

Authority: North York Community Council Item NY24.6, as adopted by City of Toronto Council on June 8 and 9, 2021

CITY OF TORONTO

BY-LAW 499-2021

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 1755 Steeles Avenue West and to repeal By-laws 1297-2013 and 1081-2017.

Whereas the Council of the City of Toronto has been requested to amend Zoning By-law 7625 of the former City of North York, as amended, pursuant to Sections 34 and 36 the Planning Act, R.S.O. 1990, c. P 13, as amended, with respect to the lands known municipally in the year 2021 as 1755 Steeles Avenue West; and to pass this By-law; and

Whereas the Council of the City of Toronto conducted a public meeting under Section 34 of the Planning Act regarding the proposed Zoning By-Law amendment; and

Whereas the Council of the City of Toronto, at its meeting on June 8 and 9, 2021, adopted a resolution to amend Zoning By-law 7625 of the former City of North York;

The Council of the City of Toronto enacts:

1. By-laws 1297-2013 and 1081-2017 are hereby repealed.
2. Section 64.31(68) of By-law 7625 is hereby repealed and replaced by the following:

64.31(68)(H)

DEFINITIONS

- a) For the purposes of this Exception, "Development Block" shall mean one of the lettered blocks on Schedules 2 and 3;
- b) For the purposes of this Exception, "established grade" shall mean 188.8 metres above sea level;
- c) For the purposes of this Exception, "Existing Structure(s)" shall mean a building or buildings lawfully existing on the date of enactment of this By-law; and
- d) For the purposes of this Exception, "Site" shall mean the lands shown on Schedule 1.

PERMITTED USES

- e) Notwithstanding Section 31(2)(a), the only uses permitted on the Site within 70 metres of any lot in an R or RM zone shall be the uses permitted in an M1 zone.

- f) Notwithstanding subsection (e), the only use permitted on Development Block F is an accessory use in an accessory structure for a generator.
- g) Notwithstanding subsection (e), the only use permitted on Development Block G is an accessory use in an accessory structure for a generator and granular activated carbon vessels.

FLOOR SPACE INDEX

- h) The maximum floor space index is 1.0.

YARD SETBACKS

- i) The required yard setbacks shall be as indicated on Schedule 2 and all development on the Site shall be setback a minimum of 10 metres from the long term stable top of bank as determined by the Toronto and Region Conservation Authority.

LANDSCAPING

- j) In addition to the landscaping requirements of Section 31(6)(b) and 31(6)(c), a minimum 10 metre landscape buffer shall be provided along the east property line adjacent to Hidden Trail. Notwithstanding this requirement, where changes are not proposed through development, the existing landscape buffer shall be permitted.

BUILDING HEIGHT

- k) The maximum building height for Development Blocks A, B, C and D on Schedule 2 is the lesser of 23 metres or 4 storeys.
- l) The maximum height of a generator is 7.5 metres.

PARKING

- m) The minimum parking rates for all uses on the Site shall be as follows:
 - i) 850 parking spaces for a gross floor area of 90,000 square metres; and
 - ii) 1 space for each 190 square metres of gross floor area exceeding 90,000 square metres.

EXISTING STRUCTURES

- n) The Existing Structure shown as Building 18 shall be maintained in its current form at its current location as shown on Schedule 2; and

- o) The Existing Structure shown in outline on the southwest corner of Schedule 2 adjacent to Hidden Trail may be maintained in its current form, but the lands thereunder shall not be considered a Development Block if such structure is demolished.

HOLDING PROVISIONS

- p) The lands identified on Schedules 2 and 3, with the exception of Development Blocks A, E and G, are subject to a Holding (H) symbol. Prior to the removal of the Holding (H) symbol, the uses permitted are those uses permitted in an M2 zone subject to the regulations of this Exception, provided the permitted uses are located within an Existing Structure, and all other provisions of this Exception are complied with; and
- q) Prior to removing the Holding (H) symbol from Schedule 1, a Functional Servicing Report in a form and content satisfactory to the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager, Toronto Water must be filed with the City outlining the private and public infrastructure required to service the proposed development.

LAND DIVISION

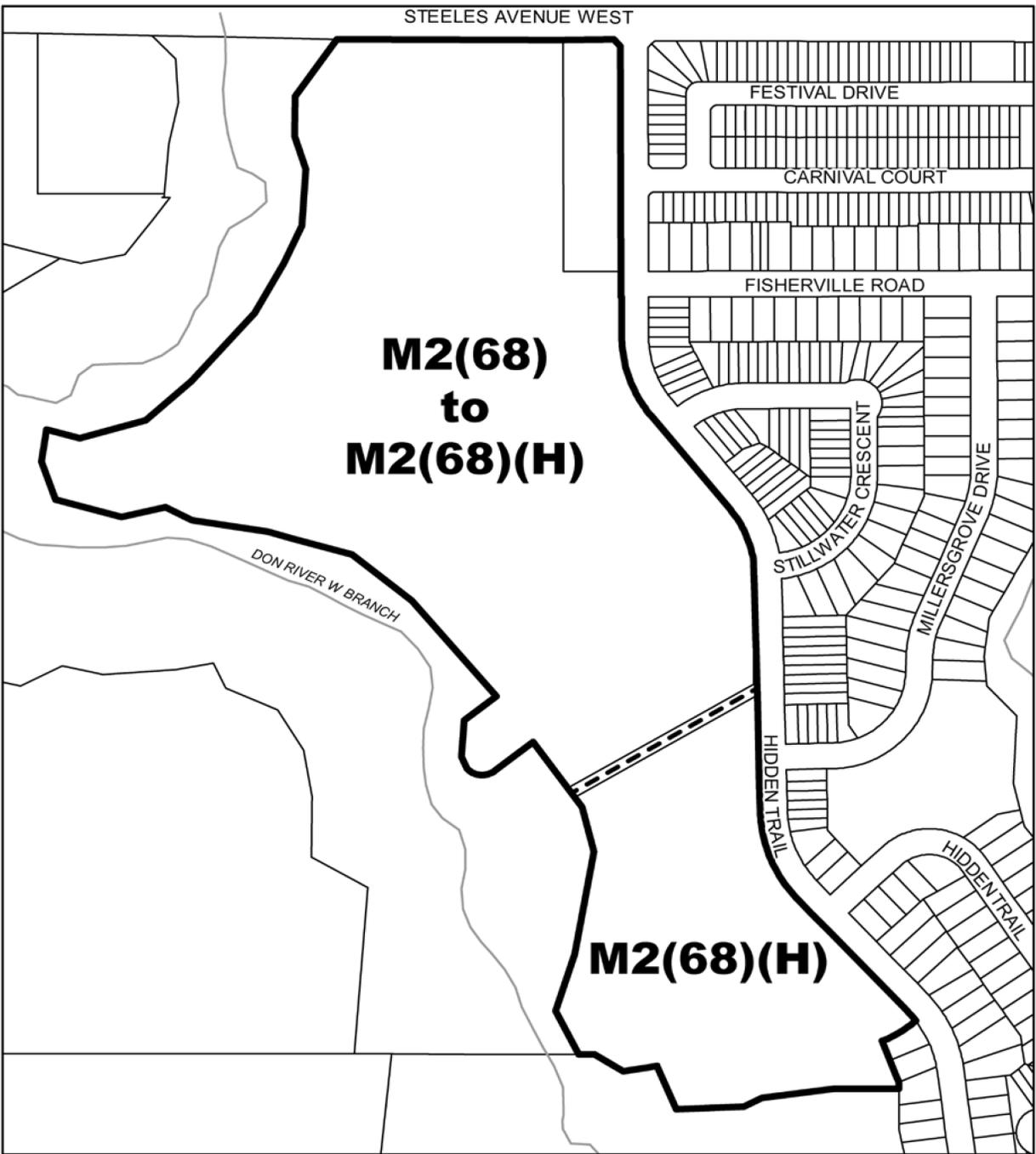
- r) Notwithstanding any severance, partition or division of the Site, the regulations of this Exception shall continue to apply to the whole of the Site as if no severance, partition or division has occurred.
3. Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land 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.

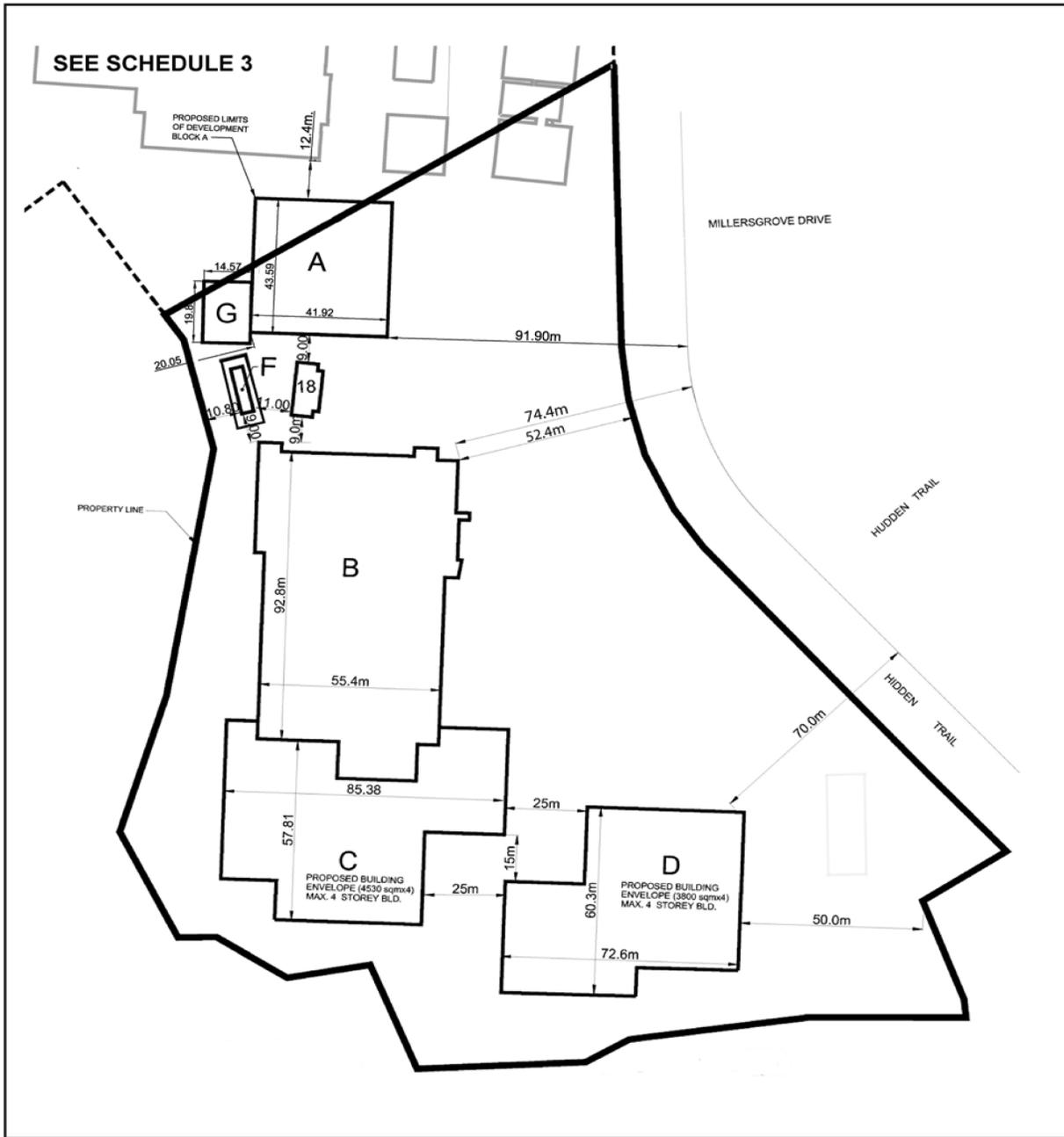
Enacted and passed on June 9, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)



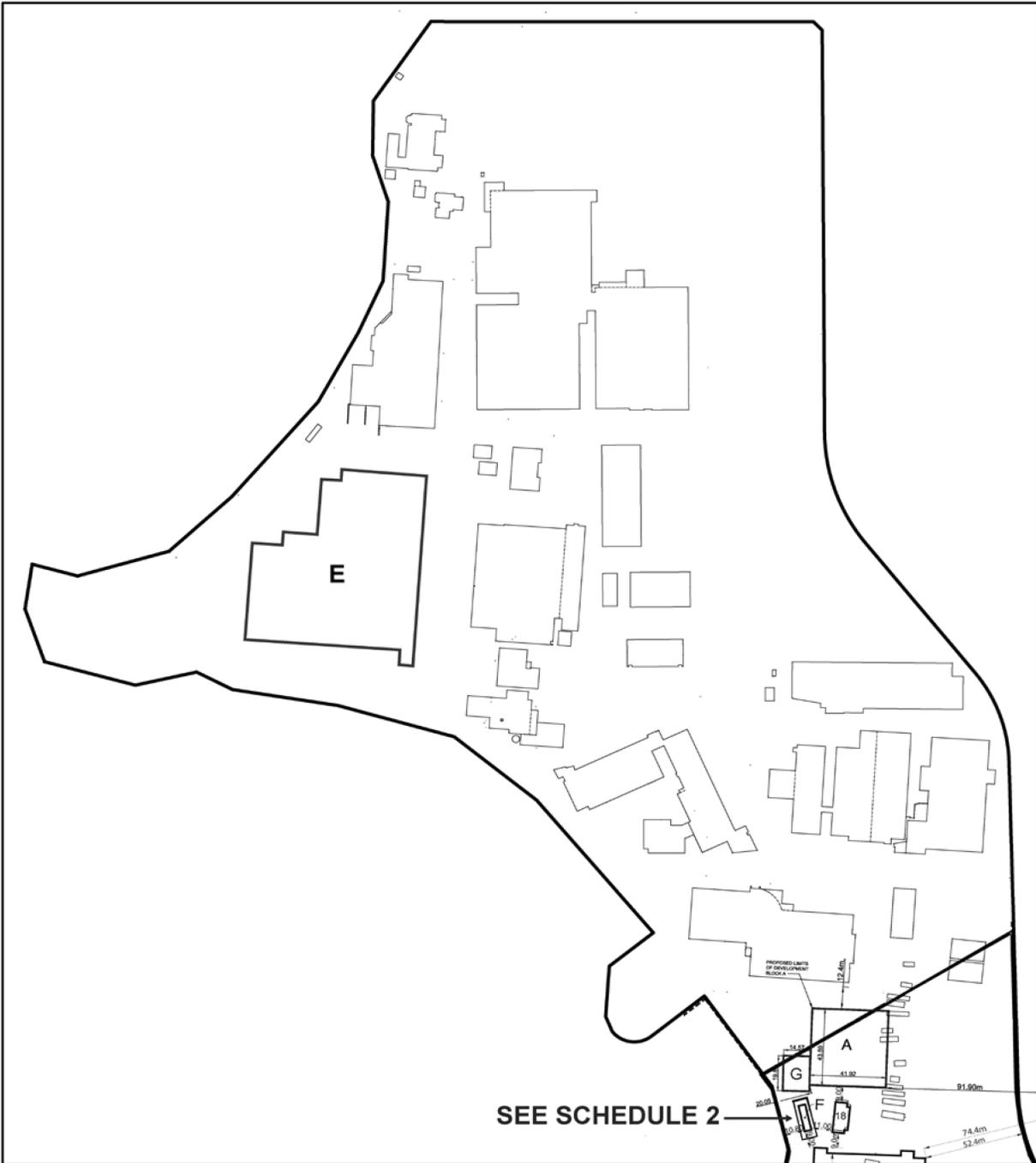


 **TORONTO**
Schedule 2

1755 Steeles Avenue West

File # 20 210685 NNY 06 OZ


Former City of North York By-law 7625
Not to Scale
04/29/2021



 **TORONTO**
Schedule 3

1755 Steeles Avenue West

File # 20 210685 NNY 06 0Z


Former City of North York By-law 7625
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