

Authority: North York Community Council Report 7, Clause 73,
as adopted by City of Toronto Council on September 25, 26 and 27, 2006
Enacted by Council: September 27, 2006

CITY OF TORONTO

BY-LAW No. 1036-2006

To amend former City of North York Zoning By-law No. 7625 with respect to lands municipally known as 4588 and 4600 Bathurst Street and adjacent lands to the north.

WHEREAS the Council of the City of Toronto has been requested to amend its Zoning By-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, with respect to lands known municipally in the year 2006 as 4588 and 4600 Bathurst Street and adjacent lands to the north; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 34 of the *Planning Act* regarding the proposed Zoning By-law amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held September 25, 26 and 27, 2006, determined to amend Zoning By-law No. 7625, as amended, for the former City of North York;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedules “B” and “C” of By-law No. 7625 of the former City of North York, are amended in accordance with Schedule “1” of this By-law.
2. Section 64.21 of By-law No. 7625 is amended by adding the following subsection:

64.21(14) G(14)

DEFINITIONS

- (a) In addition to the uses permitted in Section 2.67 of By-law No. 7625, “recreational area” shall also mean the area used for private recreational purposes and includes overnight camps.
- (b) “Established grade” shall mean an elevation of 170 metres Canadian Geodetic Datum.
- (c) “Lot” shall mean the whole of the lands identified on Schedule “G(14)A”.
- (d) “Conference centre” shall mean a building or a portion of a building used for the primary purpose of hosting conferences related to educational or community activities.

PERMITTED USES

- (e) In addition to the uses permitted in the G zone, art gallery, artist studio, artist residence, business office, caretakers dwelling unit, club, community centre, conference centre, day nursery, fitness centre, library, public use, museum, outdoor café, restaurant, private school, religious institution, recreational use, seniors centre and a theatre are also permitted.

EXCEPTION REGULATIONS**LOT AREA**

- (f) The provisions of Section 21.2.2 of By-law No. 7625 shall not apply.

YARD SETBACKS

- (g) The minimum yard setbacks shall be as shown on Schedule “G(14)A”.
- (h) Only pedestrian walkways, bicycle paths and landscape elements such as benches and sculptures may be located outside the Development Envelope shown on Schedule “G(14)(B)”.
- (i) Notwithstanding Clause (g) above and in addition to the permitted projections in Section 6(9) of By-law No. 7625, the following structures may be permitted to project beyond the Building Envelope shown on Schedule “G(14)A” but shall be located wholly within the Development Envelope shown on Schedule “G(14)B”: stairs, stair enclosures, pavilions, retaining walls, porches, canopies, statues and sculptures, monuments, fountains, swimming pools, ramps, cabanas, structures associated with a recreational area, landscape elements including trellises, benches and gazebos.

GROSS FLOOR AREA

- (j) Maximum gross floor area permitted shall be 30,790 square metres which shall include:
 - (i) A maximum gross floor area for conference centre uses of 1,210 square metres; and
 - (ii) A maximum gross floor area for restaurant uses which are not accessory to a permitted use, of 300 square metres.

LOT COVERAGE

- (k) Maximum lot coverage shall be 30 percent.

BUILDING HEIGHT

- (l) Maximum building height shall be 32 metres.

OTHER REGULATIONS

- (m) Overnight camps shall be permitted on areas of the lot not impacted by flooding in a regional storm, as determined by the Toronto and Region Conservation Authority.
- (n) Sections 6(22)(a)(b)(e), 6(26) and 6A(6)(f) and 21.4 of By-law No. 7625 shall not apply.

PARKING

- (o) No surface parking shall be permitted in the front yard, as shown on Schedule "G(14)A".
- (p) A minimum of 1 parking space per 33.7 square metres of gross floor area shall be provided.
- (q) The provisions of Section 6A(5) of By-law No. 7625 shall not apply to the parking of buses.

DIVISION OF LANDS

- (r) Notwithstanding any existing or future severance or division of the lands subject to this Exception, the regulations of this Exception shall continue to apply to the whole of the lands shown on Schedule "G(14)A".
2. Section 64.21(14) of By-law No. 7625 is amended by adding the attached Schedules "G(14)A" and "G(14)B".
3. By-law No. 27652 of the former City of North York is repealed.

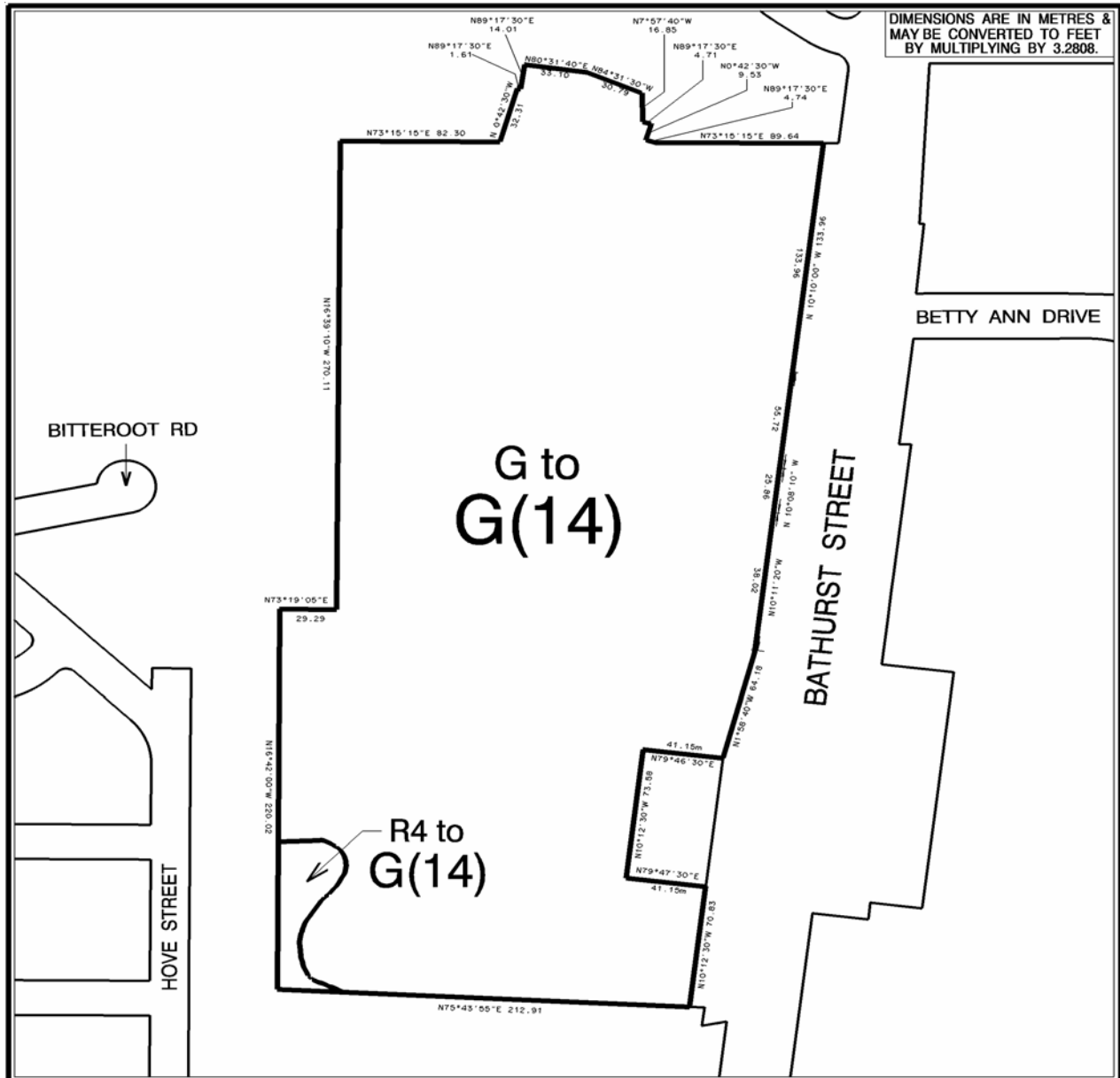
ENACTED AND PASSED this 27th day of September, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "1"



This is Schedule " 1 " to By-Law _____
 passed the _____ day of _____, 20 ____

(Sgd.)

CLERK

(Sgd.)

MAYOR

Location: 4588 and 4600 Bathurst Street and adjacent lands

File: 05_199221

Prepared by: A.K.

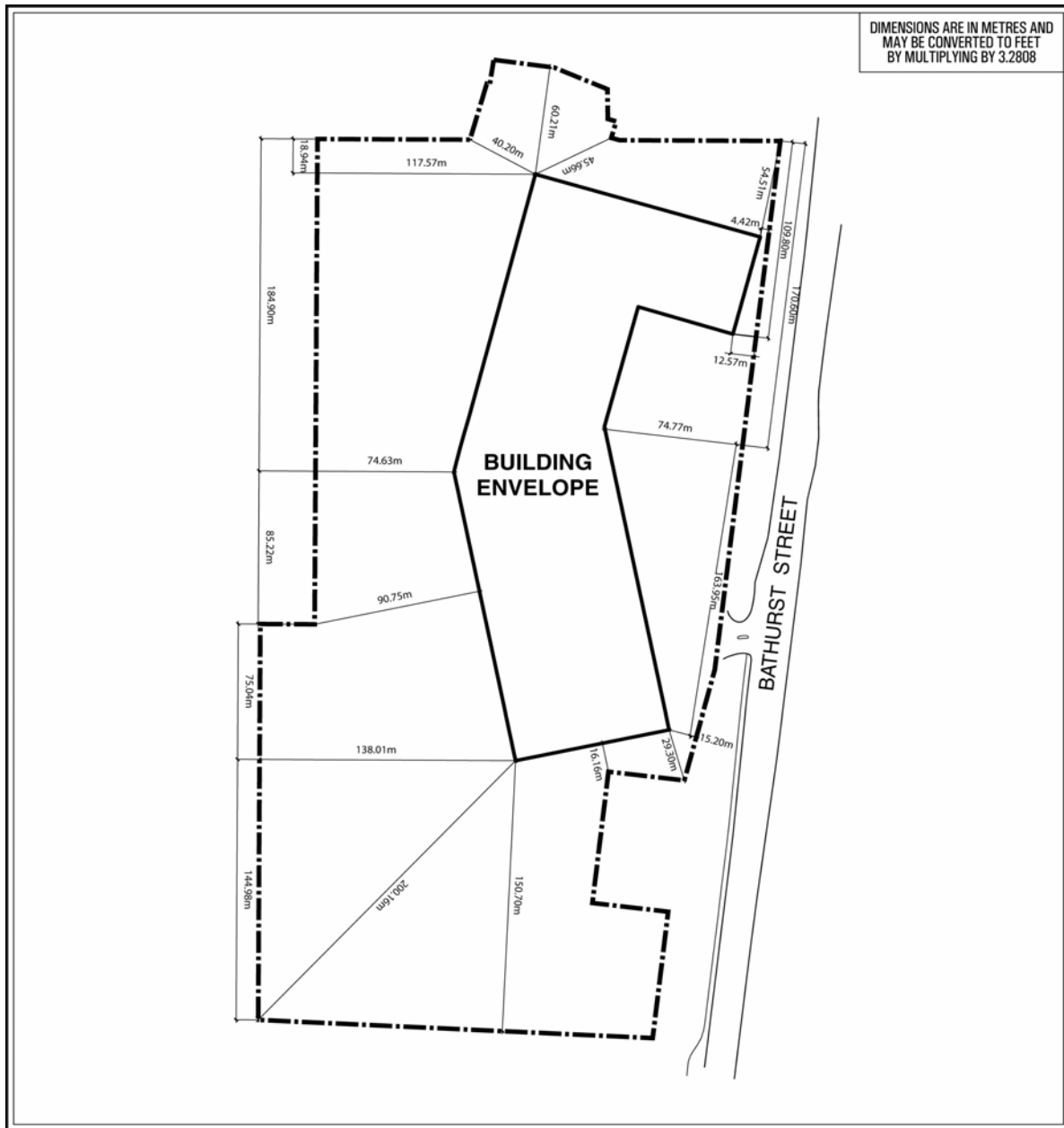
Approved by: C.R.

Date: Aug. 17, 2006

Filename: G(14)_1

Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division, North District.
 Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.



SCHEDULE "G(14)A"

This is Schedule "G(14)A" to Bylaw _____
passed the _____ day of _____, 20__

(Sgd.) _____ (Sgd.) _____
CLERK MAYOR

Toronto
City Planning Division
Community Planning North



Subject Lands



Not to Scale

Location: 4588 & 4600 Bathurst Street and adjacent lands

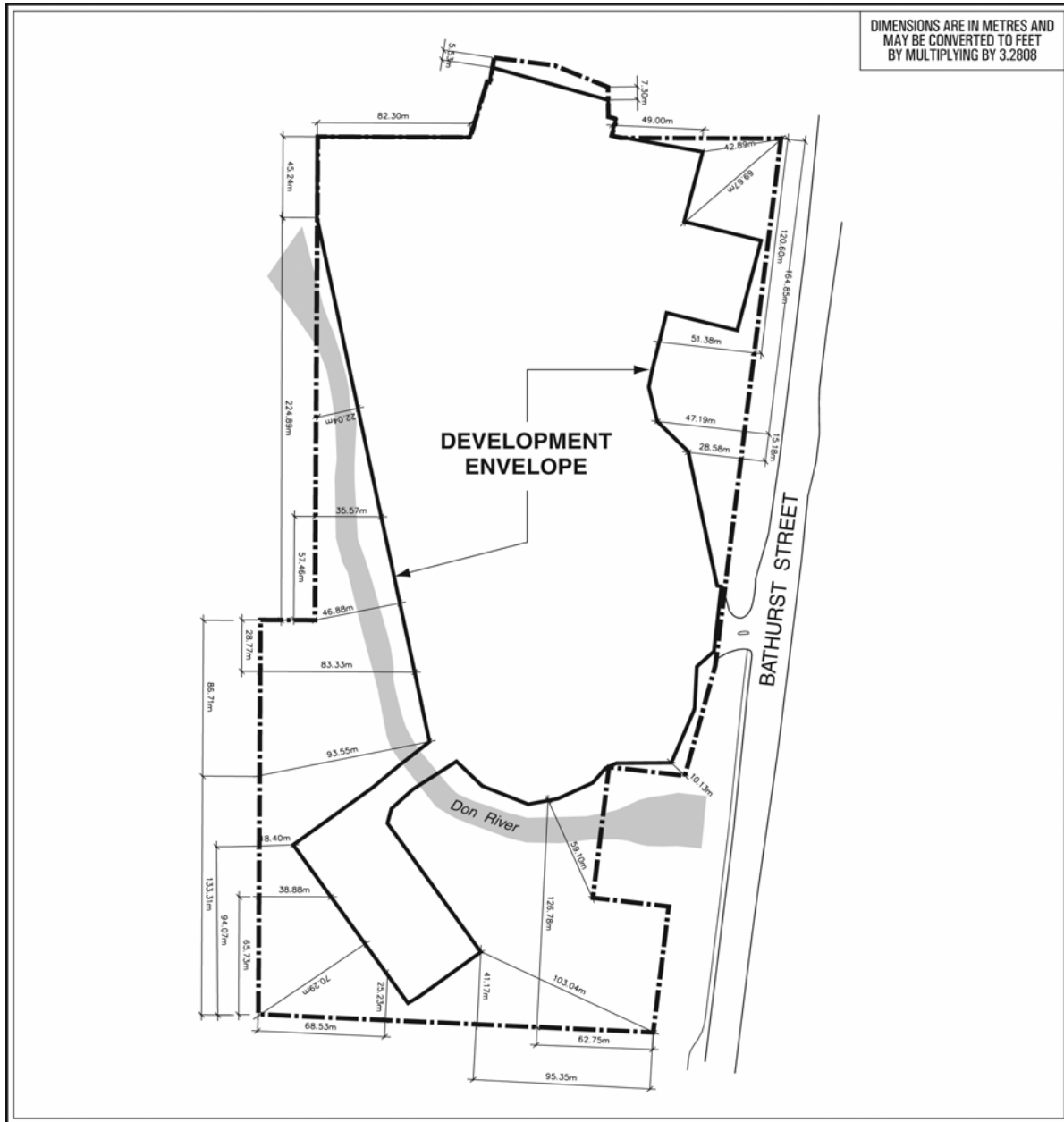
File No: 05_199221

Drawn by: A.K.

Approved by: C.R.

Date: Aug. 17, 2006

Filename: G(14).ai

SCHEDULE "G(14)B"

This is Schedule "G(14)B" to Bylaw _____
passed the _____ day of _____, 20__

(Sgd.) _____ (Sgd.) _____
CLERK MAYOR

TORONTO
City Planning Division
Community Planning North



Subject Lands



Not to Scale

Location: 4588 & 4600 Bathurst Street and adjacent lands

File No: 05_199221

Drawn by: A.K.

Approved by: C.R.

Date: Aug. 17, 2006

Filename: G(14).ai