

Authority: Etobicoke York Community Council Item EY30.1, as adopted by City of Toronto Council on May 22, 23 and 24, 2018

## CITY OF TORONTO

### Bill 824

### BY-LAW -2018

#### **To amend Chapters 304, 320 and 324 of the Etobicoke Zoning Code with respect to the lands municipally known in 2017 as 2200 Islington Avenue.**

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; and

Whereas pursuant to Section 36 of the Planning Act, the Council of a municipality may in a by-law passed under Section 34 of the Planning Act, by the use of the holding symbol "H" in conjunction with any use designation, specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law; and

Whereas the City of Toronto Official Plan contains provisions relating to the use of a holding symbol "H";

The Council of the City of Toronto enacts:

1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, is amended, by affirming the classification of the lands located in the former Township of Etobicoke, as described in Schedule A attached as Class 1 Industrial (IC1) and Class 1 Industrial (IC1(H)), subject to the following provisions:
2. Notwithstanding Sections 304-36, 320-21, and 320-22 the following development standards shall now apply to the Class 1 Industrial Zone (IC1) and Class 1 Industrial (IC1 H) Zones shown on Schedule B.

**3. Definitions:**

The provisions of Section 304-3 Definitions of the Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law, the following definitions shall apply:

**Bicycle Parking Space** - shall mean an area used for parking or storing a bicycle.

**Brew Your Own Operation** – shall mean a service use where members of the public can make their own beer, wine or other beverages, for consumption off the premises, and where the owner or operator may retail related equipment or ingredients.

**Building Envelope** - shall mean the building area permitted within the setbacks established in section 6 of this By-law.

**Beer Production Facility** – shall mean a building or part of a building where beverages are prepared and offered for retail sale to the public for consumption on or off the premises and where the use may be associated with a restaurant.

**Lands** – shall mean the lands as described in Schedule ‘A’ attached and shall be based on the gross land area prior to all dedications, conveyances and Lot divisions.

**Mechanical Floor Area** – shall mean a room or enclosed area, including its enclosing walls within a building or structure above or below Grade that is used exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical (other than escalators), and/or telecommunications equipment that serves only such building.

**Minor Projections** – shall mean minor building elements which may project from the main wall of a building into required setbacks beyond the **Building Envelope**, including architectural elements, parapets, landscape features, elements of Green Roof, roof eaves, window sills, lights, vents, railings and guard rails, cornices, doors, canopies, balustrades and exterior stairs, to a maximum projection of .5 metres.

**Outdoor Patio** - shall mean an outdoor patron area that is ancillary to a permitted use.

**Privately-Owned Publically-Accessible Space (POPS)** – shall mean a **Landscaped Open Space** area which is available for public use.

**Retail Store** – shall mean a premises in which goods or commodities are sold, rented or leased, including but not limited to grocery stores and pharmacies.

#### 4. **Permitted Uses:**

In addition to the **uses** permitted in the IC1 zone, the following uses shall be permitted on the **Lands**:

**Retail: Retail Stores**; ancillary retail and pharmacy; home improvement warehouse; ancillary restaurants (including take-out service); outdoor storage and garden centre area; personal service shop; a supermarket; outdoor patios associated with bake shops, specialty food shops, grocery stores and restaurants; drive-through facilities; automated banking machines; dry cleaning establishments; eating establishments; **Brew Your Own Operation**; **Beer Production Facility**; financial institution.

**Vehicle-related uses**: gas bar; service station; service station/retail store with food services; ancillary car wash; ancillary public garages; and vehicle rental establishments.

#### 5. **Gross Floor Area**

A maximum of 83,818 square metres of **Gross Floor Area** shall be permitted on the lands.

**6. Setbacks and Building Envelopes:**

Buildings or structure on the **Lands** must be setback:

- (a) A minimum of 1.5 metres from all **Lot Lines**,
- (b) A minimum of 1.5 metres from all lot lines abutting a road, measured from the right-of-way limits of the abutting existing and future public roads;
- (c) No portion of any building or structure which is located above the finished exterior ground level immediately adjoining such building or structure within the **Lands** shall be located other than within the **Building Envelope**; and
- (d) Notwithstanding the foregoing clause, **Minor Projections** may extend beyond the **Building Envelope**.

**7. Landscaping:**

A minimum 1.5 metre landscape strip shall be provided within all setbacks abutting a street.

**8. Parking, Loading and Bicycle Parking Requirements**

- a) Notwithstanding Section 320-18.B, C, D, E and F of the Etobicoke Zoning Code, parking spaces shall be provided on the Lands and calculated for each use in accordance with the following requirements:
  - (i) **Amusement Arcade, Retail Store, Retail Service, Retail:**
    - (a) if the gross floor area is more than 200 square metres and less than 10,000 square metres, at a minimum rate of 1.5 for each 100 square metres of gross floor area;
    - (b) if the gross floor area is 10,000 square metres or more but less than 20,000 square metres, at a minimum rate of 3.0 for each 100 square metres of gross floor area; and
    - (c) if the gross floor area is 20,000 square metres or more, at a minimum rate of 6.0 for each 100 square metres of gross floor area
  - (ii) **Clinic Medical, Day Care**
    - (a) At a minimum rate of 1.0 for each 100 square metres of gross floor area.

**(iii) Eating Establishment**

- (a) where the gross floor area is less than 200 square metres no parking space is required.
- (b) where the gross floor area is 200 square metres or more but less than 500 square metres, at a minimum rate of 3.0 for each 100 square metres of gross floor area.
- (c) where the gross floor area is 500 square metres or more, at a minimum rate of 5.0 for each 100 square metres of gross floor area.

**(iv) Bank**

- (a) At a minimum rate of 4.0 for each 100 square metres of gross floor area.

**(v) Grocery Store**

- (a) At a minimum rate of 2.5 for each 100 square metres of gross floor area.

**(vi) Hotel**

- (a) At a minimum rate of 1.0 for each guest room.

**(vii) Manufacturing Uses**

- (a) At a minimum rate of 1.0 for each 100 square metres of gross floor area.

**(viii) Medical Office**

- (a) At a minimum rate of 3.0 for each 100 square metres of gross floor area.

**(ix) Office (excluding medical office), Personal Service Shop**

- (a) At a minimum rate of 1.5 for each 100 square metres of gross floor area.

**(x) Warehouse**

- (a) At a minimum rate of 1.0 for each 100 square metres of gross floor area up to 2750 square metres; and
- (b) Plus 0.5 for each 100 square metres of gross floor area in excess of 2750 square metres.

- b) Notwithstanding Section 320-19.B of the Etobicoke Zoning Code, a minimum of one parking space for every 100 parking spaces required, or part thereof, shall be provided on the Lands for use by the physically disabled;
  - c) Driveways shall have a maximum width of 11 metres.
  - d) A minimum of 150 bicycle parking spaces shall be provided on the **Lands**.
  - e) Loading spaces shall be provided on the **Lands** as following:
    - (i) a minimum five loading spaces with dimensions of 11 metres in length by 3.5 metres in width and a vertical clearance of 4.0 metres;
    - (ii) a **minimum** 10 loading spaces with dimensions of 17 metres in length by 3.5 metres in width and a vertical clearance of 4.0 metres;
    - (iii) Loading **spaces** may be shared between buildings; and
    - (iv) Driveway access to a Loading Space must have a minimum width of 6 metres along its entire length.
9. A minimum of 33,800 square metres of warehouse and/or office space shall be provided on the **Lands**.
10. A minimum of 3,000 square metres of **Privately Owned Publicly Accessible Spaces (POPS)** shall be provided on the **Lands**, fronting and/or gaining access from a public road, with the specific configuration and design of the POPS to be determined in the context of site plan approval to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.
11. Holding Provisions

For the purposes of this By-law, the following Holding (H) Symbol shall apply to the lands shown as I.C1(H) on Schedule B attached hereto.

- a) The Holding (H) Symbol shall be lifted when the following conditions have been satisfied on terms satisfactory to the City of Toronto:
  - (i) The submission of a traffic impact study relating to the redesign of the Islington Avenue/Rexdale Boulevard signalized intersection, (including a complete redesign of the existing intersection and realignment of Rexdale Boulevard to form a signalised T-intersection with Islington Avenue) as well as other required road improvements within the study area, as set out in the Traffic Impact Study prepared by BA Group and dated December 18, 2017, acceptable to the City; and
  - (ii) either:

- A. the completion of the design and construction of the aforementioned redesign of the Islington Avenue/Rexdale Boulevard signalised intersection and any other required road improvements within the study area, including all civil works, required traffic control signal equipment and infrastructure, and the preparation of all engineering and signal design drawings regarding same. The owner shall make satisfactory arrangements and enter into any appropriate agreements with the City of Toronto in order to complete the aforementioned works including all civil works, required traffic control signal equipment and infrastructure, the preparation of all engineering and signal design drawings regarding same, providing letters of credit and engineering fees to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services; or
  - B. should it be determined at the sole discretion of the City that the realignment of the Islington Avenue and Rexdale Boulevard intersection is to be incorporated into the City's capital works program, the Owner has provided a cash contribution to the City in the form of a certified cheque to fully cover the costs of the works;
- (iii) The successful closure and sale to the proponent of the City-owned lands located at the southwest corner of the future redesigned Islington Avenue/Rexdale Boulevard signalized intersection that are deemed to be surplus by the City as a result of the intersection redesign configuration discussed above and the completion of the real estate transaction to the satisfaction of the Director, Real Estate Services; and
  - (vi) The above conditions shall be successfully addressed to the satisfaction of the City of Toronto and at no cost to the municipality.
12. Notwithstanding any severance, partition, or division of the **Lands**, as shown on Schedule 'A', the provisions of this By-law shall apply to the whole of the **Lands** as if no severance, partition or division occurred.
13. Within the lands shown on Schedule 'A' attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- a) All new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway;
  - b) All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational; and
  - c) Space has been provided on the Lands for the installation of maintenance access holes and sampling ports, as close to the Lot Line as possible, for both the storm and sanitary service connections, in accordance with Municipal Code Chapter 681, Sewers, Section 681-10.

14. Where the provisions of this By-law conflict with the Zoning Code, the provisions of this By-law shall take apply.
15. Section 324, Site Specific, of the Etobicoke Zoning Code is amended to include reference to this By-law.

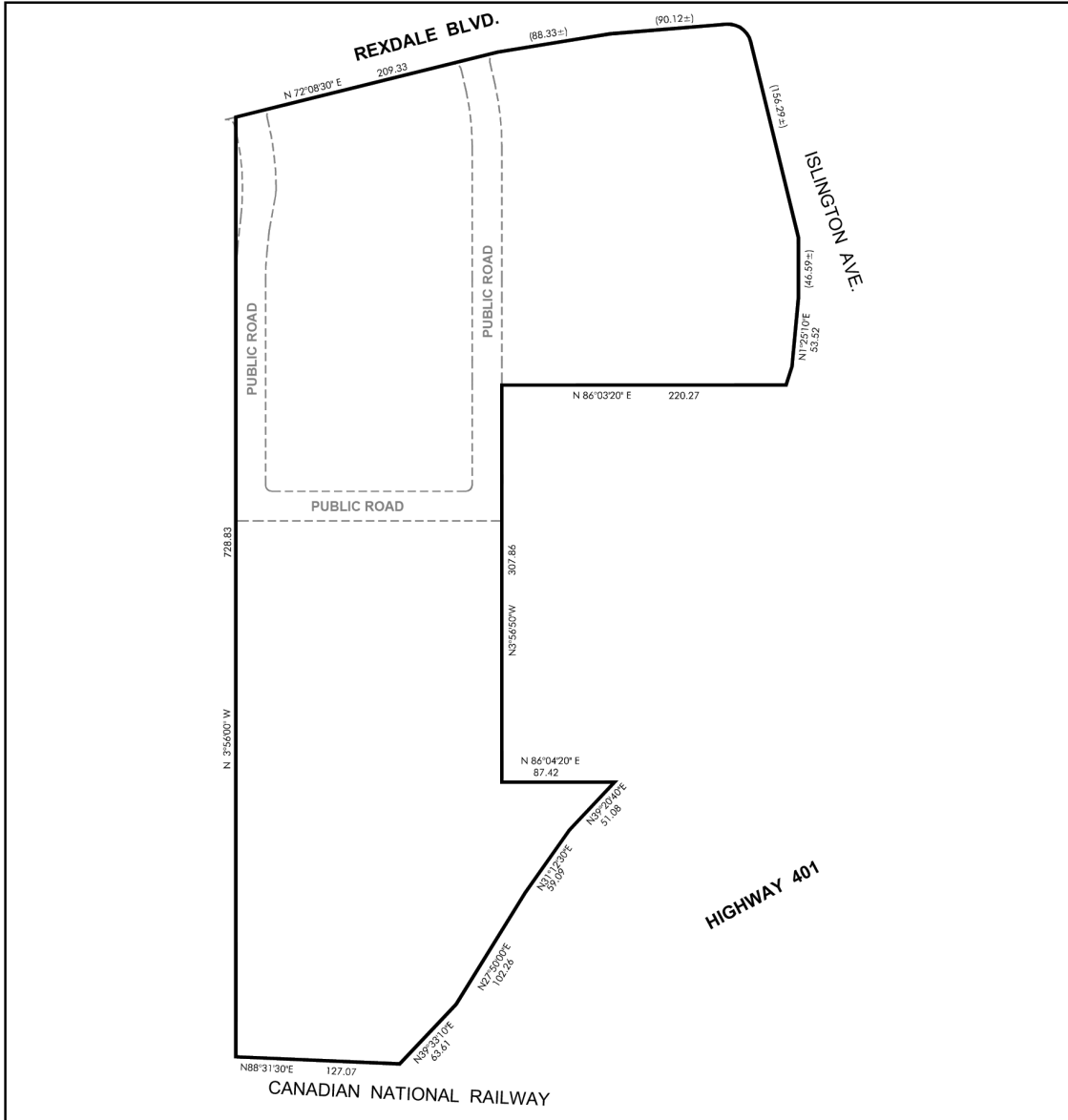
<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
-2018 June , 2018	Lands municipally known as 2200 Islington Avenue	To amend the former Etobicoke Zoning Code to permit retail uses with site specific standards

Enacted and passed on June , 2018.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



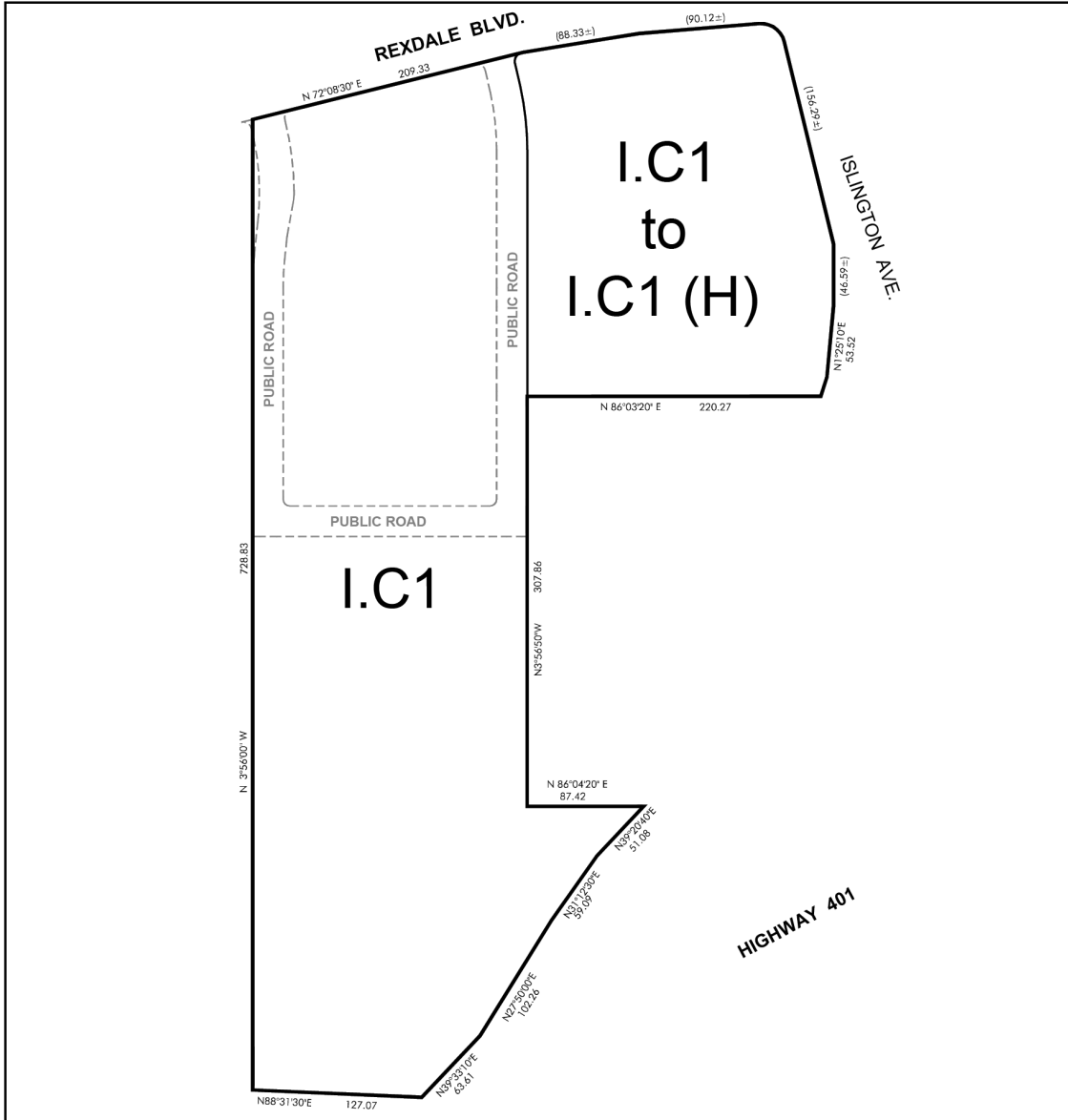
**TORONTO**  
Schedule A

**2200 Islington Avenue**

File # 13 277902 WET 02 OZ, 17 207652 WET 02 SUB

↑  
Former City of Etobicoke By-Law 11, 737  
Not to Scale  
03/20/2018





 **TORONTO**  
Schedule B

2200 Islington Avenue

File # 13 277902 WET 02 0Z, 17 207652 WET 02 SUB

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Former City of Etobicoke By-Law 11, 737  
Not to Scale  
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