

Authority: North York Community Council Item NY#### as adopted by City of Toronto Council on \_\_\_\_\_

**CITY OF TORONTO**

**BY-LAW ####-2020**

**To amend By-law No. 1916, as amended, for the former Town of Leaside, with respect to lands municipally known as 126 and 132 Laird Drive**

**WHEREAS** Council of the City of Toronto has the authority pursuant to 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. Schedule A of By-law 1916, as amended, of the former Town of Leaside, is amended in accordance with Schedule A of this By-law by adding a new site-specific MRC.4(x####) Zone.
2. Former Town of Leaside Zoning By-law 1916, as amended, is hereby further amended by adding the following new Section 6.11.3 immediately after Section 6.11.2 as follows:

6.11.3 126 and 132 Laird Drive

1. Area Restricted

The provisions of this section shall only apply to the parcel of land delineated by heavy lines on Schedule A attached to and forming part of By-law [Clerks to insert By-law No.].

2. General Provisions

(1) Definitions

(a) For the purpose of this exception the following definitions will apply:

- i. Gross Floor Area shall mean the sum of the total area of each floor level of a building, above and below ground, measured from the exterior of the main wall of each floor level, but excluding:
  - (i) parking, loading, service corridors, and bicycle parking and associated bicycle rooms below established grade;

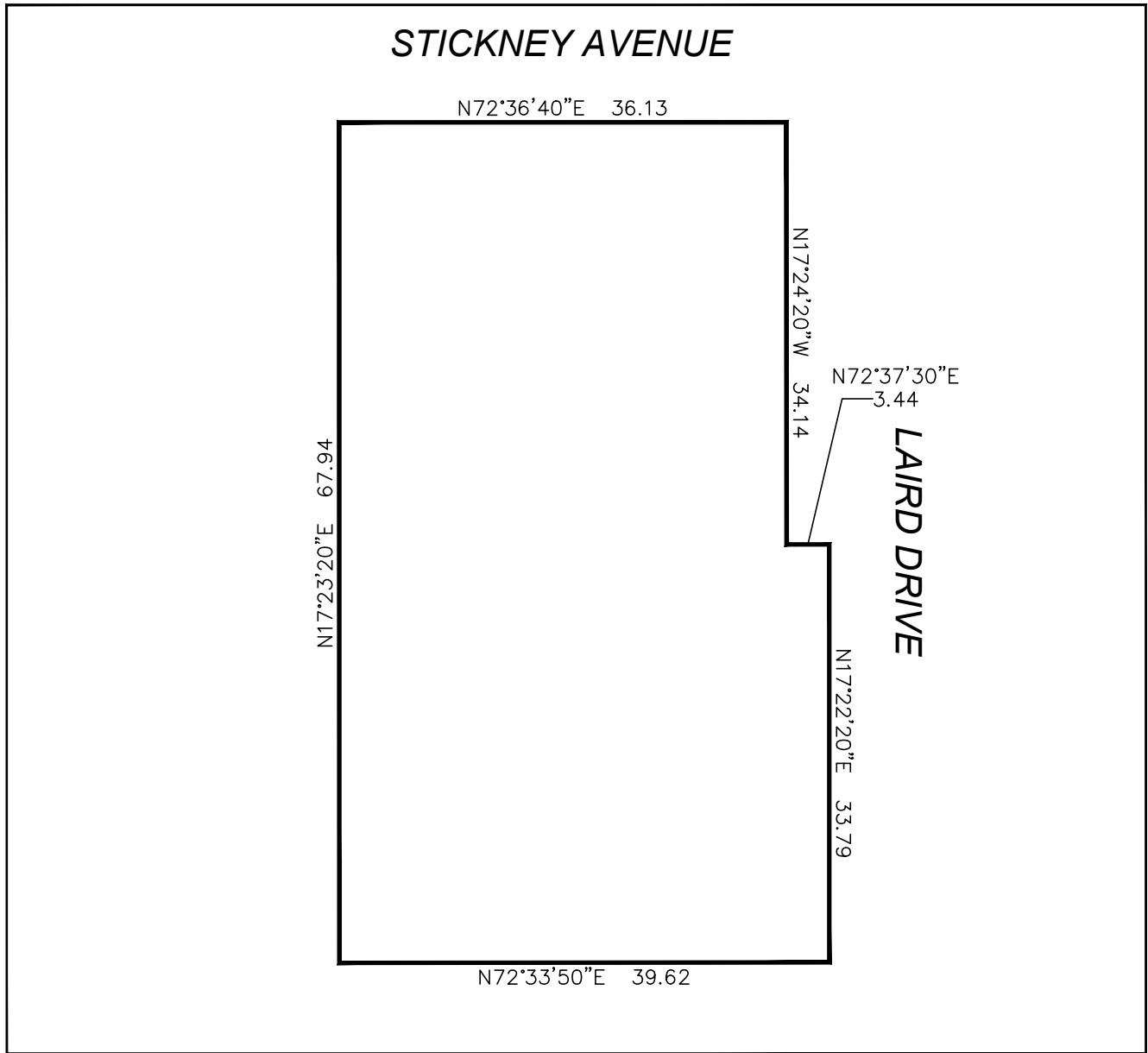
- (ii) required loading spaces and required bicycle parking spaces and associated bicycle rooms at or above established grade;
    - (iii) storage rooms, washrooms, electrical, utility, service corridors, mechanical and ventilation rooms at or above established grade;
    - (iv) indoor amenity space required by this by-law;
    - (v) elevator shafts;
    - (vi) garbage shafts;
    - (vii) mechanical penthouse; and
    - (viii) exit stairwells in the building;
  - ii. Established Grade shall mean 130.55 metres Canadian Geodetic Datum;
  - iii. Height shall mean the distance between the Established Grade and the elevation of the highest point of the building;
  - iv. Live-work unit shall mean a business in a dwelling unit, where the dwelling unit is the principal residence of the business operator;
  - v. Lot shall mean the parcel of land delineated by heavy lines on Schedule A attached to and forming part of By-law [Clerks to insert By-law No.];
  - vi. Bicycle Parking Space shall mean an area used for parking or storing a bicycle;
  - vii. Bicycle Room shall mean an indoor space that is designed and equipped for the purpose of parking and securing bicycles;
  - viii. Long-Term Bicycle Parking Spaces shall mean bicycle parking spaces for use by the occupants or tenants of a building;
  - ix. Short-Term Bicycle Parking Spaces shall mean bicycle parking spaces for use by visitors to a building;
- (2) Permitted Uses
- (a) Apartment Dwelling;
  - (b) Retail Commercial uses;
  - (c) Business and Professional Office;
  - (d) Restaurant;
  - (e) Live-work; and
  - (f) Structures Accessory to the foregoing.
- (3) General Requirements

- (a) A maximum total gross floor area on the lot shall not exceed 10,500 square metres;
  - (b) The maximum building height of any building or structure, or portion thereof on the lot, shall not exceed the maximum height limit in metres and number of storeys as shown on Schedule B attached to and forming part of By-law [Clerks to insert By-law No.];
  - (c) Notwithstanding (2)(b) above, those elements included in Regulation 40.5.40.10(5) of Zoning By-law No. 569-2013, as amended, may exceed the maximum height limits shown on Schedule B;
  - (d) The minimum building height of any building or structure, or portion thereof on the lot, shall not exceed the maximum height limit in metres and number of storeys as shown on Schedule B attached to and forming part of By-law [Clerks to insert By-law No.];
  - (e) Notwithstanding (2)(d) above, those elements included in Clause 40.5.60 and Regulation 40.10.40.60 of Zoning By-law No. 569-2013, as amended, may exceed the maximum height limits shown on Schedule B;
  - (f) Vehicular spaces are required in accordance with the following minimum ratios:
    - i. 0.47 vehicle parking spaces for each dwelling unit for residents; and
    - ii. 0.08 vehicle parking spaces for each dwelling unit for visitors.
  - (g) 1 loading space is required with the following dimensions:
    - i. Minimum length of 13.0 metres;
    - ii. Minimum width of 4.0 metres; and
    - iii. Minimum vertical clearance of 6.1 metres.
  - (h) Bicycle parking spaces are required in accordance with the following minimum ratios:
    - iv. 0.9 bicycle parking spaces for each dwelling unit for residents; and
    - v. 0.1 bicycle parking spaces for each dwelling unit for visitors.
3. Notwithstanding any of the provisions of this By-law, as amended, a temporary sales office is permitted on the lot.
4. Notwithstanding anything else contained in By-law [Clerks to insert By-law No.], the provisions of Section 6.11.3 shall continue to apply collectively to all of the lands identified on Schedule A, notwithstanding any future division of the lands into two or more parcels of land.

ENACTED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2020.

JOHN TORY,  
Mayor

ULLIS S. WATKISS  
City Clerk



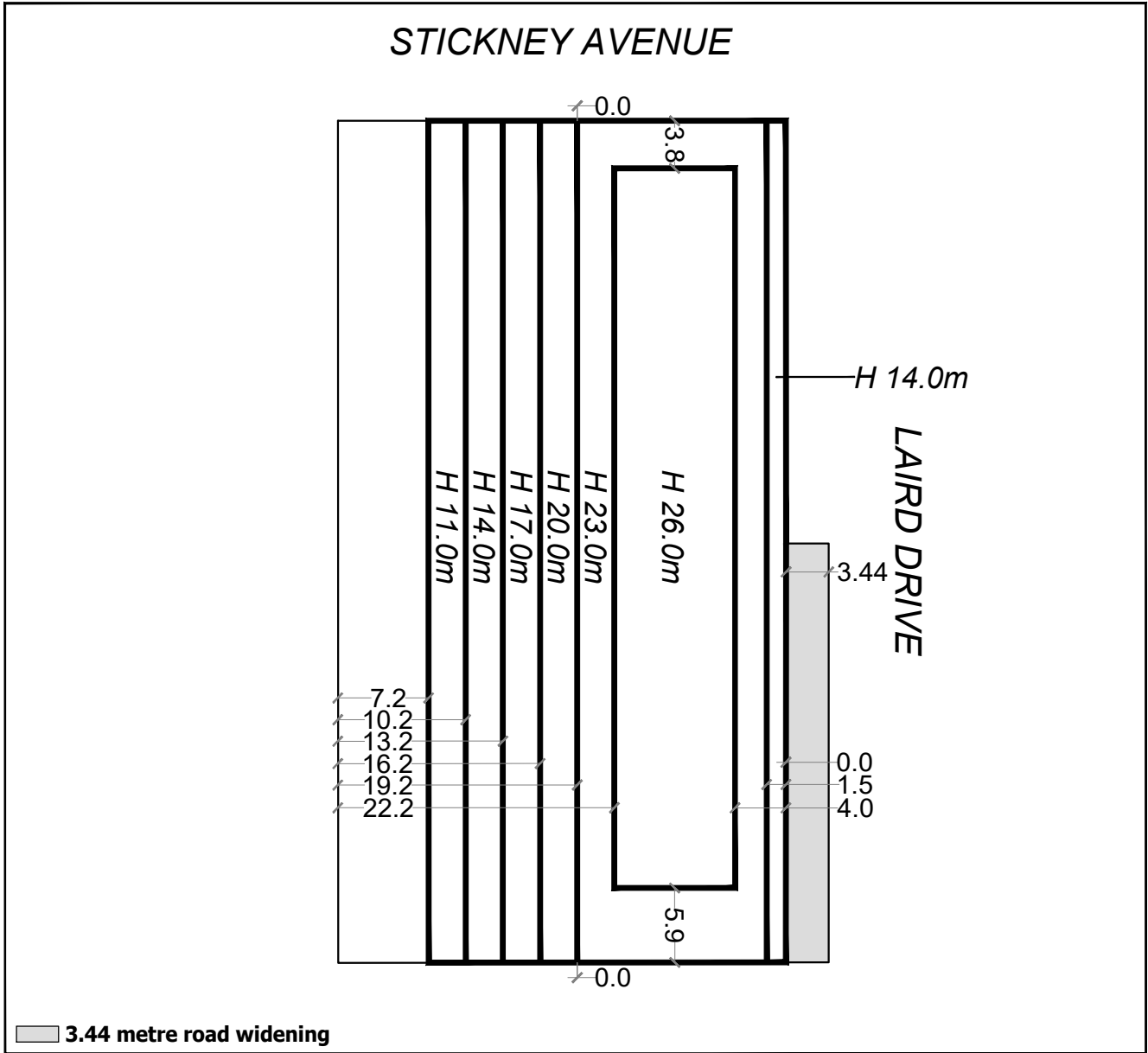
Schedule A

126-132 Laird Drive, Toronto

File #20\_\_\_\_\_



Not to Scale



Schedule B

126-132 Laird Drive, Toronto

File #20 \_\_\_\_\_



Not to Scale