

Authority: Etobicoke York Community Council Item 30.2, adopted as amended,
by City of Toronto Council on October 26 and 27, 2009

Enacted by Council: October 27, 2009

CITY OF TORONTO

BY-LAW No. 1096-2009

To amend Chapters 320 and 324 of the Etobicoke Zoning Code, 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 No. 1088-2002:

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

3. Minimum Height

Notwithstanding Section 5 of By-law No. 1088-2002, 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 No. 1088-2002, 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.
- (iv) Notwithstanding subsection (i) above, any portion of a Provincial Courthouse facing Bloor Street West or facing the street to be constructed abutting the southwest side of the Lands shown on Schedule 'A' shall not be subject to any minimum or maximum setback provision.

5. Parking

Notwithstanding Section 8 of By-law No. 1088-2002, 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 No. 1088-2002, 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 No. 1088-2002, the provisions of this By-law shall apply.
- 9. Chapter 324, Site Specifics, of the Zoning Code is hereby amended to include reference to this By-law.

- 10.** 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.

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
1096-2009 October 27, 2009	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.

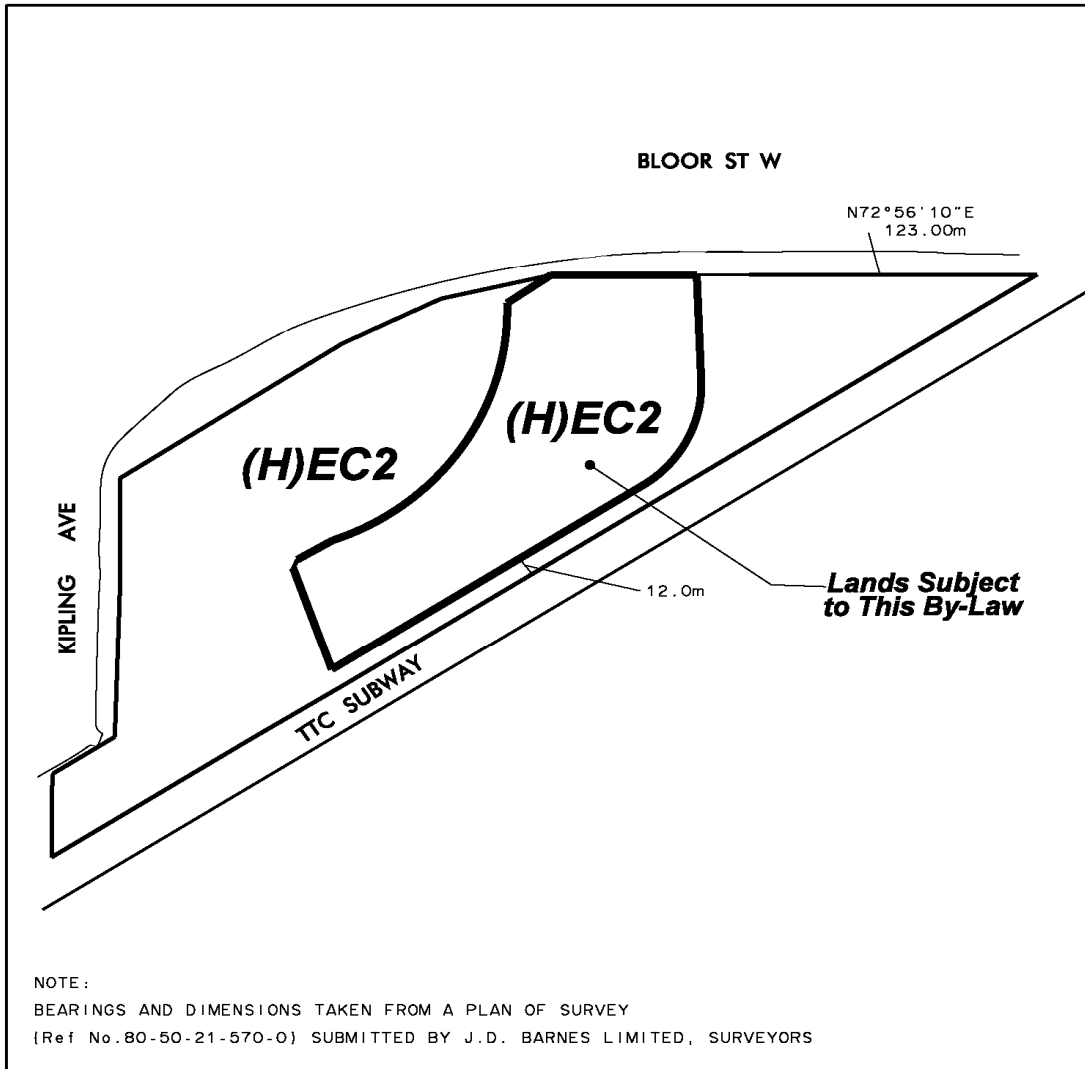
ENACTED AND PASSED this 27th day of October, A.D. 2009.

SANDRA BUSSIN,
Speaker

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: 0 34 68 102 136 m	
File No. 09-30996	Drawing No. 09-130996-D21	Drawn By: K.P. /JM	