

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

CITY OF TORONTO

BY-LAW 215-2017

To amend Zoning By-law 569-2013, with respect to the lands municipally known in the year 2017 as 1770, 1772, 1776, 1778, 1780 and 1790 Albion Road.

Whereas Council of the City of Toronto has the authority pursuant to 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. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this by-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended, by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to E (x18) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Exception 900.20.10 18 so that it reads:

Exception E 18

The lands, or portion thereof noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Clauses and regulations 60.5.80.10(1) and (2), 60.20.50.10, 60.20.80.20, 150.94.30.1, 150.94.40.1, 150.94.50.1, 220.5.20.1, 230.5 do not apply;
- (B) The permitted cumulative total **gross floor area** for Parts 1, 2 and 3 as shown on Diagram 2 must not exceed 13,000 square metres, of which the maximum **gross floor area** used for all:
 - (i) **vehicle repair shops** and **vehicle service shops** is 3,402 square metres and must only be located in Buildings D, C and E shown on Diagram 3 of By-law 215-2017;
 - (ii) **retail store** is 1,020 square metres and must only be located in Building F shown on Diagram 3 of By-law 215-2017;

- (iii) **eating establishments** is 562 square metres; and
 - (iv) **hotel** is 3,495 square metres with a maximum of 65 rooms and/or suites and must only be located in Building A shown on Diagram 3 of By-law 215-2017;
- (C) Despite clauses 60.20.20.10 and 60.20.20.20:
- (i) the following uses are also permitted:
 - Eating Establishments**
 - Hotel**
 - Medical Office**
 - Retail Stores**
 - Retail Service**
 - Vehicle Service Shop**
 - Vehicle Repair Shop**
 - (ii) the following uses are not permitted:
 - Drive through facility**
 - Open Storage**
 - Shipping Terminal**
 - Transportation Use**
 - Vehicle Depot**
 - Vehicle Fuel Station**
- (D) Despite regulation 60.20.40.70 (1)-(4), a **building or structure** must not be closer to a **lot line** than the **building setbacks** shown on Diagram 3 of By-law 215-2017;
- (E) Despite regulation 200.5.1.10(2)(i), the minimum length of a **parking space** located along the **rear lot line** of Parcel C shown on Diagram 3 of By-law 215-2017 is 5.5 metres;
- (F) A minimum 239 **parking spaces** must be provided;
- (G) Despite regulation 200.15.10(1), a minimum of 8 accessible **parking spaces** must be provided;
- (H) Despite regulation 220.5.20.1, the minimum width of all **drive aisle** is 6.0 metres;
- (I) Despite clause 220.5.1.10, **loading spaces** must be provided on each of Part 1, Part 2 and Part 3, as shown on Diagram 2, as follows:
- (i) Part 1 must provide one Type "B" **loading space**;
 - (ii) Part 2 must provide one Type "C" **loading space**; and

(iii) Part 3 must provide one Type "B" **loading space**.

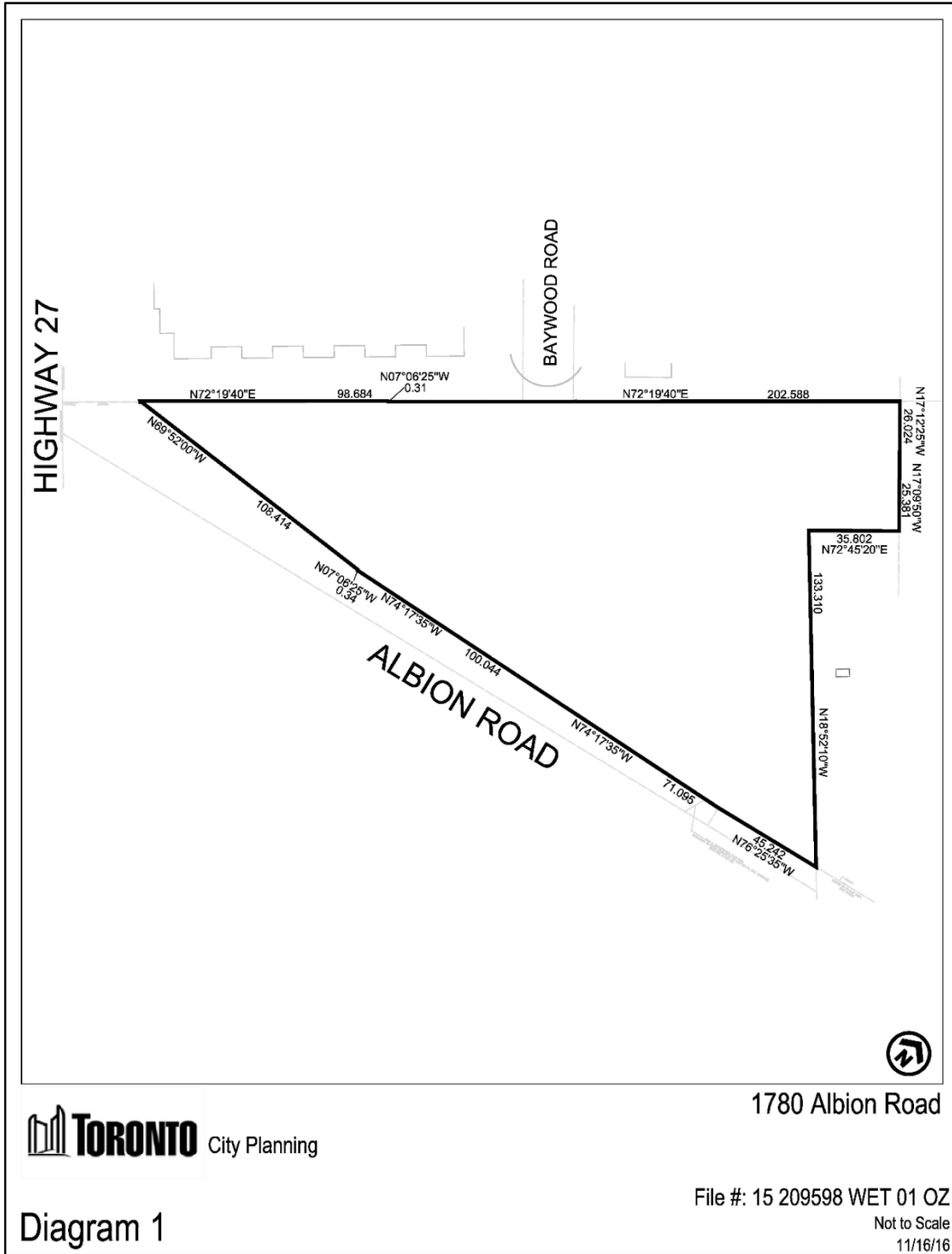
Prevailing By-laws and Prevailing Sections: (None Apply)

Enacted and passed on March 9, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)





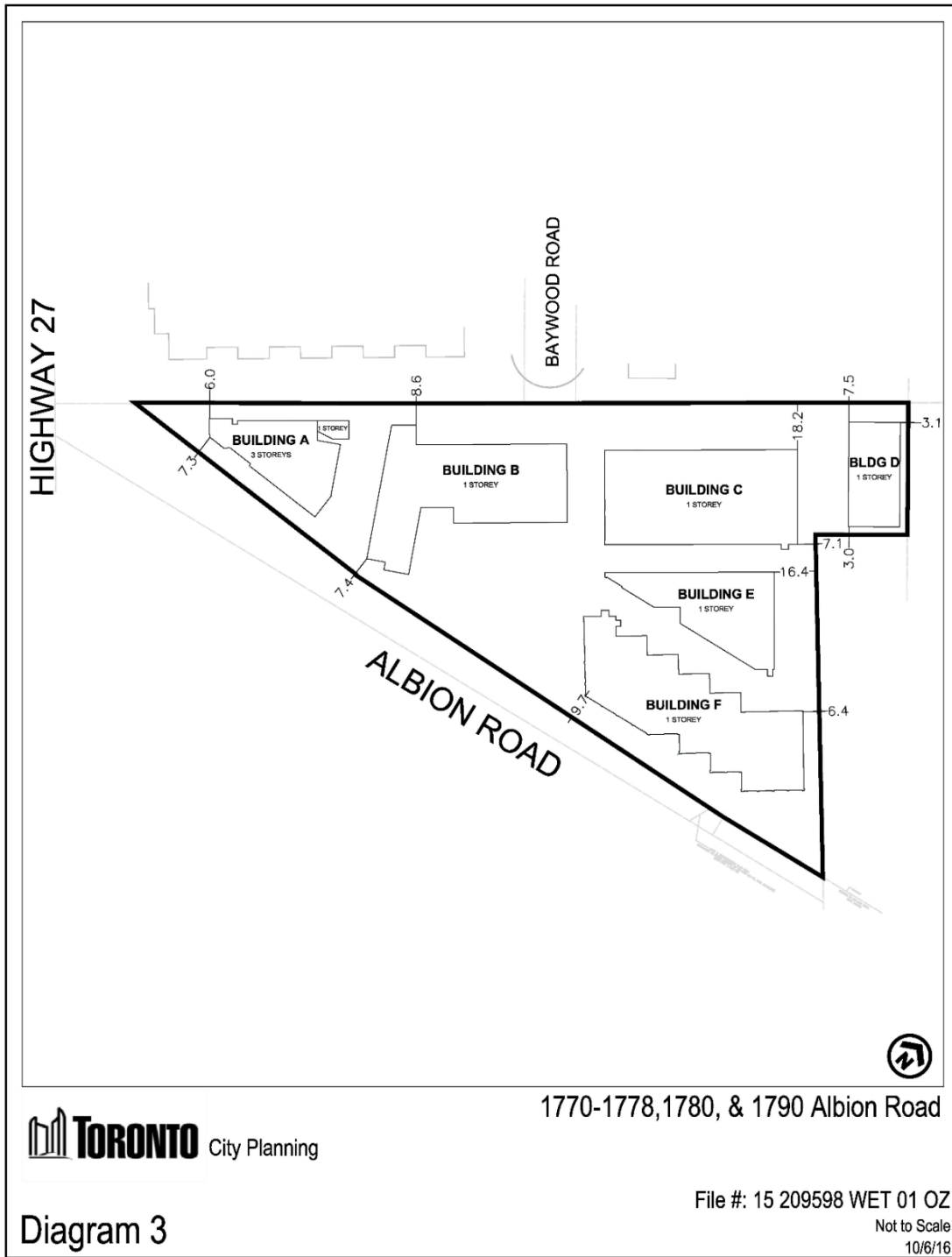


Diagram 3