

Authority: Etobicoke York Community Council Item
EY7.2, as adopted by City of Toronto Council on July 16
and 17, 2019

CITY OF TORONTO

Bill 1187

BY-LAW -2019

To amend City of Toronto Zoning By-law 569-2013, as amended, with respect to lands municipally known in the year 2018 as 170 The West Mall.

Whereas Council of the City of Toronto has 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. The lands subject to this By-law are outlined by a heavy black line on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by adding the lands outlined by heavy black lines on Diagram 2 attached to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone labels to these lands: E 1.0 (x34) and ON as shown on Diagrams 3 and 4 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines in Diagram 1 to E 1.0 (x34) and ON as shown on Diagrams 3 and 4 attached to this By-law.
5. Zoning By-law 569-2013 be amended by adding the lands outlined by heavy black lines on Diagram 2 attached to this By-law to each of the following overlay maps and having no label within each: Policy Areas Overlay Map in Section 995.10.1, Height Overlay Map in Section 995.20.1, Lot Coverage Overlay Map in Section 995.30.1 and Rooming House Overlay Map in Section 995.40.1; and
6. Zoning By-law 569-2013 is amended by adding Article 900.20.10 Exception Number 34 so that it reads:

(34) Exception E 34

The lands, or a portion thereof as noted below, are subject to the following Site-Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

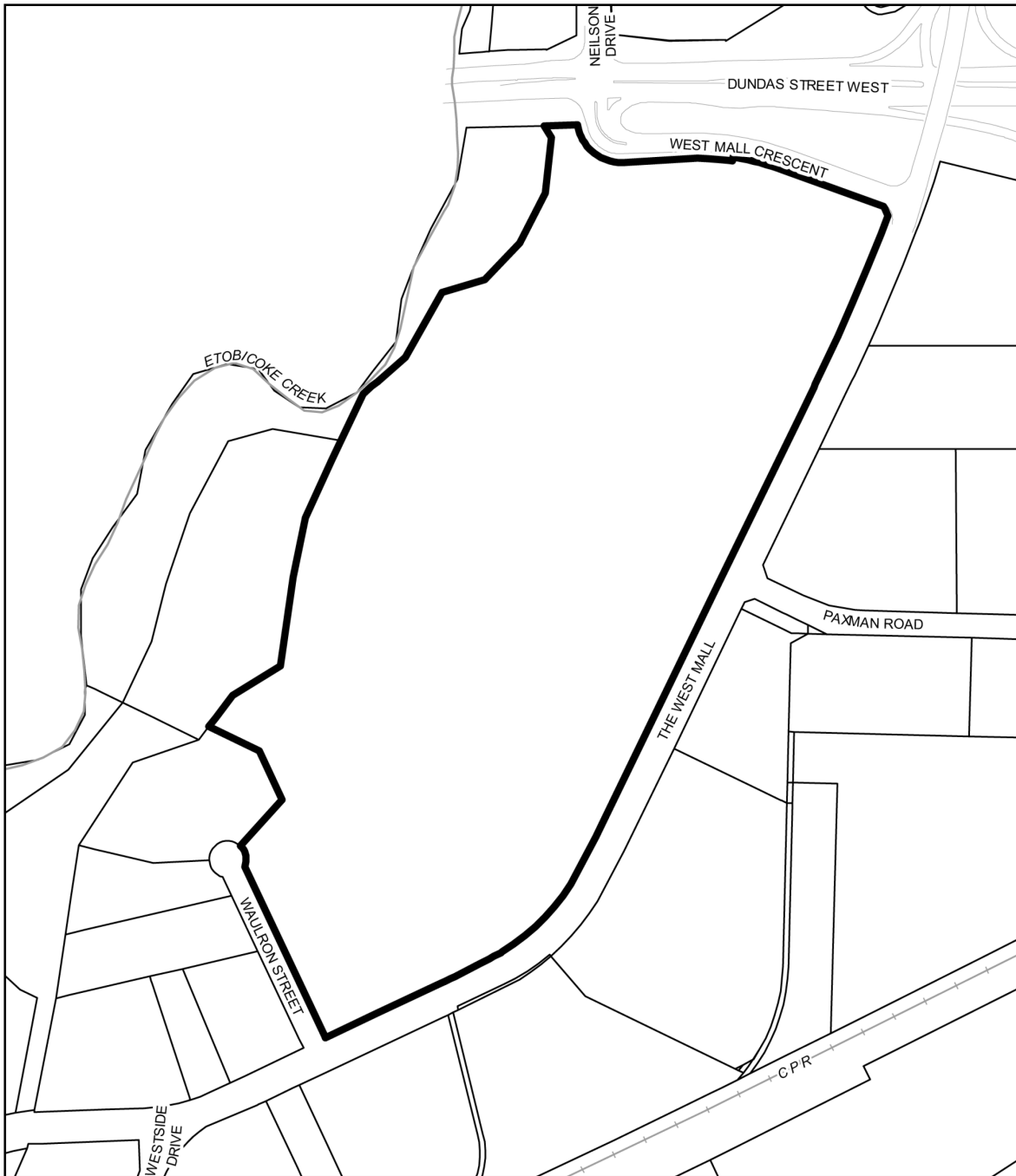
- (A) Despite Regulation 60.5.80.10(2)(A), in a **front yard** or a **side yard** that abuts a **street** located in the area identified on Diagram 2 attached to By-law -2019 [Clerks to insert number], there is no restriction on the number of **parking spaces**;
- (B) Despite Regulation 60.5.100.1(1)(B), the permitted maximum **driveway** width is 25.0 metres for a minimum depth of 3.0 metres measured from the **lot line** abutting a **street**;
- (C) Despite Regulation 60.20.50.10(1), a minimum 3.0 metre wide strip of **soft landscaping** along the entire length of the **lot line** located in the area identified on Diagram 2 attached to By-law -2019 [Clerks to insert number] must be provided, excluding land used for **driveways**, walkways, and **landscaping** at the northwest corner of the site delineated;
- (D) Despite Regulations 60.20.90.40(1)(B), **vehicle** access to a **loading space** is permitted from a major **street** on the Policy Areas Overlay Map;
- (E) Despite Regulation 200.5.10.1(1), for **warehouse** uses located in the area identified on Diagram 1 attached to By-law -2019 [Clerks to insert number], **parking spaces** must be provided at a minimum rate of 1.0 for each 100 square metres of **gross floor area** up to 2750 square metres; plus 0.4 for each 100 square metres of **gross floor area** in excess of 2750 square metres;
- (F) Despite Regulation 200.15.10(1)(C), for **warehouse** uses located on the area identified on Diagram 2 attached to By-law -2019 [Clerks to insert number], a minimum of 5 accessible **parking spaces**, plus 1 accessible **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces** must be provided;
- (G) Despite Regulation 200.15.1(1) and (3), for **warehouse** uses located on the area identified on Diagram 2 attached to By-law -2019 [Clerks to insert number], accessible **parking spaces** must be provided with a minimum length of 5.6 metres, a minimum width of 3.4 metres, a minimum vertical clearance of 2.1 metres, and the entire length of an accessible **parking space** must be adjacent to a 1.5-metre wide accessible barrier-free aisle or path; and
- (H) Despite Regulation 220.5.10.1(7), for each **warehouse** use located on the area identified on Diagram 1 attached to By-law -2019 [Clerks to insert number], a minimum of three Type "A" **loading spaces** must be provided.

Enacted and passed on July , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

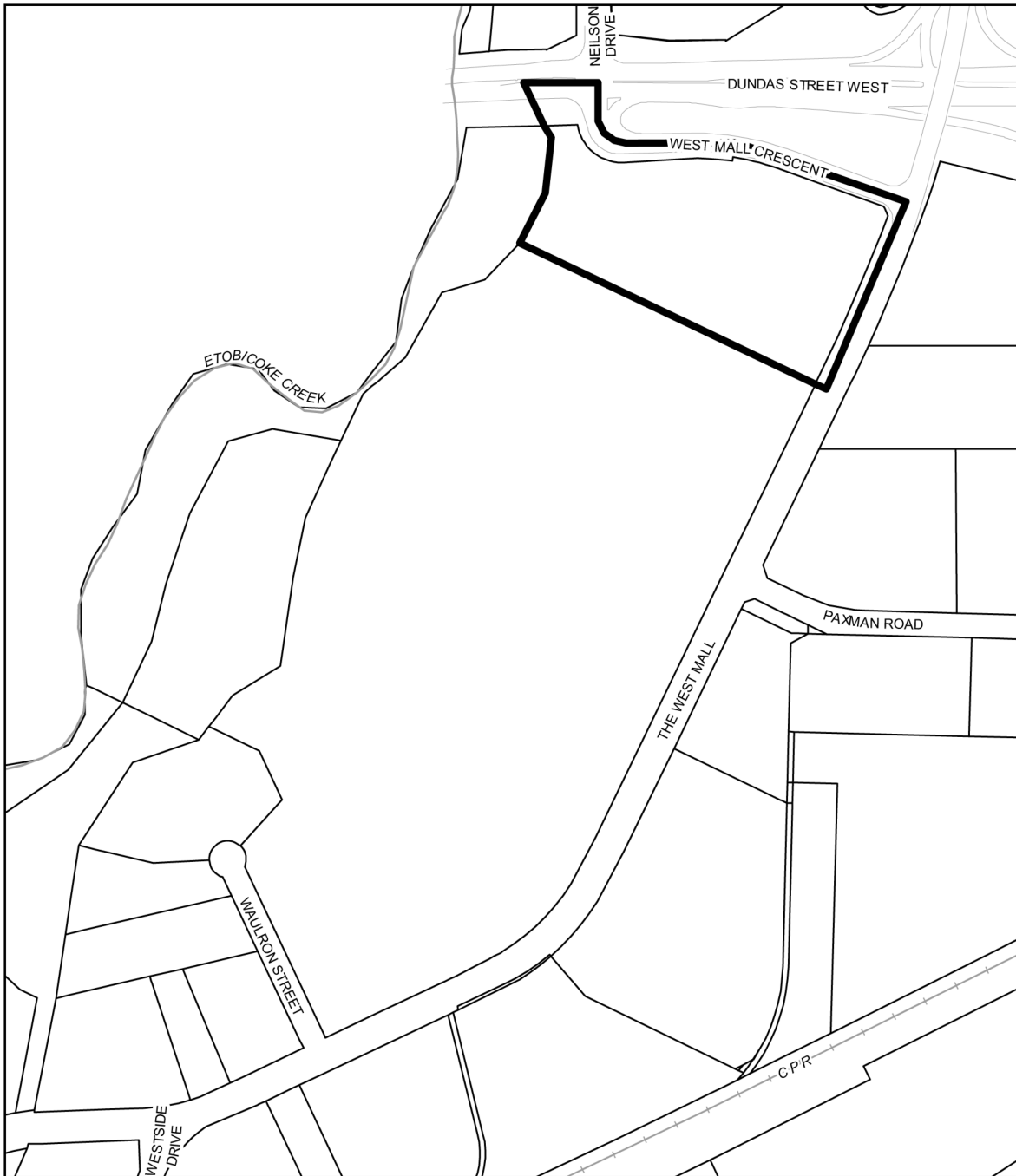
(Seal of the City)



 **TORONTO**
Diagram 1

170 The West Mall

File # 18 171361 WET 05 0Z



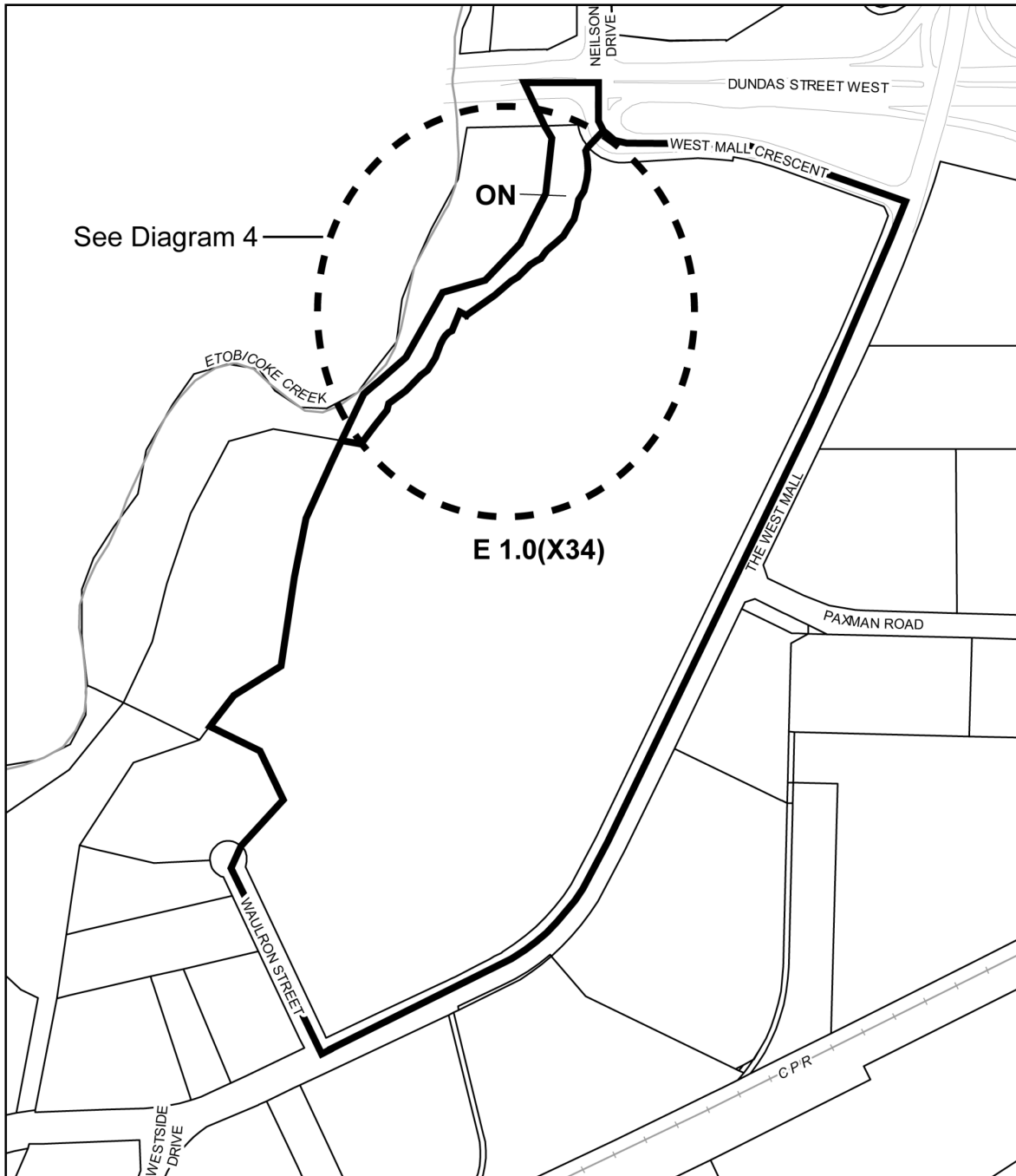
 **TORONTO**
Diagram 2

170 The West Mall

File # 18 171361 WET 05 0Z



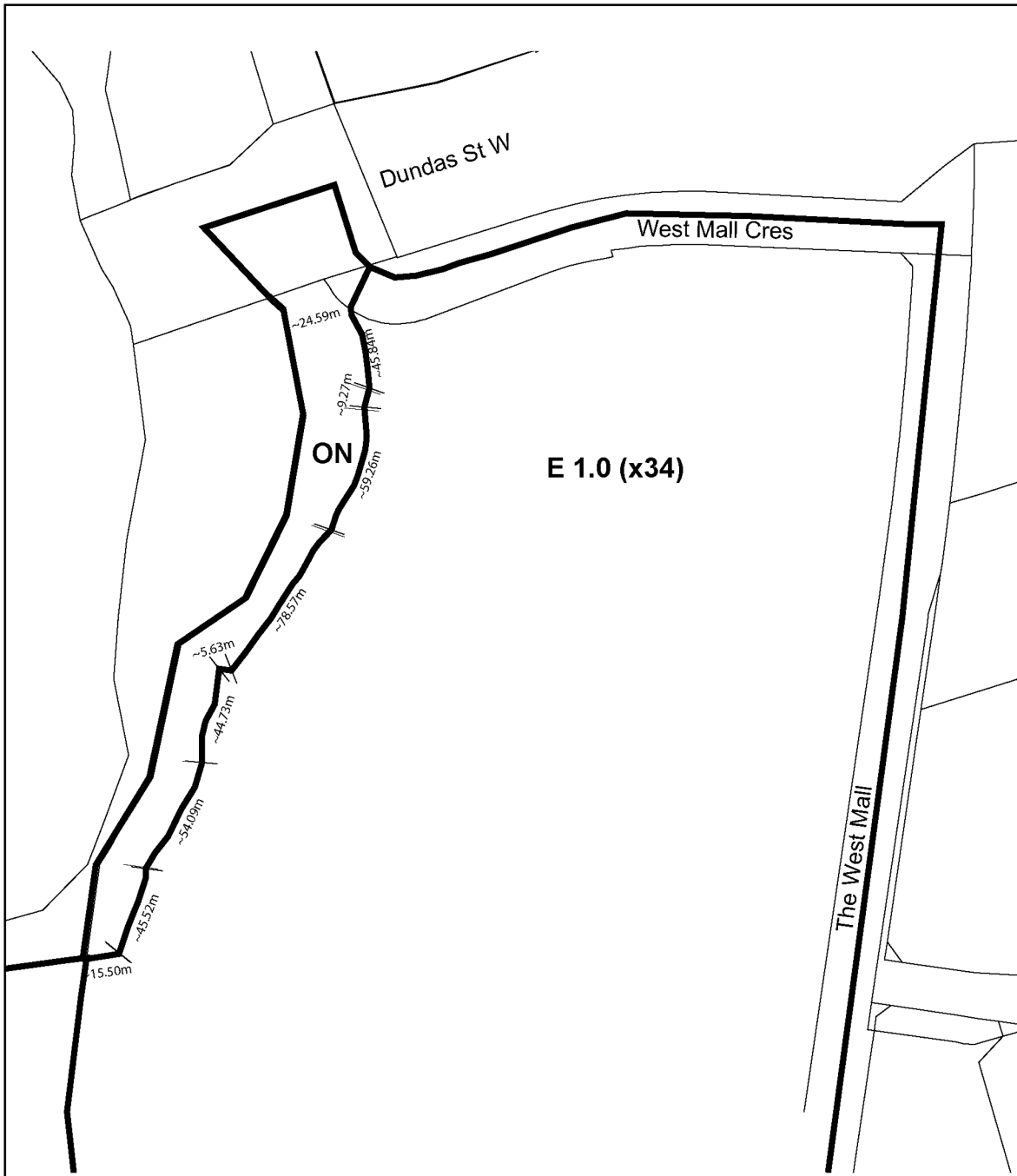
City of Toronto By-law 569-2013
Not to Scale
6/6/2019



 **TORONTO**
Diagram 3

170 The West Mall


File # 18 171361 WET 05 0Z



 **TORONTO**
Diagram 4

170 The West Mall

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City of Toronto By-law 569-2013
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