

Authority: Etobicoke Community Council Report No. 4, Clause No. 12,
as adopted by Toronto City Council on April 16, 1998
Enacted by Council: December 17, 1998

CITY OF TORONTO

BY-LAW No. 899-1998

To amend Chapters 320 and 324 of the City of Etobicoke Zoning Code with respect to certain lands located north of The Queensway and east of The West Mall.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, originally attached to the Township of Etobicoke Zoning By-law Number 11,737, as amended, be and the same is hereby amended by rezoning the lands shown in Parcel 1 on Schedule 'A' attached hereto from Industrial Class 2 (I.C2) to Planned Commercial Regional (CPR) and by rezoning the lands shown as Parcel 2 on Schedule 'B' attached hereto from Private Open Space (POS) to Planned Commercial Regional (CPR).

2. The lands shown as Parcel 1 in Schedule 'A' attached hereto and Parcel 2 in Schedule 'B' attached hereto shall be subject to the following provisions:

- (a) Notwithstanding the provisions of Section 320-102 of the Zoning Code, permitted uses shall be restricted to one or more of the following uses with associated parking:

Banks and financial institutions; shoe stores; home decorating stores; home furnishings, housewares and accessories stores; bed and bath supplies and furnishings stores; electronics stores; office equipment and supplies stores; home appliances stores; computers and computer equipment and accessories stores; home entertainment and/or video stores; clothing and wearing apparel stores; arts and crafts stores; fabric, yarn and textiles and accessories stores; toys and accessories stores; baby goods and accessories stores; fine art and graphic supplies stores; antique stores; book stores; camera and accessories stores; sporting goods stores; lawn and garden supplies and furniture stores; card, stationary and accessories stores; entertainment uses including amusement devices and game establishments - Type A; theatres; cinemas and ancillary retail uses; health and fitness centres; bowling alleys; beer and liquor stores; recreational uses and ancillary retail uses; pet, grooming and related products stores; convenience restaurants; take-out restaurants and standard restaurants;

- (b) The maximum gross floor area of all buildings on Parcel 1 shall be 12 342 m² (132,855 sq.ft.);
- (c) The minimum gross floor area of any commercial use, other than a bank or financial institution, convenience restaurant, take-out restaurant and standard restaurant, shall be 465 m² (5,000 sq.ft.);

- (d) The maximum height of any building shall be 14 metres (45.9 ft.), exclusive of any mechanical and/or electrical rooftop structures;
- (e) Notwithstanding the provisions of Section 320-18A, parking may be located on an abutting lot.
- (f) Notwithstanding the provisions of Section 320-18C(2)(b) a parking area shall be provided for not less than three (3) automobile parking spaces per one hundred (100) square metres of the total commercial floor space of all buildings.
- (g) Notwithstanding the provisions of Clause (f) of this by-law, 675 parking spaces will be required for the existing Odeon Cineplex use in accordance with decision A4/95 of the Committee of Adjustment.
- (h) Notwithstanding the provisions of Section 320-103B, maximum lot coverage shall be forty percent (40%).
- (i) Notwithstanding the provisions of Section 320-103D, the minimum side yard on the south side of Parcel 1 shall be two metres (2.0 m).
- (j) For the purposes of this By-law, Section 320-103G does not apply.

3. Chapter 324, Site Specific, of the Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 324-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
899-1998 December 17, 1998	Lands located on the north side of The Queensway, east of The West Mall	To rezone the lands to Planned Commercial Regional (CPR) to permit certain uses, establish certain performance standards, permit parking on abutting lands in association with uses per- mitted on the lands zoned (CPR).

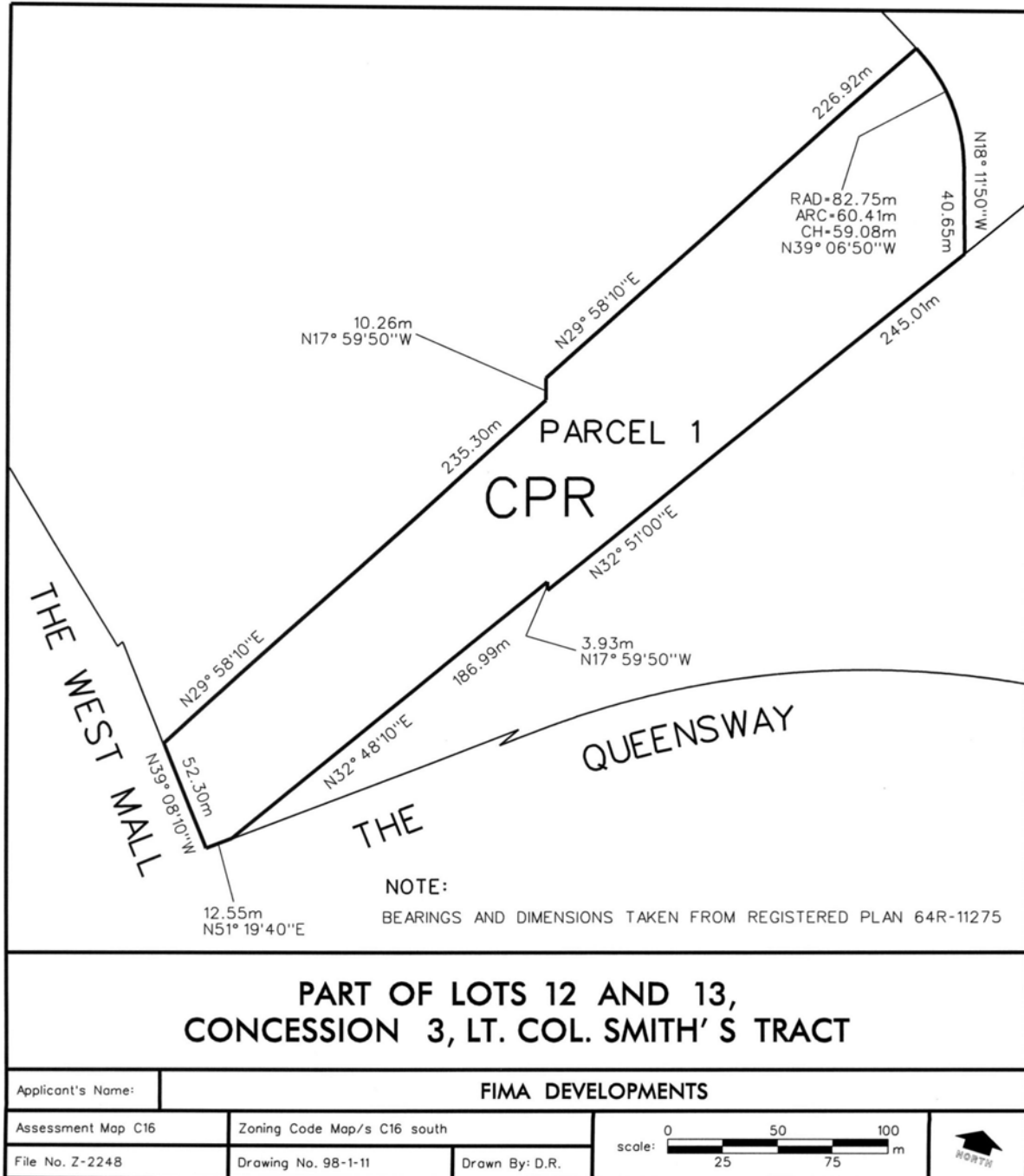
ENACTED AND PASSED this 17th day of December, A.D. 1998.

CASE OOTES,
Deputy Mayor

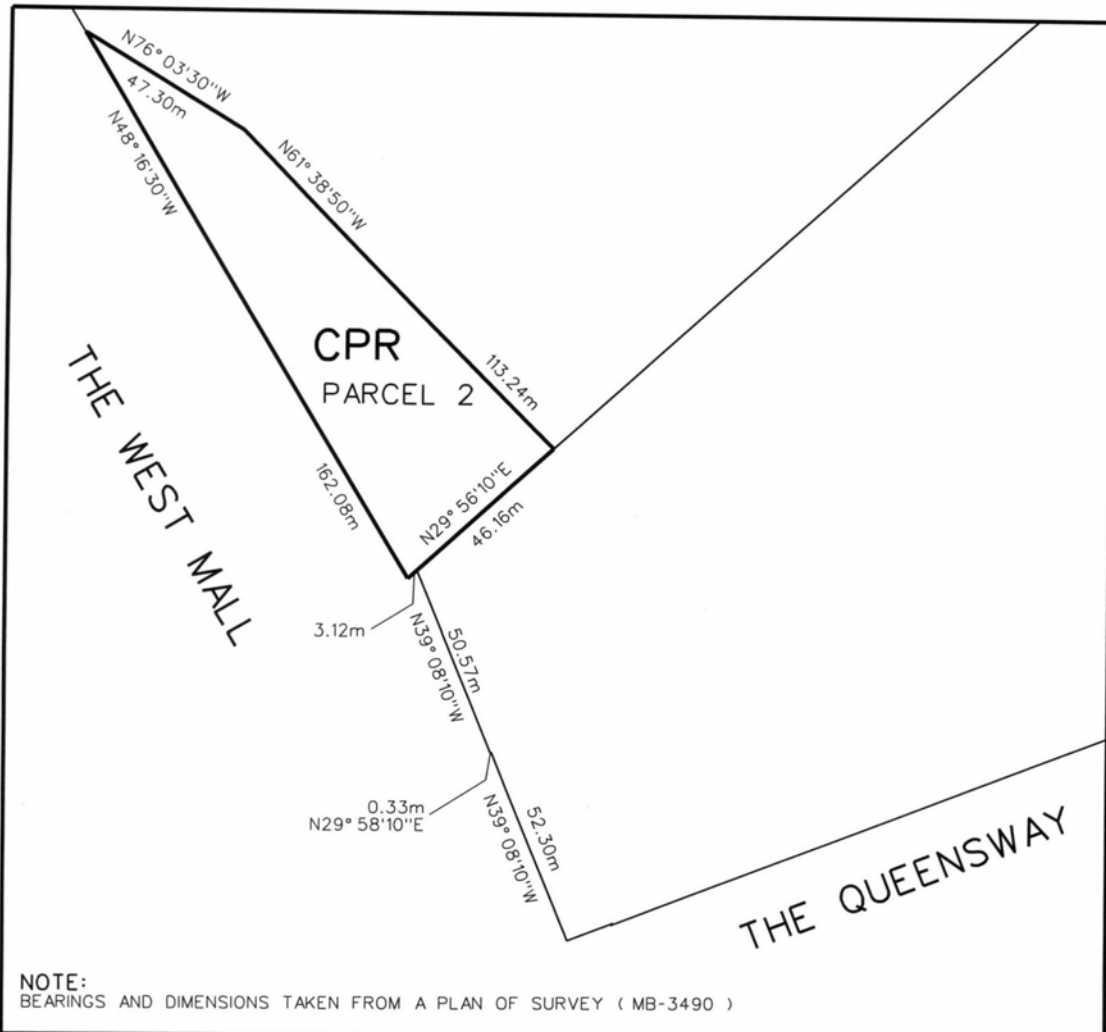
NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE 'A' TO BY-LAW No. 899-1998



SCHEDULE 'B' TO BY-LAW No. 899-1998



**PART OF LOT 13, CONCESSION 3,
LT. COL SMITH'S TRACT**

Applicant's Name:	FIMA DEVELOPMENTS (CITY OWNED LAND)		
Assessment Map C16	Zoning Code Map/s C16 south		scale:
File No. Z-2248	Drawing No. 98-1-11A	Drawn By: D.R.	

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