

Authority: Etobicoke York Community Council Item 21.1,
as adopted by City of Toronto Council on February 20 and 21, 2013

CITY OF TORONTO

BY-LAW No. 236-2013

To amend Chapter 320 and 324 of the Etobicoke Zoning Code with respect to lands located on the south side of Albion Road, west of Islington Avenue, known municipally as 1155 Albion Road.

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 City of Toronto has provided adequate information to the public and held at least one public meeting in accordance with the *Planning Act*; and

Whereas the matters herein set out are in conformity with the Official Plan for the City of Toronto Planning Area;

The Council of the City of Toronto enacts:

1. The Zoning Map referred to in Section 320-5, Article II of the Etobicoke Zoning Code, originally attached to Township of Etobicoke By-law No. 11737, 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 Second Density Residential (R2) to Commercial Limited (CL) and Public Open Space Zone (OS) to permit a two-storey mixed use building, provided that the following provisions shall apply to the development of the Commercial Limited lands identified in Schedule 'A'.
2. Notwithstanding Sections 320-92 and 320-93 of the Etobicoke Zoning Code, the following development standards shall now be applicable to the lands described in Schedule 'A'.
3. A two-storey mixed use building containing retail, commercial uses and medical office on the first floor and business and professional offices on the second floor shall be permitted, provided that:
 - (a) the *lot* comprises the lands delineated by heavy lines on Schedule A attached to and forming part of this by-law;
 - (b) the *gross floor area* shall not exceed 1 623 square metres;
 - (c) a 2-storey mixed-use building with retail and/or medical office uses on the ground floor and office uses on the second floor;
 - (d) grade-related commercial retail/service/office uses may consist of retail, pharmacy and medical office and shall not exceed a maximum combined floor area of 576 square metres;
 - (e) restaurant uses are not permitted;

- (f) a maximum of 108 square metres on the ground floor will be permitted for Medical Offices;
 - (g) the maximum building height shall be in accordance with Schedule 'B';
 - (h) the maximum lot coverage shall be 40% of the site area;
 - (i) a minimum of 37.6% of the site area shall be maintained as landscaped open space;
 - (j) a minimum of 40% of the site area shall be maintained as hardscape open space including sidewalk, parking and driveway;
 - (k) the parking rates are as follows:
 - office (excluding Medical Office) - 1.5 spaces per 100 square metres of gfa;
 - medical office - 3.0 spaces per 100 square metres of gfa; and
 - retail - 1.5 spaces per 100 square metres of gfa;
 - (l) at least one *loading space - type B* shall be provided and maintained on the *lot*;
 - (i) *loading space - type B* shall be defined as having the following dimensions:
 - (a) Minimum Length of 11.0 metres;
 - (b) Minimum Width of 3.5 metres; and
 - (c) Minimum Vertical Clearance of 4.0 metres;
 - (m) at least one *loading space-type C* shall be provided and maintained on the *lot*;
 - (i) *loading space - type C* shall be defined as having the following dimensions:
 - (a) Minimum Length of 6.0 metres;
 - (b) Minimum Width of 3.5 metres; and
 - (c) Minimum Vertical Clearance of 3.0 metres;
 - (n) all building setbacks are to be in accordance with Schedule 'B'.
4. For the purposes of this by-law, Section 304-3 of the Etobicoke Zoning Code shall apply.
5. Where the provisions of this by-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this by-law shall apply.

6. Notwithstanding the conveyance or dedications of any portion of the lands shown on Schedule 'A' for municipal purposes, the lands shall be deemed to include such conveyances or dedications for the purpose of compliance with the provisions of this by-law.
7. 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 324-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
236-2013 February 21, 2013	Lands located on the south side of Albion Road, west of Islington Avenue, municipally known as 1155 Albion Road.	To permit a 2-storey, 1,625 square metre mixed-use building with retail and/or medical office uses on the ground floor and office uses on the second floor.

Enacted and passed on February 21, 2013.

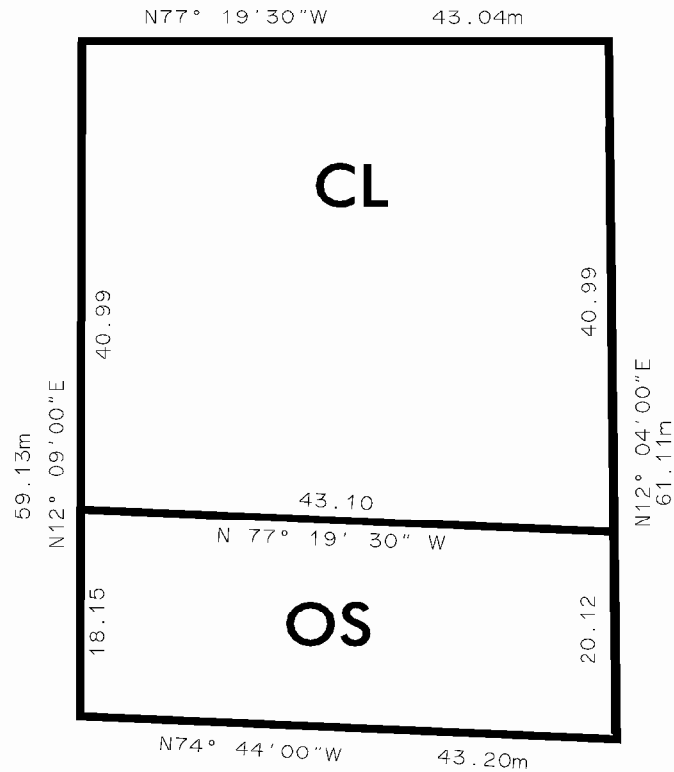
Frances Nunziata,
Speaker

(Seal of the City)

Ulli S. Watkiss,
City Clerk



Schedule 'A' BY-LAW

**NOTE:**

BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
(Project No. 06-003) SUBMITTED BY OMARI MWINYI SURVEYING LTD

**PART OF LOTS 6, 7 AND 8, REGISTERED PLAN No. 6
and PART OF LOT 33 CONCESSION A FRONTING THE HUMBER
CITY OF TORONTO**

Applicant's Name:

WESTON CONSULTING

1155 Albion Road

File No. 11276545

Dwg No. 11276545 DZI

scale:





Schedule 'B' BY-LAW

