

Authority: Toronto Community Council Report No. 12, Clause No. 91,
as adopted by City of Toronto Council on September 28 and 29, 1999
Enacted by Council: October 27, 1999

CITY OF TORONTO

BY-LAW NO. 685-1999

**To adopt an amendment to the Official Plan for the former City of Toronto
respecting lands known as 866 Avenue Road.**

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

1. The text and map annexed hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 150.

ENACTED AND PASSED this 27th day of October, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE “A”

1. Section 18 of the Official Plan, for the former City of Toronto is hereby amended by adding the following Section 18.497 and the attached Map 18.497;

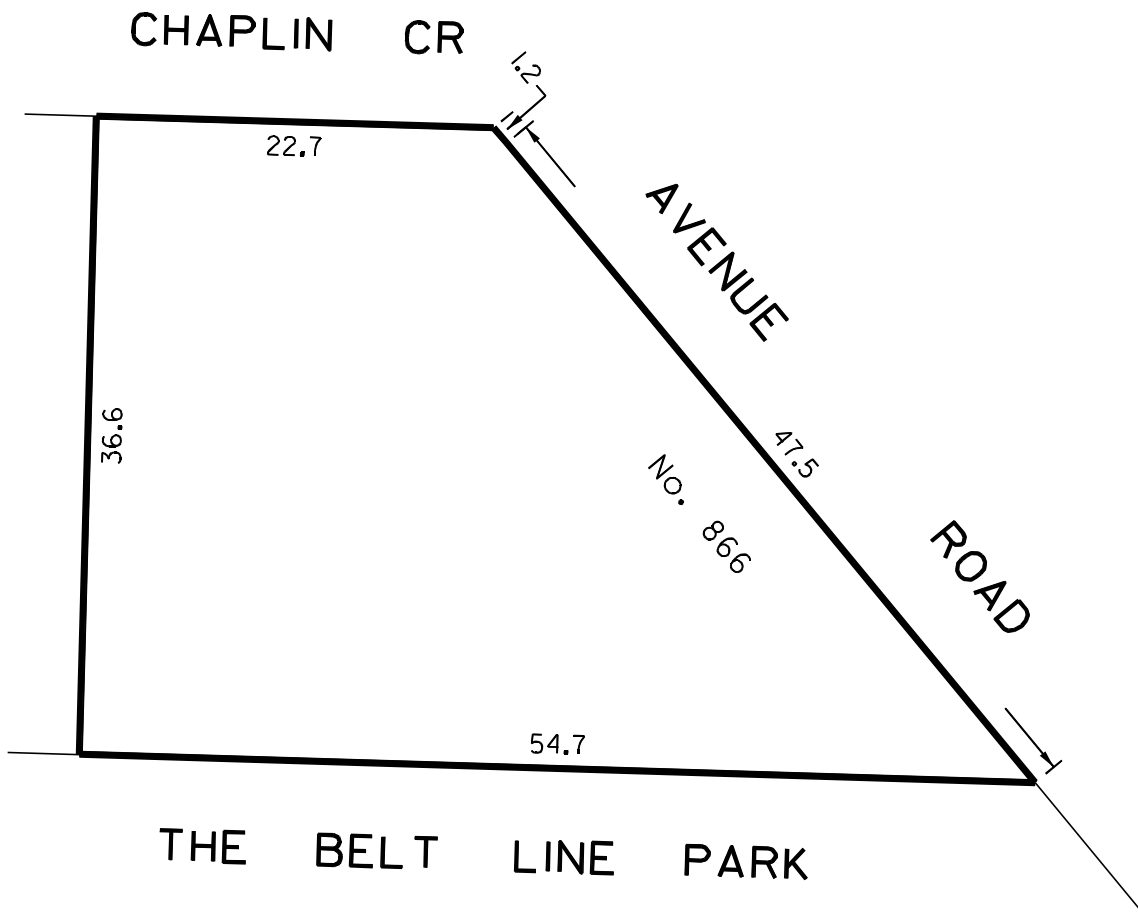
“18.497 Lands known as 866 Avenue Road

Notwithstanding any of the provisions of this Plan, Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.497, to permit the erection and use of a combined gas bar and retail store, provided that:

- (1) the maximum *non-residential gross floor area* of the combined gas bar and retail store does not exceed 145 square metres;
- (2) the building does not include a restaurant or take-out restaurant;
- (3) the owner of the lands is required by by-law to:
 - (a) close and to keep closed the gas bar and retail store between the hours of 11:00 p.m. and 6:00 a.m. every day of the year;
 - (b) provide fuel deliveries only between the hours of 7:00 a.m. and 7:00 p.m., Monday to Friday;
 - (c) turn-off and to keep turned-off the lights on the underside of the canopy between the hours of 11:00 p.m. and 6:00 a.m. every day of the year and to achieve this by means of an automatic device;
 - (d) provide and maintain an air compressor and hose on the premises, suitable for use by cyclists, to be available without charge everyday between the hours of 6:00 a.m. and 11:00 p.m.;
 - (e) construct the gas bar and retail store using materials specified on the plans approved pursuant to Section 41 of the *Planning Act* and on file with the Commissioner of Urban Planning and Development Services;
 - (f) provide, maintain and operate the development in accordance with the Noise Impact Statement approved by the Commissioner of Works and Emergency Services;

- (g) provide, maintain and operate the development in accordance with the Material Recovery and Waste Reduction Plan approved by the Commissioner of Works and Emergency Services;
 - (h) conduct a detailed historical review of the site to identify all existing and past land uses which could have resulted in negative environmental effects for review and approval by the Medical Officer of Health prior to the issuance of any permit;
 - (i) conduct a site and building audit for the identification of all hazardous materials on the site and in existing buildings for submission to the Commissioner of Urban Planning and Development Services and review and approval by the Medical Officer of Health prior to the issuance of any permit;
 - (j) conduct a soil and groundwater testing program, produce a Soil and Groundwater Management Plan for submission to the Commissioner of Urban Planning and Development Services and review and approval by the Medical Officer of Health prior to the issuance of any permit, and implement the Plan as required;
 - (k) prepare a Demolition and Excavation Dust Control Plan for submission to the Commissioner of Urban Planning and Development Services and review and approval by the Medical Officer of Health prior to the issuance of any permit, and implement the Plan as required; and
 - (l) provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes and sewer maintenance holes required in connection with the development; and
- (4) the owner of the lands enters into one or more agreements satisfactory to the City, pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters required to be provided by subsection (3) and such agreement or agreements have been appropriately registered against the title to the lands.”

MAP 18.497



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 1999
OP2/18497.DGN
FILE: A17-Z43
MAP No. 50K-322 DRAWN: D.R.