

Authority: North York Community Council Report No. 4, Clause No. 2,
as adopted by City of Toronto Council on April 16, 1998
Enacted by Council: December 17, 1998

CITY OF TORONTO

BY-LAW No. 906-1998

To amend By-law No. 7625, as amended in respect of lands municipality known as 4021 Yonge Street.

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;

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

1. Schedules “B” and “C” of By-law No. 7625 are amended in accordance with Schedule “1” of this by-law.

2. Section 64.23 of By-law No. 7625 is amended by adding the following subsection:

64.23(90) C1(90)

DEFINITIONS

- (a) For the purpose of this exception, “gross floor area” is defined as the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, but excluding the basement floor space of 221 m², provided that there is no access to the public and that the area is limited in use to storage associated with the retail kiosk and gas bar operation.

PERMITTED USES

- (b) The following uses which are also subject to Section 6(21) are permitted in conjunction with a gasoline station;
- (i) one retail store, which may include an automated bank machine and the selling of prepared food and beverages to be consumed off the premises but shall not include a take-out restaurant;
 - (ii) one car washing establishment; and
 - (iii) accessory uses to a gasoline station.

EXCEPTION REGULATIONS

- (c) The minimum south side yard setback for the car washing establishment shall be 1.5 metres.
- (d) The maximum gross floor area of the uses in conjunction with a gasoline station shall be 420 m², of which a minimum gross floor area for a car washing establishment shall be of 170 m²
- (e) The weather canopy shall not exceed 4.3 metres in height and shall not exceed a maximum roof area of 650 m².
- (f) A maximum of 10 parking spaces shall be provided.
- (g) The minimum landscaped area shall be 750 m².

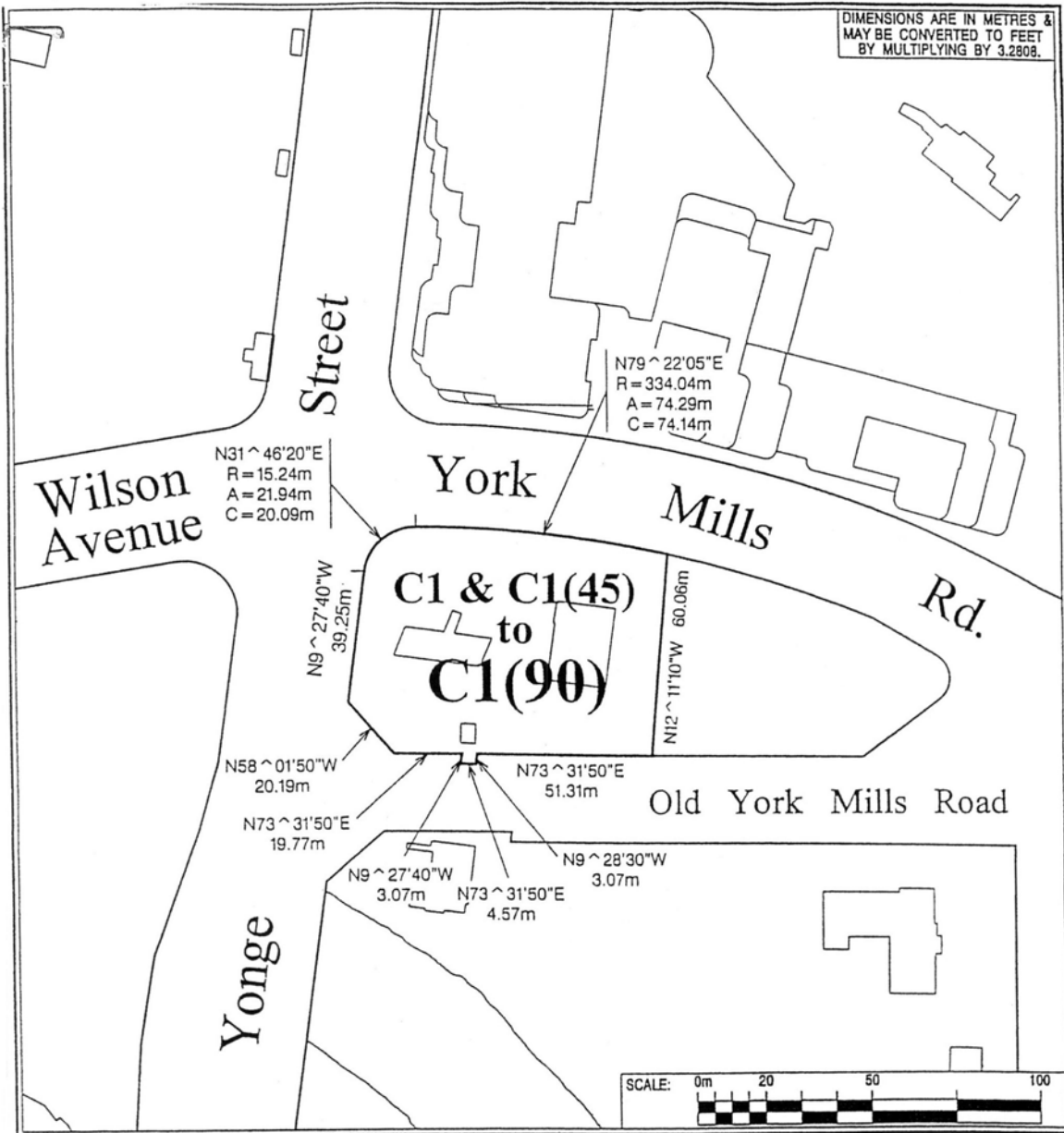
ENACTED AND PASSED this 17th day of December, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "1" TO BY-LAW No, 906-1998



Location: Part of Lots 85, 86, 87, 88, 89, & 90, R.P. 204 & Part of Lot 11, Con. 1, E.Y.S.						
File No. UDOZ-97-26	Prepared by: ANG.A.	Approved by: A.B.	Date: MAY 15/98	Filename: SBL2915		
Source: Zoning, By-Law, Lot Line, Street Line and Street Name Data - North York Planning Department. Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.						