

CITY OF TORONTO

BY-LAW 1203-2018

To amend Chapter 320 of the Etobicoke Zoning Code, as amended, with respect to the lands municipally known as 1243 Islington 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 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 enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Schedule A attached to this By-law.
2. Despite Sections 320-18(A), (B), (C), (D), (E) and (F) and 320-19 of the Etobicoke Zoning Code, Section 1(d) of By-law 1909 of the Borough of Etobicoke, and Section 8(i)(a) of By-law 1088-2002 of the City of Toronto, the following provisions shall now apply to the lands described in Schedule A attached. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall prevail.
3. The provisions of the Zoning Map referred to in Section 320-5 of the Zoning Code, as amended by By-law 1088-2002 of the City of Toronto, shall apply to the lands in Schedule B designated as Etobicoke Centre 2 (EC2) Zone, unless inconsistent with the provisions of this By-law in which case this By-law prevails.
4. Parking Requirements

For the existing gross floor area of 10,323 square metres, the required minimum number of parking spaces provided on the site shall be as follows:

- a. The cumulative total number of spaces as required in the table below:

Use	Rate
Office	1.0 spaces per 100 square metres of gross floor area
Laboratory	1.0 spaces per 100 square metres of gross floor area
Medical Office/ Medical Clinic	1.0 spaces per 100 square metres of gross floor area
Retail	1.0 spaces per 100 square metres of gross floor area
Restaurant under 150 square metres in gross floor area	0.0 spaces per 100 square metres of gross floor area
Restaurant over 150 square metres in gross floor area	Rate as set out in Section 320-23 A) and C) of the Etobicoke Zoning Code
All other uses	Rate as set out in Section 320-18 of the Etobicoke Zoning Code

- b. Notwithstanding Section 4(a) above, the minimum number of parking spaces provided on the site at all times shall be no less than 108 parking spaces.
- c. A minimum of 84 parking spaces on the site shall be a minimum of 2.6 metres wide and 5.6 metres long, with no additional size requirements for spaces which are obstructed.
5. Chapter 324, Site Specific, of the Etobicoke Zoning Code is amended to include reference to this By-law by adding the following Section 324-1 Table of Site Specific By-laws:

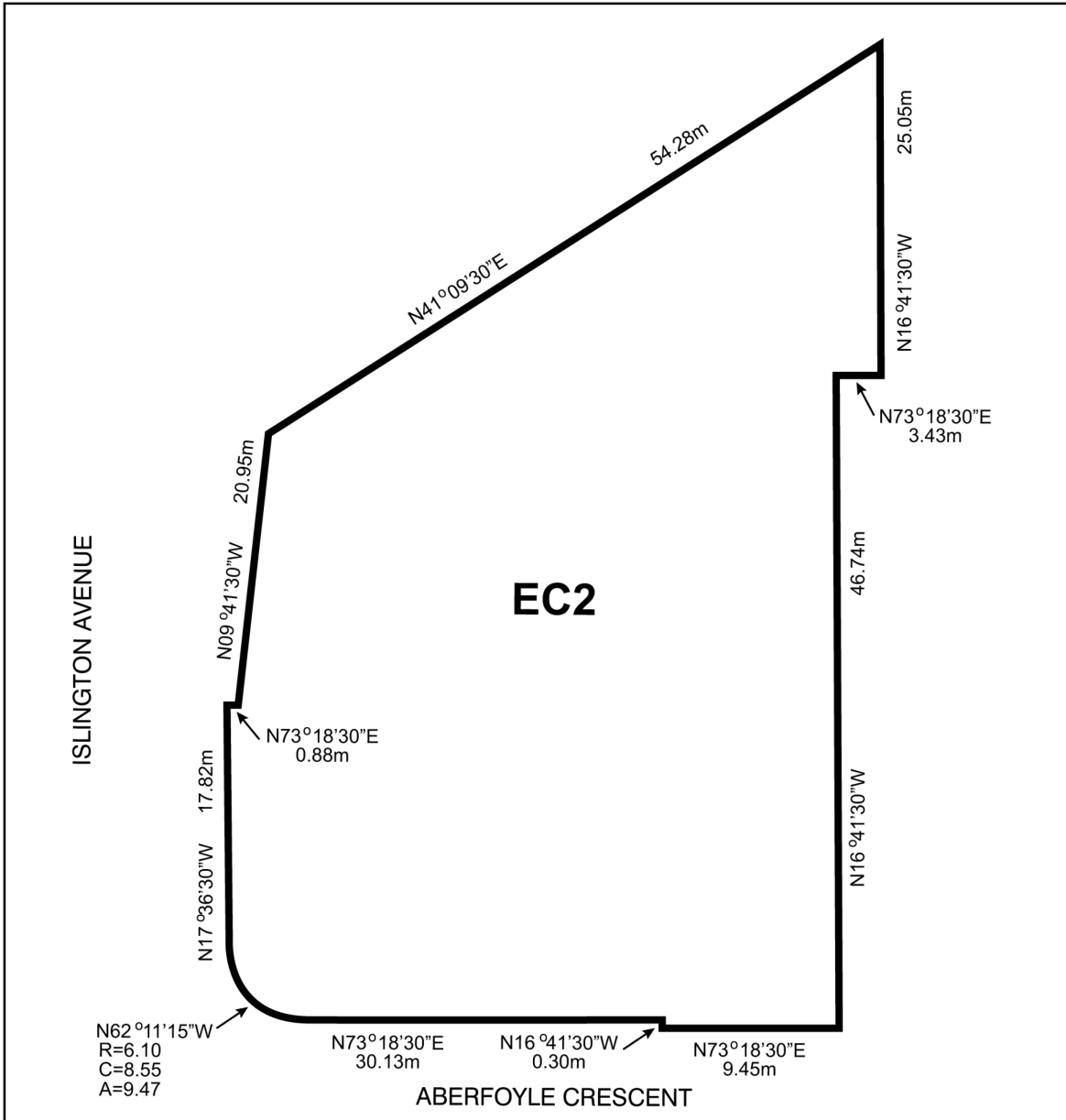
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
1203-2018 July 27, 2018	Lands located on the east side of Islington Avenue, on the north side of Aberfoyle Crescent, municipally known as 1243 Islington Avenue	To change the parking rate for certain uses and allow continued operation of the existing building and parking spaces

Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,
Deputy Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



TORONTO
Schedule A

1243 Islington Avenue

File # 17 222975 WET 05 02

Former City of Etobicoke By-Law 11,737
Not to Scale
06/04/2018