CITY OF TORONTO

BY-LAW No. 38-1999

To Repeal By-laws Nos. 14, 834 and 1982-152 and to Amend Chapters 320 and 324, Site Specifics of the Zoning Code with Respect to Certain Lands Located on the Northwest Corner of Kipling Avenue and Clement Road, Municipally Known As 1558 Kipling Avenue.

WHEREAS the matters herein set out are in conformity with the Official Plan;

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

1. THAT By-laws Nos. 14, 834 and 1982-152 are hereby repealed.

2. THAT the Limited Commercial (CL) zoning classification of the lands described in Schedule ‘A’ attached hereto is hereby reaffirmed subject to the following provisions:

   a) Notwithstanding Section 320-91.B. of the Zoning Code, only the following types of business uses shall be permitted: banks and associated automatic teller machines; business and professional offices.

   b) Notwithstanding Section 320-79.D. of the Zoning Code, the maximum commercial floor area of the building shall not exceed 1301 m².

   c) Notwithstanding Sections 320-79.A.(1) and 320-79.B.(3) of the Zoning Code, the building to be erected on the said lands shall maintain a minimum setback of 0.3 m from the property lines.

   d) Notwithstanding Sections 320-79.B.(2) of the Zoning Code, a minimum 1.2 m wide landscaping strip and a maximum 1.8 m high masonry screen wall shall be maintained along the westerly lot line abutting the residential zone.

   e) Notwithstanding Section 320-18C.(2) of the Zoning Code, a minimum 38 parking spaces and 4 stacking spaces (for the ATM machine) shall be provided.

   f) Maximum height of the building shall not exceed two (2) storeys or 10 m.

     For the purpose of this provision, height means the perpendicular distance measured from the average finished grade on the north side of the southerly lot line.

   g) Driveways shall maintain a minimum width of 7.2 m.
3. Where the provisions of this by-law conflict with the Zoning Code, the provisions of this by-law shall apply.

4. Chapter 324 Site Specifics is 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</th>
<th>DESCRIPTION OF PROPERTY</th>
<th>PURPOSE OF BY-LAW</th>
</tr>
</thead>
<tbody>
<tr>
<td>38-1999</td>
<td>Lands located at the northwest corner of Kipling Avenue &amp; Clement Road</td>
<td>To repeal By-laws 14, 834 and 1982-152 (CL) zoning to permit a commercial development with site specific standards.</td>
</tr>
</tbody>
</table>

ENACTED AND PASSED this 4th day of February, A.D. 1999.

CASE OOTES, Deputy Mayor

NOVINA WONG, City Clerk

(Corporate Seal)
SCHEDULE ‘A’ TO BY-LAW No. 38-1999

NOTE:
BEARINGS AND DIMENSIONS TAKEN FROM REGISTERED PLAN 64R-12058

PART OF LOT 18, CONCESSION 1, F.T.H.R.

Applicant's Name: 297506 ONTARIO LIMITED (MILLINGTON & ASSOCIATES)
Assessment Map F14 Zoning Code Map/s F14 south
File No. 2-2247 Drawing No. 98-12-1 Drawn By: D.R.