

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 1188

BY-LAW -2019

To amend Chapters 304, 320, and 324 of the Etobicoke Zoning Code with respect to the lands municipally known in the year 2018 as 170 The West Mall.

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;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by a heavy black line on Schedule A attached to this By-law.
2. The zoning map referred to in §320-5, Article II of the Zoning Code and originally attached to the Township of Etobicoke By-law 11,737 is amended by changing the classification of the lands located in the former Township of Etobicoke as shown in heavy outline on Schedule B and C attached hereto from CL (By-Law 1984-101) and I.C1 Industrial Class 1 to I.C2 Industrial Class 2 and OS Public Open Space.
3. Notwithstanding Sections (C) (3) (f) (1) and (F) of Article V General Provisions §320-18 of the Etobicoke Zoning Code, the following provisions shall apply:
 - a. for business, professional, and administrative offices uses, parking shall be provided at a minimum rate of 1.5 spaces per 100 square metres of gross floor area; and
 - b. for warehouse uses, parking shall be provided at a minimum rate of 1.0 spaces for each 100 square metres of gross floor area up to 2750 square metres; plus 0.4 spaces for each 100 square metres of gross floor area in excess of 2750 square metres.
4. The Lands which are subject to this By-law shall be subject to site plan control pursuant to Section 114 of the City of Toronto Act, 2006 and Section 41(16) of the Planning Act.
5. Chapter 324-1 of the Etobicoke Zoning Code is amended by adding the following to Table of Site Specific By-laws:

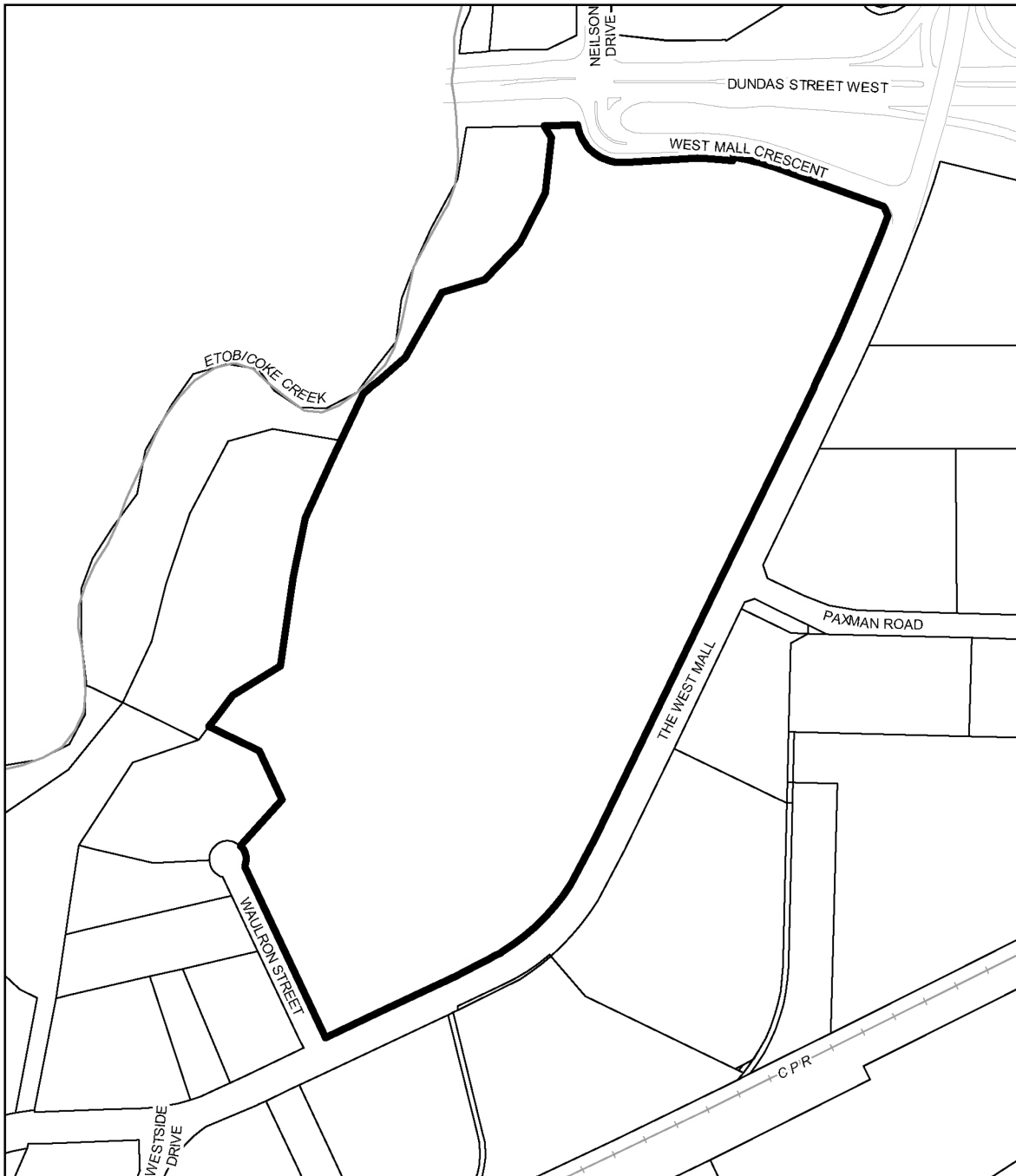
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
XXX-2019 [Clerks to insert number] XXX-2019 [Clerks to insert number]	Those lands south of West Mall Crescent, west of The West Mall and northwest of Waulron Street	To amend the Etobicoke Zoning Code to permit the development of a new warehouse and office on the lands.

Enacted and passed on July , 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



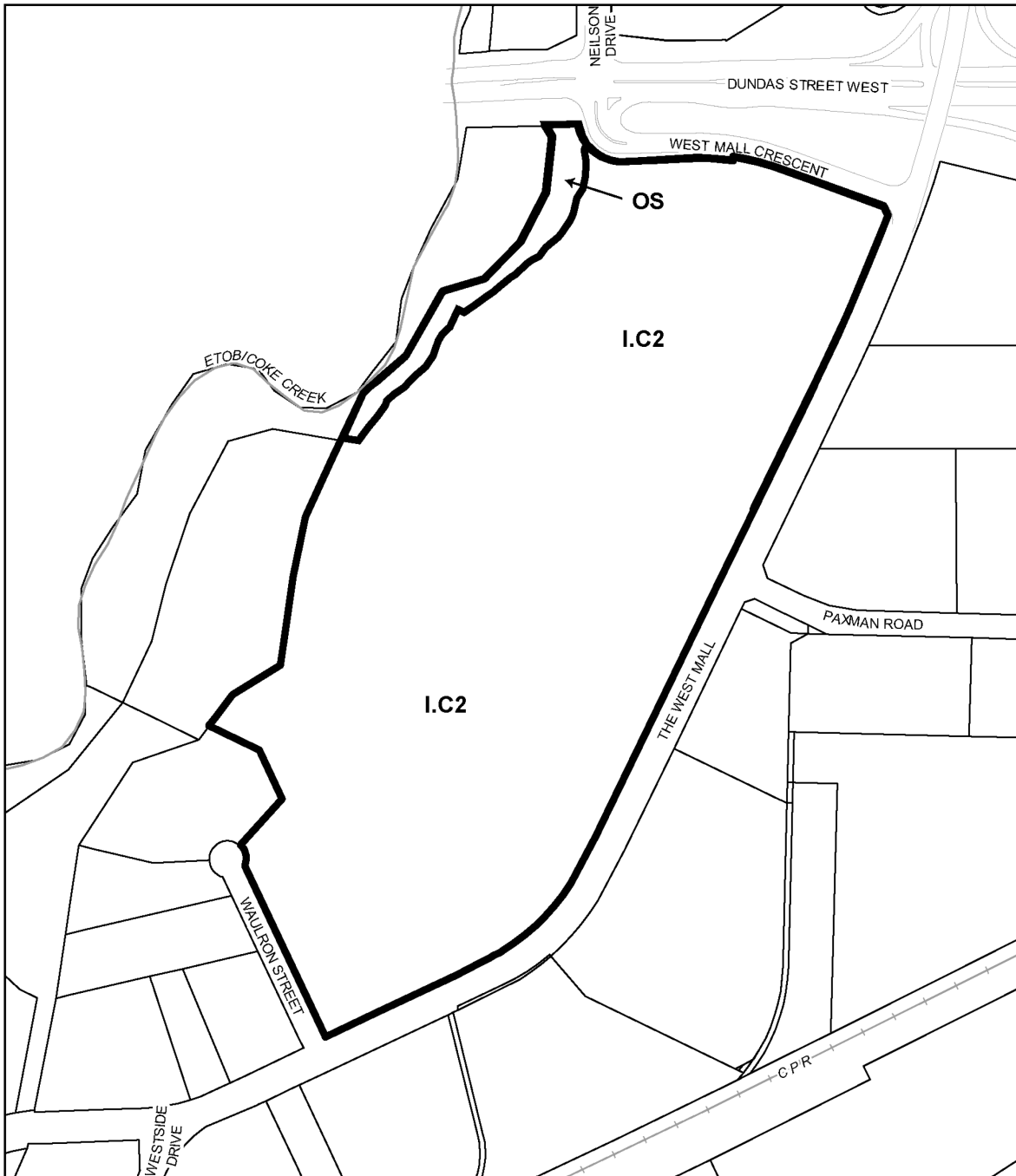
 **TORONTO**
Schedule A

170 The West Mall

File # 18 171361 WET 05 0Z




Former City of Etobicoke By-law 11,737
Not to Scale
6/6/2019

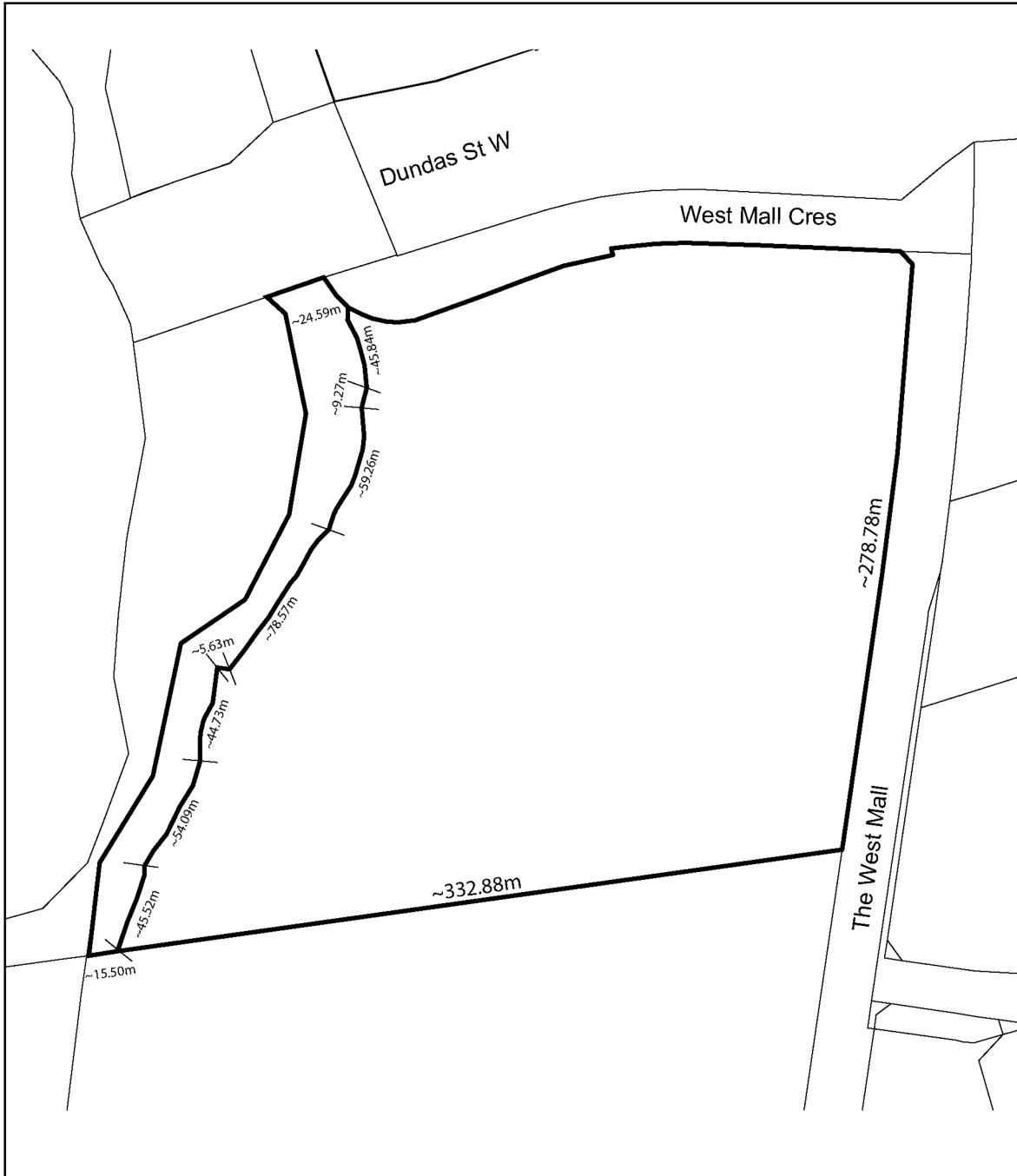


 **TORONTO**
Schedule B

170 The West Mall

File # 18 171361 WET 05 0Z


Former City of Etobicoke By-law 11,737
Not to Scale
6/6/2019



 **TORONTO**
Schedule C

170 The West Mall

File # 18 171361 WET 05 0Z



Former City of Etobicoke By-law 11,737
Not to Scale
6/6/2019