

Draft Zoning By-law Amendment (438-86), June 24, 2020

CITY OF TORONTO

BY-LAW No. XXX-2020

To further amend former City of Toronto Zoning By-law No. 438-86, as amended by By-law 841-2002, with respect to the lands known as 274 St. Johns Road, 625-637 Runnymede Road and 40 Fisken Avenue

WHEREAS the Council of the City of Toronto has been requested to amend its by-law pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, with respect to lands known municipally in the year 2019 as 274 St. Johns Road, 625-637 Runnymede Road and 40 Fisken Avenue; 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*; and

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

1. City of Toronto By-law 841-2002 amending the former City of Toronto By-law 438-86, as amended, is further amended as follows:
 - a. Section 2(4) is deleted in its entirety and replaced with the following:

“(4) the maximum combined *non-residential gross floor area* of the *long term care facility* and *accessory* uses shall be not more than 28,000 square metres and there shall be no *residential gross floor area*”.
 - b. Section 2(5) is deleted in its entirety and replaced with the following:

(a) not less than 0.42 parking spaces per 100 square metres of existing *gross floor area* are provided on the *Site* to serve the existing *public hospital*; and

(b) not less than 0.30 parking spaces per *habitable room* are provided on the *Site* to serve the *home for the aged*.”
 - c. Not less than 4 *accessible* parking spaces are provided on the *Site* where each parking space must have the following minimum dimensions:
 - i. Length of 5.6 metres;
 - ii. Width of 3.9 metres; and
 - iii. Vertical clearance of 2.1 metres.”
 - d. Notwithstanding 6(1), a *commercial parking lot* and *commercial parking garage* are permitted uses on the *Site* in conjunction with a *public hospital* and a *home for the aged*; and for the purposes of this By-law a *commercial parking garage* shall not be calculable *non-residential gross floor area*.

- e. Map 2 is deleted and replaced with the attached Map 2.
 - f. Map 3 is deleted and replaced with the attached Map 3.
2. For the purposes of this By-law, the *Site* shall be considered as a single *lot* notwithstanding any division of ownership of the *Site* so that any internal lot lines created by any such division shall not be construed to create new *lot* lines, provided all other provisions of Zoning By-law No. 438-86, including the provisions relating to setbacks from the external *lot* lines of the *Site* are complied with.
 3. For the purposes of this By-law, all italicized expressions shall have the same meaning as each such word or expression as defined in By-law No. 841-2002 or in By-law No. 438-86, as amended.

ENACTED AND PASSED this XXth day of XXXX, A.D. 2020.

JOHN TORY
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)





