CITY OF TORONTO

BY-LAW No. 491-1998

To amend chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located north of Evans Avenue and east of Sherway Gate (Etobicoke)

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That the zoning of the lands shown on Schedule “A” attached hereto be reaffirmed as Limited Commercial (CL).

2. That notwithstanding the provisions of By-Laws 137 and 1984-138, the uses permitted in a Limited Commercial Zone by Section 320-91 of the Zoning Code are permitted on the lands shown on Schedule “A”.

3. For the purposes of this By-Law, Clause 1b of By-Law 1984-138 shall not apply.

4. That notwithstanding Clause 1c of By-Law 1984-138 the gross floor area of the building shall not exceed 7725 m².

5. Notwithstanding Clause 1d of By-Law 1984-138 parking shall be provided at a ratio of not less than 5.4 spaces per 100 m of gross floor area.

6. Notwithstanding Clause 1a of By-Law 1984-138, a minimum side yard building setback of 1.0 m must be maintained from the northerly property line.

7. Chapter 324, Site Specifics, of the 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:

<table>
<thead>
<tr>
<th>BY-LAW NUMBER AND ADOPTION DATE</th>
<th>DESCRIPTION OF PROPERTY</th>
<th>PURPOSE OF BY-LAW</th>
</tr>
</thead>
<tbody>
<tr>
<td>491-1998 July 31, 1998</td>
<td>Lands located on the north side of Evans Avenue, east of Sherway Gate.</td>
<td>To allow the full range of uses permitted by the Commercial Limited (CL) zone in an expanded building.</td>
</tr>
</tbody>
</table>

ENACTED AND PASSED this 31st day of July, A.D. 1998.

CASE OOTES, Deputy Mayor          NOVINA WONG, City Clerk

(Corporate Seal)
SCHEDULE “A” TO BY-LAW No. 491-1998

NOTE:
BEARINGS AND DIMENSIONS TAKEN FROM REGISTERED PLAN 64R:10578

PART OF LOTS 11 AND 12, CONCESSIONS 3,
LT. COL SMITH’S TRACT

TOYS ‘R’ US CANADA LIMITED

Assessment Map B/16
Zoning Code U1n’s B/16 north

For: No. 7 2765
Drawing No: 18-1-7
Drawn By: D.H.

scale
0 30 60
15

COMPUTER 18. C \users\bylaws 98 3-7-DGN