

Authority: Etobicoke York Community Council Item EY24.1,
as adopted by City of Toronto Council on June 8 and 9, 2021

CITY OF TORONTO

BY-LAW 500-2021

To amend Chapters 304 and 324 of the Etobicoke Zoning Code, as amended, and By-laws 864-2007, 1260-2018 and 1261-2018 with respect to lands municipally known in the year 2020 as 555 Rexdale Boulevard.

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 pursuant to Section 37 of the Planning Act, R.S.O. 1990, c. P.13, as amended, a by-law under Section 34 of the Planning Act may authorize increases in the height or density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provisions of such facilities, services or matters as are set out in the by-law; and

Whereas the Official Plan for the City of Toronto contains such provisions relating to the authorization of increases in the height or density of development; and

Whereas the *owner* of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; 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. That despite Chapters 304 and 324 of the Etobicoke Zoning Code, and Zoning By-laws 864-2007, 1260-2018 and 1261-2018 the following development standards and uses shall also be applicable to the lands delineated by heavy lines on Schedule 'A' attached hereto.
2. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, as amended, the provisions of this By-law shall apply.
3. For the purposes of this By-law, the following definitions shall apply:
 - (a) "Transportation Use" means the use of premises or facilities for the operation of a mass transit system or a transportation system that is provided by, or on behalf of, the City of Toronto, Province of Ontario or Government of Canada, or is privately operated and Federally regulated.
 - (b) "Accessory" means a building, structure or use naturally and normally incidental to and subordinate to a permitted use.

4. In addition to the uses permitted in Chapters 304-31 and 304-34 of the Etobicoke Zoning Code and Zoning By-laws 864-2007, 1260-2018 and 1261-2018, the following uses are permitted:
 - (a) Transportation Use; and
 - (b) Uses and buildings Accessory to a Transportation Use, including Retail Store.
5. Despite Chapter 304-36B, C, and D, a building or structure used for a Transportation Use and accessory uses may be located 0 metres from a lot line where the lot line abuts a railway right-of-way or railway siding.
6. Section 37 Provisions
 - a. Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, a Transportation Use is permitted on the lands shown on Schedule A in return for the provision by the Owner, at the Owner's expense of the facilities, services and matters set out in Appendix A.
 - b. Where Appendix A of this By-law requires the Owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
 - c. The Owner shall not use, or permit the use of, a building or structure erected for a Transportation Use pursuant to this By-law unless all provisions of Appendix A are satisfied.
7. Notwithstanding any existing or future consent, severance, partition, division of the lot, or conveyance for municipal purposes, the provisions of this By-law shall apply to the whole of the lot as if no consent, severance, partition, division or conveyance occurred.
8. 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 & ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
By-law 500-2021 June 9, 2021	Lands municipally known as 555 Rexdale Boulevard.	To amend the Zoning Code to permit Transportation Uses and accessory uses, with site-specific standards related to setback from a railway right-of-way.

Enacted and passed on June 9, 2021.

Frances Nunziata,
Speaker

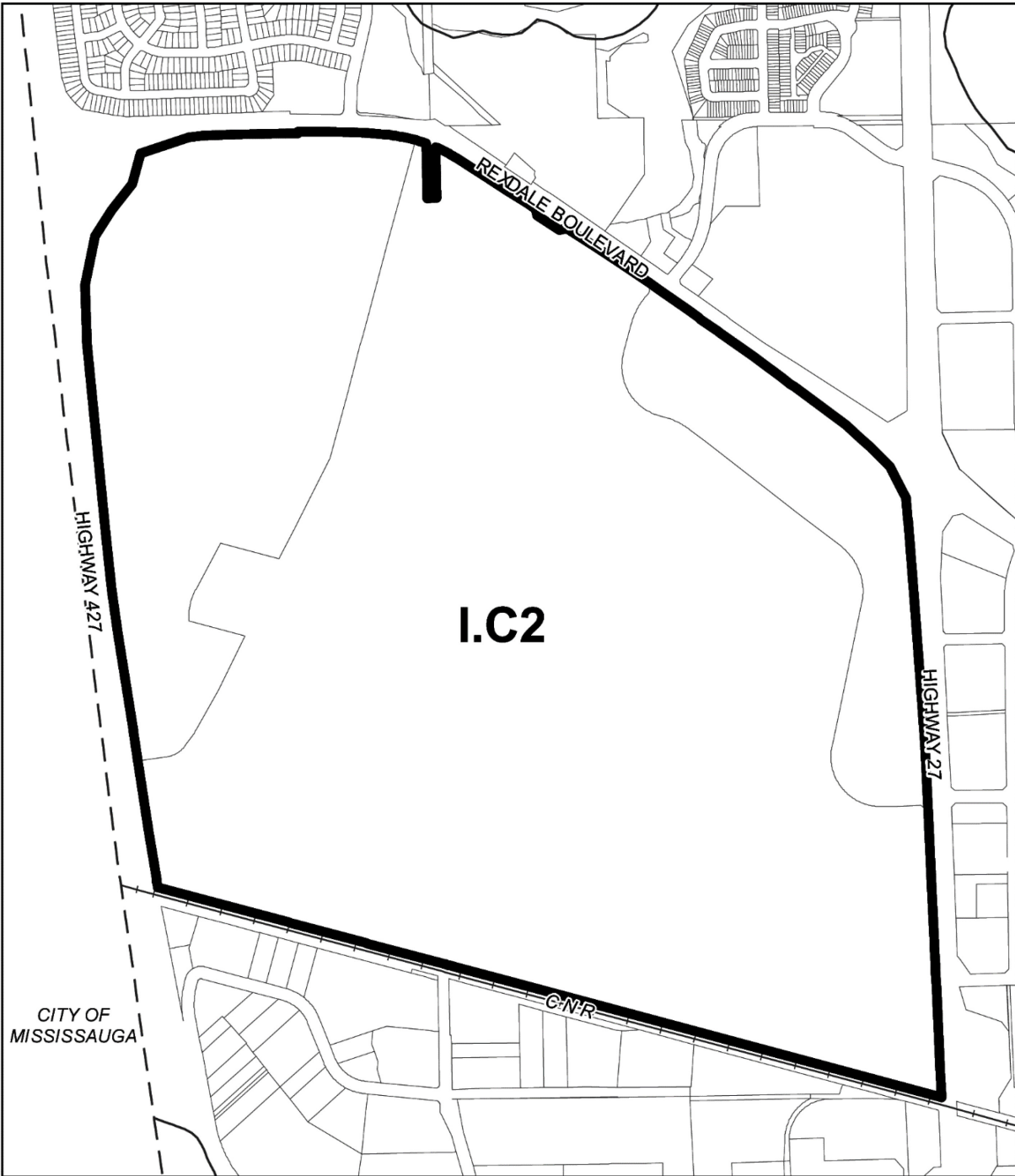
John D. Elvidge,
City Clerk

(Seal of the City)

Appendix A
Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the Owner's expense whereby the Owner agrees as follows:


- a) Prior to the first building permit for a transportation use, the Owner is required to pay **\$100,000.00** to the City for funds associated with the signal modifications to the following signalised intersections, and to other adjacent signalised intersections, as required, to the satisfaction of the General Manager of Transportation Services:
- Rexdale Boulevard and Humberwood Boulevard;
 - Rexdale Boulevard and Queens Plate Drive West;
 - Rexdale Boulevard and Highway 27;
 - Rexdale Boulevard and Queens Plate Drive East; and
 - Highway 27 and Belfield Road.
- b) The funds pursuant to a) above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto, calculated from the date of Bill enactment to the date of payment.



 **TORONTO**
Schedule A

555 Rexdale Boulevard

File # 20 185079 WET 01 0Z


City of Etobicoke By-law 11,373
Not to Scale
10/06/2020