

Authority: Etobicoke York Community Council Item EY6.1,
as adopted by City of Toronto Council on June 18 and 19,
2019

CITY OF TORONTO

Bill 892

BY-LAW -2019

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to the lands municipally known as 1629, 1631 and 1633 The Queensway.

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 pursuant to Section 39 of the Planning Act, the Council of the City of Toronto may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited by the by-law; and

Whereas the Council of the City of Toronto has provided adequate information to the public and has conducted at least one public meeting under Section 34 of the Planning Act;

The Council of the City of Toronto enacts:

1. That Section 3, development standards, and Schedules 'A' and 'B' of By-law 1290-2013 be deleted and replaced with Section 2 below and Schedules 'A' and 'B' attached to and forming part of this By-law.
2. Notwithstanding the provisions of 304-20, 320-18, 320-19, 320-79, 320-81, 320-83 (B), 320-92 and 320-93 of the Etobicoke Zoning Code, for a *Vehicle Sales Establishment*, the following development standards shall be applicable to the (CL) lands described on Schedule 'A' attached to and forming part of this By-law:
 - A. The maximum *building height* permitted on the *lot* shall be as shown following the letter 'H' as on Schedule 'B' attached to and forming part of this By-law.
 - B. Architectural features may exceed the permitted *building height* as shown on Schedule 'B' attached to and forming part of this By-law by a maximum height of 5.0 metres.
 - C. Elevator trellises, elevator overruns, eaves, screens, stairs and equipment used for the functional operation of the building, such as electrical utility, mechanical and ventilation equipment may exceed the permitted maximum *building height* by a maximum of 2.0 metres.
 - D. The at-grade decorative wall is permitted to exceed the permitted maximum *building height* as shown on Schedule 'B' attached to and forming part of this By-law by a maximum of 2.1 metres.

- E. No portion of any above-grade structure erected or used on the lands shall extend beyond the building envelopes delineated by the heavy lines on Schedule 'B' attached to and forming part of this By-law except that canopies and associated structural columns may encroach into minimum required setbacks a maximum of 7.5 metres on the west elevation, 5.5 metres on the north elevation and 9.0 metres only at the Building entrance on the north elevation.
 - F. A ramp with a maximum length of 16 metres and a maximum width of 7.5 metres and at-grade decorative walls are permitted to extend beyond the building envelopes delineated by the heavy lines on Schedule 'B' attached to and forming part of this By-law.
 - G. The maximum gross floor area on the *lot* shall not exceed 9,000 metres square.
 - H. The maximum building coverage shall be 35 percent.
 - I. A minimum of 15.6 percent of the total area of the *lot* shall be *soft landscaping*.
 - J. A minimum of 125 square metres of outdoor *amenity space* shall be provided.
 - K. A minimum of 12 short term bicycle spaces shall be provided.
 - L. A minimum of 2.7 vehicular parking spaces per 100 square metres of gross floor area shall be provided on the *lot*; and
 - M. An accessible parking space shall have the following minimum dimensions: (a) length of 5.6 m; (b) width of 3.4 m; and (c) vertical clearance of 2.1 m. The entire length of an accessible parking space must be adjacent to a 1.5 metre wide accessible barrier free aisle or path.
3. That Section 4, Definitions, be amended to delete the definition for “Building Height”.
4. That Section 4, Definitions, be amended to add the following definitions:
- “Amenity Space” means outdoor space on a *lot* that is available for use by the employees of a *building* on the lot for recreational or social activities.
- “Building Height”: means the distance between the average elevation of the ground along the front lot line on The Queensway and the highest point of the *building*.
- “Lot”: means the lands delineated by heavy lines on Schedule 'A' attached to and forming part of this By-law.
- "Decorative wall": means a wall attached to the main building and does not support the roof of any building.

5. That a new Section be added that notwithstanding the provisions of Section 320-91 (Permitted Uses) of the Etobicoke Zoning Code and Section 2 of By-law 1290-2013, a *Vehicle Sales Establishment* is also permitted within the lands identified on Schedule 'A' attached to and forming part of this By-law.
6. On the lands outlined in heavy black lines on Schedule A attached to this by-law, a temporary **vehicle dealership** is permitted in a trailer, for a period of not more than three years from the date this by-law comes into full force and effect.
7. Chapter 332, Site Specifics, of the Etobicoke Zoning Code, is amended to include reference to this By-law by adding the following in Section 324-1, Table of Site Specific By-laws:

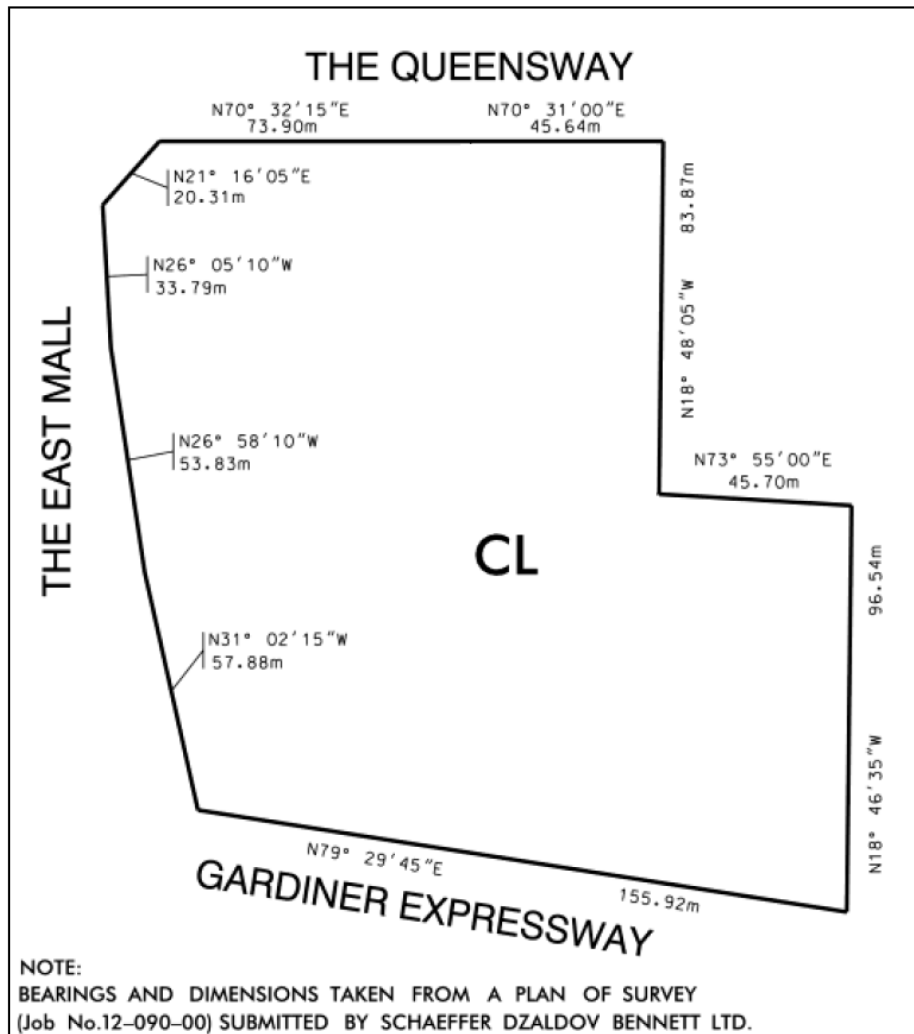
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
~20~ ~, 20~	Lands located on the south side of The Queensway, east of The East Mall, municipally known as 1629, 1631 and 1633 The Queensway.	Amend the zoning of the Limited Commercial Zone (CL) lands to permit a <i>Vehicular Sales Establishment</i> subject to site specific development standards.

Enacted and passed on June , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



 **TORONTO**
Schedule A

1629, 1631 & 1633 The Queensway

File # 18 131107 WET 05 02


Former City of Etobicoke By-Law 11,737
Not to Scale
04/29/2019

