

Authority: Etobicoke York Community Council Report 6, Clause 9,
adopted as amended, by City of Toronto Council on July 25, 26 and 27, 2006
Enacted by Council: July 27, 2006

CITY OF TORONTO

BY-LAW No. 748-2006

To amend Chapters 320 and 324 of the Etobicoke Zoning Code and By-law No. 1992-130, with respect to certain lands located on the south side of The Queensway and on the west side of St. Lawrence Avenue municipally known as 1053 and 1061 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 has held at least one public meeting in accordance with the *Planning Act*; and

WHEREAS the matter herein set out are in conformity with Toronto Official Plan Amendment No. 8 as adopted by the Council of the City of Toronto; and

WHEREAS the matter herein set out are in conformity with the former Etobicoke Official Plan Amendment No. 143-2006 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, originally attached to the township of Etobicoke By-law No. 11,737, as amended by By-law No. 1992-130 and By-law No. 514-2003, as amended, 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 'A2' annexed here to from Limited Commercial (CL) and Limited Commercial-Avenues (AV) to Limited Commercial- Avenues (AV), provided the following provisions shall apply to the development of the lands identified as (AV) in Schedules 'A2' and 'B2' attached hereto.
2. By-law No. 1992-130, as it applies to the lands described in Schedules 'A2' and 'B2' attached hereto, is hereby repealed.
3. Where the provisions of this By-law conflict with the provisions of By-law No. 514-2003, as amended, or the former Etobicoke Zoning Code, the provisions of this By-law shall apply.
4. Only the following development standards and uses shall now be applicable to the (AV) lands described in Schedules 'A2' and 'B2' attached hereto:
 - (i) Permitted Uses:

In addition to Section 3A of By-law No. 514-2003, as amended, the following uses shall also be permitted: retail stores, a grocery store/supermarket, and a temporary sales office or centre.

The following uses shall be prohibited: residential uses, service stations and public garages; new and used car sales rooms and lots; the manufacture of confectionery; drive-through facilities, monuments related to cemeteries; adult video and massage parlours; and adult entertainment establishments as defined by the *Municipal Act, 2001*.

(ii) Building Heights:

Notwithstanding Section 3B (2) of By-law No. 514-2003, as amended, Commercial buildings shall maintain a minimum height of 7 metres. Trellis, canopies, and other similar landscape features, decorative features or structures shall be excluded from this minimum height requirement.

(iii) Building Setbacks:

No buildings or structures within the Lands shall be located other than within the Building Envelopes shown on Schedule 'B2'.

For the purposes of this By-law, The Queensway shall be deemed to be the lot frontage. Section 3D(1)(ii) of By-law No. 514-2003, as amended, shall not apply.

Section 3D(1)(i) of By-law No. 514-2003, as amended, shall exclude other structures (trellis, canopies, and other similar landscape features, decorative features or structures) and minor projections.

(iv) Build-to Area:

Notwithstanding Section 3F(1) of By-law No. 514-2003, as amended, the Build-to Area shall apply to The Queensway and shall be a minimum of 60% of the lot frontage. The Build-to-Area may consist of a combination of buildings and other structures including but not limited to decorative landscape features, trellis, canopy and similar structures.

(v) Parking

Parking shall be provided on the basis of 4 parking spaces per 93 square metres of gross floor area for grocery stores/supermarkets. All other retail uses shall provide parking on the basis of 2.5 parking spaces per 93 square metres of gross floor area.

Parking stall dimensions shall be a minimum of 5.8 metres in length and 2.7 metres in width.

(vi) Miscellaneous:

Notwithstanding Section 3J(2) of By-law No. 514-2003, as amended, a main building entrance may also be directly accessible from a public parking area in addition to the main building entrance from The Queensway.

Notwithstanding Section 3J(4) of By-law No. 514-2003, as amended, a loading space shall be provided for a grocery store/supermarket.

5. Nothing in this By-law shall prevent the phased construction of development on the subject lands, provided the minimum requirements of the By-law are complied with upon full development of the lands shown on Schedules 'A2' and 'B2'.
6. 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
748-2006 July 27, 2006	1053 and 1061 The Queensway	To rezone the lands to permit a grocery store and implement the policies of the Official Plan Amendment.

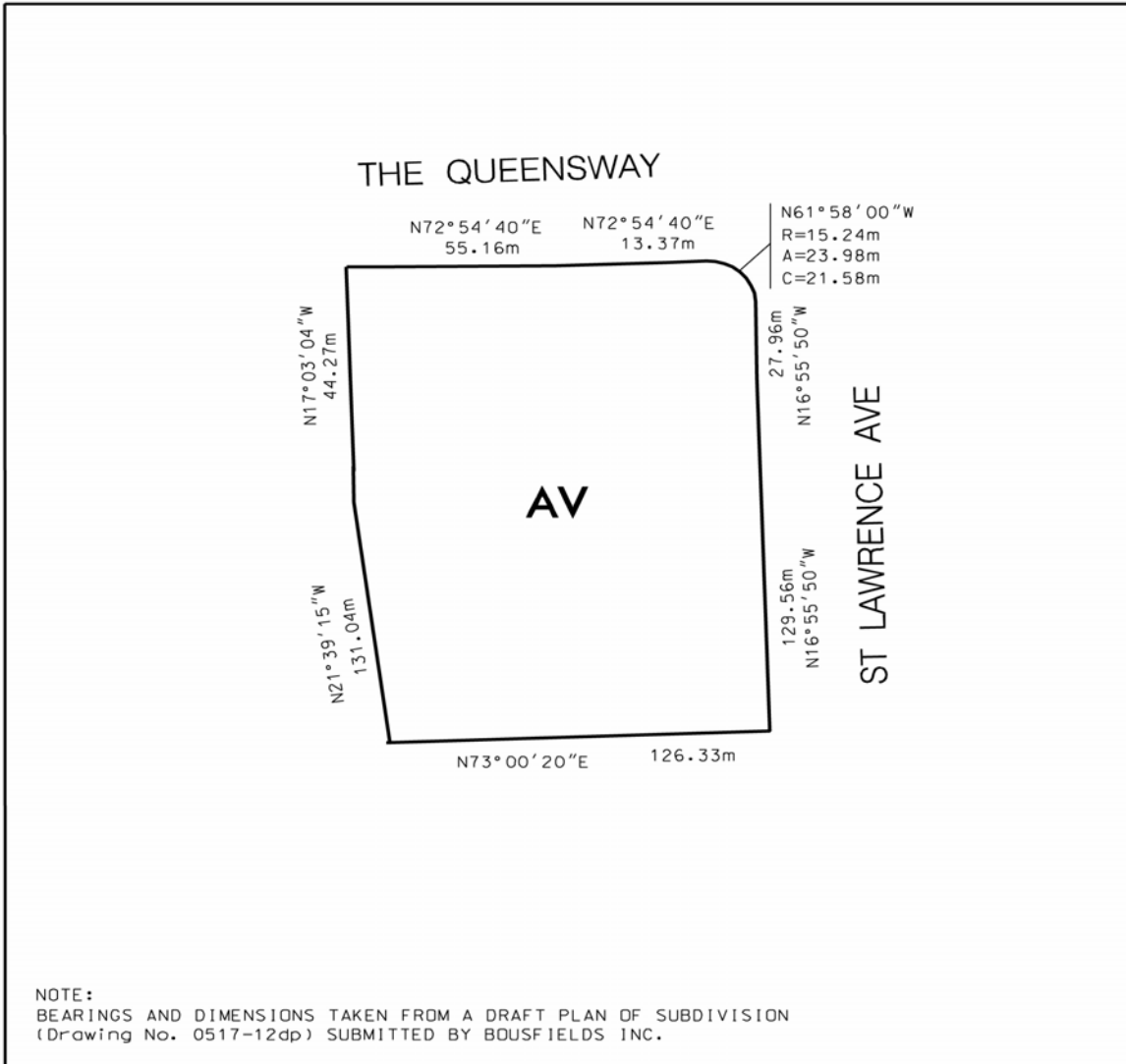
ENACTED AND PASSED this 27th day of July, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Toronto Schedule 'A2' BY-LAW

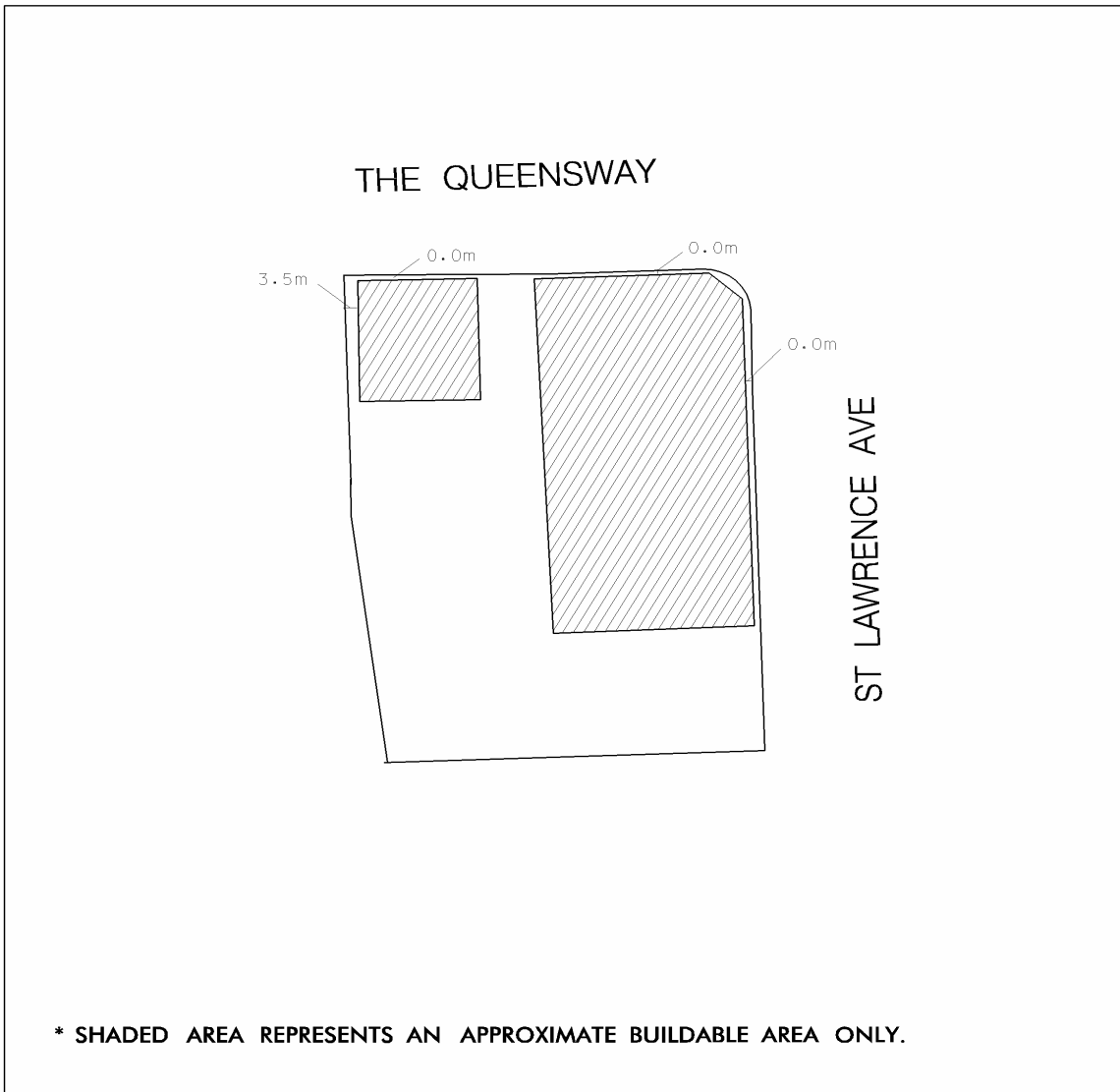


PART OF BLOCK D PLAN 1340 AND PART OF BLOCK C PLAN 1180 AND LOTS 4, 15, 21, 22 AND 27 AND PART OF LOTS 9, 10, 16, AND 28 PLAN 1865 AND LOTS 4 TO 12, 41 TO 49 INCL, PART OF LOTS 1, 2, 3, 13, 40, 50, 51, 52, 57 TO 65 INCL, AND PART OF CROFTON AVENUE, PLAN 1051 AND CAVEN STREET PLAN 1865, CITY OF TORONTO

Applicant's Name:		1469191 ONTARIO LIMITED AND 2020235 ONTARIO LIMITED	
Assessment Map B12	Zoning Code Map/s B12N	scale:	
File No. 05_131129,05_130637	Drawing No. 05_131129_dzA2		



Toronto Schedule 'B2' BY-LAW



PART OF BLOCK D PLAN 1340 AND PART OF BLOCK C PLAN 1180 AND LOTS 4, 15, 21, 22 AND 27 AND PART OF LOTS 9, 10, 16, AND 28 PLAN 1865 AND LOTS 4 TO 12, 41 TO 49 INCL, PART OF LOTS 1, 2, 3, 13, 40, 50, 51, 52, 57 TO 65 INCL, AND PART OF CROFTON AVENUE, PLAN 1051 AND CAVEN STREET PLAN 1865, CITY OF TORONTO

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