

Authority: Etobicoke Community Council Report No. 7, Clause No. 12,
as adopted by City of Toronto Council on July 4, 5 and 6, 2000
Enacted by Council: July 6, 2000

CITY OF TORONTO

BY-LAW No. 454-2000

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on south side of The Queensway, west of Kipling Avenue municipally known as 1475 and 1505 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 Council of the City of Toronto has provided adequate information to the public and held at least one public meeting in accordance with the Planning Act; and

WHEREAS the matters herein set out are in conformity with Official Plan Amendment No. 77-2000 as adopted by the Council of the City of Toronto;

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, and originally attached to Township of Etobicoke By-law 11,737, be and the same is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A' annexed hereto from Class 1 Industrial (IC.1) to Limited Commercial (CL) provided that the following provisions shall apply to the development of the (CL) lands identified in Schedules 'A' and 'B' attached hereto.

2. Notwithstanding the provisions of Sections 320-18 (B, C, D, E, and F), 320-23, 320-78, 320-79, 320-91, 320-92 and 320-93 of the Zoning Code, the use of the lands on Schedule 'A' and 'B' shall be restricted to a single home furnishings and housewares store having an ancillary specialty shop and restaurants, with associated parking, provided that:

- (i) one building having a maximum gross floor area of 29,000 square metres (313,000 square feet) shall be permitted with an attached parking structure.
- (ii) ancillary areas for a specialty shop having a maximum gross floor area of 100 square metres (1,077 square feet), a restaurant having a maximum gross floor area of 1,250 square metres (13,455 square feet) and a snack shop having a maximum gross floor area of 200 square metres (2,153 square feet) may be located within the home furnishings and housewares store.
- (iii) the home furnishings and housewares store shall comply with the minimum building setbacks identified on Schedule 'B' attached hereto.
- (iv) no outside product storage shall be permitted.
- (v) for the purposes of this By-law, the required parking may be provided in a structure, which extends below grade and above grade, or on a surface parking area.

- (vi) minimum landscape strips, save and except for the areas required for driveways, parking ramps, sidewalks, canopies and building walls, shall be required as follows:
 - The Queensway streetline: 4.5 metres (15 feet)
 - Fordhouse Boulevard streetline: 4 metres (13 feet)
 - along all other property lines: 3 metres (10 feet)
- (vii) the home furnishings and housewares store shall be restricted to a two-storey building with a maximum building height of 14.5 metres (48 feet) exclusive of roof top mounted structures and mechanical equipment.
- (viii) the parking structure shall be located a minimum distance of 4 metres (13 feet) from the Fordhouse Avenue streetline and 3 metres (10 feet) from all other property lines.
- (ix) canopies may encroach into the required building setbacks, as shown on Schedule 'B' attached hereto, as follows:
 - west side: maximum of 4 metres (13 feet)
 - south side: maximum of 7 metres (23 feet)
 - north side: 0.0 metres
- (x) canopies and parking structures shall not be considered for the purposes of establishing the building setbacks, as shown on Schedule 'B' attached hereto, and they are not to be considered to be part of the calculation of building coverage and floor space index.
- (xi) maximum floor space index: 0.47
- (xii) maximum building coverage: 35 %
- (xiii) minimum landscape space: 16 %
- (xiv) minimum number of parking spaces: 1,700 parking spaces.
- (xv) the building may be extended to The Queensway streetline, as shown on Schedule 'B' attached hereto.

3. For the purposes of this By-law, "Gross Floor Area" is defined as the total floor area of a building measured from and including the outside walls but excluding the following:

- (a) any area used as follows:
 - (i) staff facilities, public washrooms, or storage areas for maintenance purposes excluding the warehouse space used for the storing of retail goods.

- (ii) the area used for mechanical rooms, including but not limited to electrical rooms, garbage rooms, telephone switching rooms, janitorial rooms and conveyors.
 - (iii) the common lobby area located in the basement used for access to the lower level parking structure.
- (b) any parking area used for motor vehicles whether below, at or above grade level.
 - (c) the area used for mechanical purposes and access thereto located on the roof of the building.

4. For the purposes of this By-law, “home furnishings and housewares” is defined as a warehouse type building:

- (i) which has a gross floor area of not more than 29,000 square metres (313,000 square feet).
- (ii) where the entire gross floor area is occupied by a single user.
- (iii) which is used for the storage and sale of a wide range of home furnishings and housewares, and accessories.

5. For the purposes of this By-law, an “ancillary restaurant” is defined as a restaurant for the purpose of providing a service for customers without an external access.

6. For the purposes of this By-law, a “specialty shop” is defined as a retail use for the purpose of selling prepared foods and other confectionery items.

7. Signs and signage shall be permitted as follows:

- ground signs shall be permitted in the Limited Commercial (LC) zone.
- one fascia sign is permitted on each wall as per the definition of the front, rear and side yards.

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

9. Chapter 324, Site Specifics, of the Etobicoke 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

454-2000 July 6, 2000	Lands located on the south side of The Queensway and west of Kipling Avenue.	To rezone the lands from Class 1 Industrial (IC.1) to Limited Commercial (CL) subject to site-specific development standards.
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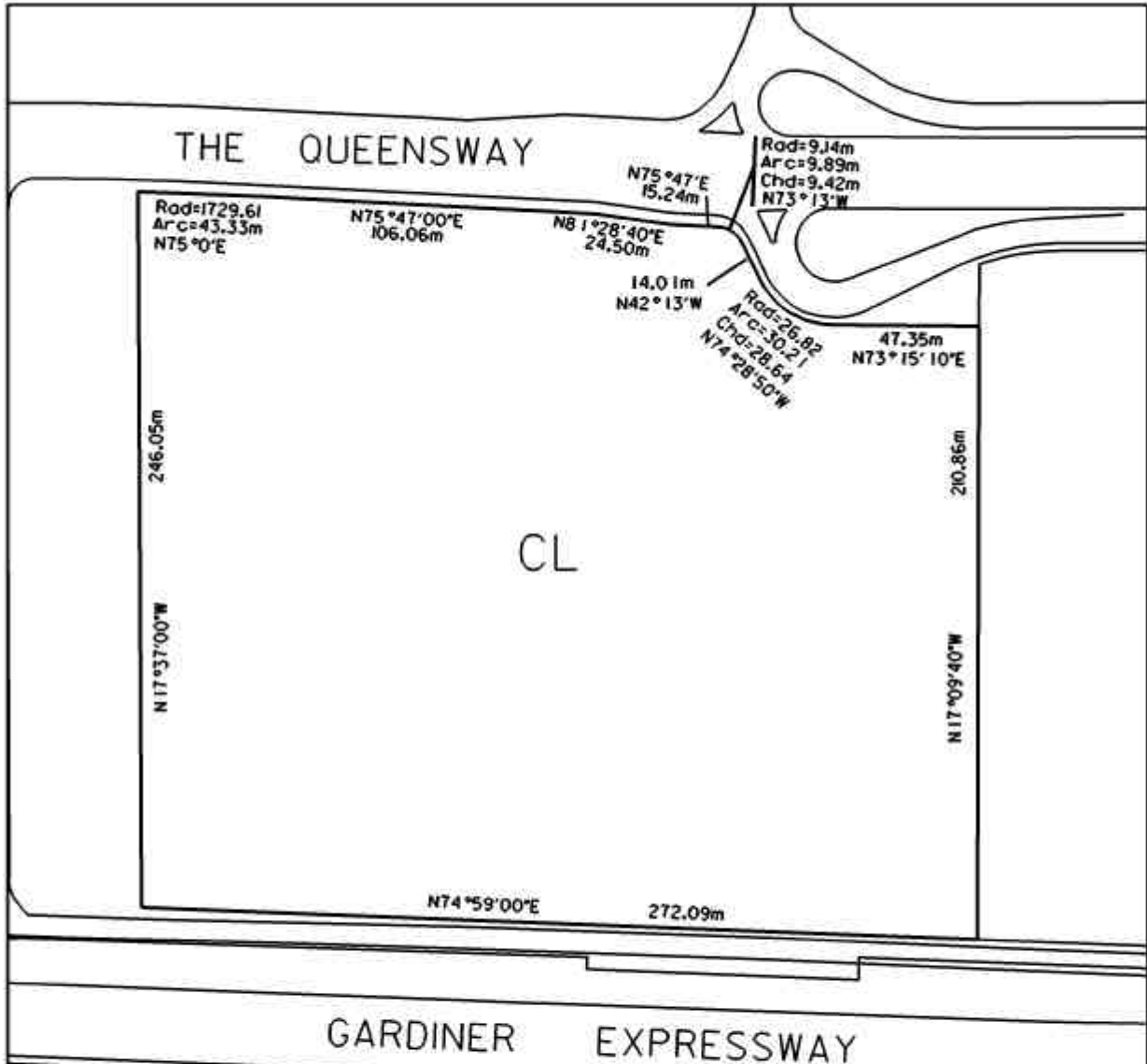
ENACTED AND PASSED this 6th day of July, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

Toronto Schedule 'A' BY-LAW



NOTE:
BEARINGS AND DIMENSIONS TAKEN FROM A TOPOGRAPHIC SURVEY
(Ref.No. 98-67) SUBMITTED BY DUNNING AND TAYLOR LIMITED

**PART OF LOT 7, CONCESSION 3,
COLONEL SMITH'S TRACT CITY OF TORONTO**

Applicant's Name:		IKEA PROPERTIES LIMITED	
Assessment Map C14	Zoning Code Map/s C145	scales:	
File No. Z-2380	Drawing No. 2000-6-B		

Toronto Schedule 'B' BY-LAW

