

Authority: Etobicoke Community Council Report No.11, Clause No. 43,
as adopted by City of Toronto Council on October 3, 4 and 5, 2000
Enacted by Council: October 5, 2000

CITY OF TORONTO

BY-LAW No. 867-2000

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located at the northwest corner of The Queensway and Aldgate Avenue and municipally known as 250 The Queensway.

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 held at least one public meeting in accordance with the *Planning Act*;

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

1. That notwithstanding the provisions of Section 320-18, 320-21, 320-90, 320-91, 320-92 and 320-79 of the Etobicoke Zoning Code, a convenience store shall be permitted to operate in conjunction with a service station on the lands shown as Limited Commercial (CL) on Schedule "A" attached hereto, subject to the following:

(a) For the purpose of this by-law, a convenience store shall be defined as follows:

"Convenience Store: a commercial building or structure or part thereof, where food and convenience goods are stored and offered for sale at retail, and which may include as an accessory use, subject to Section 3 herein, the sale of food prepared on the premises."

(b) Maximum gross floor area shall be limited to 238.7 square metres.

(c) Minimum yards for the building as follows:

Front yard setback of 1.5 metres taken from the The Queensway frontage
West side yard setback of 5 metres
Rear yard setback of 9 metres.

(d) Not less than 2 ramps shall be provided for each service station site.

(e) Maximum width of ramp of 8.2 metres along Aldgate Avenue and 7.5 metres along The Queensway.

(f) Pump island set back a minimum of 8 metres from The Queensway.

- (g) Minimum of 9 parking spaces of which one is a handicapped parking space.
- (h) Minimum of 1.0 metre wide landscaped strip shall be provided along all lot lines.
- (i) Maximum fence height shall be 2.4 metres for a 37.5 metre long section extending easterly/westerly along the astronomical bearings of N73°05'30"E as shown on Schedule "A" attached hereto.
- (j) Canopy over the pump islands shall have a minimum front yard setback of 5.5 metres, side yard setback of 5.6 metres and a rear yard setback of 6 metres.

2. Notwithstanding the provisions of Sections 320-79 of the Etobicoke Zoning Code, a garbage enclosure shall be permitted as an accessory use and permitted to have a minimum side yard setback of 7.2 metres and a rear yard setback of 9 metres.

3. For the purpose of this by-law a Full Commercial Kitchen and seating for the consumption of prepared foods shall not be permitted.

4. Where the provisions of this by-law conflict with the Etobicoke Zoning Code, the revisions of this by-law shall take precedence, otherwise the Etobicoke Zoning Code shall continue to apply.

5. Chapter 324, Site Specifics, of the 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 AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
867-2000 October 5, 2000	Lands located on the north west corner of The Queensway and Aldgate Avenue	To permit a convenience store to operate in conjunction with a service station

ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A" (on file)