

**1770, 1772, 1776, 1778, 1780 and 1790 Albion Road –  
Zoning By-law Amendment Application – Final Report**

<b>Date:</b>	December 14, 2016
<b>To:</b>	Etobicoke York Community Council
<b>From:</b>	Director, Community Planning, Etobicoke York District
<b>Ward:</b>	Ward 1 – Etobicoke North
<b>Reference Number:</b>	15 209598 WET 01 OZ

**SUMMARY**

This application proposes to amend City of Toronto Zoning By-law No. 569-2013 and the former City of Etobicoke Zoning Code to add retail and vehicle-related uses to the list of permitted uses on the lands municipally known as 1770, 1772, 1776, 1778, 1780 and 1790 Albion Road. The site contains one vacant office building (1790 Albion Road) and five multiple-occupancy industrial buildings (1770-1780 Albion Road) containing industrial uses, retail uses, vehicle-related uses and a restaurant. No new construction is proposed. A total of 239 parking spaces are provided on site.

The retail uses and vehicle-related uses were permitted through a minor variance application approved by the Committee of Adjustment in January, 2015 (Application No. A755/14EYK). The uses were approved for an interim period of 2 years ending on January 30, 2017. The applicant is now proposing to amend the Zoning By-law to add retail uses and vehicle-related uses to the list of permitted uses which would allow the existing uses to remain permanently.

The proposal is consistent with the Provincial Policy Statement, conforms to the Growth Plan and the policies of the City's Official Plan.



This report reviews and recommends approval of the application to amend the Zoning By-law.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend City of Toronto Zoning By-law No. 569-2013 for the lands at 1770, 1772, 1776, 1778, 1780 and 1790 Albion Road substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 4 to the report of the Director of Community Planning, Etobicoke York District dated December 14, 2016.
2. City Council amend the former City of Etobicoke Zoning Code for the lands at 1770, 1772, 1776, 1778, 1780 and 1790 Albion Road substantially in accordance with the Draft Zoning By-law Amendment attached as Attachment 5 to the report of the Director of Community Planning, Etobicoke York District dated December 14, 2016, and
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the Draft Zoning By-law Amendments as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

In June 2001, the property at 1780 Albion Road (Parcel B on Attachment 1) was subject to a Committee of Adjustment application under file A180/01ET to permit the continued operation of a public garage in Units 7 and 8. The application was approved with a condition that the use was permitted for a period of 10 years expiring on July 1, 2011.

In December 2008, the property at 1780 Albion Road was subject to a Committee of Adjustment application under file A571/08EYK to permit a public garage in Unit 10. The application was approved with the conditions that the approval was for a period of 5 years expiring December 31, 2015 and the outdoor storage and parking of derelict and unplated vehicles was prohibited.

In March 2012, the property at 1770, 1772-1778 Albion Road (Parcel C on Attachment 1) was subject to a Site Plan Control application under file 11 125999 WET 01 SA. The application was submitted to recognize 3 existing industrial buildings, as well as the development of one new building, resulting in 4 industrial buildings on the lands.

The property at 1770, 1772-1778 Albion Road was subject to a concurrent Draft Plan of Condominium under file 10 179377 WET 01 CD to allow the 4 industrial buildings to be

converted to condominium ownership. Both the Site Plan Control and Draft Plan of Condominium applications were approved.

In November 2012, the properties at 1770-1778 Albion Road were subject to a Committee of Adjustment application under file A421/12EYK to permit: retail outlets ancillary to the permitted uses, small scale stores and services and vehicle-related uses within the three rear existing industrial buildings. The application was approved on conditions the applicant provide a registered parking agreement with the neighbouring owner at 1780 Albion Road within one year, that the approval was valid for a period of two years, expiring December 13, 2014 and that no vehicle sales/lease establishments were permitted on the subject properties.

In January 2015, the properties at 1770-1778 Albion Road were subject to a Committee of Adjustment application under file A766/15EYK which approved the reintroduction of the previous Committee of Adjustment decision for a further period of 2 years, expiring on January 30, 2017.

A Site Plan Control application (13 270857 WET 01 SA) was submitted and approved for the properties at 1780 and 1790 Albion Road (Parcels A and B on Attachment 1) for the conversion of the existing office building to a hotel. A Statement of Approval was issued on August 30, 2016.

## **ISSUE BACKGROUND**

### **Proposal**

The application proposes to amend the Zoning By-laws to add retail uses and vehicle-related uses to the list of permitted uses on the property. This would allow the previously permitted uses in the existing five multiple-occupancy industrial buildings on the site to remain. These uses are currently permitted by virtue of the Committee of Adjustment decision (file A766/15 EYK) which expires on January 30, 2017. No new construction is proposed.

### **Site and Surrounding Area**

The site is located at the northeast corner of Albion Road and Highway 27. The site is developed with five multi-unit industrial buildings and one office. The parcel of land (Parcel C) on the east side of the site, known municipally as 1770, 1772, 1776 and 1778 Albion Road, contains four buildings which are under condominium ownership (see Attachment 1: Site Plan). These buildings contain retail and automotive uses.

The building in the centre of the site (Parcel B), known municipally as 1780 Albion Road, contains retail, office and restaurant uses. The building on the westerly side of the site (Parcel A), known municipally known as 1790 Albion Road contains a vacant office building.

Combined, the six buildings contain approximately 12,760m<sup>2</sup> of space. A total of 239 parking spaces are provided on site.

Surrounding land uses include:

North: Multi-unit industrial.

South: Retail commercial plaza and industrial uses.

East: Car wash facility, Ontario Hydro Right-of-Way.

West: Industrial uses, Glendale Memorial Gardens.

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required, by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

### **Official Plan**

The properties are designated *Employment Areas* on Map 13- Land Use Plan in the Official Plan. *Employment Areas* are places of business and economic activity. Uses that support this function consist of: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers.

Development will contribute to the creation of competitive, attractive, highly functional *Employment Areas* by:

- a) supporting the economic function of the *Employment Areas*, and the amenity of adjacent areas;
- b) encouraging the establishment of key clusters of economic activity with significant value-added employment and assessment;
- c) avoiding excessive car and truck traffic on the road system within *Employment Areas* and adjacent areas;
- d) providing adequate parking and loading on-site; and
- e) providing landscaping on the front and any flanking yard and adjacent to any public parks and open space to create an attractive streetscape and screening parking, loading and service areas.

Toronto City Council adopted Official Plan Amendment No. 231 (OPA No. 231) in November 2013, which contains new economic policies, and new policies and designations for *Employment Areas*, which designated the subject site *General Employment Areas*. OPA No. 231 was approved by the Province in July 2014, and the Minister's decision has been forwarded to the Ontario Municipal Board (OMB). As a result, OPA No. 231 is not in full force and effect.

The property at 1790 Albion Road was subject to the Municipal Comprehensive Review conducted by Planning staff. The applicant requested that the lands be re-designated to *Mixed Use Areas* in order to permit residential uses. City Council at its meeting on December 16, 2013, adopted the staff recommendation that the lands at 1790 Albion Road be retained as *Employment Areas* and designated them as *General Employment Areas*.

### **Zoning**

The western portion of the site (Parcel A) and the eastern portion of the site (Parcel C) are zoned Industrial Class 1 (I.C1) under the former City of Etobicoke Zoning Code (see Attachment 2: Zoning). Permitted uses include businesses, hotels, manufacturing, medical, retail sales with conditions and outside storage.

The central portion of the site (Parcel B) is zoned Employment (E 1.0 (x82)) in City-wide Zoning By-law No. 569-2013 and Industrial Class 1 (I.C1) in the former City of Etobicoke Zoning Code. Permitted uses in the Employment Zone include manufacturing, warehousing, wholesaling and office uses. A maximum commercial density of 1.0 times the area of the lot is permitted. Zoning By-law No. 569-2013 is currently under appeal to the Ontario Municipal Board.

### **Site Plan Control**

The property is subject to Site Plan Control. A Site Plan Control application (13 270857 WET 01 SA) was submitted and approved for the properties at 1780 (Parcel B) and 1790 (Parcel A) Albion Road for the conversion of the existing office building to a hotel. A Statement of Approval was issued on August 30, 2016. A Site Plan Control application (11 125999 WET 01) was also submitted for the property at 1770-1778 Albion Road to recognize three existing industrial buildings and the development of a fourth building. A Statement of Approval was issued on March 1, 2012.

### **Reasons for Application**

A Zoning By-law Amendment is required as retail uses and vehicle-related uses are currently not permitted in an Employment Zone under the City-wide Zoning By-law No. 569-2013 or in a Industrial Class Zone in the Etobicoke Zoning Code.

### **Community Consultation**

A community consultation meeting was held on March 8, 2016 to provide local residents and business owners with the opportunity to review and comment on the application. In addition to the Ward Councillor, City Staff and the applicant, five people were in

attendance at this meeting. Local residents were generally in favour of the application, however, there were concerns with the current uses on the sites. Issues raised at the meeting included:

- (a) parking and storage of large trucks and trailers over the entire site;
- (b) parking of derelict cars associated with auto repair shops;
- (b) too many lights on the buildings and signage;
- (c) garbage around the site;
- (d) auto businesses are too loud, particularly the testing of car stereo systems; and
- (e) site does not follow parking standards (ie fire routes).

### **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The proposal is consistent with the Provincial Policy Statement and conforms, and does not conflict, with the Growth Plan for the Greater Toronto Horseshoe. Both the PPS and Growth Plan promote economic development and competitiveness in employment lands. Employment lands are encouraged to provide for an appropriate mix and range of employment uses including industrial, commercial and institutional uses to meet long term economic needs. The development will accommodate a mix of employment uses which provide opportunities for a diversified economic base. The development also provides a wide range of economic activities and ancillary uses that take into account the needs of existing and future businesses in the area.

### **Land Use**

*Employment Areas* are parts of the City where businesses and enterprises grow. To promote this, businesses are increasingly required to have flexibility to compete effectively in the global economy. This need for flexibility includes the use of the land, buildings and types of businesses that would provide opportunities for increased employment and business activity in the area.

The existing retail uses and vehicle-related uses conform to the relevant land use policies in the City's Official Plan. The uses are located in an area where business and economic activity is strong and where businesses continue to grow. The uses are small scale uses which promote the prime economic function of *Employment Areas* in that they provide for the daily needs of business and employees within the area and help support business growth and activity in the immediate area.

### **Parking and Driveway Access**

A total of 239 parking spaces are currently shared by all the businesses on the site (Parcels A, B and C) including the hotel, business offices, retail uses and vehicle-related

uses. The parking spaces are accessed by three existing full movement driveways gaining access from Albion Road, one driveway at 1780 and 1790 Albion Road in the west portion of the site and two driveways at 1770 Albion Road in the east portion of the site. The applicant intends to maintain the existing driveways with no modifications. Transportation Services staff have reviewed this layout and found it acceptable.

The existing site is divided into three parcels of land (Parcels A, B and C) shown on Attachment 1. Parcel A and B are currently under one ownership, whereas Parcel C is under condominium ownership. Parcel C obtained condominium status in January, 2015. For the purposes of parking locations and calculations and circulation on the site, the three parcels are considered as one property.

Although the lands are considered as one property, each parcel will require reciprocal rights-of-way to allow vehicle access across each of the parcels to access all parking spaces. It is recommended that prior to any future severance of the property, all the drive aisles be registered on-title as reciprocal rights-of-way. This would allow vehicles to have as of right access over each of the parcels.

### **Loading**

A total of 3 loading spaces are provided on the site. One loading space is provided on each of the Parcels A, B and C. These loading spaces have been reviewed by Transportation Services and Building staff, and were found to be acceptable.

### **Transit**

There are two existing Toronto Transit Commission (TTC) bus stops that serve the site. One stop is located at the eastern end of the property and one is located at the west end of the property at the corner of Hwy 27 and Albion Road. In order to provide adequate room to operate the accessibility ramp to their buses and to accommodate the longer articulated buses that are now part of their vehicle fleet, the TTC is requesting that the owner upgrade the westerly bus pad with a level, brushed concrete platform measuring 22 metres in length and 2.4 metres in width from the curb to the satisfaction of the Supervisor, TTC Stops Administration at no cost to the City or to the TTC.

Toronto Transit Commission (TTC) has requested the owner to upgrade the bus stop located at the intersection of Albion Road and Hwy 27 (on the triangle) by providing a 22 metre by 2.4 metre brushed concrete platform to the satisfaction of the Supervisor, TTC Stops Administration at no cost to the City or to the TTC.

### **Landscaping and Streetscape**

Both the proposed hotel on Parcel A and B and the existing buildings on Parcel C, are subject to Site Plan Control approvals.

The Site Plan Control application (13 270857 WET 01 SA) for the properties at 1780 and 1790 Albion Road (Parcels A and B) was submitted for the conversion of the existing office building to a hotel. The Statement of Approval was issued on August 30, 2016. The Site Plan Control application (11 125999 WET 01 SA) for 1770, 1772-1778 Albion

Road (Parcel C) was submitted to recognize 3 existing industrial buildings, as well as the development of one new building, resulting in 4 industrial buildings on the lands. The Statement of Approval was issued on March 1, 2012.

Both Site Plan approvals include landscaping plans which show landscaping improvements both on the sites and along Albion Road. The plans include additional planters, sod and ornamental shrubs. The landscaping for the industrial buildings (Parcel C) is currently being implemented by the owner and is to be completed by the summer of 2017. The landscaping for the hotel (Parcel A and B) will be implemented once the hotel construction is completed.

### **Conclusion**

This report recommends approval of the proposal to amend City of Toronto Zoning By-law No. 569-2013 and the former Etobicoke Zoning Code to add retail uses and vehicle-related uses to the list of permitted uses. These uses have been on the site since 2001 with no known impacts and have obtained previous Committee of Adjustment approvals to recognize their existence. By way of the approval of the application, the existing uses would be able to remain permanently.

### **CONTACT**

Ellen Standret, Planner  
Tel. No. 416-394-8223  
Fax No. 416-394-6063  
E-mail: estandre@toronto.ca

### **SIGNATURE**

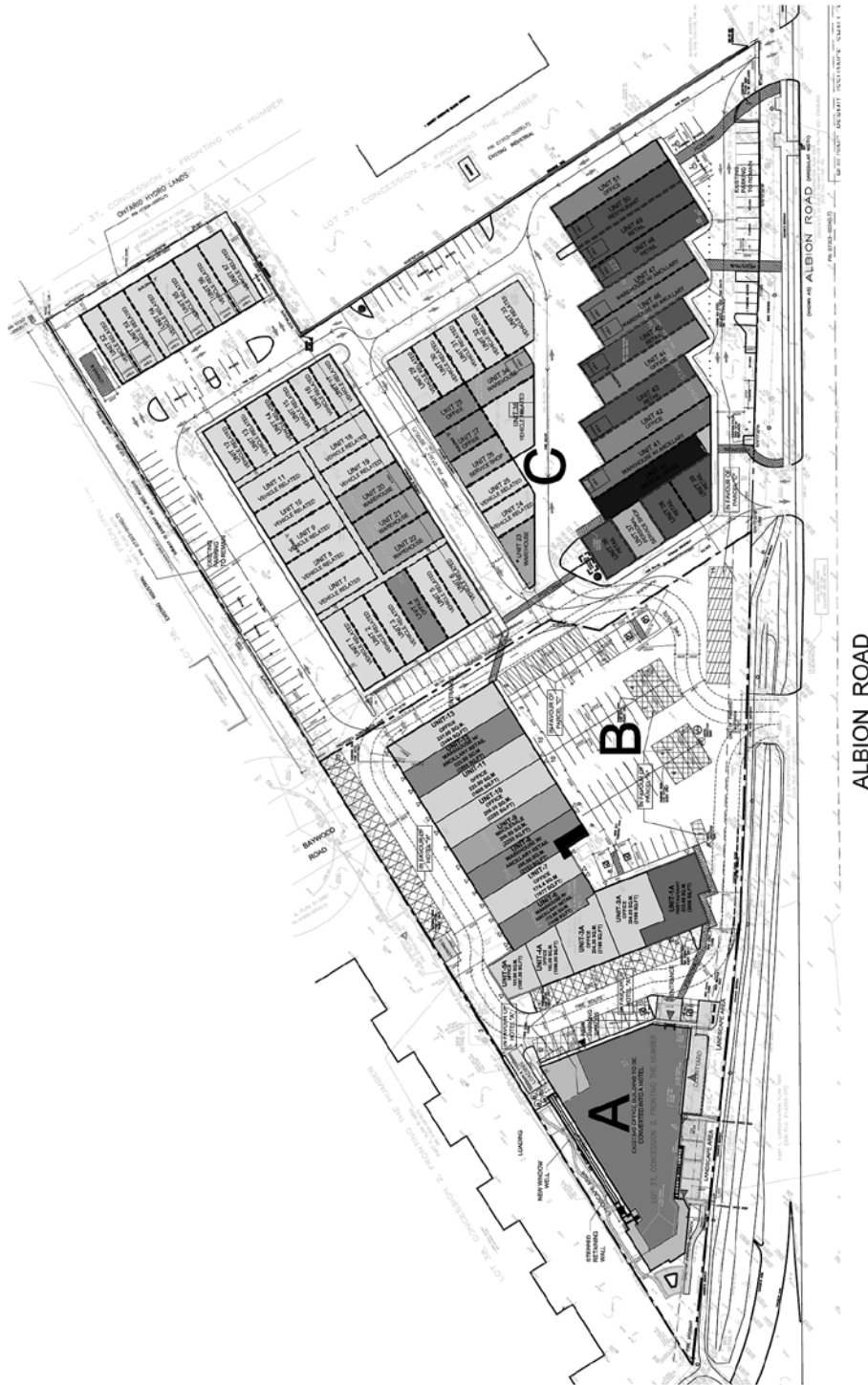
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Neil Cresswell, MCIP, RPP,  
Director of Community Planning  
Etobicoke York District

### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: Zoning  
Attachment 3: Application Data Sheet  
Attachment 4: Draft Zoning By-law Amendment (City of Toronto Zoning By-law No. 569-2013)  
Attachment 5: Draft Zoning By-law Amendment (Former Etobicoke Zoning Code)

Attachment 1: Site Plan

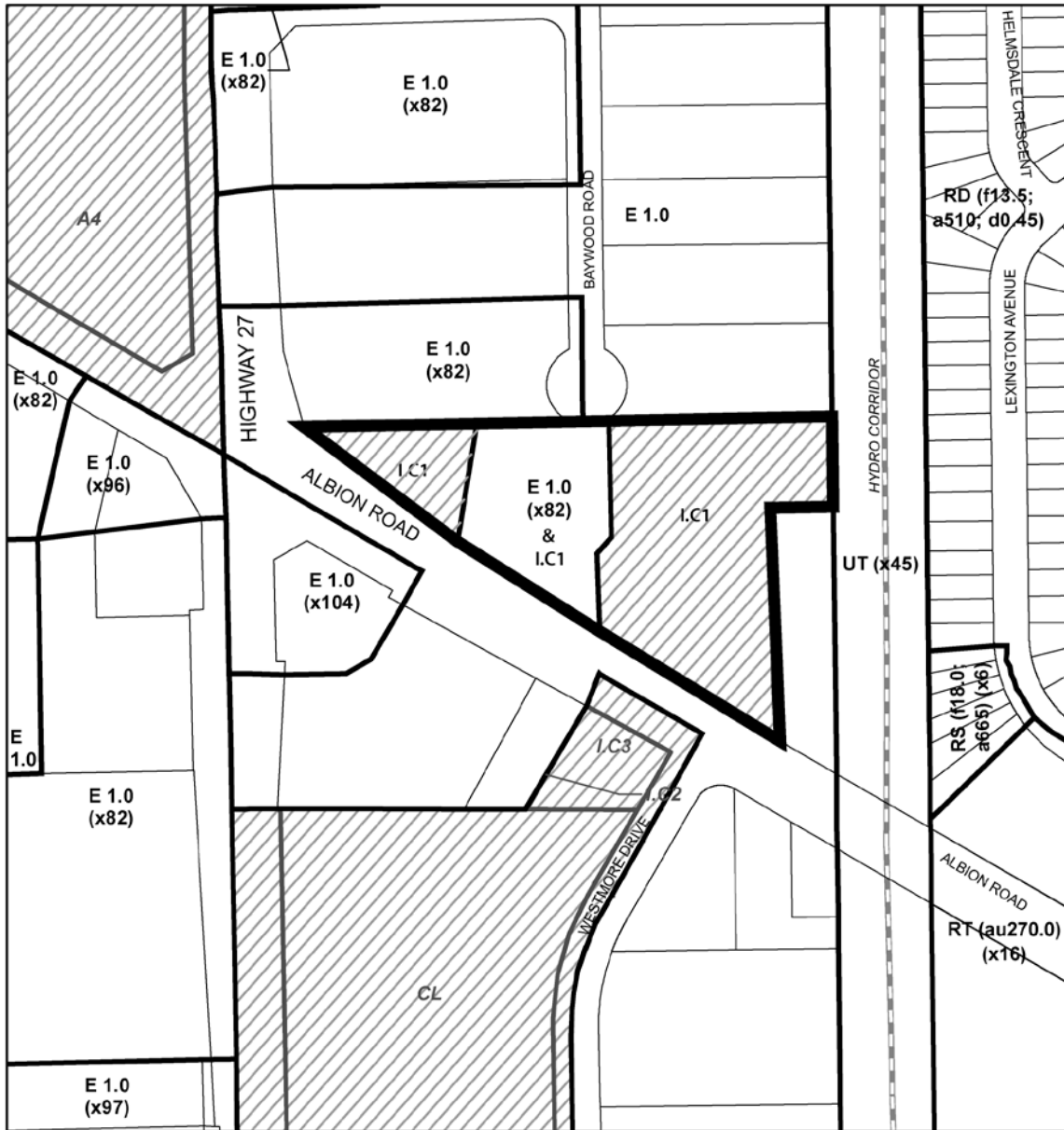


1770 - 1790 Albion Road

Site Plan  
Applicant's Submitted Drawing  
Not to Scale  
09/21/2016

File # 15 209598 WET 01 02

## Attachment 2: Zoning



**Zoning By-Law No. 569-2013**

**1770 - 1790 Albion Road**

**File # 15 209598 WET 01 02**

Location of Application

**RD** Residential Detached  
**RS** Residential Semi-Detached

**RT** Residential Townhouse  
**E** Employment Industrial  
**UT** Utility and Transportation

See Former City of Etobicoke By-Law No. 11,737

**I.C.1** Industrial Class 1  
**I.C.2** Industrial Class 2  
**I.C.3** Industrial Class 3  
**CL** Commercial Limited

**A4** Check Original



Not to Scale  
Extracted: 09/30/2015

### Attachment 3: Application Date Sheet

Application Type                      Rezoning                                      Application Number:              15 209598 WET 01 OZ  
 Details                                      Rezoning, Standard                      Application Date:                      August 19, 2015

Municipal Address:                      1770, 1772, 1776, 1778, 1780 and 1790 ALBION ROAD  
 Location Description:                      ETOBICOKE CON 2 FTH PT LOT 37 RP 64R2037 PART 3 \*\*GRID W0102  
 Project Description:                      Proposed amendments to the Etobicoke Zoning Code (Parcels A, B, and C) and By-law 569-2013 (Parcel B) to allow the existing retail and vehicle uses within the existing industrial buildings located on the properties.

**Applicant:**                                      **Agent:**                                      **Architect:**                                      **Owner:**  
 GLEN SCHNARR & ASSOCIATES INC                                      2230434 ONTARIO INC

#### PLANNING CONTROLS

Official Plan Designation:              Employment Areas                                      Site Specific Provision:  
 Zoning:                                      E & IC2                                      Historical Status:  
 Height Limit (m):                                      Site Plan Control Area:                      Y

#### PROJECT INFORMATION

Site Area (sq. m):	27300	Height:	Storeys:	1 and 3 (hotel)
Frontage (m):	0		Metres:	6 and 10 (hotel)
Depth (m):	0			
Total Ground Floor Area (sq. m):	10159			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	239
Total Non-Residential GFA (sq. m):	12758		Loading Docks	3
Total GFA (sq. m):	12758			
Lot Coverage Ratio (%):	37			
Floor Space Index:	0.47			

#### DWELLING UNITS

#### FLOOR AREA BREAKDOWN (upon project completion)

Tenure Type:		Above Grade	Below Grade
Rooms:	0	Residential GFA (sq. m): 0	0
Bachelor:	0	Retail GFA (sq. m): 1152	0
1 Bedroom:	0	Office GFA (sq. m): 2423	0
2 Bedroom:	0	Industrial GFA (sq. m): 1638	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m): 7546	0
Total Units:	0		

**CONTACT:**                                      **PLANNER NAME:**                                      **Ellen Standret, Planner**  
**TELEPHONE:**                                      **416-394-8223**

**Attachment 4: Draft Zoning By-law Amendment  
(City of Toronto Zoning By-law No. 569-2013)**

Authority: Etobicoke York Community Council Item XX, as adopted by City of Toronto Council on XXX, 2017

**CITY OF TORONTO  
BY-LAW No. XXX-2017**

**To amend Zoning By-law 569-2013, with respect to the lands municipally known in the year 2017 as 1770, 1772, 1776, 1778, 1780 and 1790 Albion Road.**

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 lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this by-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions.
3. Zoning By-law No. 569-2013, as amended, is further amended, by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to E (xx) as shown on Diagram 2 attached to this By-law:
4. Zoning By-law No. 569-2013, as amended, is further amended by adding regulation 900.20.10 E (xx) so that it reads:

**Exception E xx**

The lands, or portion thereof noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) Clauses and regulations 60.5.80.10(1) and (2), 60.20.50.10, 60.20.80.20, 150.94.30.1, 150.94.40.1, 150.94.50.1, 220.5.20.1, 230.5 do not apply;

- (B) The permitted cumulative total **gross floor area** for Parts 1, 2 and 3 as shown on Diagram 2 must not exceed 13,000 square metres, of which the maximum **gross floor area** used for all:
- (i) **vehicle repair shops** and **vehicle service shops** is 3,402 square metres and shall only be located in Buildings D, C and E shown on Schedule C.
  - (ii) **retail store** is 1,020 square metres and shall only be located in Building F shown on Schedule C
  - (iii) **eating establishments** is 562 square metres
  - (iv) **hotel** is 3,495 square metres with a maximum of 65 rooms and/or suites and only be located in Building A shown on Schedule C.
- (C) Despite clauses 60.20.20.10, 60.20.20.20 and 60.20.20.100, the following uses are permitted:

Ambulance Depot

**Animal Shelter**

**Artist Studio**

**Automated Banking Machine**

Bindery

Body Rub Service, provided it is at least 100 metres from a lot in the Residential Zone category or Residential Apartment Zone category, at least 500 metres from a **lot** with a **public school, private school** or **place of worship** or a **lot** in a IS or IPW zone and at least 500 metres from a **lot** that has an adult entertainment use or 100 metres from a **lot** that has a **body rub service**

Carpenter's Shop

**Congeneration Energy/Renewable Energy** in combination with another permitted use on the **lot**, and comply with all municipal, provincial and federal by-laws, statutes and regulations

Cold Storage

**Contractor's Establishment**

**Custom Workshop**

Dry Cleaning or Laundry Plant

**Eating Establishments** subject to Section B(iii) above

**Financial Institution**

Fire Hall

**Hotel**

**Industrial Sales and Service Use**

**Kennel**

**Laboratory**

**Manufacturing Use** if it is not one of the following:

- 1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
- 2) Ammunition, Firearms or Fireworks Factory
- 3) Asphalt Factory

- 4) Cement Plant, or Concrete Batching Plant;
- 5) Crude Petroleum Oil or Coal Refinery;
- 6) Explosive Factory;
- 7) **Industrial Gas Manufacturing**
- 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
- 9) **Pesticide or Fertilizer Manufacturing**
- 10) **Petrochemical Manufacturing**
- 11) Primary Processing of Gypsum;
- 12) Primary Processing of Limestone;
- 13) Primary Processing of Oil-based Paints, Oil-base Coatings or Adhesives;
- 14) Pulp Mill, using pulpwood or other vegetable fibres;
- 15) **Resin, Natural or Synthetic Rubber Manufacturing;**
- 16) Tannery
- Medical Office
- Office
- Park**
- Performing Arts Studio**
- Pet Services**
- Police Station
- Printing Establishment
- Production Studio**
- Public Utility**, not a sewage treatment plant, and must be enclosed by walls and comply with the **lot coverage**, minimum **building setback** and maximum height for a building, if it is an electrical transformer station or a natural gas regulator station
- Public Works Yard**
- Retail Stores** subject to Section B(ii) above
- Retail Service** to a maximum of 300 square metres
- Service Shop**
- Software Development and Processing**
- Vehicle Service Shop** subject to Section B(i) above
- Vehicle Repair Shop** subject to Section B(i) above
- Warehouse
- Wholesaling Use

- (D) Despite regulation 60.20.40.70 (1)-(4), a **building or structure** must not be closer to a **lot line** than the **building setbacks** shown on Diagram 3 of by-law xxx-2017;
- (E) Despite regulation 200.5.1.10(2)(i), the minimum length of a **parking space** located along the rear **lot line** of Parcel C shown on Diagram 3 of by-law xxx-2017, is 5.5 metres;
- (F) A minimum 239 **parking spaces** must be provided;

- (G) Despite regulation 200.15.10(1), a minimum of 8 accessible **parking spaces** must be provided;
- (H) Despite regulation 220.5.20.1, the minimum width of all **drive aisle** is 6.0 metres;
- (I) Despite clause 220.5.1.10, **loading spaces** must be provided on each Part shown on Diagram 2, as follows
  - (i) Part 1 must provide one Type "B" loading space;
  - (ii) Part 2 must provide one Type "C" loading space;
  - (iii) Part 3 must provide one Type "B" loading space.

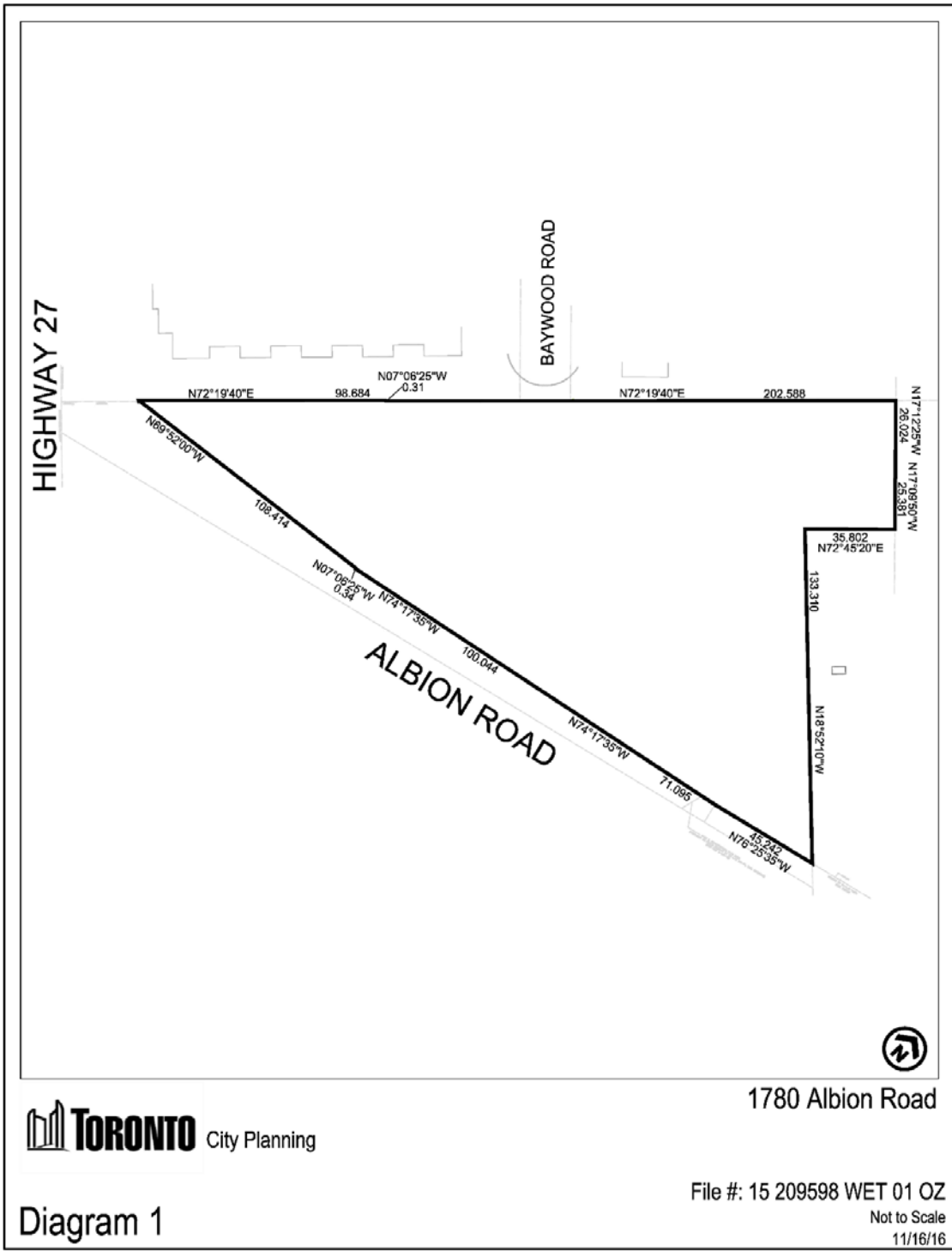
Prevailing By-laws and Prevailing Sections: (none apply)

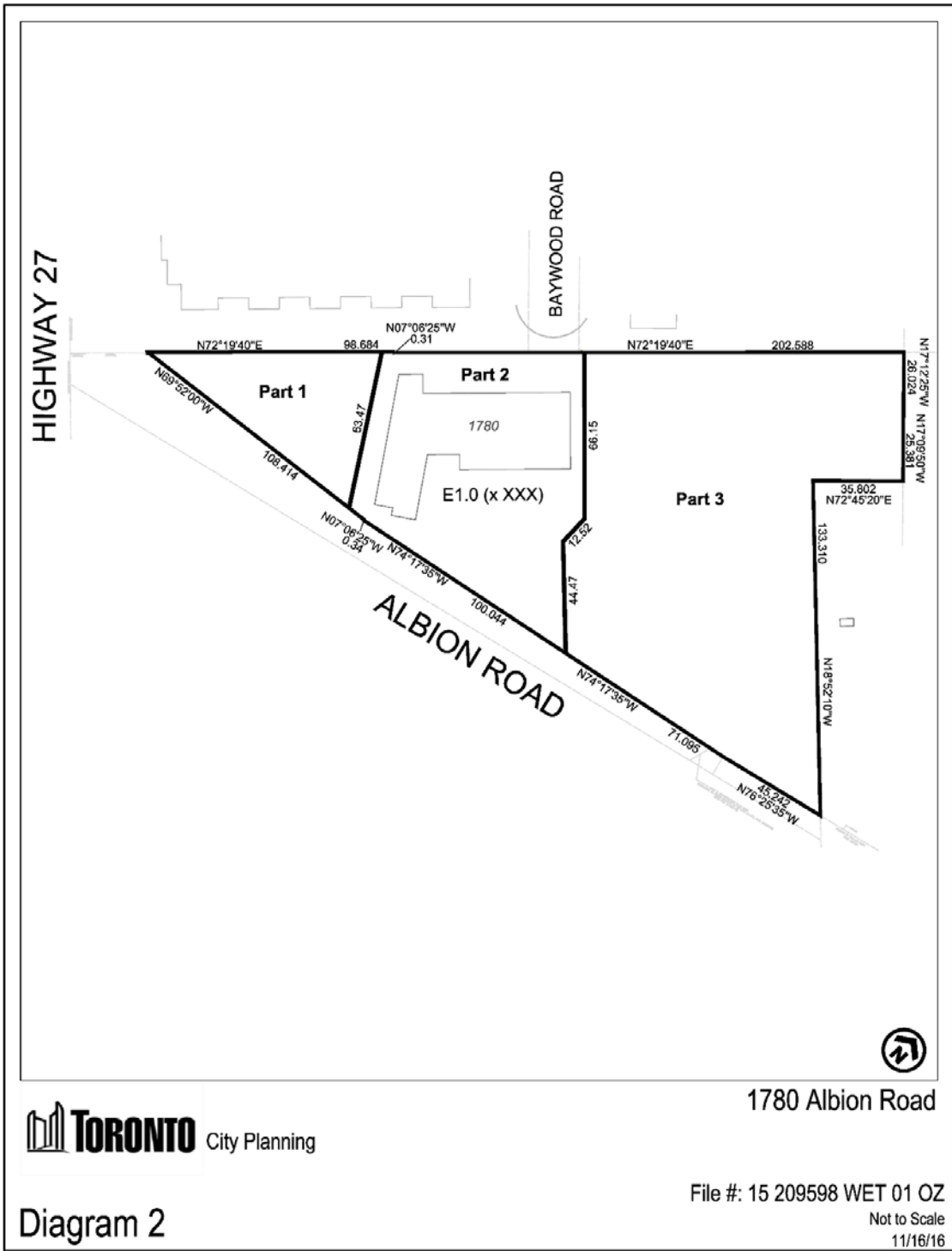
ENACTED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2017.

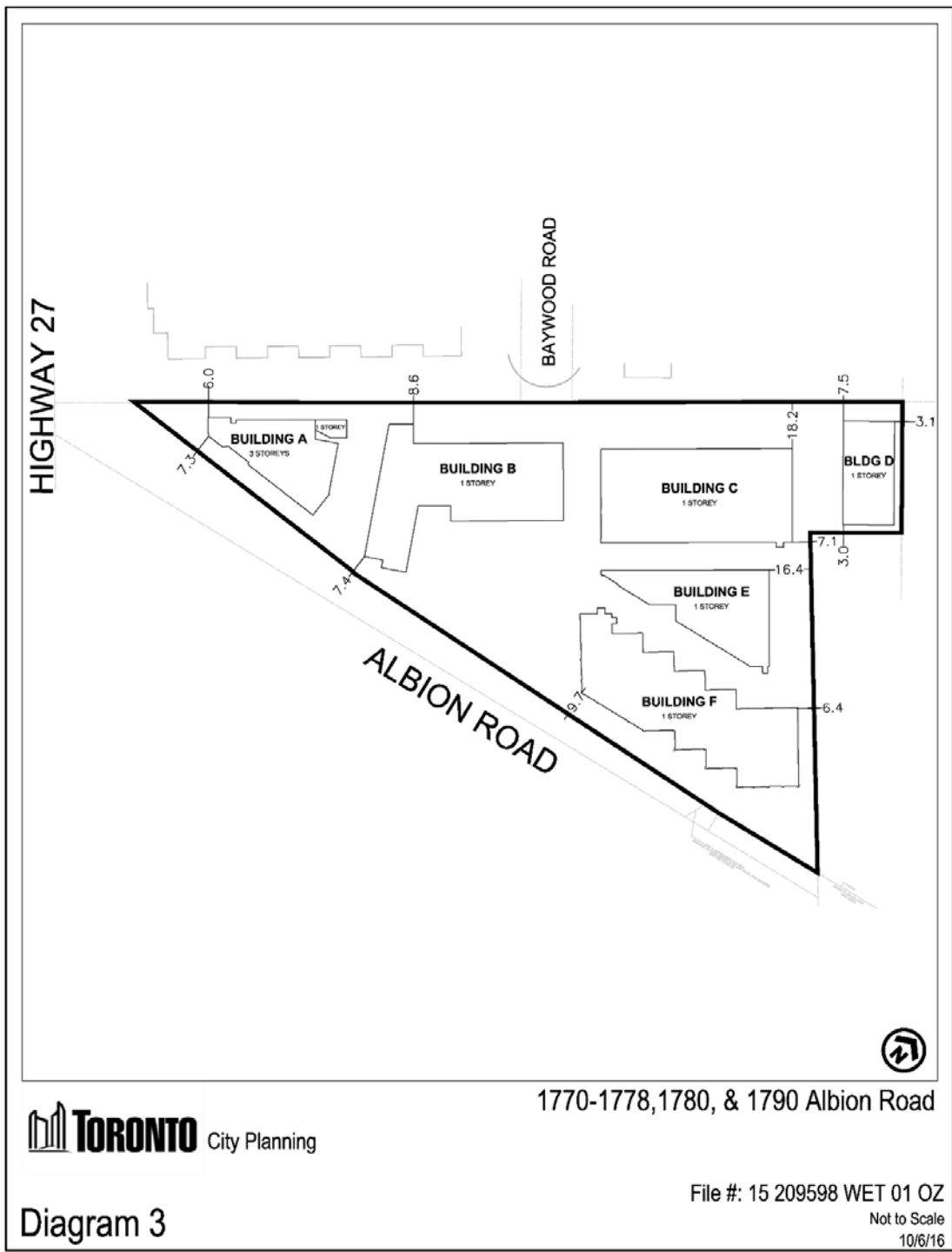
\_\_\_\_\_,  
Speaker

Uili S. Watkiss, City Clerk

(Corporate Seal)







**TORONTO** City Planning

1770-1778, 1780, & 1790 Albion Road

Diagram 3

File #: 15 209598 WET 01 OZ

Not to Scale  
10/6/16

**Attachment 5: Draft Zoning By-law Amendment  
(Former Etobicoke Zoning Code)**

Authority: Etobicoke York Community Council Item, XX, as adopted by City of Toronto Council on XXX, 2017

**CITY OF TORONTO  
BY-LAW No. XXX-2017**

**To amend Chapter 320 of the Etobicoke Zoning Code, with respect to the lands municipally known as 1770, 1772, 1776, 1778, 1780 and 1790 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 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*; and

The Council of the City of Toronto HEREBY ENACTS as follows:

1. That the Zoning Map referred to in Section 320 – 5, Article II of the Zoning Code, and originally attached to the Township of Etobicoke By-law No. 11,737, be and the same is hereby amended, by affirming the classification of the lands located in the former Township of Etobicoke as described in Schedule "A" annexed hereto as Class 1 Industrial Zone (IC1) provided the following provisions shall apply to the development of the lands identified in Schedule "A" attached hereto.
2. Notwithstanding the following provisions: 304-36.B.(1), 304-36.G.(1), 304-36.G.(2), and 304-36(H), the following development standards shall apply to Class 1 Industrial Zone (IC1) lands described in Schedule 'A' attached hereto.
3. Definitions

The provisions of Section 304-3 Definitions of the Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law, the following definitions shall apply:

**Gross Floor Area** – means the total area of all floors in a building between the outside faces of exterior walls, except that storage rooms, laundry and recreation rooms where the floor level is at least 0.6 metres below grade, or parking areas for motor vehicles below established grade, grade-related and internal areas devoted to required loading spaces and exit stairwells.

**Lands** – shall mean the lands (Part 1, Part 2 and Part 3) as described in Schedule 'B' attached hereto.

#### 4. Permitted Uses

No buildings or structures shall be erected or used on the **Lands**, except for the following uses:

Animal Shelters  
Amusement Arcade  
Automated Banking Machine  
Bindery  
Banks  
Bowling Alleys; Curling Rinks; and Bingo Halls  
Business, Professional or Administrative Offices  
Communication Technology Facilities  
Emergency Service Stations/Police Stations  
Government/Public Works Buildings/Uses  
Hotel  
Manufacturing Operations  
Manufacturing/Processing of food products which does not involve slaughtering or rendering  
Manufacturing wherein patrons may be involved in a portion of the manufacturing process and the final product is purchased and available for personal uses by such patrons  
Manufacturing  
Medical Offices/Clinics  
Monuments  
Pharmacy  
Research Laboratories  
Restaurants  
Retail sales of products manufactured or warehoused on-site provided that the retail floor area does not exceed 20% of the **Gross Floor Area** of the unit  
Non-Ancillary Retail uses  
Service Shop  
Servicing/Repair Operations excluding waste recycling facilities  
Studios for Arts-Related Purposes  
Training Centres  
Vehicle Related Uses  
Veterinary Clinics  
Warehouse Buildings/Uses  
Wholesaling Use

provided that outside storage, including motor vehicles, shall not be permitted in connection with any of the uses permitted within this Section.

Manufacturing of paint and/or varnish, fuel oil storage yards, asphalt operations which do not meet the definition as set forth in the Zoning Code, and cement works shall not be permitted.

6. Gross Floor Area

- (a) The maximum permitted **Gross Floor Area** for the lands shall be 13,000 square metres.
- (b) The maximum permitted **Gross Floor Area** of vehicle related uses shall be 3,405 square metres, and shall only be located in Building D, C and E shown on Schedule C.
- (c) The maximum permitted **Gross Floor Area** for non-ancillary retail uses shall be 1,000 square metres, and shall only be located in Building F shown on Schedule C.
- (d) The maximum permitted **Gross Floor Area** for a pharmacy ancillary to a medical clinic/office shall be 16.60 square metres.
- (d) The maximum permitted **Gross Floor Area** for a restaurant use shall be 562 square metres.
- (e) The maximum permitted **Gross Floor Area** for a hotel use shall be 3,495 square metres and with a maximum of 65 rooms or suites and shall only be located in Building A shown on Schedule A.

7. Setbacks/Building Envelopes

No building or structure shall be located on the Lands other than within the Building Envelopes shown on Schedule C.

8. Parking and Bicycle Requirements

- (a) A minimum of 239 parking spaces shall be provided on the **Lands** at all times.
- (b) The minimum length of a parking space shall be 5.5 metres for parking spaces located along the rear property line of Parcel C shown on Schedule C.
- (c) All drive aisles shall have a minimum width of 6.00 metres.
- (d) No bicycle spaces or equipment are required.

9. Loading Requirements

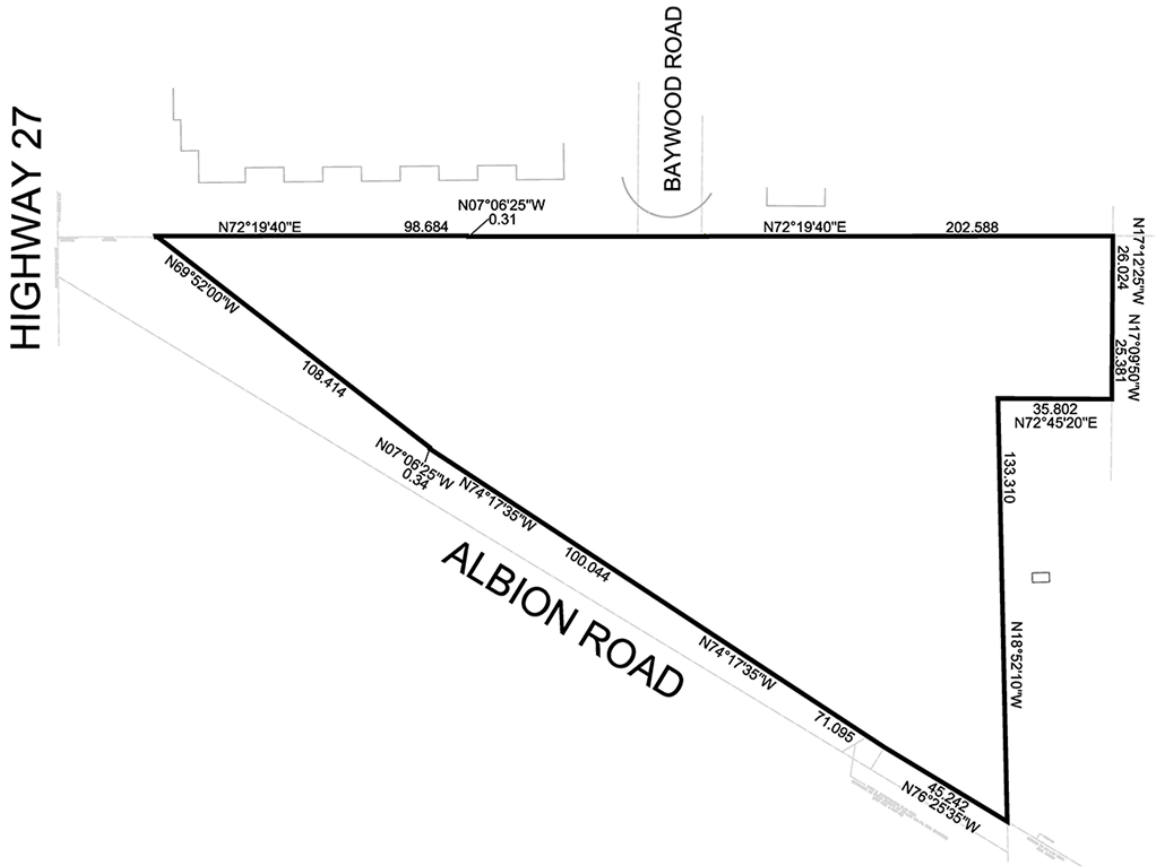
- (a) One loading space having a minimum width of 3.50 metres, a length of 11.00 metres and a vertical clearance of 4.40 metres shall be provided on Part 1 shown on Schedule B.
  - (b) One loading space having a minimum width of 3.50 metres, a length of 6.00 metres and a vertical clearance of 3.00 metres shall be provided on Part 2 shown on Schedule B.
  - (c) One loading space having a minimum width of 3.50 metres, a length of 11.00 metres and a vertical clearance of 4.40 metres shall be provided on Part 3 shown on Schedule B.
10. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
  11. No vehicle sales and/or rental establishment shall be permitted anywhere on the **Lands**.
  12. Chapter 324, Site Specifics, of the Zoning Code is hereby amended to include reference to this By-law.
  13. Notwithstanding any severance, partition or division of the **Lands**, the provisions of this By-law shall apply to the whole of the Lands as if no severance, partition or division occurred.

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
XXX-2017	Lands municipally known as 1770, 1772, 1776, 1778, 1780 and 1790 Albion Road.	To amend the former Etobicoke Zoning Code to permit retail uses and vehicle related uses with site specific standards.

ENACTED AND PASSED this \_\_\_\_ day of \_\_\_\_\_, A.D. 2017.

\_\_\_\_\_  
Speaker

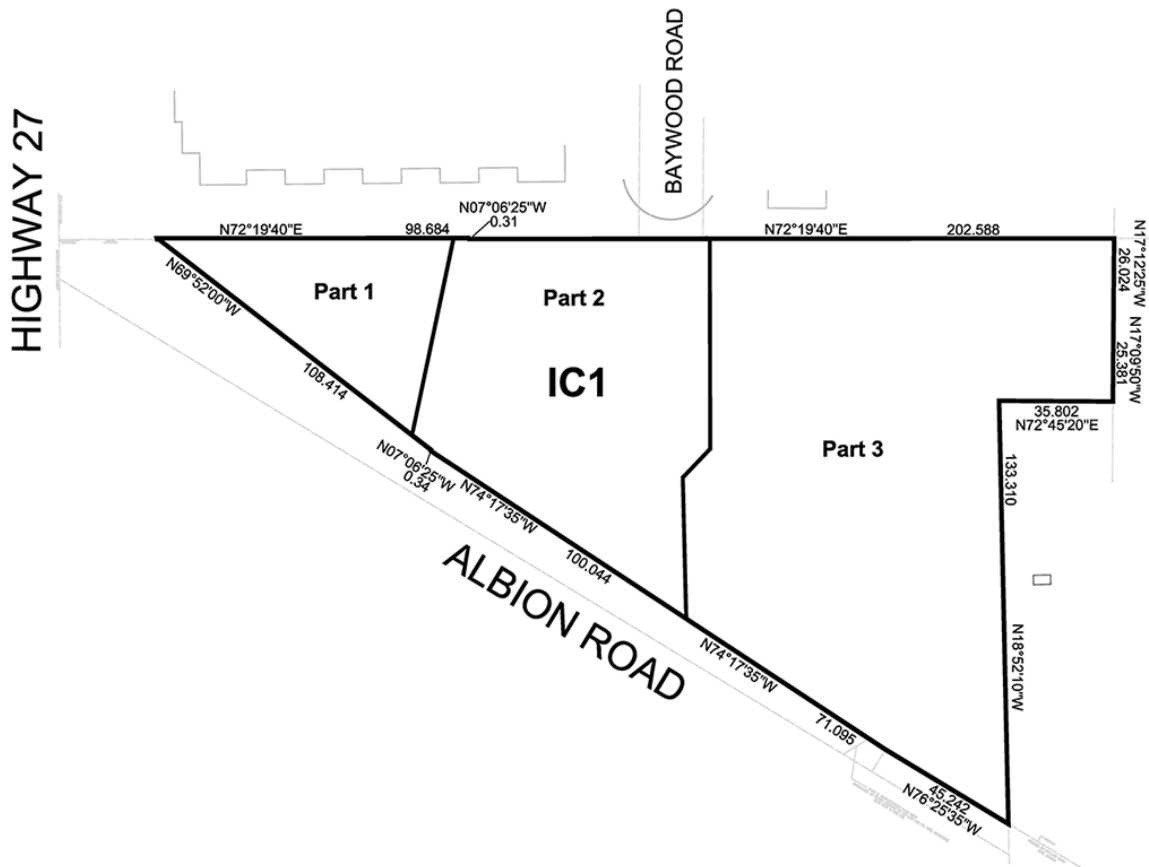
\_\_\_\_\_  
City Clerk



Note:  
 ALL DIMENSIONS IN METRES  
 BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY (Job No. 10-004)  
 SUBMITTED BY KRCMAR SURVEYOR'S LTD.

**PLAN OF SURVEY**  
 PART OF LOTS 37 AND 38, CONCESSION 2, FRONTING THE HUMBER, TORONTO STANDARD  
 CONDOMINIUM PLAN No. 2237  
(Formerly City of Etobicoke, Municipality of Metropolitan Toronto)  
**CITY OF TORONTO**

Applicant's Name:	Glen Schnarr & Associates Inc.		
Address: 1770-1778, 1780, & 1790 Albion Road	0 10 50 100		
File No. 15 209598 WET 01 OZ	Metres		



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