

Authority: North York Community Council Item NY5.37, as adopted by City of Toronto Council on May 5, 6 and 7, 2015

CITY OF TORONTO

BY-LAW No. 515-2015

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 5009, 5015, 5017 and 5021 Yonge 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 enacts:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 attached to this By-law.
2. Section 64.23 of By-law No. 7625 of the former City of North York is amended by adding the following subsection:

64.23(143) C1(143)

EXCEPTION REGULATIONS

GROSS FLOOR AREA

- (a) The gross floor area of a building on a lot shall not exceed 112 percent of the lot area.

LOT COVERAGE

- (b) The maximum lot coverage shall be 80%.

PARKING AND LOADING REGULATIONS

- (c) The required parking rate for a restaurant of 960 square metres of gross floor area with a 310 square metre outdoor terrace on these lands shall be as follows:
 - (i) A minimum of 0 parking spaces; and
 - (ii) A maximum of 3 parking spaces per 100 square metres of Gross Floor Area.
- (d) Access to a loading space shall be provided by way of an unobstructed driveway with a minimum width of 4.5 metres.

YARD SETBACKS

- (e) The minimum yard setbacks for buildings and structures, including balconies, above Established Grade shall be as shown on Schedule C1(143).

BICYCLE PARKING

- (f) Two bicycle parking spaces shall be provided on the lot.

EXCLUSIONS

- (g) Section 6A(2)(a) - Parking Regulations, Access to Loading Spaces, Section 6A(16)(a) - Number of Loading Spaces, Section 6A(16)(d)(iv) - Access to Loading Spaces, Section 23.2.1 (Lot Coverage), and Section 23.2.2 (Yard Setbacks), shall not apply.
- 3. Section 64.23 of By-law No. 7625 of the former City of North York is amended by adding Schedule C1(143) attached to this By-law.
 - 4. Except as provided herein, By-law No. 7625 of the former City of North York shall continue to apply.
 - 5. 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.
 - 6. Despite any existing or future severance, partition or division of the lot, the provisions of this by-law shall apply to the whole lot as if no severance, partition or division occurred.

Enacted and passed on May 7, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



