

Authority: Etobicoke York Community Council Report 7, Clause 19, adopted as amended,
by City of Toronto Council on September 25, 26 and 27, 2006
Enacted by Council: September 27, 2006

CITY OF TORONTO

BY-LAW No. 1070-2006

To amend Chapters 304, 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the south side of The Queensway, west of Kipling Avenue, municipally known as 1553 and 1561 The Queensway and 80 Fordhouse Boulevard.

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*;

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, be and the same hereby maintains the existing Class 1 Industrial (IC.1) zoning of the site but is amended to include a large scale stand alone retail store, retail and service uses.
2. Notwithstanding Chapter 304-36, the following development standards shall apply to the development of the IC.1 lands identified in Schedule 'A' attached hereto, if they are developed for a large scale stand alone retail store, retail and service uses:
 - (a) A maximum gross floor area of 6,550 m² shall be permitted on the lands shown on Schedule 'A' and 'B' attached hereto;
 - (b) No building or structure within the Lands shall be located other than within the Building Envelopes shown on Schedule 'B';
 - (c) The minimum building setbacks shall not be less than the measurements shown on Schedule 'B' attached hereto, and shall be measured from the main exterior walls of each building;
 - (d) The maximum lot coverage shall not exceed 30 percent;
 - (e) On-site parking must be provided at a minimum ratio of 4.0 stalls per 100 m² of gross floor area, up to a maximum ratio of 4.3 stalls per 100 m² of gross leasable floor area;
 - (f) Parking stalls must be a minimum of 2.7 metres in width by 5.7 metres in length;
 - (g) The driveway entrance width from The Queensway shall not exceed 11.0 metres, excluding corner radii;
 - (h) Parking driving aisles shall be a minimum of 6.0 metres in width;

- (i) Drive-through facilities are not permitted;
- (j) The Queensway is considered the frontage for the purposes of this By-law;
- (k) The minimum building setback from Fordhouse Boulevard shall be 0.0 metres if Fordhouse Boulevard is extended the full width of the south end of the property;
- (l) Any parking space which needs to be eliminated as a result of Fordhouse Boulevard being extended the full width of the south end of the property shall be excluded from the minimum parking space requirements of this By-law; and
- (m) If Fordhouse Boulevard is extended the full width of the south end of the property, the driveway entrances from Fordhouse Boulevard shall not exceed 15.0 metres in width, excluding corner radii.

3. Definitions:

“Service Uses” means uses such as Personal Service Shops, Pet Services and Service Shops.

“Personal Service Shops” means premises in which services with respect to grooming of persons or the care of their apparel is provided.

“Pet Services” means premises used for care or grooming of domestic animals, other than a veterinary hospital or a boarding kennel.

“Service Shops” means premises used for servicing, repairing or refurbishing goods or commodities, other than vehicles. Service uses shall exclude Vehicular Service Shop.

“Gross Leasable Floor Area” means all floor area uses with the exception of common pedestrian corridors and electrical/mechanical rooms.

“Lands” means the lands described in Schedule ‘A’ attached hereto; and for the purposes of this By-law shall be based on the Lands prior to land dedications and conveyances for municipal purposes.

4. Where the provisions of the 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:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
1070-2006 September 27, 2006	Lands located on the south side of The Queensway, east of Kipling Avenue, known as 1553 and 1561 The Queensway and 80 Fordhouse Boulevard	To add new uses to Class I Industrial (IC.1) as it applies to this site

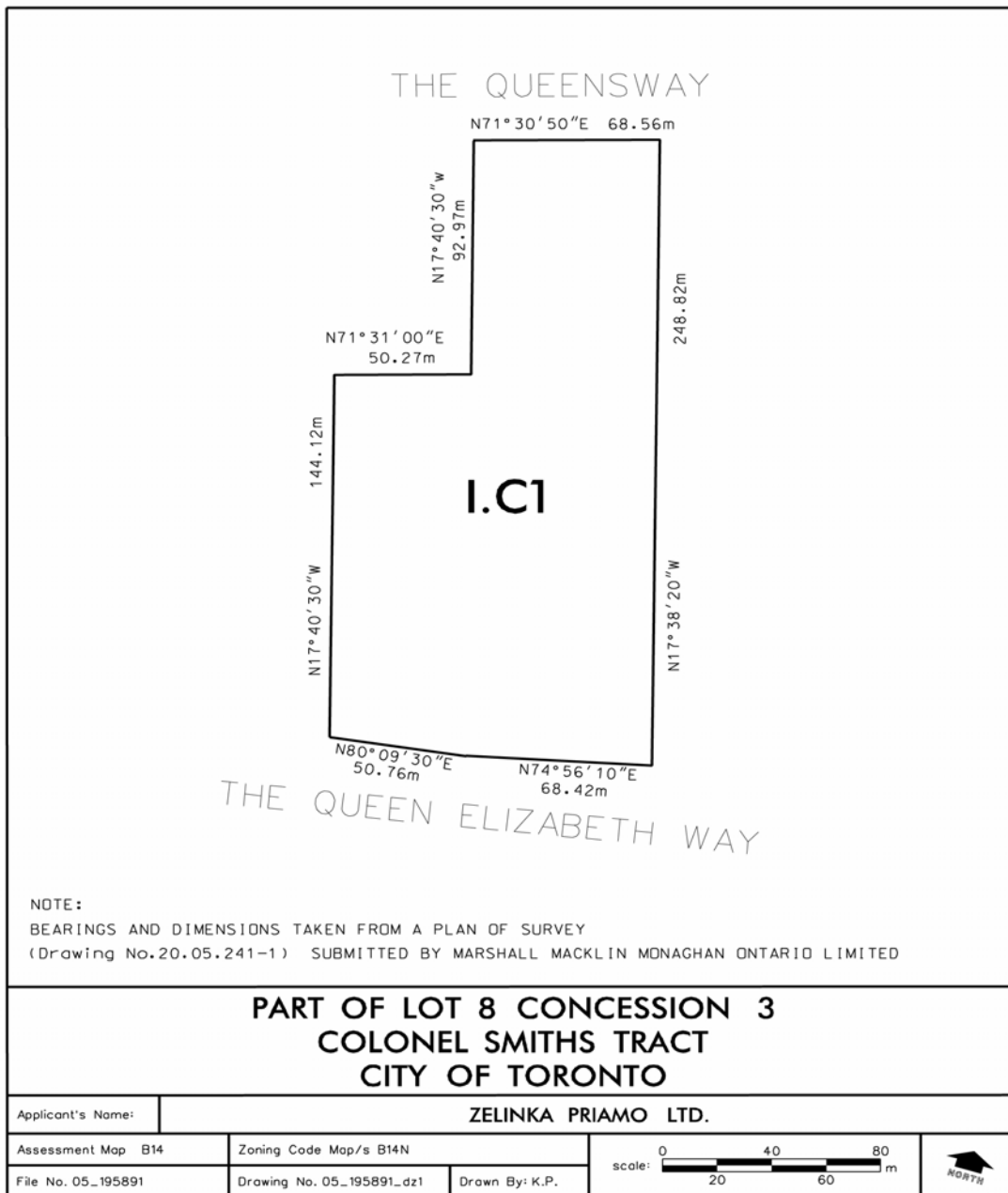
ENACTED AND PASSED this 27th day of September, A.D. 2006.

DAVID R. MILLER,
Mayor

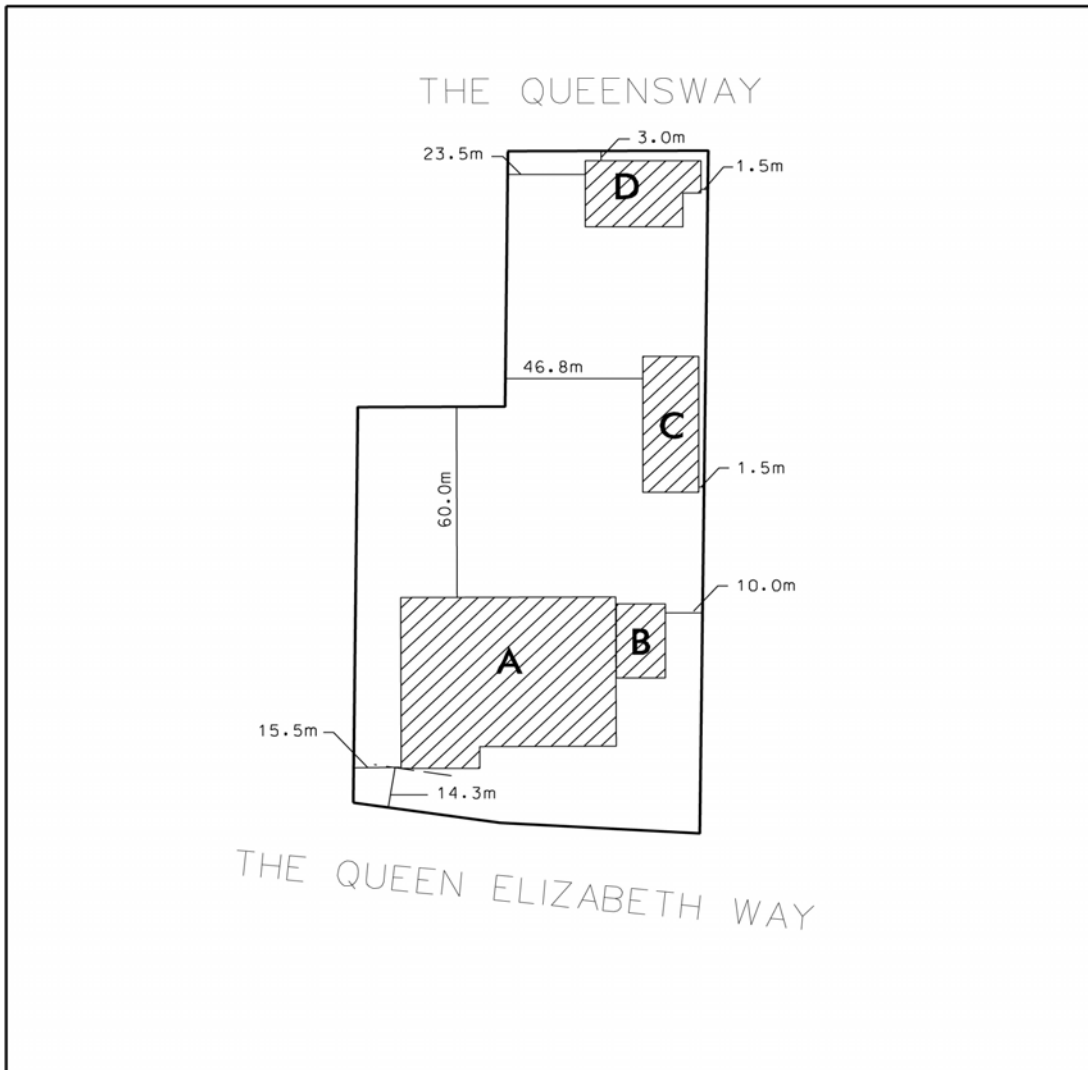
ULLI S. WATKISS
City Clerk

(Corporate Seal)



Schedule 'A' BY-LAW



Schedule 'B' BY-LAW



**PART OF LOT 8 CONCESSION 3
COLONEL SMITHS TRACT
CITY OF TORONTO**

Applicant's Name:		ZELINKA PRIAMO LTD.	
Assessment Map B14	Zoning Code Map/s B14N	scale:  m	
File No. 05_195891	Drawing No. 05_195891_dz2		