

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.

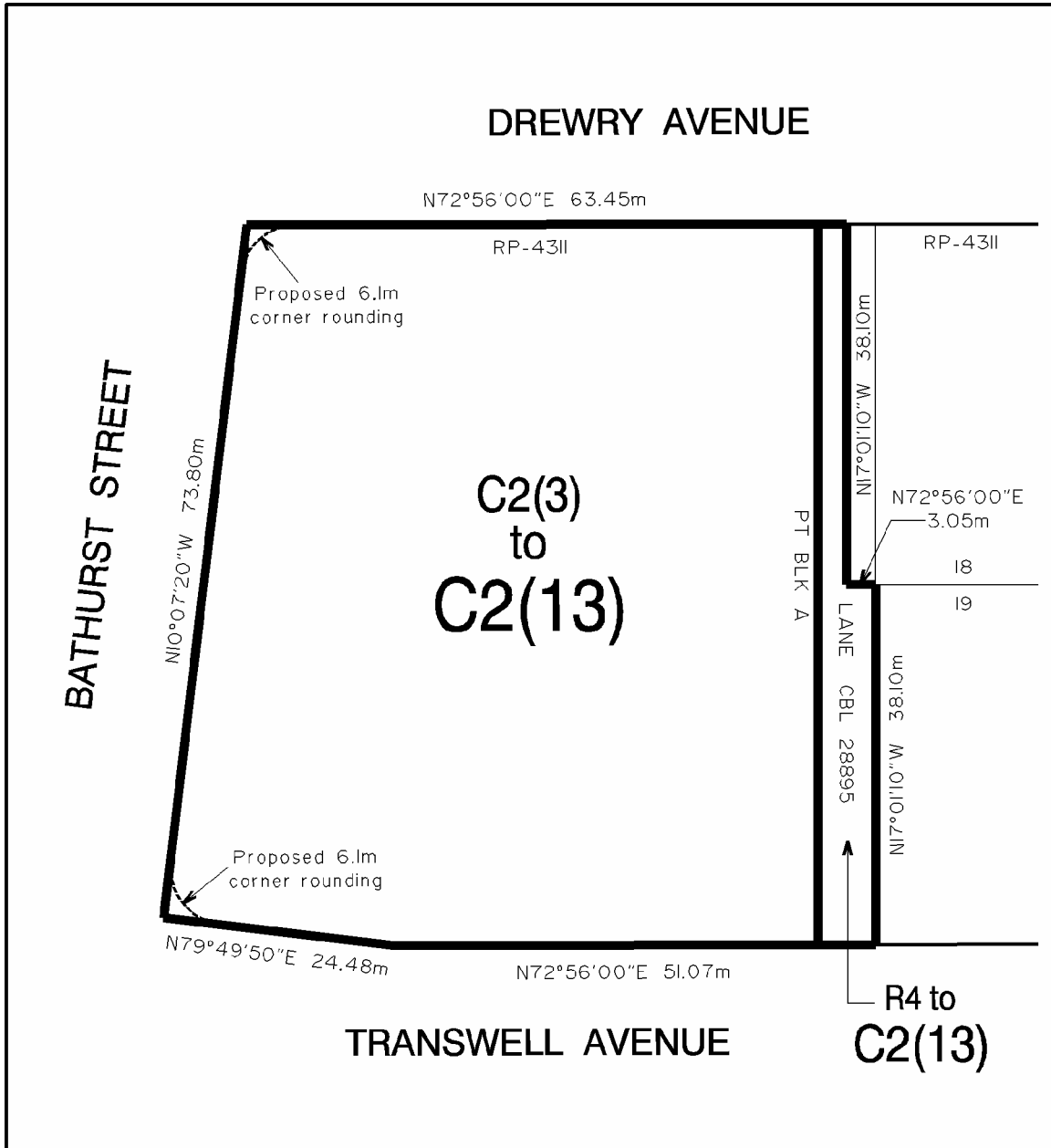
LANDSCAPING

- (j) A minimum of 1550 m² 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.



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



