

Authority: North York Community Council Item 10.23,  
as adopted by City of Toronto Council on October 24 and 25, 2011  
Enacted by Council: October 25, 2011

## **CITY OF TORONTO**

### **BY-LAW No. 1212-2011**

**To amend the former City of North York Zoning By-law No. 7625, as amended,  
with respect to the lands municipally known as 200-202 Sparks Avenue.**

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, are hereby amended in accordance with Schedule 1 attached to this By-law.
2. Section 64.34 of By-law No. 7625 is amended by adding the following subsection:

**"64.34 – (44) MO(44)**

#### **PERMITTED USES**

- (a) In addition to the permitted uses in an MO zone, warehouse uses and an accessory motor vehicle dealership specializing in mobility modified vehicles are also permitted. For the purpose of this exception, an 'accessory' motor vehicle dealership shall mean this use is subordinate to the main use on the premise.
- (b) The outside sale, display and storage of motor vehicles are not permitted.
- (c) A Service Shop is permitted provided the maximum gross floor area of the Service Shop does not exceed 25% of the gross floor area of the largest floor of the buildings on the lot.

#### **EXCEPTION REGULATIONS**

##### **(d) Parking**

A minimum of 63 parking spaces shall be provided on the site.

##### **(e) Loading Spaces**

- (i) A minimum length of 10.3m shall be provided in front of the loading spaces.

- (ii) The minimum width of a driveway providing access to a loading space shall be 4.9m.
- 3. 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 25th day of October, A.D. 2011.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

