

REVISED ZONING BY-LAW  
RE: ITEM NY23.8

**CITY OF TORONTO**

**BY-LAW No. ~ -2017**

**To amend the former City of North York Zoning By-law No. 7625, as amended,  
with respect to the lands municipally known as 1755 Steeles Avenue West**

WHEREAS the Council of the City of Toronto has been requested to amend Zoning By-law No. 7625 of the former City of North York, as amended, pursuant to Sections 34 and 36 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, with respect to the lands known municipally in the year 2017 as 1755 Steeles Avenue West;

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 July 5, 2017, adopted a resolution to amend Zoning By-law No. 7625 of the former City of North York, as amended;

NOW THEREFORE the Council of the City of Toronto HEREBY ENACTS as follows:

**1.** Section 64.31(68) of By-law No. 7625 is hereby amended as follows:

**64.31(68)**

- (a) Schedule M2(68)(H) is deleted and replaced with Schedule M2(68)(H) of this By-law.

**PERMITTED USES**

- (b) A new Subsection immediately after Subsection (e) is added, which reads:

"Notwithstanding subsection (e), the only use permitted on Development Block F is an accessory use in an accessory structure for a generator."

**YARD SETBACKS**

- (b) Subsection (g) is deleted and replaced with the following:

"The required yard setbacks shall be as indicated on Schedule M2(68)(H) and all development on the Site shall be set back a minimum of 10 metres from the long term stable top of bank as determined by the Toronto and Region Conservation Authority."

**LANDSCAPING**

(c) Subsection (h) is deleted and replaced with the following:

"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."

## **BUILDING HEIGHT**

(d) A new subsection (j) is added under BUILDING HEIGHT which states:

The maximum height of a generator is 7.5 metres.

## **HOLDING PROVISIONS**

(d) Subsection (m) is deleted and replaced with the following:

"The lands identified on Schedule M2(68)(H), with the exception of Development Block B and F, are subject to a Holding (H) symbol. Prior to the removal of the (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 a building existing on February 1, 2013, or an addition thereto not exceeding 10% of the gross floor area or in a new building of less than 1,000 square metres and all other provisions of this Exception are complied with; and"

(e) Subsection (n) is deleted and replaced with the following:

"Prior to removing the Holding (H) symbol from Schedule M2(68)(H), a Functional Servicing Report in a form and content satisfactory to the Executive Director, Engineering and Construction Service must be filed with the City outlining the private and public infrastructure required to service the proposed development."

(f) Subsections shall be renamed as needed to accommodate the additional clauses.

ENACTED AND PASSED this ~ day of ~, A.D. 2017.

JOHN TORY,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

