

Attachment 3: Draft Amendments to former City of North York By-law 7625

Authority: North York Community Council Item ~ as adopted by City of Toronto Council on ~, 2018

CITY OF TORONTO

Bill ~

BY-LAW ~-2018

To amend former City of North York Zoning By-law 7625, as amended, respecting the lands municipally known as 772X Don Mills Road, 11 Four Winds Drive, 3933 and 3939 Keele Street, and 1725 and 2510-2592 Finch Avenue West

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 7625 are amended in accordance with Schedule 1 of this By-law.
2. Section 64.39 of By-law 7625 is amended by adding Exception 64.39(5), so that it reads:

O3(5)
(a) Regulation 39.2(a) does not apply to a public transit use.
3. Section 64.24 of By-law 7625 is amended by adding Exception 64.24(16), so that it reads:

C2(16)
(a) Despite regulation 24.1, a public transit use is permitted.
(b) Regulation 24.2.1 does not apply to a lot with a public transit use.
(c) Regulations 24.2.2 and 24.2.2.1 do not apply to a public transit use
4. By-law 22134, as it pertains to Section 64.14-A of former City of North York Zoning By-law 7625, is amended by amending Section 9, so that it reads:

9. THAT notwithstanding the provisions of Sections 15.9, 20-A.2.2, 20-A.2.3, 20-A.2.4, 20-A.2.4.1, 20-A.2.5 and 20-A.2.6 of By-law 7625, as amended, the lands designated as Block H on Schedule B may be used for the purpose of three high-rise apartment buildings, six low-rise apartment buildings and public transit uses, in accordance with the following provisions:
 - (a) the said apartment buildings shall be erected in the locations shown on the said Schedule B;
 - (b) that the total lot coverage of the said buildings shall not exceed 21.75 percent of the lot area;
 - (c) that the minimum front, rear and side yards of the said buildings shall be as

- shown on the said Schedule B;
 - (d) that the total gross floor area of the said buildings shall not exceed 740,565 square feet, not including the areas of all floors below grade;
 - (e) that the said apartment buildings shall contain a total of not more than 548 dwelling units;
 - (f) that the building height of the three high-rise apartment buildings shall not exceed 100 feet;
 - (g) that the building height of the six low-rise apartment buildings shall not exceed four storeys;
 - (h) that provisions (b), (c), and (d) shall not prevent the use of the land for a public transit use; and
 - (i) that all other provisions of By-law 7625, as amended, are complied with.
- 5. By-law 28107 as it pertains to Sections 15.4(a), 15.4(b) and 20-A.1 of former City of North York Zoning By-law 7625, as amended, is amended by amending clause (a) of Section 2, so that it reads:
 - (a) Uses Permitted - apartment house dwellings
 - a retail store
 - public transit;
- 6. Section 64.33 of By-law 7625 is amended by adding new Site Specific Provisions to Exception 64.33(67), so that it reads:

MC(67)(H)

 - (a) For the areas shown as parcels 1, 2, and 3 on Schedule MC(67) the combined maximum gross floor area of all buildings is:
 - (b)
 - (i) 16,316 square metres for parcel 1;
 - (ii) 11.302 square metres for parcel 2; and
 - (iii) 5,370 m² for parcel 3.
 - (b) Despite regulation 33(2), a public transit use is permitted.
 - (c) Despite regulation 33(5)(a), a maximum floor space index of 1.0 is permitted and is calculated only for the above ground portion of a building or structure with a public transit use; and
 - (d) Regulation 33(6) does not apply to a public transit use.
- 7. Section 64.33 of By-law 7625 is amended by adding Exception 64.33 (105), so that it reads:

MC(H)(105)

 - (a) Despite regulation 33(2), a public transit use is permitted.
 - (b) Despite regulation 33(5)(a), a maximum floor space index of 1.0 is permitted and is calculated only for the above ground portion of a building or structure with a public transit use; and
 - (c) Regulation 33(6) does not apply to a public transit use.

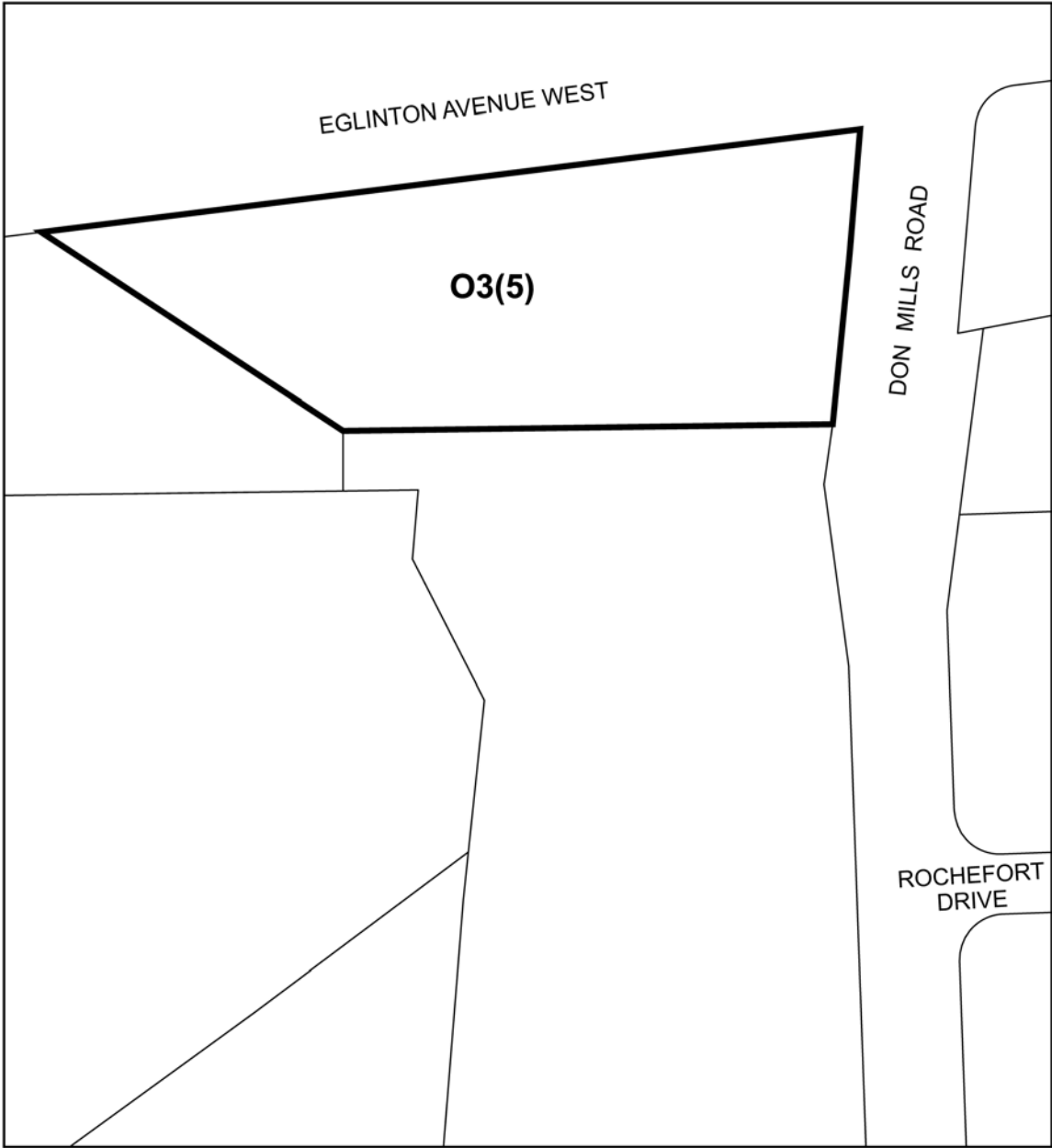
Enacted and passed on , 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule 1



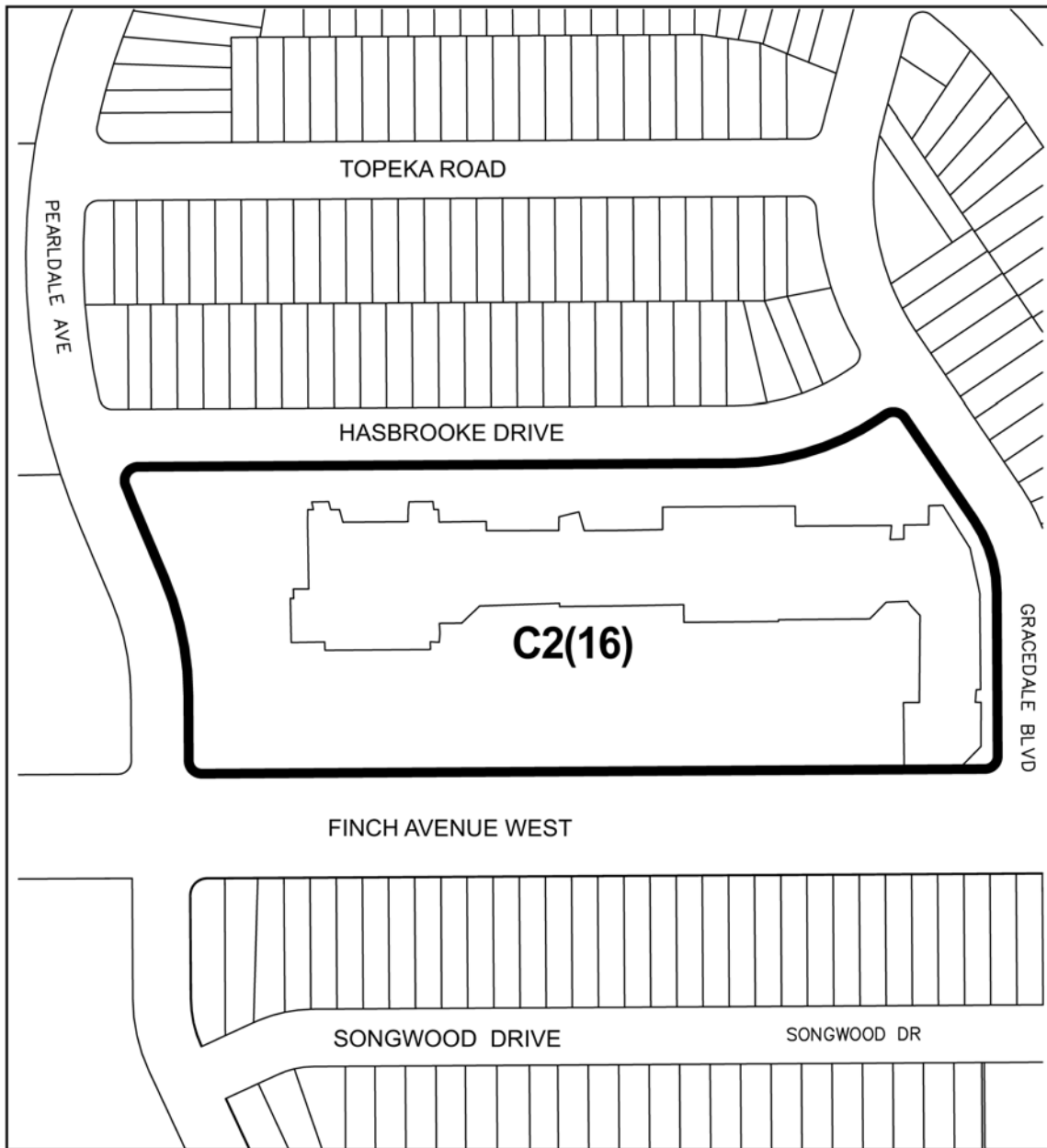
Schedule 1

Part Lot 9, 10, Concession 3, City of Toronto

ECLRT & FWLRT Zoning By-law Amendment

Date: 05/17/18
Approved by: T.S.

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Not to Scale



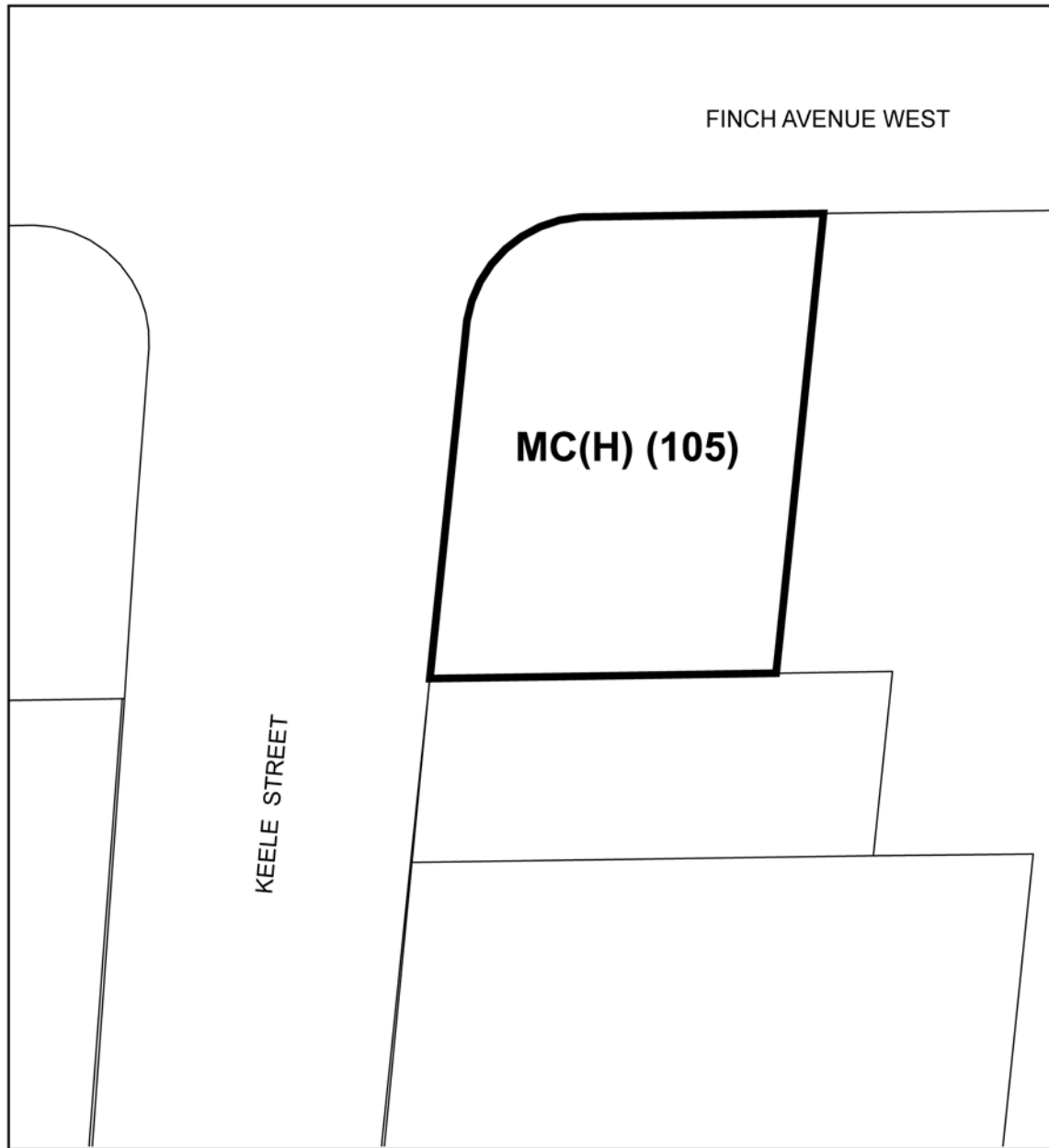
Schedule 1

Plan M1078, Block A & B, City of Toronto

ECLRT & FWLRT Zoning By-law Amendment

Date: 05/17/18
Approved by: T.S.

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Not to Scale



Schedule 1

Part Lot 20, Concession 3 West of Yonge Street, City of Toronto

ECLRT & FWLRT Zoning By-law Amendment

Date: 05/17/18
Approved by: T.S.

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Not to Scale