Authority: Etobicoke York Community Council Item 5.1, as adopted by City of Toronto

Council on May 23, 24 and 25, 2007 and Motion M185, moved by Councillor Hall, seconded by Councillor Milczyn, as adopted by City of Toronto

Council on December 11, 12 and 13, 2007

Enacted by Council: December 13, 2007

CITY OF TORONTO

BY-LAW No. 1409-2007

To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code with respect to lands located at the northwest corner of Finch Avenue West and 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. The Zoning Map referred to in Section 320-5, Article II of the Etobicoke Zoning Code, and originally attached to Township of Etobicoke By-law No. 11,737, be and the same is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A' attached hereto, from Agricultural (A) to Limited Commercial (CL) provided that the following provisions shall apply to the development of the CL lands identified in Schedule 'A' attached hereto.
- 2. Notwithstanding Section 320-91 of the Etobicoke Zoning Code, service stations and public garages are not permitted.
- 3. Notwithstanding Sections 320-79; 320-92; 320-93 and 320-18 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the lands described in Schedule 'A' attached hereto:
 - (a) One commercial building with a total Gross Floor Area not exceeding 520 square metres shall be permitted on the lands shown on Schedule 'A' and 'B' attached hereto;
 - (b) The minimum building setbacks shall be not less than the measurements shown on Schedule 'B', attached hereto;
 - (c) The maximum lot coverage shall be not more than 26%;
 - (d) The maximum building height shall be not more than 8.5 metres;
 - (e) The minimum parking ratio shall be not less than 4 automobile parking spaces per 100 square metres of commercial floor area;
 - (f) Each automobile parking space shall be a minimum of 5.6 metres in length and 2.6 metres in perpendicular width; and

- (g) A minimum access driveway width of 6.0 metres shall be provided in front of all parking spaces.
- **4.** Within the lands shown on Schedule "A" attached to this By-law, no person shall use any land or erect or use any 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.
- 5. Chapter 324, Site Specifics, of the Etobicoke Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 321-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
1409-2007 December 13, 2007	Lands located on the northwest corner of Finch Avenue West and Kipling Avenue	To rezone the lands from Agricultural (A) to Limited Commercial (CL) to permit a retail commercial building.

ENACTED AND PASSED this 13th day of December, A.D. 2007.

GLORIA LINDSAY LUBY,

Deputy Speaker

ULLI S. WATKISS City Clerk

(Corporate Seal)

TORONTO Schedule 'A' BY-LAW



