CITY OF TORONTO

BY-LAW No. XXX-2019

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 Fiskens 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 Fiskens 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 1(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 28,500 square metres and there shall be no residential gross floor area”.

   b. Section 1(5) is deleted in its entirety and replaced with the following:

   “(5) not less than 170 parking spaces are provided on the Site to serve the long term care facility and the long term care facility is served by one full access driveway from Runnymede Road and one one-way driveway from St. John’s Road.”

   c. Map 2 is deleted and replaced with the attached Map 2.

   d. 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. 2019.

JOHN TORY 
Mayor

ULLI S. WATKISS 
City Clerk

(Corporate Seal)
274 St. John’s Road, 625-637 Runnymede Road and 40 Fisken Avenue, Toronto

Map 2

City of Toronto By-law No. ____- 2019

Not to Scale