

CITY OF TORONTO

BY-LAW 961-2019

To amend Chapters 304, 320, and 324 of the Etobicoke Zoning Code with respect to the lands municipally known as 17, 25 and 75 Vickers 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. The lands subject to this By-law are outlined by a heavy black line on Schedule A, attached to this By-law.
2. By-law 1082-2014(OMB) is repealed.
3. The zoning map referred to in § 320-5, Article II of the Zoning Code and originally attached to the Township of Etobicoke By-law 11,737 is amended by changing the classification of the lands located in the former Township of Etobicoke as shown in heavy outline on Schedule B, attached to this By-law, from I.C1 Industrial Class 1 to I.C2 Industrial Class 2.
4. Notwithstanding Article V General Provisions § 320-18 of the Etobicoke Zoning Code the following provisions apply to the lands subject to this By-law:
 - (i) For business and administrative offices, automobile parking shall be provided at a minimum rate of 1.5 spaces per 100 square metres.
 - (ii) For warehouse uses, automobile parking shall be provided at a minimum rate of 1.0 spaces per 100 square metres of gross floor area up to 2,750 square metres; plus 0.5 spaces per 100 square metres of gross floor area in excess of 2,750 square metres.
 - (iii) An automobile parking space shall be a minimum of 2.6 metres in width by 5.6 metres in length and shall be accessed by a minimum driveway aisle width of 6 metres.
 - (iv) A minimum of 200 required automobile parking spaces shall be provided within the below grade parking structure.

5. Notwithstanding Article VIII Class 2 Industrial Zone § 304-34 of the Etobicoke Zoning Code section (A), the following additional uses are permitted on the lands subject to this By-law:
 - (i) Business or Administrative Offices (which do not include day-care facilities).
6. Notwithstanding Article X General Regulations for Industrial Zones § 304-36 of the Etobicoke Zoning Code section (G) (1) the following set-back requirement shall apply to the lands subject to this By-law:
 - (i) No parking area shall be located closer than 3.0 metres to any lot line abutting a street, except where the building set-back requirement is less than 3.0 metres, in which case the parking area shall not extend beyond the required building line.
7. Notwithstanding Article X General Regulations for Industrial Zones § 304-36 of the Etobicoke Zoning Code section (G) (2) the following provision applies to the lands subject to this By-law:
 - (i) Means of vehicular access to and from all properties shall not exceed 20.0 metres in width, excluding corner radii. No two such means of access on any said properties shall be less than 5.0 metres apart.
8. Lands which are subject to this By-law shall be subject to Site Plan Control pursuant to Section 114 of the City of Toronto Act, 2006 and Section 41(16) of the Planning Act.
9. Chapter 324-1 of the Etobicoke Zoning Code is amended by adding the following to a Table of Site Specific By-laws:

BY-LAW

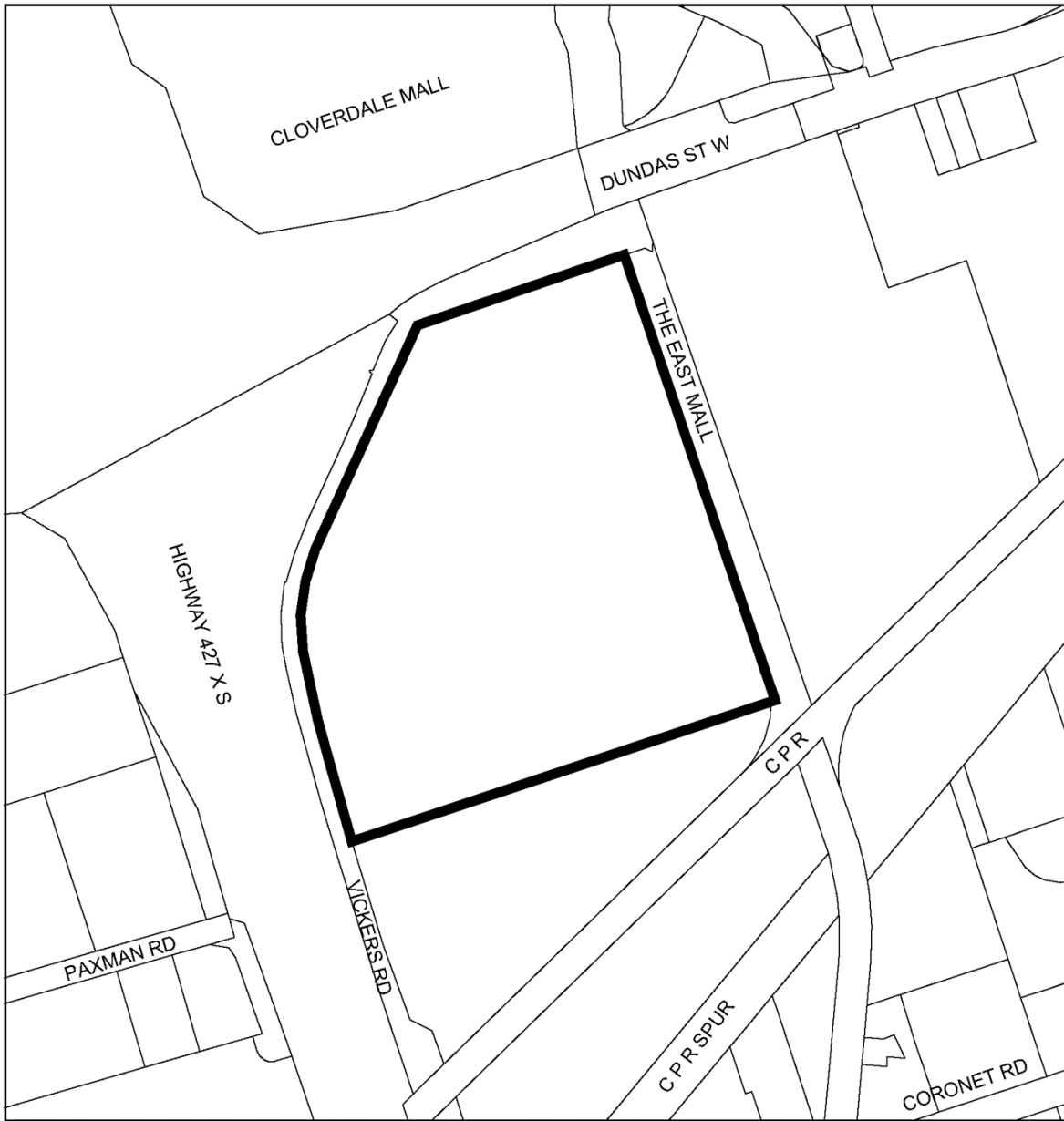
NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
961-2019 June 19, 2019	Those lands south of Dundas Street West and Vickers Road, west of The East Mall and east of Vickers Road (municipally known as 17, 25 and 75 Vickers Road)	To amend the Etobicoke Zoning Code to permit the development of a new warehouse and office on the lands.

Enacted and passed on June 19, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



 **TORONTO** City Planning
Schedule A

17, 25 and 75 Vickers Road

File # 18 124934 WET 05 02



Former Etobicoke By-Law 11,737
Not to Scale
04/25/2019

