

Authority: North York Community Council Item 36.73,  
as adopted by City of Toronto Council on August 25, 26 and 27, 2010  
Enacted by Council: December 16, 2010

## **CITY OF TORONTO**

### **BY-LAW No. 25-2011**

**To amend the former City of North York Zoning By-law No. 7625, as amended,  
with respect to lands municipally known as 2950 Keele Street.**

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 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 64.20 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

#### **64.20 (17) RM5(17)**

#### **PERMITTED USES**

- (a) In addition to the uses permitted by the "RM5" zone, the following uses shall also be permitted:
  - (i) **Adult Education School**
  - (ii) Art Gallery
  - (iii) Artist Studio
  - (iv) Commercial Gallery
  - (v) **Commercial School**
  - (vi) Financial Institution
  - (vii) Museum
  - (viii) Office Uses
  - (ix) Personal Service Shop
  - (x) **Professional Medical Office**
  - (xi) Research Laboratory
  - (xii) Retail Store
  - (xiii) Service Shop
  - (xiv) Veterinary Establishment

## **USE QUALIFICATIONS**

- (b) An Adult Education School, a Commercial School and a Professional Medical Office shall be subject to the Holding Provision Subsections (d), (e) and (f) of this Section.
- (c) All non-residential uses shall be located in the building that existed within the "RM5(17)" zone as of the date of the passing of this By-law.

## **HOLDING PROVISION**

- (d) An "H" shall be appended to the zone symbol "RM5(17)" for the following uses only:
    - (i) Adult Education School
    - (ii) Commercial School
    - (iii) Professional Medical Office
  - (e) For those uses listed in Section 2, Subsection (d) above, the submission of a Transportation Study is required, such study to be to the satisfaction of the General Manager of Transportation Services, and Chief Planner and Executive Director, City Planning, addressing the following criteria:
    - (i) the study shall demonstrate the operational impacts of the uses in Subsection (d) on the site access and Keele Street, and recommend any mitigating measures if required to accommodate the additional traffic generated by these uses; and
    - (ii) the study shall demonstrate that the development provides sufficient parking for the identified uses in Subsection (d) while still encouraging the use of public transit, walking and cycling as alternatives to automobile use.
  - (f) Upon submission of a satisfactory Transportation Study to the City of Toronto, the 'H' shall be lifted, in whole or in part, and the uses as set out in Subsection (d) shall be permitted on such lands.
3. Section 64.14 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

### **64.14 (10) R5(10)**

## **PERMITTED USES**

- (a) In addition to the uses permitted by the "R5" zone, the following uses shall also be permitted:
  - (i) **Adult Education School**

- (ii) Art Gallery
- (iii) Artist Studio
- (iv) Commercial Gallery
- (v) **Commercial School**
- (vi) Financial Institution
- (vii) Museum
- (viii) Office Uses
- (ix) Personal Service Shop
- (x) **Professional Medical Office**
- (xi) Religious Institution
- (xii) Research Laboratory
- (xiii) Retail Store
- (xiv) Service Shop
- (xv) Veterinary Establishment

### **USE QUALIFICATIONS**

- (b) An Adult Education School, a Commercial School and a Professional Medical Office shall be subject to the Holding Provision Subsections (d), (e) and (f) of this By-law.
- (c) All non-residential uses shall be located in the building that existed within the "R5(10)" zone as of the date of the passing of this By-law.

### **HOLDING PROVISION**

- (d) An "H" shall be appended to the zone symbol "R5(10)" for the following uses only:
  - (i) Adult Education School
  - (ii) Commercial School
  - (iii) Professional Medical Office
- (e) For those uses listed in Section 3, Subsection (d) above, the submission of a Transportation Study is required, such study to be to the satisfaction of the General Manager of Transportation Services, and Chief Planner and Executive Director, City Planning, addressing the following:
  - (i) the study shall demonstrate the operational impacts of the uses in Subsection (d) on the site access and Keele Street, and recommend any mitigating measures if required to accommodate the additional traffic generated by these uses; and
  - (ii) the study shall demonstrate that the development provides sufficient parking for the identified uses in Subsection (d) while still encouraging the use of public transit, walking and cycling as alternatives to automobile use.

- (f) Upon submission of a satisfactory Transportation Study to the City of Toronto, the 'H' shall be lifted, in whole or in part, and the uses as set out in Subsection (d) shall be permitted on such lands.
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 this 16th day of December, A.D. 2010.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

