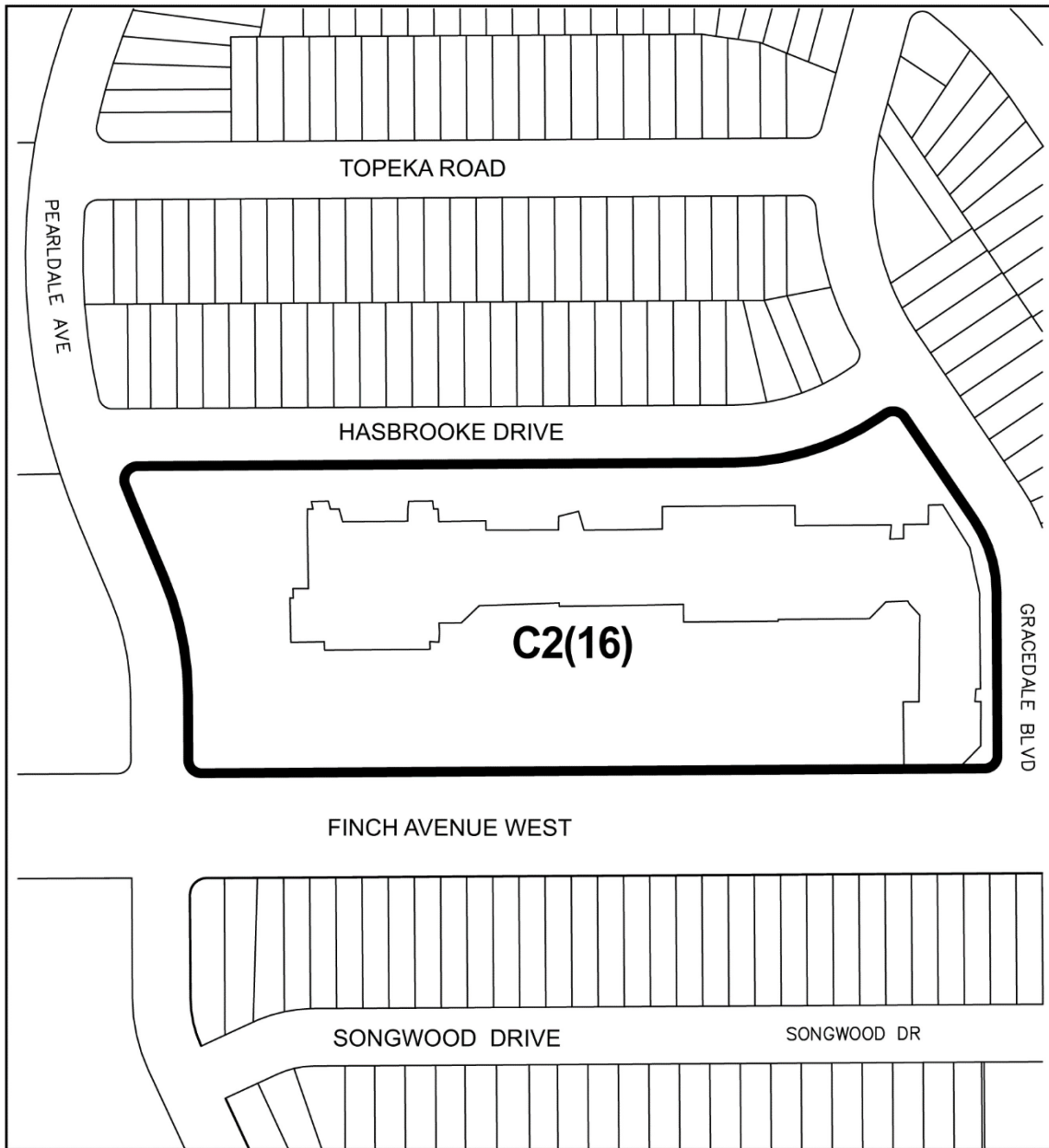
Schedule 1

Part Lot 9, 10, Concession 3, City of Toronto

ECLRT & FWLRT Zoning By-law Amendment

Date: 05/17/18
Approved by: T.S.

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Not to Scale



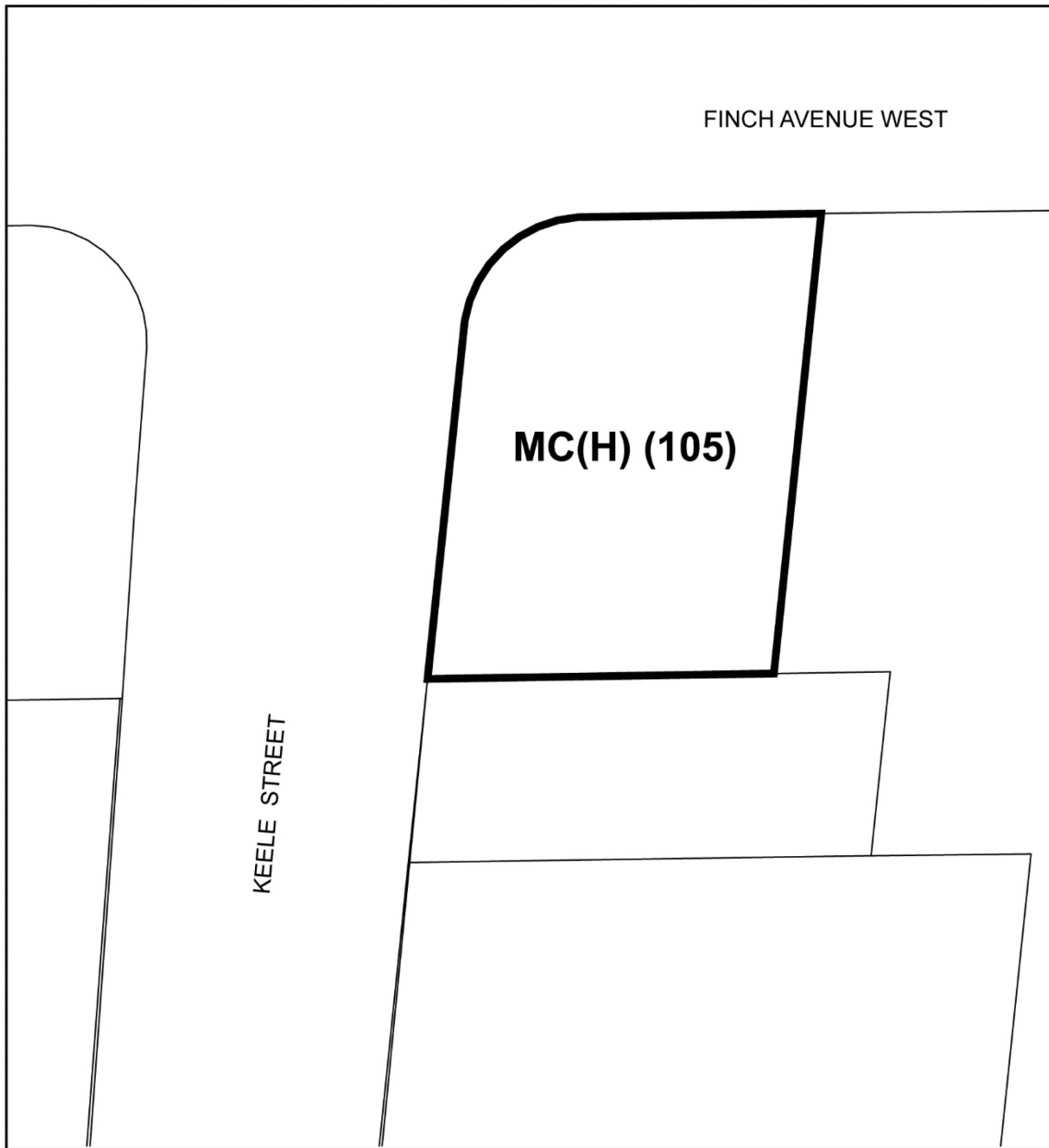
Schedule 2

Plan M1078, Block A & B, City of Toronto

ECLRT & FWLRT Zoning By-law Amendment

Date: 05/17/18
Approved by: T.S.

↑
Not to Scale



Schedule 3

Part Lot 20, Concession 3 West of Yonge Street, City of Toronto

ECLRT & FWLRT Zoning By-law Amendment

Date: 05/17/18
Approved by: T.S.

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Not to Scale