

Authority: Etobicoke Community Council Report No. 14, Clause No. 8,
as adopted by City of Toronto Council on December 16, and 17, 1998
Enacted by Council: February 4, 1999

CITY OF TORONTO

BY-LAW No. 38-1999

**To Repeal By-laws Nos. 14, 834 and 1982-152 and to Amend Chapters 320 and 324,
Site Specifics of the Zoning Code with Respect to Certain Lands
Located on the Northwest Corner of Kipling Avenue and Clement Road,
Municipally Known As 1558 Kipling Avenue.**

WHEREAS the matters herein set out are in conformity with the Official Plan;

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

1. THAT By-laws Nos. 14, 834 and 1982-152 are hereby repealed.
2. THAT the Limited Commercial (CL) zoning classification of the lands described in Schedule 'A' attached hereto is hereby reaffirmed subject to the following provisions:
 - a) Notwithstanding Section 320-91.B. of the Zoning Code, only the following types of business uses shall be permitted: banks and associated automatic teller machines; business and professional offices.
 - b) Notwithstanding Section 320-79.D. of the Zoning Code, the maximum commercial floor area of the building shall not exceed 1301 m².
 - c) Notwithstanding Sections 320-79.A.(1) and 320-79.B.(3) of the Zoning Code, the building to be erected on the said lands shall maintain a minimum setback of 0.3 m from the property lines.
 - d) Notwithstanding Sections 320-79.B.(2) of the Zoning Code, a minimum 1.2 m wide landscaping strip and a maximum 1.8 m high masonry screen wall shall be maintained along the westerly lot line abutting the residential zone.
 - e) Notwithstanding Section 320-18C.(2) of the Zoning Code, a minimum 38 parking spaces and 4 stacking spaces (for the ATM machine) shall be provided.
 - f) Maximum height of the building shall not exceed two (2) storeys or 10 m.

For the purpose of this provision, height means the perpendicular distance measured from the average finished grade on the north side of the southerly lot line.
 - g) Driveways shall maintain a minimum width of 7.2 m.

3. Where the provisions of this by-law conflict with the Zoning Code, the provisions of this by-law shall apply.

4. Chapter 324 Site Specifics is 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 |
|------------------------------------|---|---|
| 38-1999 February 4, 1999 | Lands located at the northwest corner of Kipling Avenue & Clement Road | To repeal By-laws 14, 834 and 1982-152 and to reaffirm the Limited Commercial (CL) zoning to permit a commercial development with site specific standards. |

ENACTED AND PASSED this 4th day of February, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE 'A' TO BY-LAW No. 38-1999

