

Authority: Etobicoke Community Council Report No. 8, Clause No. 12,  
as adopted by City of Toronto Council on October 2, 3 and 4, 2001  
Enacted by Council: October 4, 2001

## **CITY OF TORONTO**

### **BY-LAW No. 795-2001**

#### **To amend Chapters 304 and 320 of the Etobicoke Zoning Code with respect to certain lands located in the north-west quadrant of Horner Avenue and Evans Avenue, municipally known as 300 Evans Avenue.**

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*;

THEREFORE 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 Etobicoke Zoning Code, and originally attached to Township of Etobicoke By-law No. 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 Private Open Space (POS) to Class 1 Industrial (I.C1) provided that the following provisions shall apply to the development of the I.C1 lands identified in Schedule 'A' attached hereto.
2. Notwithstanding Sections 304-36 and 320-18 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the I.C1 lands described in Schedule 'A' attached hereto:
  - (a) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto.
  - (b) Notwithstanding Section 2 (a), the required building setbacks shall be landscaped along the entirety of the lot lines, except for the required driveway access(es).
  - (c) Notwithstanding Sections 2 (a) and (b) the areas identified as Part A and Part B on Schedule 'B', along the F.G. Gardiner Expressway, shall have a landscape strip of 2.8 metres for Part A and 1.7 metres for Part B.
3. For the purposes of self-service storage developments, a minimum of 0.40 parking spaces for every 100 square metres of gross floor area shall be provided.
4. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.

5. 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:

<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
795-2001 October 4, 2001	Lands located in the northwest quadrant of Horner Avenue and Evans Avenue.	To rezone the lands from Private Open Space (POS) to Class 1 Industrial (I.C1) subject to site specific development standards.

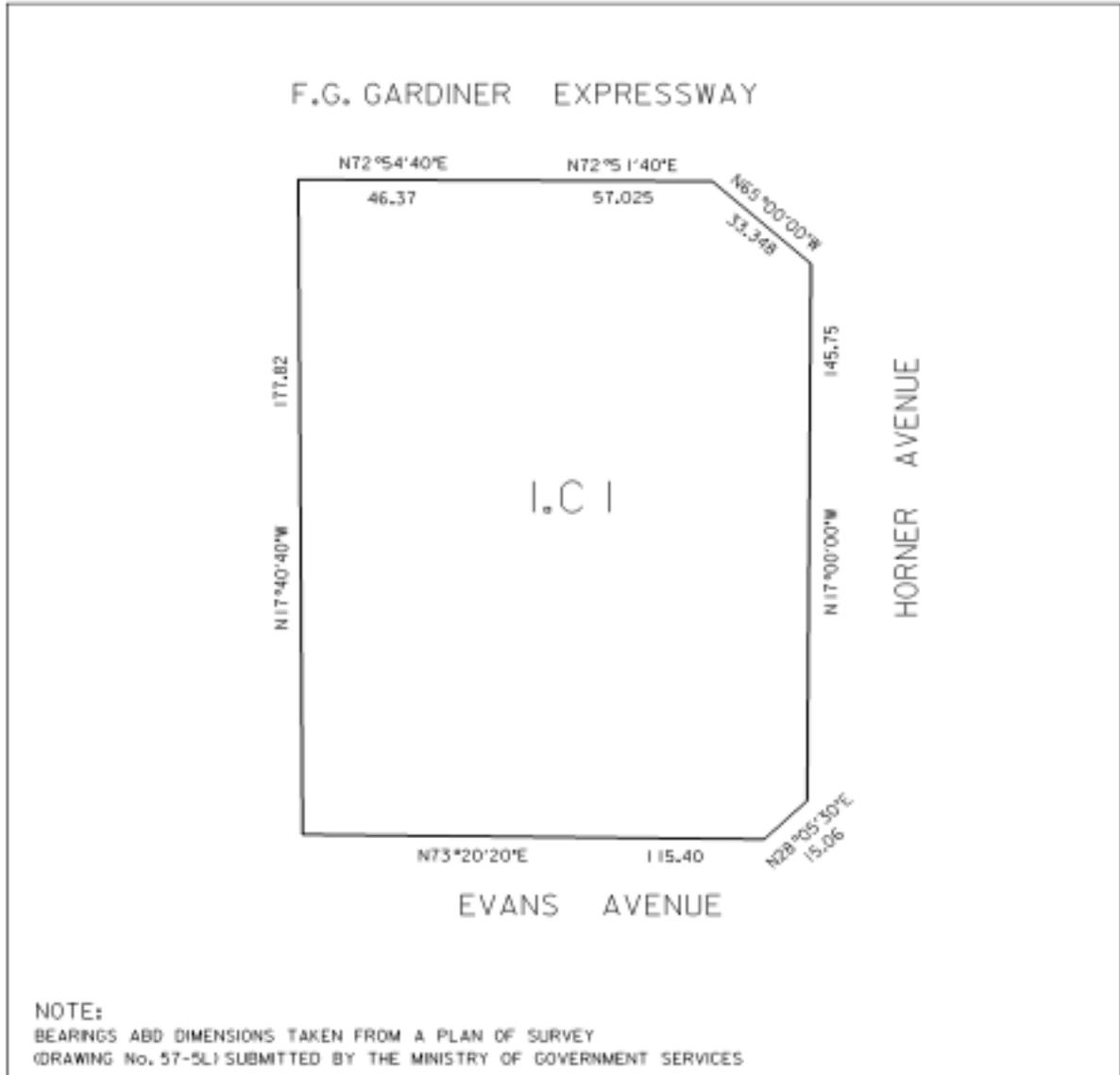
ENACTED AND PASSED this 4th day of October, A.D. 2001.

CASE OOTES,  
Deputy Mayor

ULLI WATKISS  
City Clerk

(Corporate Seal)

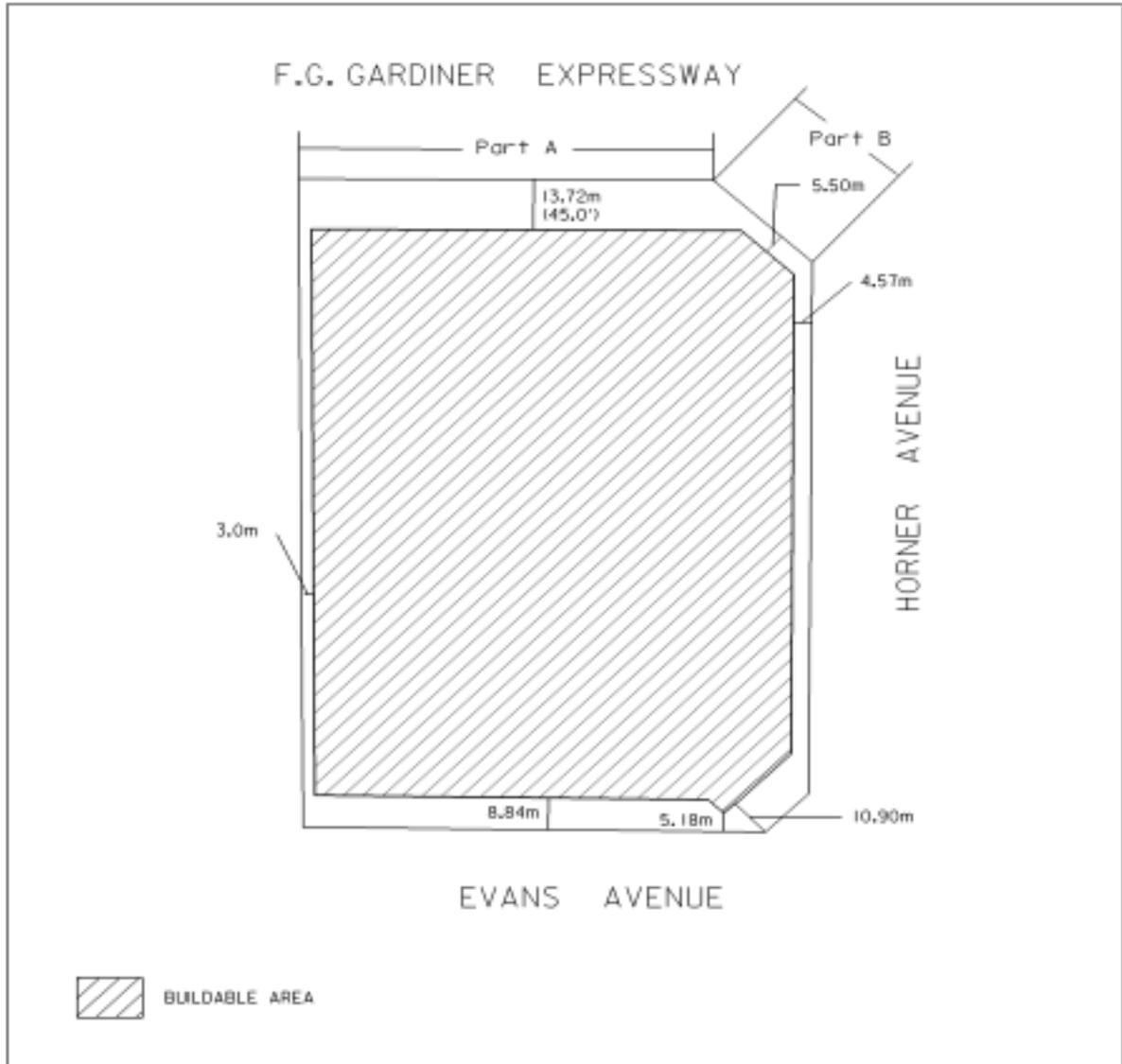
**Toronto** Schedule 'A' BY-LAW



**PART OF LOTS 55 AND 56  
 REGISTERED PLAN 339 OR 389**

Applicant's Name:	1464171 ONTARIO INC.		
Assessment Map: B2	Zoning Code Map/s: B2N	scale:	
File No. TA ZBA20010005	Drawing No. ZBA 20010005A	Drawn By: K.P.	

**TORONTO** Schedule 'B' BY-LAW



**PART OF LOTS 55 AND 56  
REGISTERED PLAN 339 OR 389**

Applicant's Name:		1464171 ONTARIO INC.	
Assessment Map: B12	Zoning Code Map/s: B12N	Scale: 0 30 60 5 45 m	
File No. TA ZBA20010005	Drawing No. ZBA 20010005B	Drawn By: K.P.	NORTH