CITY OF TORONTO

BY-LAW No. 287-2009(OMB)

To amend former City of North York Zoning By-law No. 7625 with respect to lands municipally known as 515 Drewry Avenue.

WHEREAS the Ontario Municipal Board pursuant to its Decision/Order issued on December 22, 2008, has determined to amend Zoning By-law No. 7625 of the former City of North York;

The Ontario Municipal Board HEREBY APPROVES as follows:

1. Schedules “B” and “C” of By-law No. 7625 are amended in accordance with Schedule 1 of this By-law.

2. Section 64.24 of By-law No. 7625 is amended by adding the following subsection:

   “64.24 (13) C2(13)

   PERMITTED USES

   (a) In addition to the existing uses permitted in the C2(3) zone, a car washing establishment will be permitted.

   EXCEPTION REGULATIONS

   MAXIMUM GROSS FLOOR AREA

   (b) The total gross floor area permitted on the lands shown on Schedule C2(13) hereto shall not exceed a maximum gross floor area of 420 m².

   BUILDING HEIGHT

   (c) The building height shall not exceed the maximum heights in metres and storeys shown on Schedule C2(13), excluding mechanical penthouses.

   YARD SETBACKS

   (d) The minimum yard setbacks shall be as set out in Schedule C2(13).

   DRIVEWAY REQUIREMENTS

   (e) The maximum width of driveway access shall be as set out in Schedule C2(13).

   STACKING LANES

   (f) A minimum of 10 stacking spaces in the drive-through stacking lane will be provided.
(g) A minimum of 23 metre setback for the drive-through stacking lane from the lot line of the lands zoned RM4 Zone to the north will be provided.

(h) A minimum of 9 stacking spaces in the car wash stacking lane will be provided.

PARKING

(i) A minimum of 18 parking spaces shall be provided on the site.

LANDSCAPING

(j) A minimum of 1550 m$^2$ at-grade landscaping shall be provided on the site.

(k) The minimum landscape buffer shall be as set out in Schedule C2(13).

OTHER REGULATIONS

(l) Notwithstanding any severance, partition, or division of the net site, as shown on Schedule C2(13), the provisions of this by-law shall apply to the whole of the net site as if no severance, partition or division occurred.

(m) The provisions of Sections 6(21)(d), 6(21)(e), 6(21)(g) and 24.2.2 shall not apply”.

3. Section 64.20-A of By-law No. 7625 is amended by adding Schedule C2(13) attached to this by-law.

PURSUANT TO THE DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON DECEMBER 22, 2008 IN BOARD FILE NO. PL080885.
City of Toronto By-law No. 287-2009(OMB)

DREWRY AVENUE

N72°56'00"E 63.45m

Proposed 6.1m corner rounding

BATHURST STREET

N0°07'20"W 73.80m

Proposed 6.1m corner rounding

C2(3) to C2(13)

TRANSWELL AVENUE

N70°49'50"E 24.48m

N72°56'00"E 51.07m

R4 to C2(13)

Schedule 1

Part of Block A and Part of Lane, Registered Plan 4311
Survey data from Plan of Survey, dated November 28, 2006, prepared by Clarke Wilkinson Alton Surveying
Date: 02/10/2009
Approved by: K. Jones

File # 07_264632
Not to Scale