

Authority: Etobicoke York Community Council Item 32.5, as adopted by City of Toronto Council on July 23, 24, 25, 26, 27 and 30, 2018

CITY OF TORONTO

BY-LAW 1301-2018

To amend the former City of Etobicoke Zoning Code, as amended, with respect to lands municipally known in the year 2017 as 25 International Boulevard.

Whereas Council of the City of Toronto has the authority pursuant to 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 enacts:

1. The Zoning Map referred to in Section 320-5, Article II of the former City of Etobicoke Zoning Code, and originally attached to the Township of Etobicoke By-law 11,737, is amended by affirming the classification of the lands located in the former Township of Etobicoke as outlined by heavy lines in Schedule A to this By-law, as Class 2 Industrial Zone (IC2) provided that the following provisions of this By-law shall apply to the development of the lands identified in Schedule A to this By-law.
2. Despite Sections 304 and 320 of the former City of Etobicoke Zoning Code, the following development standards set out in Sections 3 to 6 shall also apply to the IC2 lands outlined by heavy lines in Schedule A to this By-law.
3. Despite Section 304-36.B(1) of the former City of Etobicoke Zoning Code, the required minimum front yard setback is 4 metres.
4. Despite Section 304-36.E(2) of the former City of Etobicoke Zoning Code, the permitted maximum height of a hotel is 25 metres and 7 storeys.
5.
 - (a) Despite Section 320-18.C.(3) (e) of the former City of Etobicoke Zoning Code, vehicle parking shall be provided at a minimum rate of 0.84 parking spaces per guestroom or suite; and
 - (b) If the calculation of the number of required parking spaces in subsection 5(a) of this By-law results in a number with a fraction, the number is rounded down to the nearest whole number, but there may not be less than one parking space.
6. Despite Section 320-19.B(1) of the former City of Etobicoke Zoning Code, a minimum of 5 accessible parking spaces shall be provided.
7. The definitions set out in the former City of Etobicoke Zoning Code shall apply unless inconsistent with the provisions of this By-law or otherwise expressly defined herein. For the purpose of this By-law the following words shall have the meaning assigned below:
 - (a) "Established Grade" shall mean 163.001 metres above Canadian Geodetic Datum for the building;

- (b) "Height" shall mean the distance measured from the Established Grade to the highest point of the roof including mechanical equipment, mechanical penthouses and elevator shafts; and
- (c) "Lands" shall mean the lands outlined by heavy lines in Schedule A to this By-law.
8. Where the provisions of this By-law conflict with the provisions of the former City of Etobicoke Zoning Code, the provisions of this By-law shall apply.
9. Despite any conveyance, severance, partition or division of Lands, the provisions of this By-law shall apply to the whole of the Lands as if no severance, partition or division occurred.
10. In addition to the uses permitted under by this By-law, a sales centre/trailer and/or construction trailer is permitted without the restriction during the development of the Lands.
11. Chapter 324, Site Specifics, of the former City of Etobicoke Zoning Code, is amended to include reference to this By-law by adding the following to Section 324.1, Table of Site Specific By-laws:

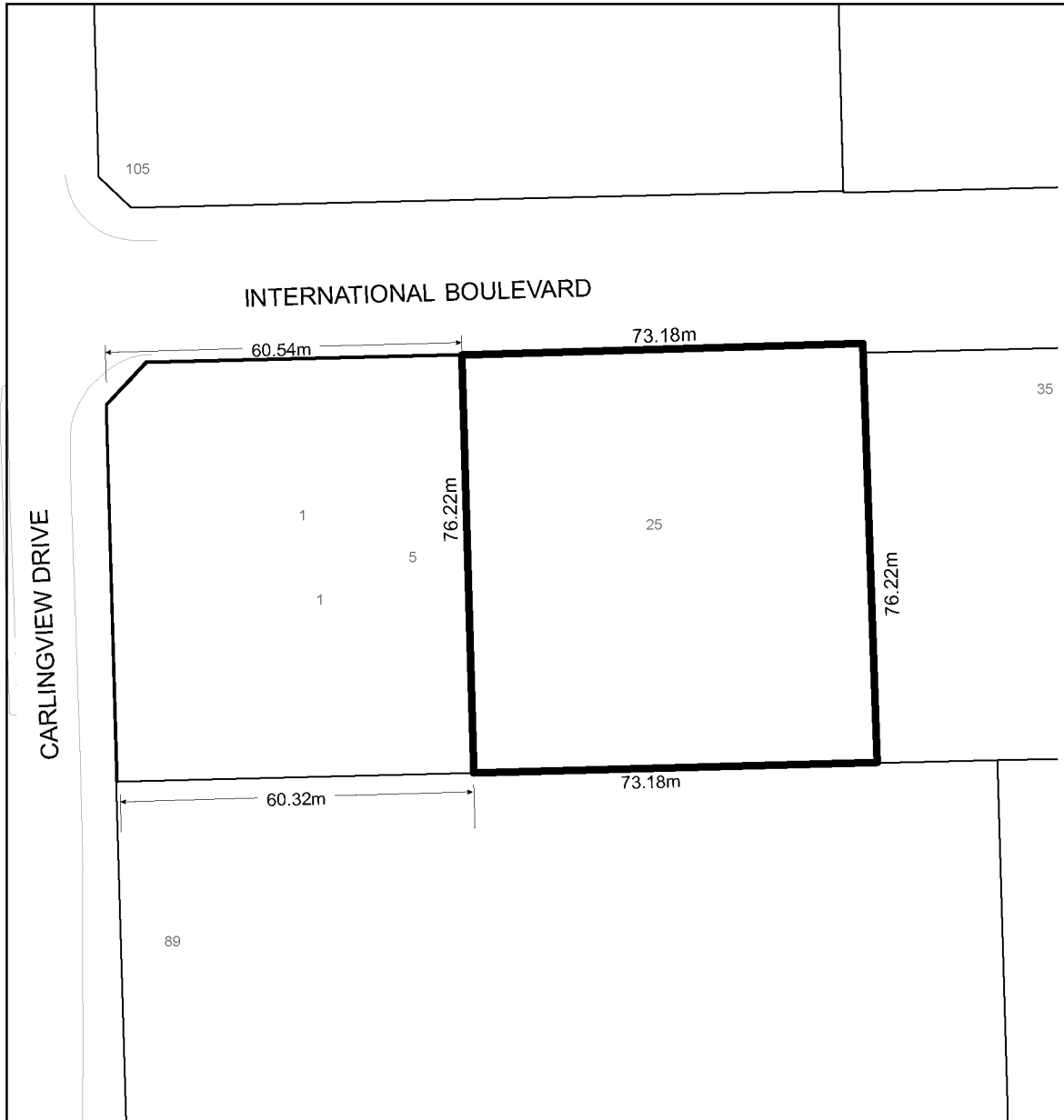
BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
1301-2018 July 27, 2018	Lands known as 25 International Boulevard	To permit the development of a 7-storey, 120 room hotel.

Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,
Deputy Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



 **TORONTO**
Schedule A

25 International Boulevard

File # 17 225532 WET 02 SA


Former City of Etobicoke By-Law 11,737
Not to Scale
5/15/2018