

Authority: MM2.27, by Councillor Paula Fletcher, seconded by Councillor Frances Nunziata, as adopted by City of Toronto Council on January 30 and 31, 2019 and Toronto and East York Community Council Item TE11.3, as adopted by City of Toronto Council on November 3 and 4, 2015

CITY OF TORONTO

BY-LAW 270-2019

To amend former Borough of East York Zoning By-law 6752, as amended, with respect to the lands municipally known in the year 2014 as 125, 129 and 131 O'Connor Drive and 1119 and 1121 Pape Avenue.

Whereas authority is given to Council of the City of Toronto 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. The lands subject to this By-law are those lands outlined by a heavy black line and identified as "Area Subject to Amendment" as shown on Map 1 attached.
2. Map "1" to former Borough of East York Zoning By-law 6752, as amended, is further amended by changing the zoning category for the lands identified as "Area Subject to Amendment" from "R1C (Low Density Residential) Zone" to "CA (Commercial Site Specific) Zone."
3. Former Borough of East York Zoning By-law 6752, as amended, is further amended by adding a new Section 8.A.25 immediately after Section 8.A.24 of the By-law as follows:

8.A.25 125, 129 and 131 O'Connor Drive and 1119 and 1121 Pape Avenue (CA.25)

- a) The permitted uses of the lands located at the southeast corner of the intersection of Pape Avenue and O'Connor Drive and municipally known as 125, 129 and 131 O'Connor Drive and 1119 and 1121 Pape Avenue are as follows: Business and Professional Offices, Financial Institution, Restaurants, Restaurant Take-Outs, Retail Store, Convenience Retail Store, Retail Service, Food Store, Custom Workshop, Drug Store, Health and Fitness Club, Personal Service Shop, Pet Services, Outdoor Sales or Display, Veterinary Hospital, and a Clinic.
- b) The permitted uses for development with a building shall be subject to all of the following regulations:
 - i) Maximum Gross Floor Area 2,000 square metres
 - ii) Maximum Floor Space Index 0.95 times the lot area
 - iii) Maximum Number of Storeys 2 storeys
 - iv) Maximum Building Height 11 metres
 - v) Minimum Number of On-Site Parking Spaces (for all permitted uses) 18 spaces
 - vi) Minimum Number of On-Site Loading Spaces 1 space (Type "B")

vii)	Minimum Number of Bicycle Spaces	10 spaces
viii)	Minimum Lot Area	2,104 square metres
ix)	Minimum Setback of all Buildings and structures	As shown on Map 2

4. Use Restrictions

- a) Despite any provision of this By-law or By-law 6752, a Day Nursery, a Tattoo Parlour, Adult Entertainment Parlours and the keeping and having of any skill and chance, or part skill and part chance which are operated or activated in whole or part by or with mechanical or electrical means, shall be prohibited.
- b) All uses shall be located within a wholly enclosed Building. Open Outside Storage of goods, materials, equipment and outdoor display of merchandise, whether accessory to a permitted use or not, shall be prohibited. This provision shall not however apply to the temporary outside display of goods or materials being offered for sale during the hours of operation of the commercial uses on the subject lands.
- c) There shall be no roof signs.
- d) The basement of the building shall be used only for ancillary purposes.

5. Other Provisions

Nothing in Section 3, 8.A.25.(b) (iv) shall prevent:

- a) Building elements, equipment or Structures that are used for the functional operation of the Building, such as stair towers, elevator overruns, mechanical penthouses, roof access, vents, towers, antennas, maintenance equipment, storage and water supply facilities provided that the maximum height of the top of the Building element or Structure is no higher than the sum of 3.5 metres and the Height following the symbol "(H)" on Map 2, provided that the Building element, equipment or Structures does not exceed 40 percent of the roof area;
- b) Parapet walls, which shall have a maximum vertical projection of 0.6 metres;
- c) Cornices, lighting fixtures, window washing equipment, vents, awnings, canopies, ornamental elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, wheelchair ramps, fences, retaining walls, terraces, landscape and public art features and safety or wind protection, all of which may project to a maximum of 1.5 metres beyond the heavy lines shown on Map 2 other than *lot* boundary lines.

6. Within the lands shown on Map 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:

All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

7. Division of Lands:

Notwithstanding any existing or future severance or division of the lands subject to this exception, the regulations of the exception shall continue to apply to the whole of the lands.

8. Height shall be measured from the Canadian Geodetic Datum elevation of 126.15 metres.

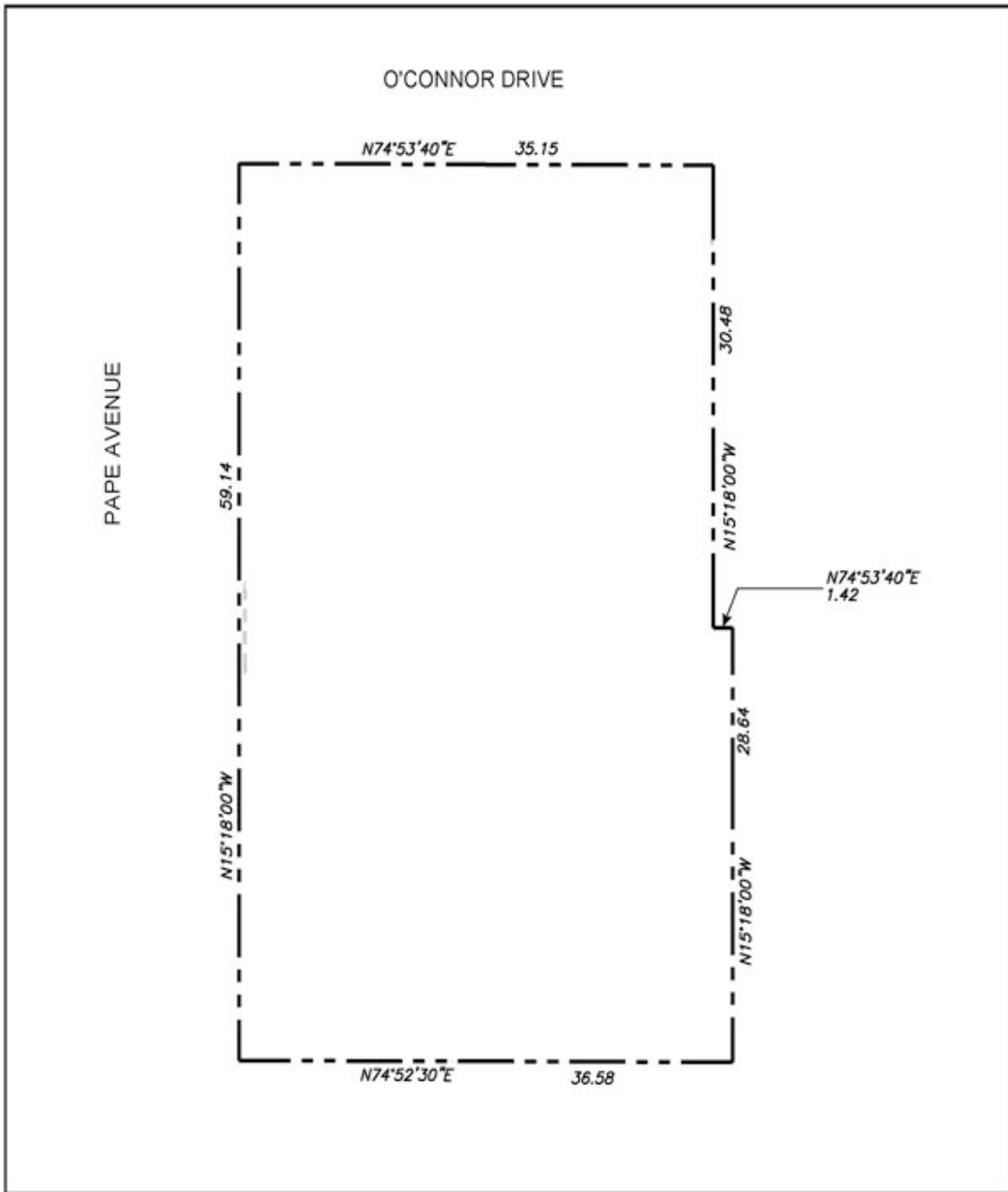
9. Except as amended in this By-law, all other provisions of the former Borough of East York Zoning By-law 6752, as amended, shall apply to the lands referred to in Section 8.A.25.

Enacted and passed on January 31, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



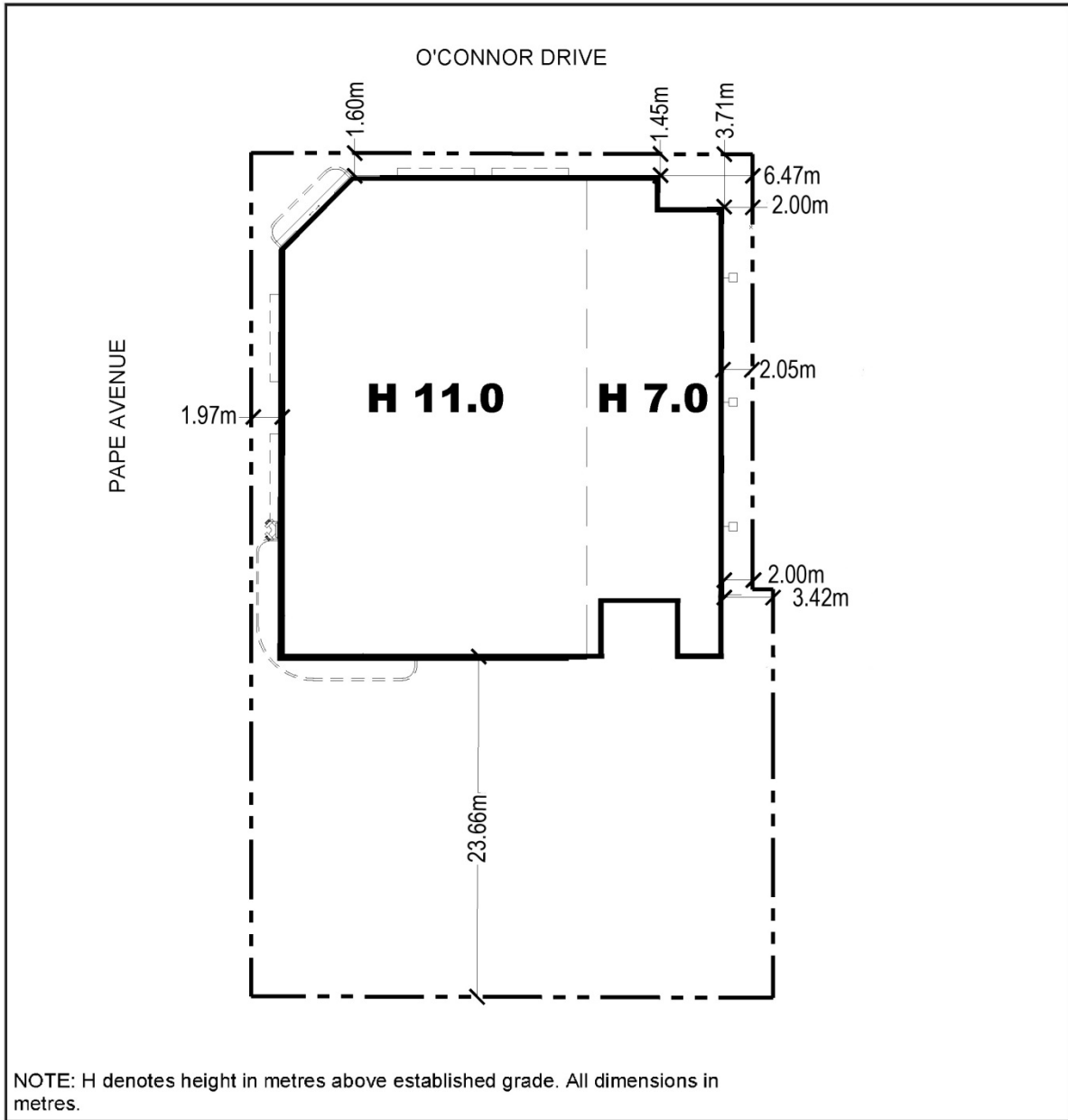
Map 1

125,129 & 131 O'Connor Drive and 1119 & 1121 Pape Avenue

File #: 14 178851 STE 29 OZ



Not to Scale
10/02/2017



NOTE: H denotes height in metres above established grade. All dimensions in metres.

