

Authority: Planning and Transportation Committee Report No. 2, Clause No. 1,
as adopted by City of Toronto Council on February 4, 5 and 6, 2003
Enacted by Council: February 7, 2003

CITY OF TORONTO

By-law No. 89-2003

To amend East York Zoning By-law No. 6752, as amended with respect to the O'Connor Business Area.

WHEREAS the 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 HEREBY ENACTS as follows:

1. The lands subject to this By-law are those lands outlined by a heavy black line and identified as "Area Subject to Amendment" as shown on Schedule "1" attached hereto.
2. Schedule "A" to By-law No. 6752, as amended is hereby further amended by:
 - 1) changing the zoning category for the lands identified as "Area 1" on Schedule "1" to this By-law from High Performance Industrial (HPI) Zone and High Performance Industrial (HPI)(a) to (g) inclusive and (l) Site Specific Zones to High Performance Industrial (HPI)(H)-Hold Zone and High Performance Industrial (HPI)(a)(H) to (g)(H) inclusive and (l)(H)-Hold Site Specific Zones; and
 - 2) changing the zoning category for the lands identified as "Area 2" on Schedule "1" to this By-law from High Performance Industrial (HPI) Zone, Mixed Commercial Industrial (MCI) Zone, Mixed Commercial Industrial (MCI)(a) and (b) Site Specific Zones to Mixed Commercial Industrial (MCI)(e)(H)-Hold Site Specific Zone and Mixed Commercial Industrial (MCI)(a)(e)(H)-Hold and (MCI)(b)(e)(H)-Hold Site Specific Zones.
3. Zoning By-law No. 6752, as amended, as it applies to the lands identified as "Area 1" on Schedule "1" of this By-law is hereby further amended by adding a new Section 9.3 c) immediately after Section 9.3 b) i) as follows:

"9.3 c) Commercial and Institutional Uses

- i) Commercial uses consisting of the following: Business and Professional Offices, multi-purpose recreational complexes including Accessory Restaurants, Private Clubs including Accessory Restaurants, Public Recreational Uses including Accessory Restaurants, Banquet Halls, contractor's establishments, commercial laundries, public self storage warehouses, car rental agencies, Data Processing, commercial art galleries

and framing establishments, caterer's establishments, equipment sales and rental, auctioneer's premises, home decorating products sales, union halls, performing arts studios, brew on premises establishments all up to a maximum 2,500 square metres of Gross Floor Area-Commercial per Lot;

- ii) Automotive Service Centres and Automobile Service Stations provided that:
 - a) no Building or Structure containing an Automotive Service Centre or an Automobile Service Station is located within 20 metres of any Building containing a residential Dwelling; and
 - b) all Automotive Service Centres and Automobile Service Stations are subject to site plan control approval;
- iii) Motor Vehicle Repair Shops provided that:
 - a) no Building containing a Motor Vehicle Repair Shop is located within 70 metres of any Building containing a residential Dwelling; and
 - b) all Motor Vehicle Repair Shops are subject to site plan control approval;
- iv) Places of Worship and uses Accessory thereto, subject to an (H) hold zone provision removable by an amendment to this By-law, after Council has been satisfied that traffic capacity and parking adequacy issues specific to a Place of Worship and uses Accessory thereto have been addressed in a detailed report prepared by a qualified transportation consultant".

4. Zoning By-law No. 6752, as amended, as it applies to the lands identified as "Area 1" on Schedule "1" of this By-law is hereby further amended by adding new Sections 9.4 b) iii), to vi) inclusive immediately after Section 9.4 b) ii) as follows:

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| "iii) | Places of Worship and uses Accessory thereto | subject to Section 9.3 c) iv) herein |
| iv) | Banquet Halls | 1 Parking Space per 10 square metres of Gross Floor Area |
| v) | Public Recreational Uses including Accessory Restaurants, Private Clubs including Accessory Restaurants, multi-purpose recreational complexes including Accessory Restaurants, auctioneer's premises | 1 Parking Space per 23 square metres of Gross Floor Area |

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|------|---|---|
| vi) | Automotive Service Centres,
Automobile Service Stations,
Motor Vehicle Repair Shops | 1 Parking Space per 20 square
metres of Gross Floor Area |
| vii) | Home decorating products sales,
Data Processing, car rental
agencies, public self-storage
warehouses, Business and
Professional Offices, contractor's
establishments, commercial
laundries, caterer's shops,
equipment sales and rental, union
halls, performing arts studios, brew
on premises establishments,
commercial art galleries and
framing establishments" | 1 Parking Space per 50 square
metres of Gross Floor Area |

5. Except as amended by this By-law all the other provisions of By-law No. 6752 as amended, shall apply to the lands identified as "Area 1" on Schedule "1" of this By-law.

6. Zoning By-law No. 6752, as amended, is hereby further amended by adding a new Section 8.C.3 e) immediately after Section 8.C.3 d) as follows:

"8.C.3e) 1100-1110 O'Connor Drive (MCI)(a)(e)(H)-Hold Site Specific Zone
1200, 1400 and 1450 O'Connor Drive (MCI)(e)(H) Hold-Site Specific
Zone and, 1500-1550 O'Connor Drive (MCI)(b)(e) (H) Hold-Site Specific
Zone

(i) Area Restricted

a) The provisions of this Section shall only apply to those lands identified as "Area 2" on Schedule "1" to this By-law;

(ii) General Provisions

a) In addition to the uses permitted in Section 8.C.2 a) i), ii) and iii) and notwithstanding Section 8.C.2 b) ii) and iv), the following uses shall be permitted on the lands identified as "Area 2" on Schedule "1" of this By-law:

i) Commercial uses as set out in Section 8.C.2a)ii) in Buildings of up to 7 stories in Height and up to a maximum 5,000 square metres Gross Floor Area-Commercial per Lot in size;

ii) Commercial developments as set out in Section 8.C.2) ii), which exceed 5,000 square metres Gross Floor Area-Commercial per Lot, subject to an (H) hold zone provision removable by an amendment to this By-law after Council has been satisfied that traffic capacity

and parking adequacy issues specific to the additional Commercial development have been addressed in a detailed report prepared by a qualified transportation consultant; and

iii) Places of Worship and uses Accessory thereto, subject to an (H)-hold zone provision removable by an amendment to this By-law, after Council has been satisfied that traffic capacity and parking adequacy issues specific to a Place of Worship and uses Accessory thereto have been addressed in a detailed report prepared by a qualified transportation consultant;

b) Except as amended in this By-law, all the other provisions of Section 8.C.2 a) to l) inclusive of By-law No. 6752, as amended, shall apply to the lands identified as "Area 2" on Schedule "1" to this By-law".

7. Zoning By-law No. 6752, as amended, is hereby further amended by repealing Section 9.8 i), thereof, in its entirety.

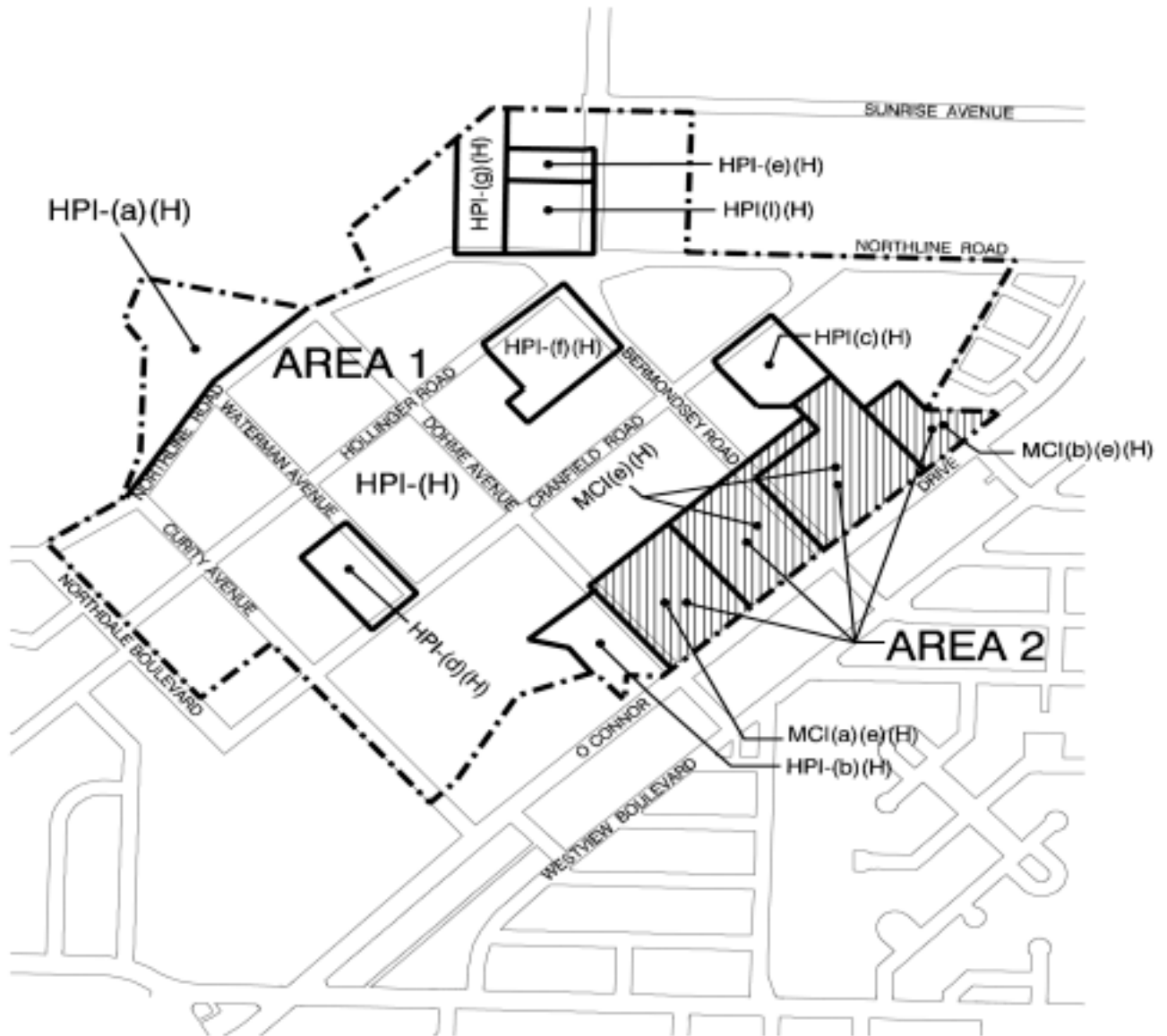
ENACTED AND PASSED this 7th day of February, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule "1"



AREA SUBJECT TO AMENDMENT

AREA 1 - HPI Zone and HPI(a) to (g) inclusive and (l) Site Specific Zones to HPI(h) - Hold Zone and HPI (a)(H) to (g)(H) inclusive and (l)(H) - Hold Site Specific Zones

AREA 2 - HPI and MCI Zones and MCI(a) and (b) Site Specific Zones to MCI(a)(H) - Hold Site Specific Zone and MCI(a)(H and MCI(b)(e)(H) Hold Site Specific Zones