

Authority: Etobicoke York Community Council Item EY19.1, as adopted by City of Toronto Council on January 31, 2017

CITY OF TORONTO

BY-LAW 214-2017

To amend Chapters 320 and 324 of the Etobicoke Zoning Code, with respect to the lands municipally known as 1770, 1772, 1776, 1778, 1780 and 1790 Albion Road.

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 enacts:

1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, and originally attached to the Township of Etobicoke By-law 11,737, be and the same is amended, by affirming the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A' annexed hereto as Class 1 Industrial Zone (IC1) provided the following provisions shall apply to the development of the lands identified in Schedule 'A'.
2. Notwithstanding the following provisions: 304-36.B.(1), 304-36.G.(1), 304-36.G.(2) and 304-36(H), the following development standards shall apply to Class 1 Industrial Zone (IC1) lands described in Schedule 'A'.
3. Definitions

The provisions of Section 304-3 Definitions of the Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law, the following definitions shall apply:

Gross Floor Area – means the total area of all floors in a building between the outside faces of exterior walls, except that storage rooms, laundry and recreation rooms where the floor level is at least 0.6 metres below grade, or parking areas for motor vehicles below established grade, grade-related and internal areas devoted to required loading spaces and exit stairwells.

Lands – shall mean the lands (Part 1, Part 2 and Part 3) as described in Schedule 'B' attached.

4. Permitted Uses

No buildings or structures shall be erected or used on the **Lands**, except for the following uses:

Animal Shelters
Amusement Arcade

Automated Banking Machine
 Bindery
 Banks
 Bowling Alleys; Curling Rinks; and Bingo Halls
 Business, Professional or Administrative Offices
 Communication Technology Facilities
 Emergency Service Stations/Police Stations
 Government/Public Works Buildings/Uses
 Hotel
 Manufacturing Operations
 Manufacturing/Processing of food products which does not involve slaughtering or rendering
 Manufacturing wherein patrons may be involved in a portion of the manufacturing process and the final product is purchased and available for personal uses by such patrons
 Manufacturing
 Medical Offices/Clinics
 Monuments
 Pharmacy
 Research Laboratories
 Restaurants
 Retail sales of products manufactured or warehoused on-site provided that the retail floor area does not exceed 20 percent of the **Gross Floor Area** of the unit
 Non-Ancillary Retail uses
 Service Shop
 Servicing/Repair Operations excluding waste recycling facilities
 Studios for Arts-Related Purposes
 Training Centres
 Vehicle Related Uses
 Veterinary Clinics
 Warehouse Buildings/Uses
 Wholesaling Use

provided that outside storage, including motor vehicles, shall not be permitted in connection with any of the uses permitted within this Section.

Manufacturing of paint and/or varnish, fuel oil storage yards, asphalt operations which do not meet the definition as set forth in the Zoning Code, and cement works shall not be permitted.

5. Gross Floor Area

- a. The maximum permitted **Gross Floor Area** for the lands shall be 13,000 square metres;
- b. The maximum permitted **Gross Floor Area** of vehicle related uses shall be 3,405 square metres, and shall only be located in Building D, C and E shown on Schedule 'C';

- c. The maximum permitted **Gross Floor Area** for non-ancillary retail uses shall be 1,000 square metres, and shall only be located in Building F shown on Schedule 'C';
- d. The maximum permitted **Gross Floor Area** for a pharmacy ancillary to a medical clinic/office shall be 16.60 square metres;
- e. The maximum permitted **Gross Floor Area** for a restaurant use shall be 562 square metres; and
- f. The maximum permitted **Gross Floor Area** for a hotel use shall be 3,495 square metres and with a maximum of 65 rooms or suites and shall only be located in Building A shown on Schedule 'A'.

6. Setbacks/Building Envelopes

No building or structure shall be located on the Lands other than within the Building Envelopes shown on Schedule 'C'.

7. Parking and Bicycle Requirements

- a. A minimum of 239 parking spaces shall be provided on the **Lands** at all times;
- b. The minimum length of a parking space shall be 5.5 metres for parking spaces located along the rear property line of Parcel C shown on Schedule 'C';
- c. All drive aisles shall have a minimum width of 6.00 metres; and
- d. No bicycle spaces or equipment are required.

8. Loading Requirements

- a. One loading space having a minimum width of 3.50 metres, a length of 11.00 metres and a vertical clearance of 4.40 metres shall be provided on Part 1 shown on Schedule 'B';
- b. One loading space having a minimum width of 3.50 metres, a length of 6.00 metres and a vertical clearance of 3.00 metres shall be provided on Part 2 shown on Schedule 'B'; and
- c. One loading space having a minimum width of 3.50 metres, a length of 11.00 metres and a vertical clearance of 4.40 metres shall be provided on Part 3 shown on Schedule 'B'.

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

10. No vehicle sales and/or rental establishment shall be permitted anywhere on the **Lands.**

11. Chapter 324, Site Specifics, of the Zoning Code is amended to include reference to this By-law.
12. Notwithstanding any severance, partition or division of the **Lands**, the provisions of this By-law shall apply to the whole of the Lands as if no severance, partition or division occurred.

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
214-2017 March 9, 2017	Lands municipally known as 1770, 1772, 1776, 1778, 1780 and 1790 Albion Road	To amend the former Etobicoke Zoning Code to permit retail uses and vehicle related uses with site specific standards

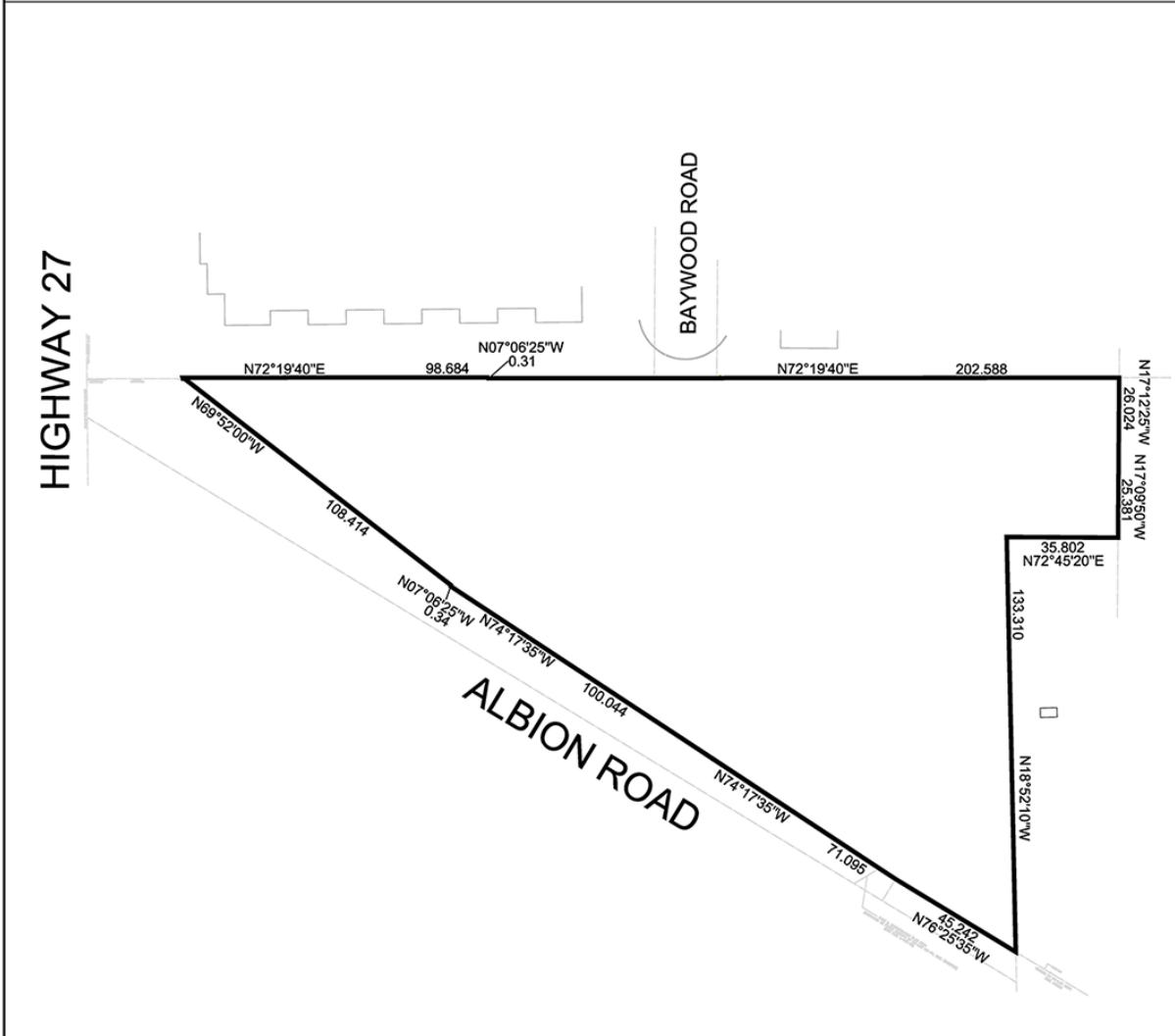
Enacted and passed on March 9, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Toronto Schedule 'A' BY-LAW

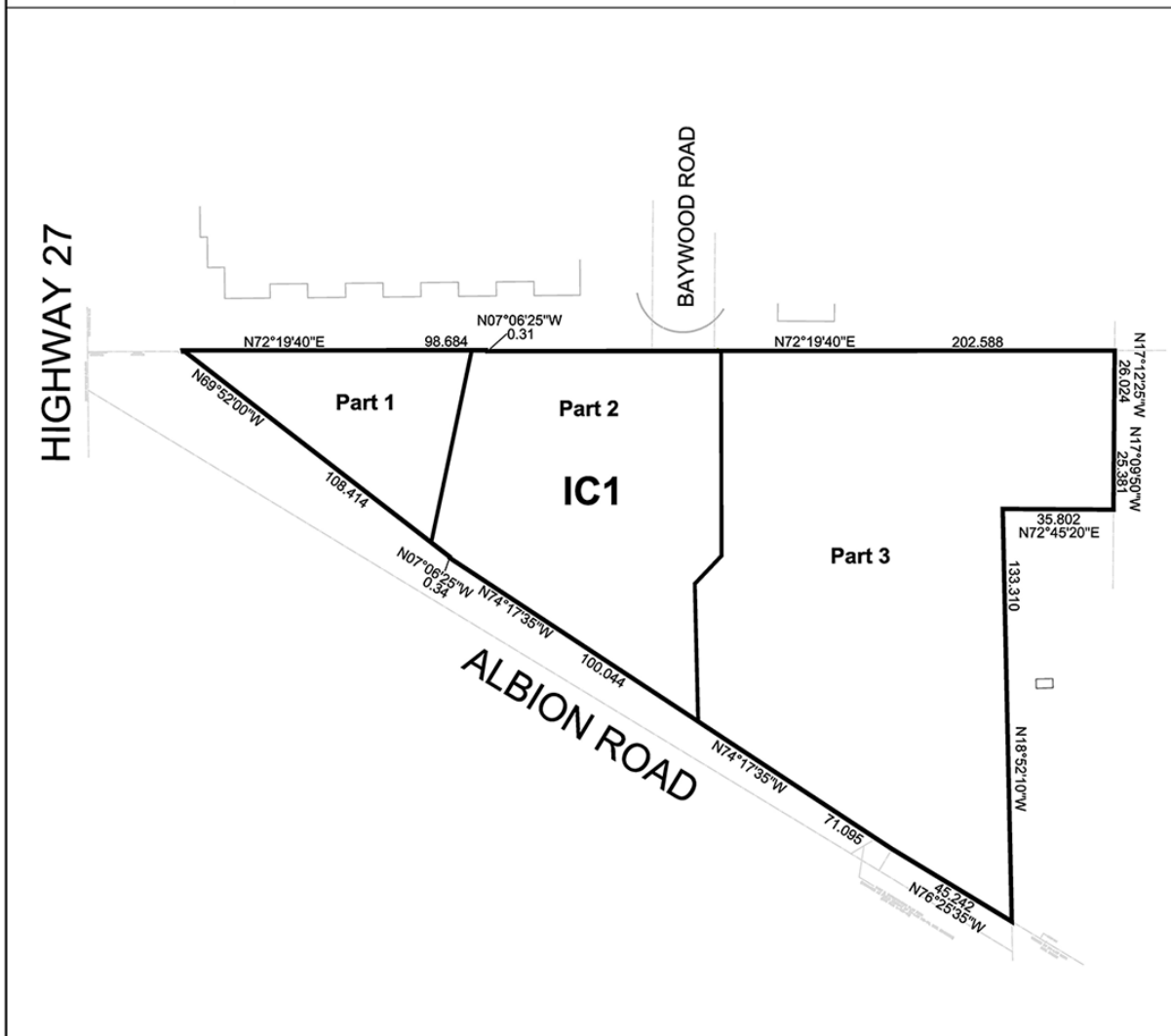


Note:
 ALL DIMENSIONS IN METRES
 BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY (Job No. 10-004)
 SUBMITTED BY KRCMAR SURVEYOR'S LTD.

PLAN OF SURVEY
 PART OF LOTS 37 AND 38, CONCESSION 2, FRONTING THE HUMBER, TORONTO STANDARD
 CONDOMINIUM PLAN No. 2237
(Formerly City of Etobicoke, Municipality of Metropolitan Toronto)
CITY OF TORONTO

Applicant's Name:	Glen Schnarr & Associates Inc.
Address: 1770-1778, 1780, & 1790 Albion Road	0 10 50 100 Metres
File No. 15 209598 WET 01 OZ	

Toronto Schedule 'B' BY-LAW

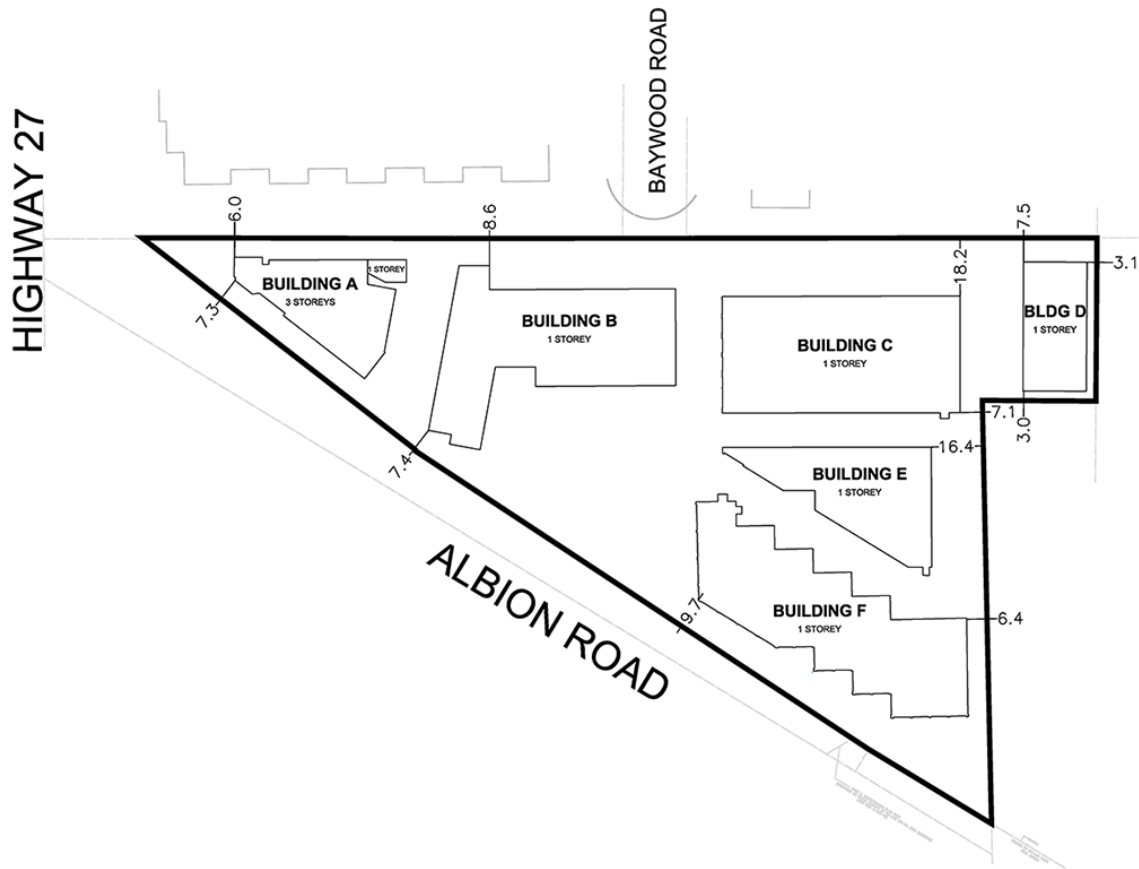


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TORONTO Schedule 'C' BY-LAW



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