

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 1522-2019**

**To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 101 Gordon Baker Road.**

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 of the former City of North York are amended in accordance with Schedule 1 attached to this By-law.
2. Section 64.34 of By-law 7625 of the former City of North York is amended by adding the following subsection:

#### **64.34(52) MO(52)**

##### **PERMITTED USES**

- a. in addition to the uses permitted in the MO zone and permitted on Parcel 1 of the MO(2) exception, the following uses are permitted subject to the Regulations below:
  - i. Warehouse, Public Self Storage; and
  - ii. Parking Lot;

##### **EXCEPTION REGULATIONS**

###### **Gross Floor Area**

- b. the maximum gross floor area for the warehouse, public self storage use shall be 14,500 square metres;

###### **Setbacks**

- c. the minimum yard setbacks shall be as shown on Schedule MO(52);

**Parking**

- d. the maximum number of surface parking spaces on the property permitted is 356 spaces, of which a minimum of 78 spaces are required for the warehouse, public self storage use;

**Loading**

- e. no loading space is required;

**Height**

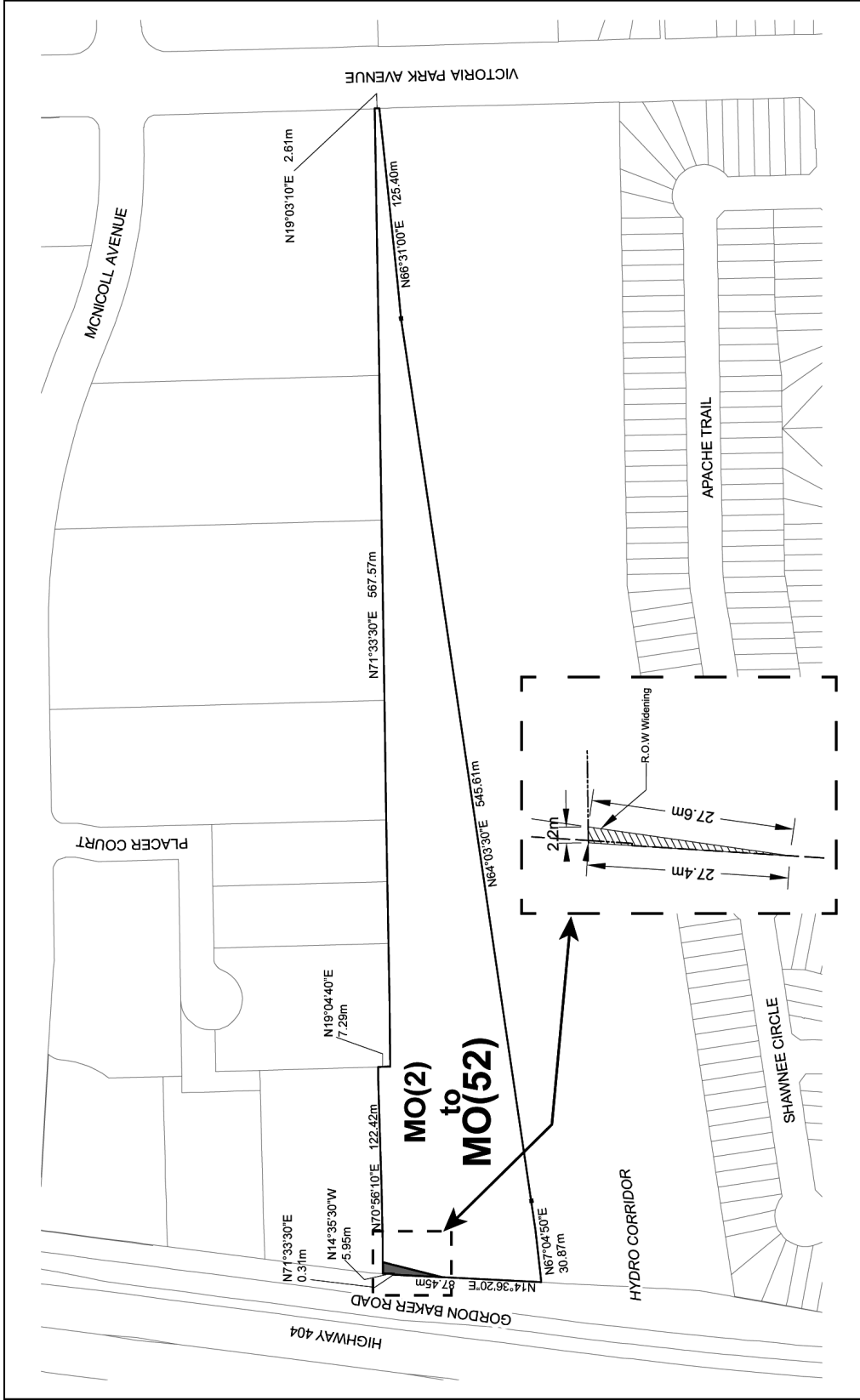
- f. for the purpose of the exception, the established grade is the Canadian Geodetic Datum elevation of 187.00 metres; and
  - g. the maximum building height shall be 25 metres.
- 3. Section 64.34(52) of By-law 7625 is amended by adding Schedule MO(52) attached to this By-law.
  - 4. Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
    - a. all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
    - b. all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on October 30, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



**Schedule 1**

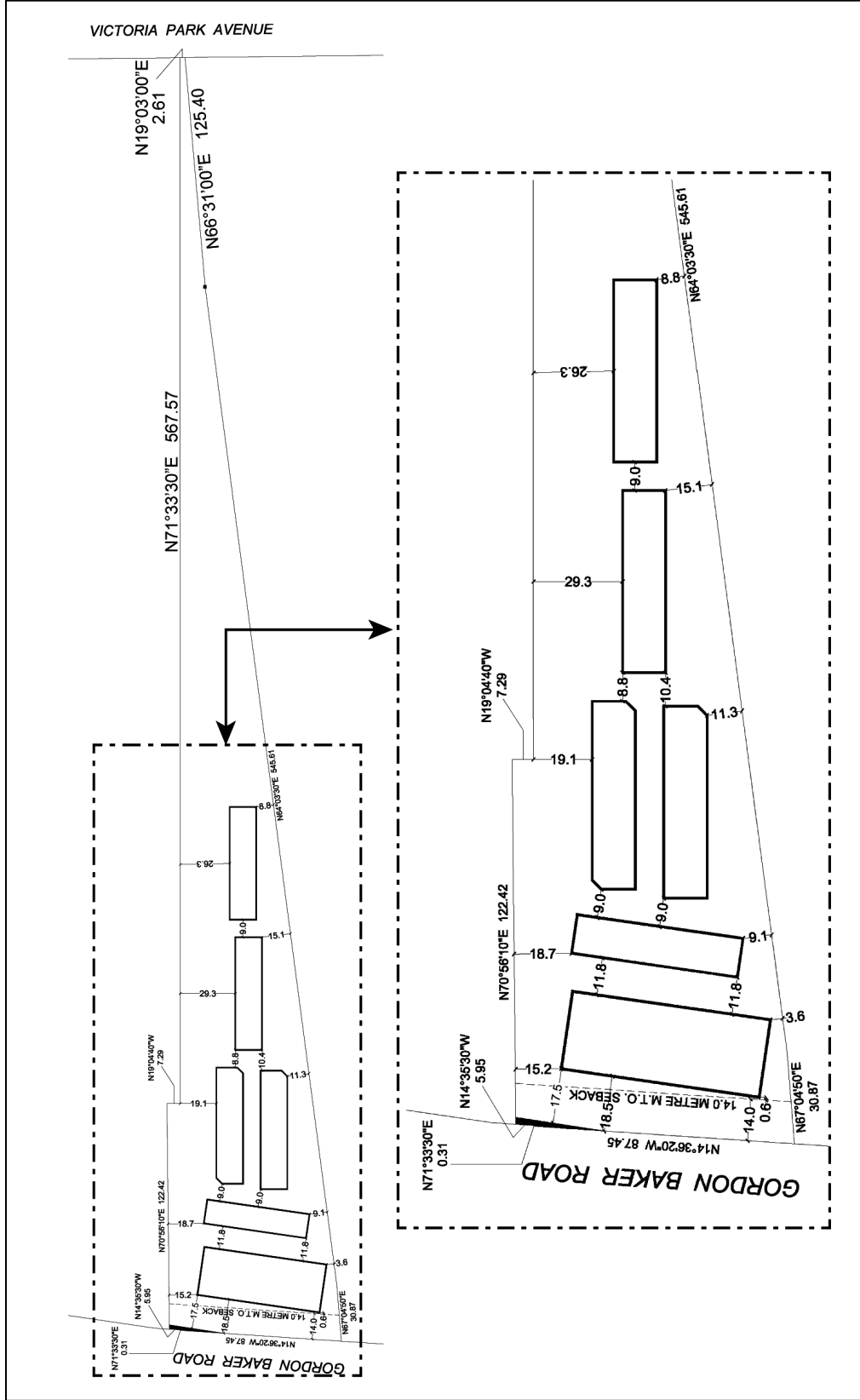
From Applicant's Drawing

File # 17 226908 MNY 24 0Z



Date: 01/22/2019  
 Approved by: S. G.

Not to Scale



**Schedule M0(52)**

From Applicant's Drawing

File # 17 226908 NNY 24 02



Date: 01/22/2019  
 Approved by: S. G.

Not to Scale