

Authority: North York Community Council Report No. XX, Clause No. XX,
as adopted by City of Toronto Council on
Enacted by Council:

CITY OF TORONTO BY-LAW

No. XXX-XXXX

To amend former City of North York By-law No. 7625 in respect of lands municipally known as 3401 Dufferin Street and 1 Yorkdale Road.

WHEREAS the Council of the City of Toronto has been requested to amend Zoning Bylaw No. 7625 of the former City of North York, as amended, 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 2017 as 3401 Dufferin Street and 1 Yorkdale Road;

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;

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

1. Section 64 of By-law No. 7625 of the former City of North York is amended by adding the following, which replaces in its entirety section 64.25(2):

“64.25(X) C3(2)(h)

DEFINITIONS

- (a) **Floor Area, Gross** shall mean the total area of all of the floors in a building above or below grade measured from the outside of the exterior walls but excluding car parking areas, loading and storage facilities within the building.

PERMITTED USES

- (b) In addition to the uses permitted in the C3 zone, the following uses shall also be permitted:

custom workshop making articles or products to be sold at retail on the premises;
display for sale of motor vehicles in a building;
Licensed Child Care Centre;
Hotel;
Motel;
Taxi stand;
and
Transportation Terminal.

EXCEPTION REGULATIONS

(c) Lot Area, Lot Coverage, Lot Frontage

There shall be no lot area, lot coverage and lot frontage requirements.

(d) Building Setbacks

- (i) The minimum setback above grade shall be 3 metres from Dufferin Street;
- (ii) The minimum setback above grade shall be 2 metres from Yorkdale Road;
- (iii) The minimum setback above grade shall be 20 metres from the southern property boundary.
- (iv) There shall be no minimum setbacks from the property line below grade.

(e) Schedule D Airport Hazard Map shall not apply.

(f) Holding Provision

The lands delineated on Schedule “1” are zoned with the "h" Holding Symbol, and shall not be used for an amount of gross floor area and/or a number of units greater than those permitted under clause (g)(i)-(iii) until the "h" Holding Symbol has been removed. An amending by-law to remove the "h" Holding Symbol in whole, or in part, shall be enacted by City Council upon the following occurring:

- (i) submission of a satisfactory traffic study;
- (ii) submission of a satisfactory servicing report;
- (iii) submission of a satisfactory Community Services and Facilities study if residential uses are proposed;
- (iv) if residential or child care centre uses are proposed, submission of a satisfactory noise study; and
- (v) if below-grade parking structures are proposed, submission of a satisfactory geotechnical study.

(g) Prior to the removal of the "h" Holding Symbol, the following maximum gross floor area and/or maximum number of units shall be allowed:

- (i) 350 residential units;
- (ii) 250 hotel units; and
- (iii) 400,000 m² gross floor area of commercial uses, not including a hotel.

(h) Gross Floor Area

The maximum gross floor area shall be 727,000 m².

(i) Building Height

The maximum heights will be as indicated on Schedule “C3(Y)”.

(j) Landscaping

No minimum area of landscaping shall be required.

(k) Parking Requirements

- (i) For the purposes of calculating vehicle parking, loading, and bicycle parking requirements, retail shall mean any non-office, non-hotel commercial use;
- (ii) A minimum of 1 parking space per 29 m² of gross leasable floor area and a maximum of 1 parking space per 20 m² of gross leasable floor area shall be provided for retail uses;
- (iii) A minimum of 1 parking space per 66.7 m² of gross leasable floor area and a maximum of 1 parking space per 48 m² of gross leasable floor area shall be provided for office uses;
- (iv) A minimum of 1.0 resident and 0.1 visitor parking space and a maximum of 1.2 resident and 0.2 visitor parking space per residential unit shall be provided for residential uses;
- (v) A minimum of 1.0 parking space per unit for hotel uses shall be provided.

(l) Shared Parking Provisions

Parking is to be shared between uses following the chart below:

Use	AM	PM	EVE/SAT
Retail	20%	100%	100%
Office	100%	60%	0%
Residential - Resident	100%	100%	100%
Residential Visitor	10%	35%	100%
Hotel	80%	75%	100%

AM = 6AM = 6a.m. to Noon.

PM = Noon to 6 p.m.

Eve = 6 p.m. to 6 a.m

(m) Loading Requirements

The minimum number of loading spaces are to be provided in accordance with the chart below:

Use	Magnitude (m ² of GFA/units)	Space Required
Retail	0 to 499	None required
	500 to 1,999	1 Type "B"
	2,000 to 4,999	2 Type "B"
	5,000 to 9,999	3 Type "B"
	10,000 to 19,999	1 Type "A" and 3 Type "B"
	20,000 to 29,999	1 Type "A", 3 Type "B" and 1 Type "C"
	30,000+	1 Type "A", 3 Type "B" and 1 Type "C"

Office	0 to 499	None required
	500 to 999	1 Type "B"
	1,000 to 1,999	1 Type "B" and 1 Type "C"
	2,000 to 3,999	1 Type "B" and 2 Type "C"
	4,000 to 27,999	2 Type "B" and 2 Type "C"
	28,000 to 51,999	2 Type "B" and 3 Type "C"
Residential	52,000+	A minimum of 2 Type "B" and 3 Type "C"
	0 to 30 units	None required
	31 to 399 dwelling units	1 Type "G"
Hotel	400+ units	1 Type "G" and 1 Type "C"
	0 to 4,999	1 Type "B"
	5,000 to 9,999	1 Type "B" and 1 Type "C"
	10,000 to 19,999	2 Type "B" and 1 Type "C"
	20,000 to 49,999	2 Type "B" and 2 Type "C"
	50,000+	minimum 1 Type "A", 1 Type "B" and 2 Type "C"

(n) **Bicycle Parking Requirements**

The minimum number of bicycle parking spaces are to be provided in accordance with the chart below:

Use	Long-term Bicycle Parking	Short-term Bicycle Parking
Retail	0.13 spaces/ 100 m ² of internal floor area	3+ 0.25 spaces/ 100 m ² of internal floor area
Office	0.13 spaces/ 100 m ² of internal floor area	3 + 0.15 spaces/ 100 m ² of internal floor area
Residential	0.68 spaces/ unit	0.07 spaces/ unit
Hotel	N/A	N/A

- (o) An ornamental wall a minimum 1.8m high shall be required along the southerly boundary where the lands abut an R or RM zone.

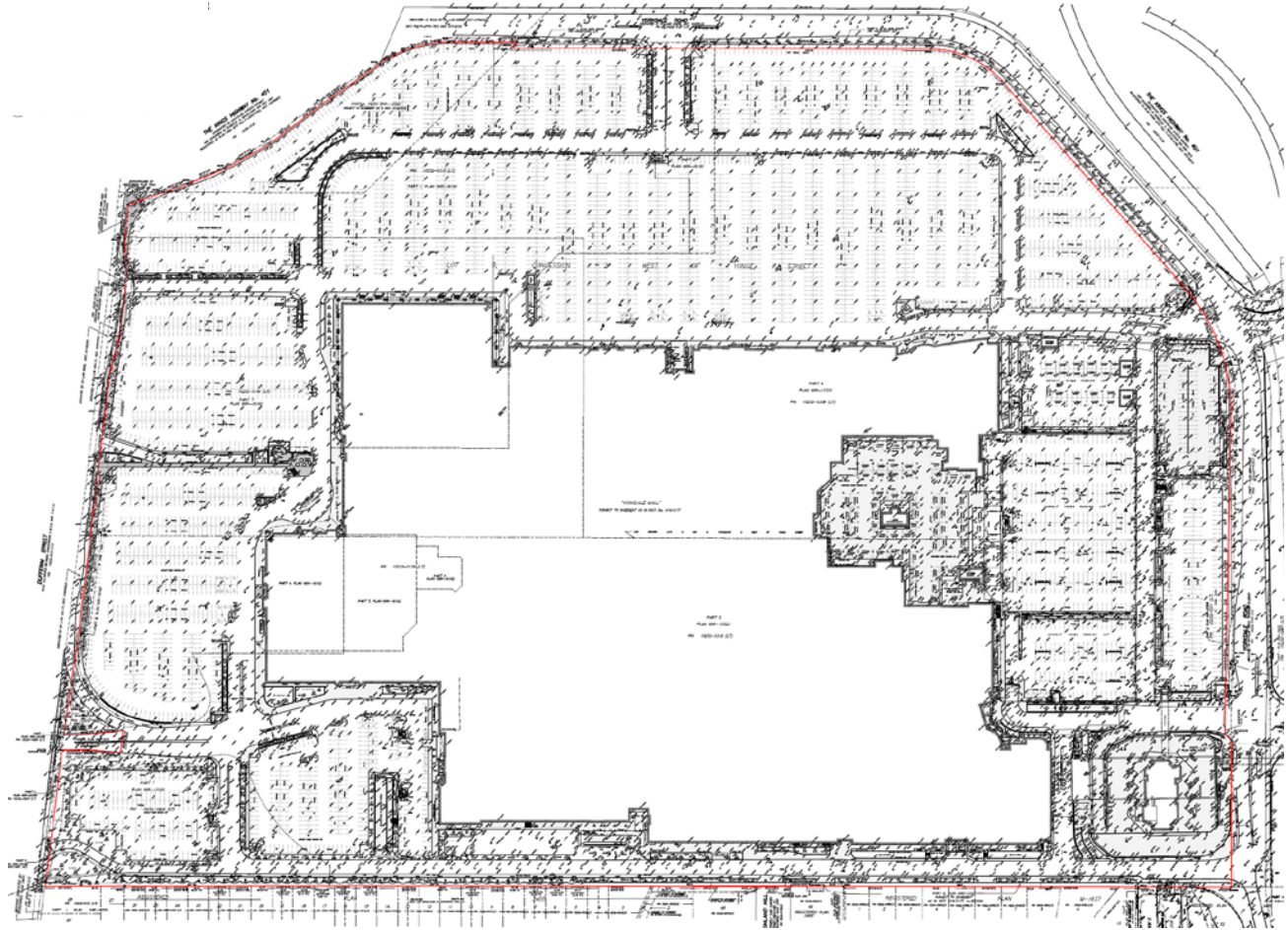
ENACTED AND PASSED this X day of X, A.D. 20XX.

JOHN TORY,
Mayor

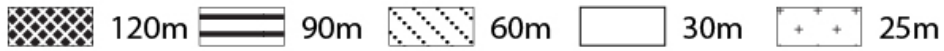
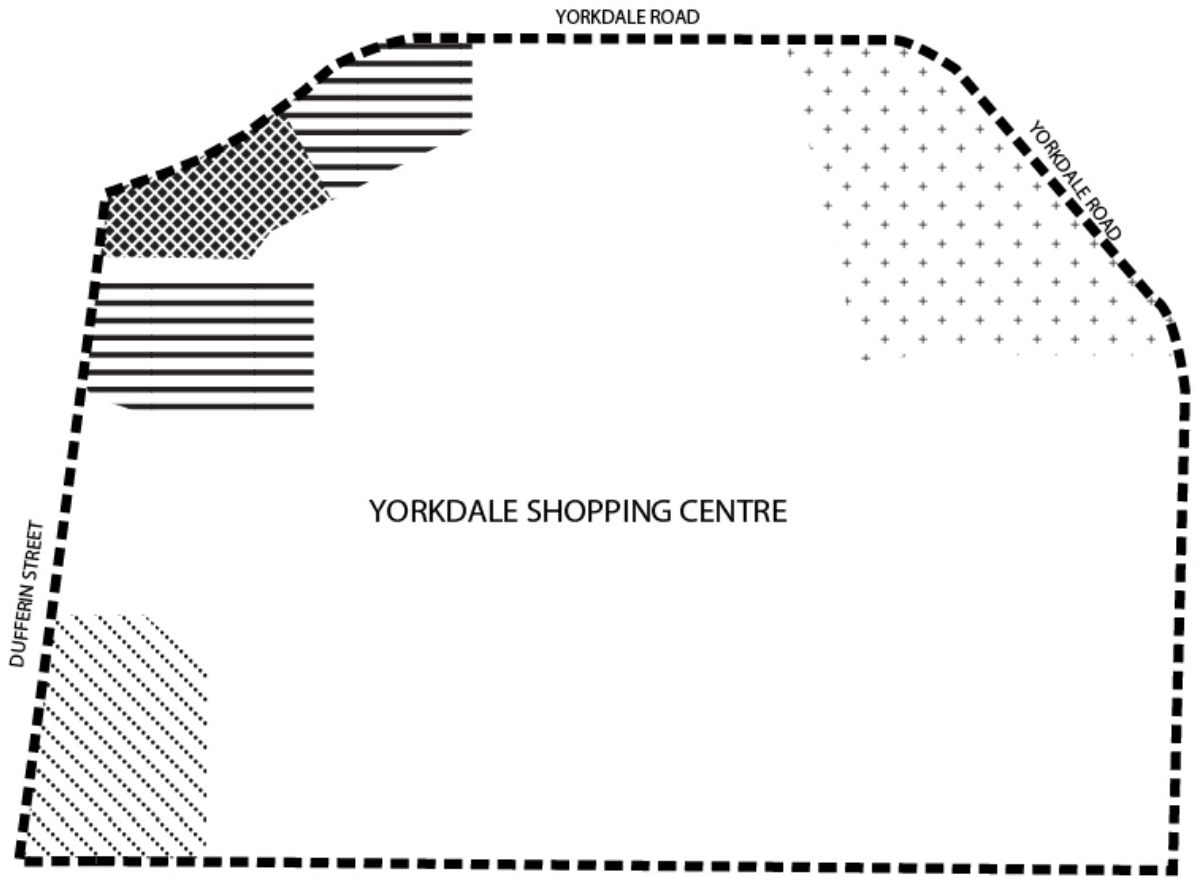
ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "C3(X)"



SCHEDULE "C3(Y)"



CITY OF TORONTO BY-LAW**No. XXX-XXXX****To amend City of Toronto By-law No. 569-2013 in respect of lands municipally known as 3401 Dufferin Street and 1 Yorkdale Road.**

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 HEREBY ENACTS as follows:

1. Chapter 900.11 of By-law No. 569-2013 of the City of Toronto is amended by adding the following:

(XX) Exception CR XX

The lands as delineated on Schedule “1”, or a portion thereof as noted below, are subject to the following Site Specific Provisions, By-laws and Prevailing Sections. No other sections of By-law 569-2013 shall apply to the lands.

Site Specific Provisions:

Section 64.25(X) of Former City of North York Zoning By-law 7625.

Prevailing By-laws and Prevailing Sections:

(A) Former City of North York by-laws 7625.

SCHEDULE "1"

