

Authority: North York Community Council Item NY6.5,
as adopted by City of Toronto Council on June 18 and 19,
2019

CITY OF TORONTO

BY-LAW 1521-2019

To amend the Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2019 as 101 Gordon Baker Road.

Whereas Council of the City of Toronto has the authority to pursuant to 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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: EO 0.5 (e0.5; o0.1) (x10) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined in heavy black lines on Diagram 3 to the Policy Areas Overlay Map in Section 995.10.1, the Height Overlay Map in Section 995.20.1, the Lot Coverage Overlay Map in Section 995.30.1; and to the Rooming House Overlay Map in Section 995.40.1.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.24.10 Exception Number 10 so that it reads:

Exception EO 10

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 permitted maximum **gross floor area** for the **self-storage warehouse** is 14,500.00 square metres;
- (B) Despite Regulation 60.40.40.10 (1) the permitted maximum **building** height for a

self-storage warehouse is 25 metres;

- (C) Despite Regulation 60.40.40.70(2)(A), the required minimum **building setback** from the south **side lot line** is 3.6 metres for a self-storage warehouse;
- (D) Despite Clause 200.5.10.1, the permitted maximum number of surface **parking spaces** is 356, of which a minimum of 78 **parking spaces** are required for a **self-storage warehouse**; and
- (E) Despite Clause 220.5.10.1, no **loading space** is required for a **self-storage warehouse**.

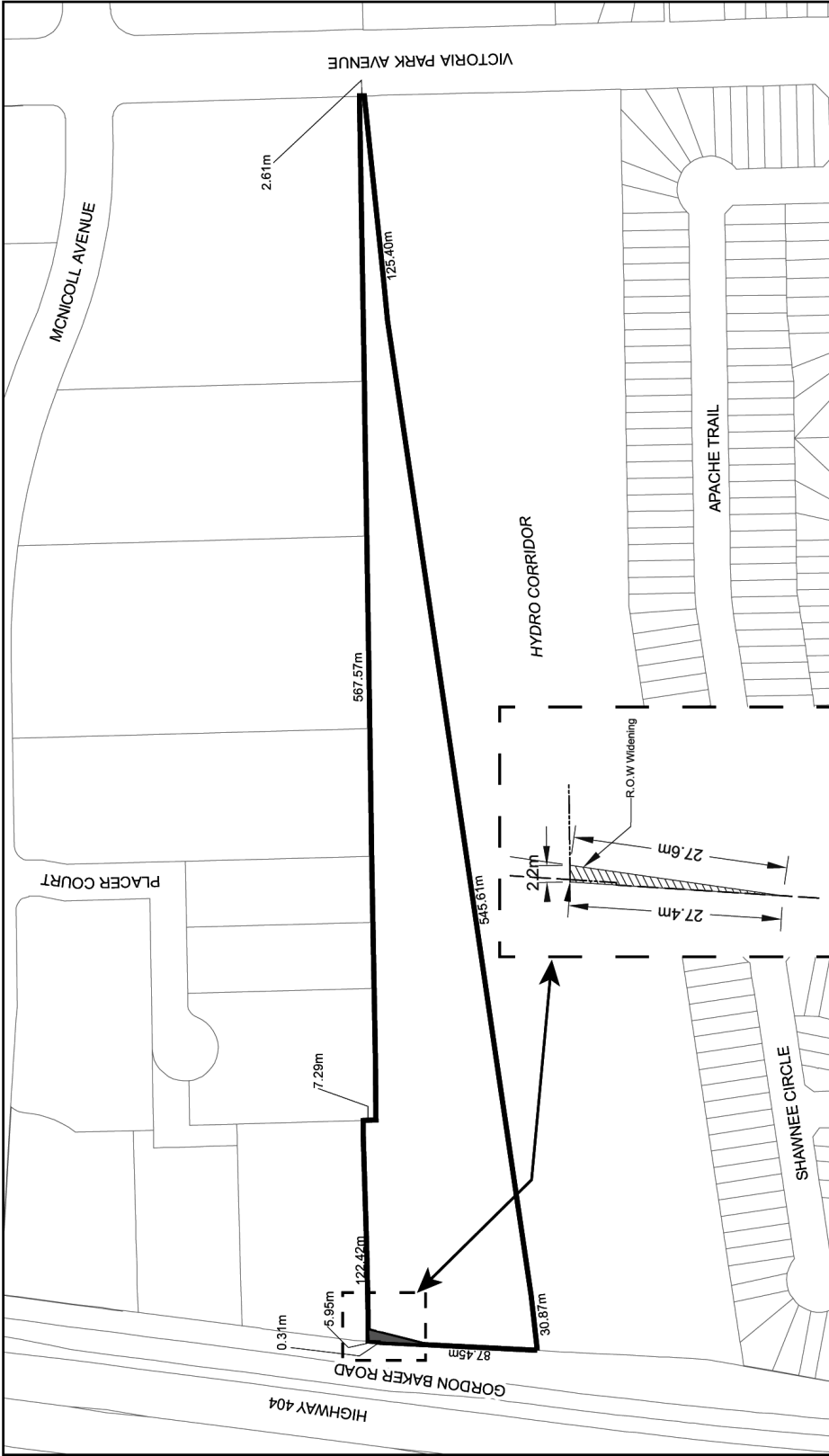
Prevailing By-laws and Prevailing Sections: None Apply

Enacted and passed on October 30, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



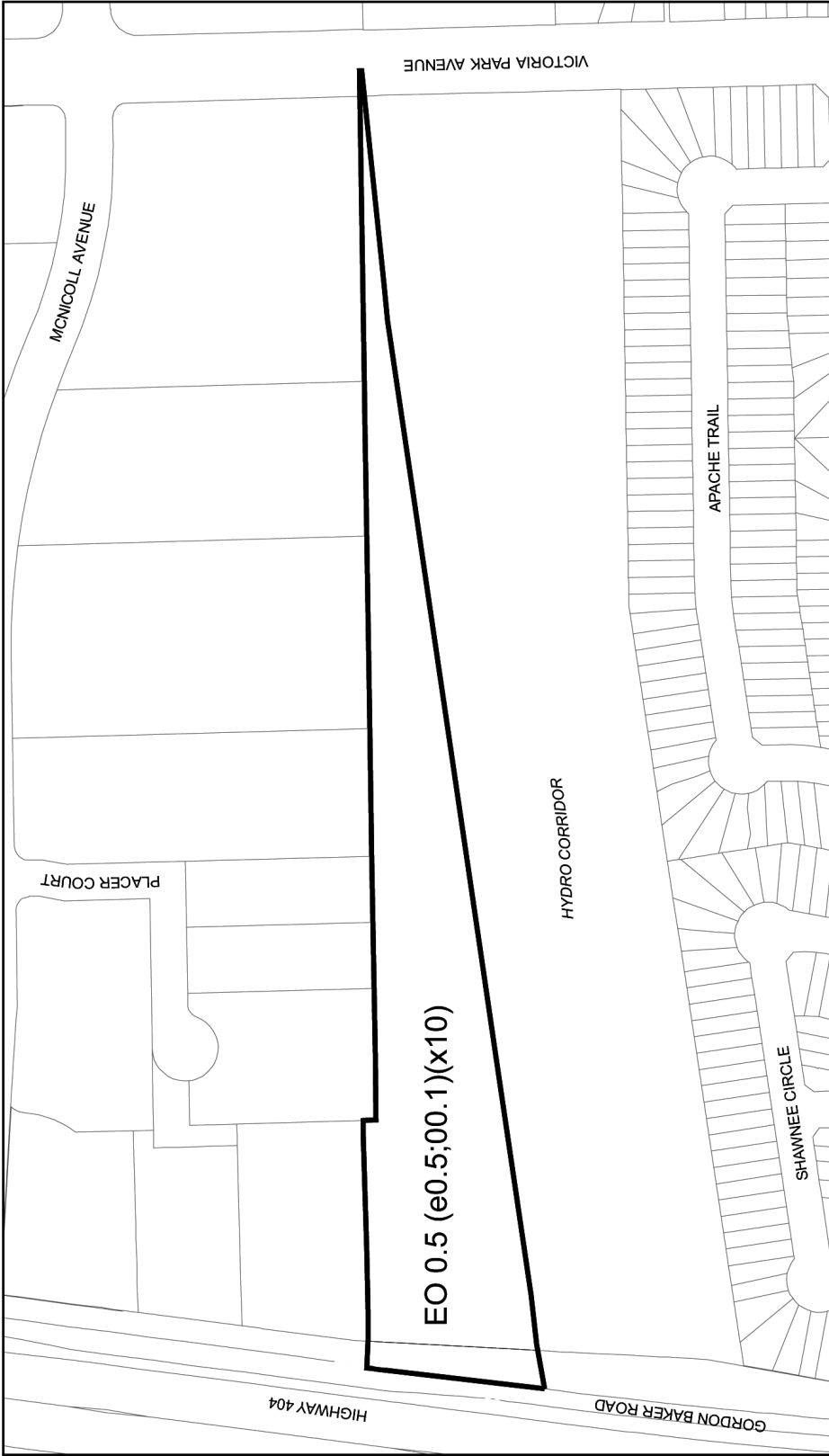
101 Gordon Baker Road

Toronto Diagram 1

File # 17 226908 NNY 24 0Z



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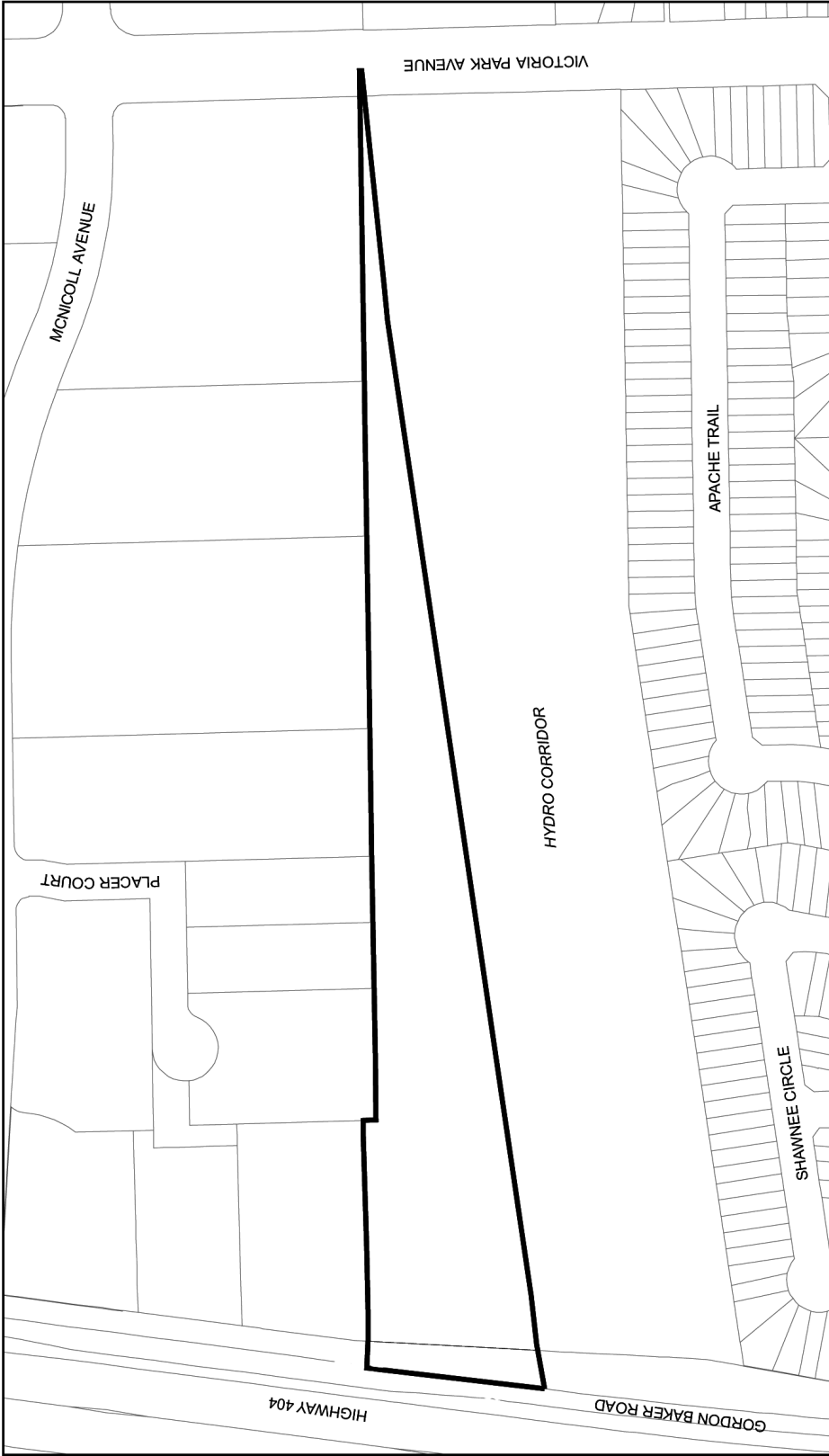
Toronto
Diagram 2

101 Gordon Baker Road

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Toronto
Diagram 3

101 Gordon Baker Road

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