

Authority: North York Community Council Item 4.43,
as adopted by City of Toronto Council on March 8 and 9, 2011
Enacted by Council: May 19, 2011

CITY OF TORONTO

BY-LAW No. 662-2011

To amend By-law No. 1916, as amended, for the former Town of Leaside, with respect to lands municipally known as 85 to 115 Laird Drive.

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. The lands subject to this by-law are those lands outlined by a heavy black line and identified on Schedule 1 attached hereto.
2. Zoning By-law No. 1916, as amended, is hereby further amended by deleting and repealing Section 8.2.3(i) and inserting the following new Section 8.2.3(i) immediately after Section 8.2.3(h) as follows:

"8.2.3(i) 85 and 115 Laird Drive M.1(11) Zone

1. Area Restricted

The provisions of this section shall only apply to those lands being Part 1 of Plan of Lots 650 – 653 (both inclusive), Part of Lot 649 and Part of Lea Avenue (Closed by By-law 915, Instrument No. 7L 14787) Registered Plan No. 2120 Part of Lots 13 & 14 Concession 3 (From the Bay)(Geographic Township of York) City of Toronto (Formerly the Borough of East York) 6509 of Lots 13 and 14 Concession 3 from the Bay (Geographic Township of York), which are zoned Light Industrial (M1(11)) on Schedule "A" of By-law No. 1916.

2. General Provisions

Notwithstanding Sections 8.2.1 and 8.2.2 of this By-law, on those lands referred to in Section 8.2.3(i)(1) of this By-law, no person shall use, occupy, erect, alter, cause to be used, occupied, erected or altered, any Building, Structure or land or part thereof except in accordance with the following provisions:

- (i) Permitted Uses Buildings and Structures

- (a) The following uses are permitted:

- Retail Store
- Food Store

- Drug Store
- Department store
- Convenience store
- Garden Supply Centre
- Home Improvement Centre
- Retail warehouse
- Bank or Financial Institution;
- Business and Professional Offices;
- Business Office;
- Government Office;
- Clinic
- Video Sales and Rental;
- Eating Establishment;
- Restaurant
- Restaurant Take-Out;
- Drive-through facility;
- Automated Teller Machines;
- Dry Cleaner's Distribution Centre;
- Service or Repair Shop;
- Personal Service Shop;
- Service Shop
- Tailor's Shop;
- Dressmaker's Shop
- Printing store
- Artist and photographer's studio
- Commercial school
- Day nursery
- Custom workshop
- Place of amusement
- Dry Cleaning Establishment
- Private Club

- (b) For other uses permitted within Section 8.2.1, the provisions of By-law No. 1916 shall apply.

(ii) General Development Requirements

(a) Gross Floor Area

- (i) A minimum of one (1) free-standing, single use building must be provided having a minimum gross floor area of 4,762 m²;
- (ii) The maximum permitted number of Retail Stores having a gross floor area less than 139 m² shall be five (5).

(iii) The maximum gross floor area for the following uses shall be 1,500 m²:

- Department Store
- Garden Supply Centre
- Home Improvement Centre
- Retail Warehouse
- Place of Amusement

(b) Maximum Floor Space Index of 0.35.

(c) Maximum Lot Coverage of 30%.

(d) Building Location and Setbacks

(i) Buildings fronting onto Esandar Drive shall have a minimum setback of 3 metres;

(ii) Buildings fronting onto Laird Drive shall have a minimum setback of 3 metres;

(iii) Awnings and canopies may project within the above setbacks by a maximum of 4.0 metres, provided they are wholly on the property.

(e) Building Height

(i) Notwithstanding the 16.1 metre height of the existing designated heritage building, all buildings shall have a maximum building height not exceeding 17 metres above established grade.

(f) Landscaping

Notwithstanding the requirements of Section 8.1.5, the following requirements shall apply:

(i) All yard areas other than driveways, loading areas, motor vehicle parking, walkways, stairs, and patios shall be landscaped.

(g) Parking

Notwithstanding the requirements of Section 5.17, the following requirements shall apply:

(i) a minimum ratio of 1.5 parking spaces per 100 m² of retail floor area;

- (ii) a minimum ratio of 1.5 parking spaces per 100 m² of office floor area;
- (iii) a minimum ratio of 2.5 parking spaces per 100 m² of food store floor area;
- (iv) a minimum ratio of 4.0 parking spaces per 100 m² of bank floor area; and
- (v) accessible parking spaces shall be provided having minimum dimensions of 5.6 metres in length x 3.9 metres in width x 2.1 metres in height at a rate of 1 parking space for each 25 parking spaces or part thereof for the first 100 parking spaces and for each 50 parking spaces of part thereof in excess of 100 parking spaces.

(h) Loading Spaces

Notwithstanding the requirements of Section 5.19(a), the following requirements shall apply;

- (i) 2 loading spaces for a building exceeding a gross floor area of 4,000 m²;
- (ii) 1 loading space for buildings with a gross floor area between 200 m² and 4,000 m², with the exception of Bank/Financial Institution and Office uses, which do not require a loading space.

3. Section 37 Agreement

- (i) The owner of the lands as shown in Schedule 1 shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the facilities, services and matters referred to below, which agreement or agreements may be registered against the title of the lands to which this by-law applies in the manner and to the extent specified in the agreements. The owner of the subject lands, at the owner's expense and in accordance with, and subject to the agreements referred to above, shall provide or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto:
- (ii) Conservation of the designated heritage building (Locomotive Shop) at 85 Laird Drive to the satisfaction of Heritage Preservation Services; and
- (iii) The provision of a 3 metre wide landscaped centre median on Laird Drive to the satisfaction of the General Manager, Transportation Services."

4. Notwithstanding anything else contained in this By-law, the provisions of Section 8.2.3(i) shall continue to apply collectively to all of the lands identified in 8.2.3(i)(1), notwithstanding any future division of the lands into two or more parcels of land.

5. Other Provisions of the By-law.

Except as amended in this By-law, all the other provisions of By-law No. 1916 shall apply to the lands.

6. 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:

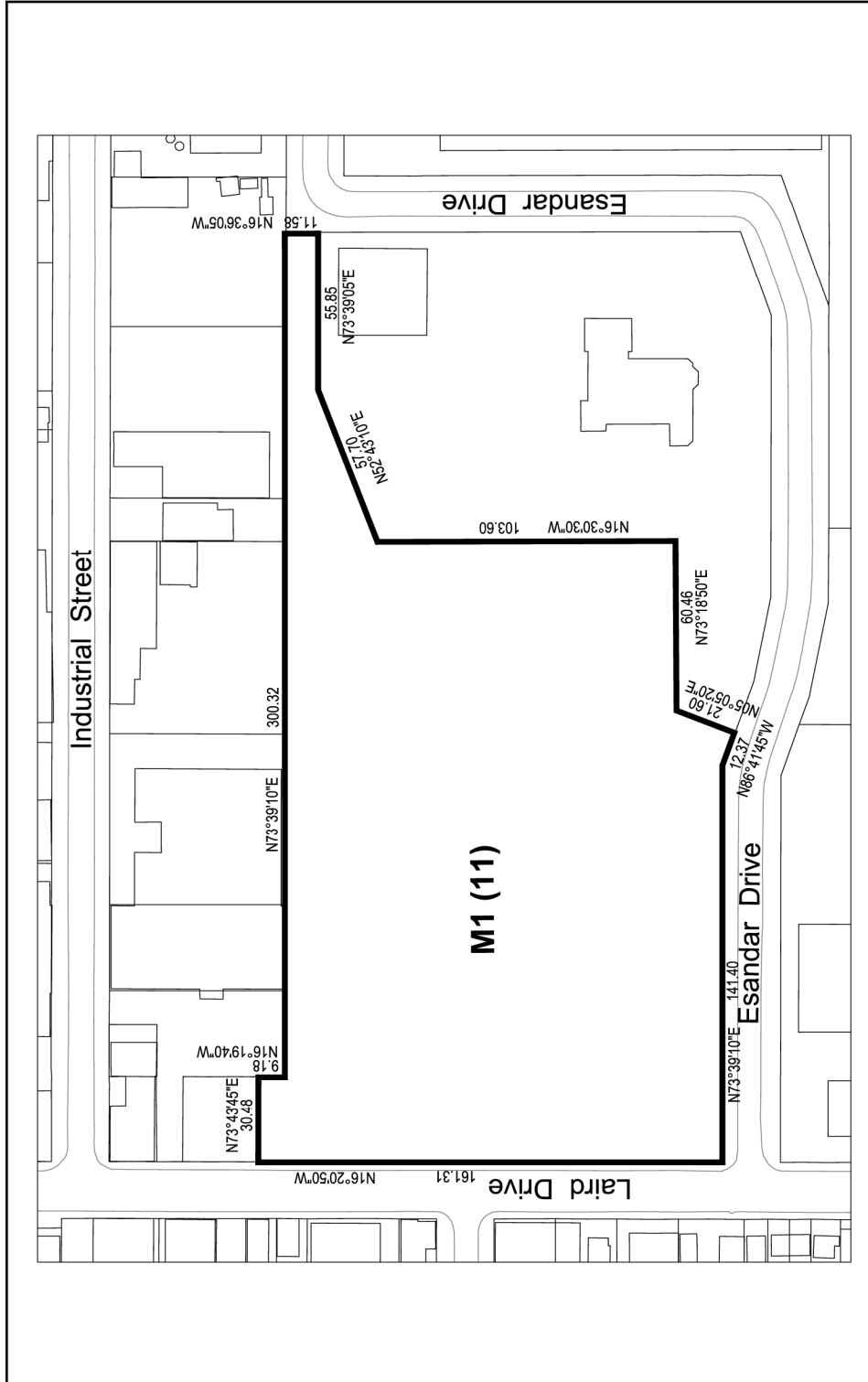
- (i) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 19th day of May, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



City Planning

Schedule 1

Part 1, Lots 650 to 663 & Pt. Lot 649 and Part of Lea Avenue (Closed)
 Registered Plan 2120, and Part of Lots 13 & 14 Concession 3
 (from the bay), City of Toronto (formerly Borough of East York)

Date: 01/06/2011

Approved by: Steve Forrester

File # 09_167098



Not to Scale