

Authority: Etobicoke York Community Council Item ~ as adopted by City of Toronto  
Council on ~, 20~

Enacted by Council: ~, 20~

## CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend Chapters 320 and 324 of the Etobicoke Zoning Code as amended,  
with respect to the lands municipally known as  
3699 and 3741-3751 Bloor Street West and 925 Kipling Avenue**

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. Definitions**

For the purposes of this By-law the following definition will apply:

“Lands” – shall mean the lands described in Schedule ‘A’ attached hereto.

**2. Permitted Uses**

The following use shall be permitted on the Lands in addition to the uses permitted in the EC1 and EC2 zones of By-law 1088-2002:

(i) A Provincial Courthouse and other provincial administrative uses.

**3. Minimum Height**

Notwithstanding Section 5 of By-law 1008-2002, for the purposes of this By-law,

(i) the minimum height restriction shall not apply to a Provincial Courthouse.

**4. Setbacks/Build-to Areas/Floor Plate Restrictions**

Notwithstanding Section 6 of By-law 1008-2002, for the purposes of this By-law,

(i) a Provincial Courthouse shall provide a minimum setback from any public street of 0.0 metres and maximum setback of 15.0 metres.

(ii) The Build-to Area for any Lot within the Lands containing a Provincial Courthouse shall be a minimum of zero (0) percentage of any lot frontage abutting a public street. For any portion of a Provincial Courthouse on the Lands above twelve (12) metres, a minimum zero (0) metres setback from any face of the Provincial Courthouse wall at grade shall be required.

- (iii) A maximum floor plate area restriction of 4,000 square metres shall be applied to the portion of any Provincial Courthouse above thirty-six (36) metres in height.

**5. Parking**

Notwithstanding Section 8 of By-law 1008-2002, for the purposes of this By-law, the following requirement shall apply to any Provincial Courthouse built upon the Lands.

Parking spaces shall be provided in accordance with the following minimum requirements:

- (i) A minimum of 450 parking spaces shall be provided, of which at least 180 must be provided in public parking facilities;
- (ii) The required parking spaces may be provided anywhere within the area bounded by Kipling Avenue, Dundas Street West, Dunbloor Road, Bloor Street West and the TTC Subway right-of-way, as these roads existed at the time of the enactment of this By-law.

**6. Public Pedestrian Entrances and Exits**

Notwithstanding Section 9 of By-law 1008-2002, for the purposes of this By-law, where a Provincial Courthouse is built upon the Lands a minimum of one public pedestrian combination entrance and exit shall be provided.

- 7.** In accordance with the provisions of Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13 as amended, the Holding Symbol (H) will be removed from the lands shown on Schedule "A" to this By-law upon the delivery of plans and, if required, executed development agreements securing the provision of required municipal works including municipal rights-of-ways, municipal walkways and the dedication of land and/or easements for future public roads and walkways.

- 8.** Where the provisions of this By-law conflict with the provisions of By-law 1088-2002, the provisions of this By-law shall apply.

- 8.** Chapter 324, Site Specifics, of the Zoning Code is hereby amended to include reference to this By-law.

- 9.** Within the lands shown on Schedule "A" attached to this By-law, no person shall use any land or building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

<b>BY-LAW NUMBER AND ADOPTION DATE</b>	<b>DESCRIPTION OF PROPERTY</b>	<b>PURPOSE OF BY-LAW</b>
	Lands located on the south-east side of the realigned Dundas Street West (as shown in the approved Six Points Reconfiguration EA), south of Bloor Street West and east of Kipling Avenue.	To permit a Provincial Courthouse on the Lands and certain revised development and parking standards, applicable only to a Provincial Courthouse.

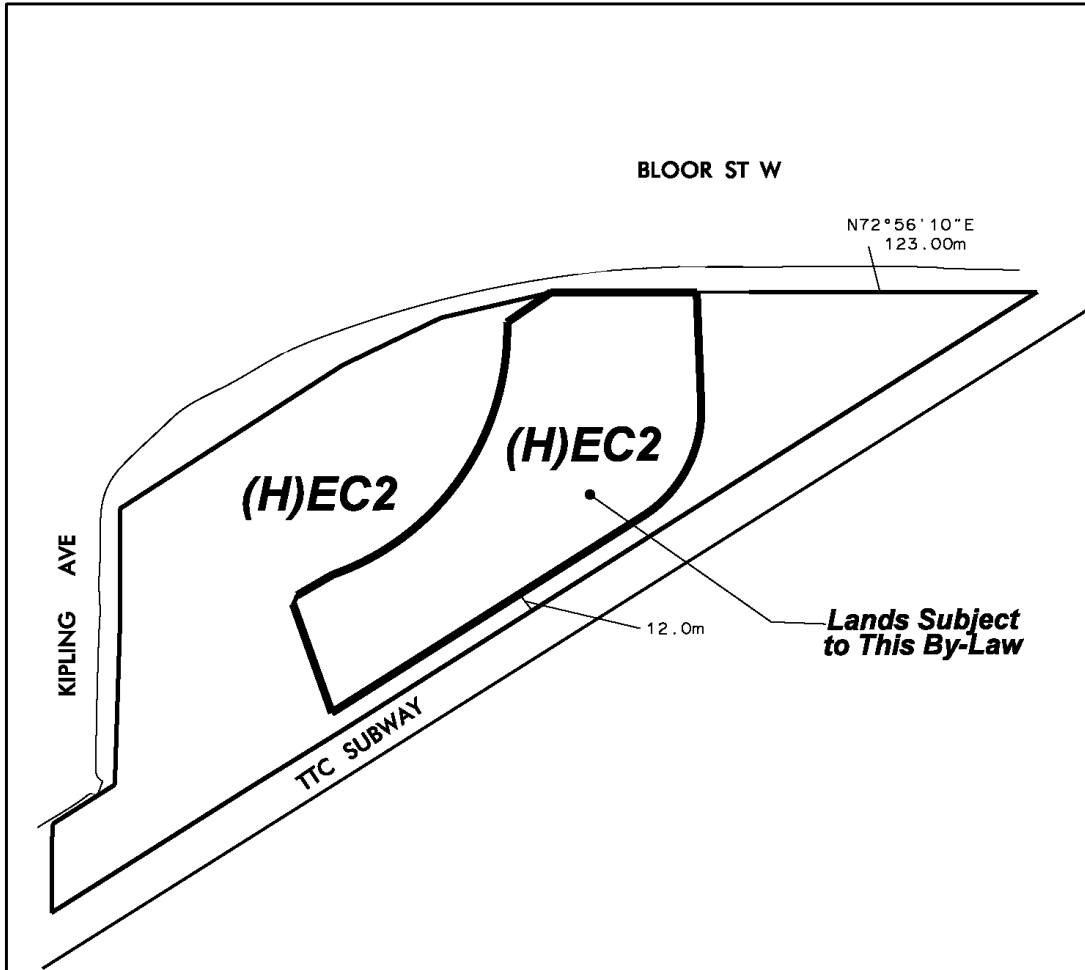
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**Toronto** Schedule 'A' BY-LAW



NOTE:  
 BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY  
 (Ref No. 80-50-21-570-0) SUBMITTED BY J.D. BARNES LIMITED, SURVEYORS

**LOT 15 FIRST MERIDIAN CONCESSION  
 CITY OF TORONTO**

Applicant's Name:		CITY OF TORONTO	
Assessment Map C14	Zoning Code Map/s C14N	scale:	
File No. 09-30996	Drawing No. 09-130996-D21		