

Authority: Etobicoke Community Council Report No. 2, Clause No. 30,  
as adopted by City of Toronto Council on February 13, 14 and 15, 2002  
Enacted by Council: February 15, 2002

**CITY OF TORONTO**

**BY-LAW No. 111-2002**

**To amend Chapters 304, 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located in the southeast quadrant of Steeles Avenue West and Signal Hill Avenue, municipally known as 6953 Steeles Avenue West.**

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*;

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

1. That a convenience store and a convenience restaurant with a drive-through component, shall be permitted to operate in conjunction with a service station on the lands shown as Class 2 Industrial (I.C2) 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, the sale of food prepared on the premises”.
  - (b) For the purpose of this by-law, a convenience restaurant shall be defined as follows:

“Convenience Restaurant: a restaurant where meals are principally taken off the premises, and include accessory customer dining facilities with a seating capacity exceeding 10 seats. A drive-through component shall be included as an accessory service to the restaurant”.
  - (c) For the purpose of this by-law, a drive-through window shall be defined as follows:

“Drive-Through Window: any facility, which enables the customer to order and collect food from the automobile for consumption elsewhere than within the restaurant building”.
2. The revisions to the Etobicoke Zoning Code with respect to this property will be limited to the boundary outlined in Schedule 'A' attached hereto.

- 3.** For the purpose of this By-law the following property standards shall apply:
- (a) Maximum gross floor area of convenience store, convenience restaurant and gas-bar kiosk shall be limited to 180 square metres.
  - (b) Minimum yards for the building as follows:  
  
Front yard setback of 49 metres  
North side yard setback of 10 metres  
South side yard setback of 18 metres  
Rear yard setback of 21 metres
  - (c) Minimum yards for the pump island as follows:  
  
Front yard setback of 23 metres;  
North side yard setback of 14 metres;  
South side yard setback of 26 metres; and  
Rear yard setback of 38 metres.
  - (d) Minimum yards for the canopy over the pump islands as follows:  
  
Front yard setback of 19 metres;  
North side yard setback of 12 metres;  
South side yard setback of 21 metres; and  
Rear yard setback of 31 metres.
  - (e) Not less than 2 ramps shall be provided for the service station site.
  - (f) Minimum of 20 parking spaces of which two are handicapped parking spaces.
- 4.** Notwithstanding the provisions of Section 320-20(B)(1) of the Etobicoke Zoning Code, the width of the ramp along Signal Hill Avenue will be 9 metres, and the width of the ramp along Steeles Avenue West will be 7.5 metres.
- 5.**
- (a) Notwithstanding the provisions of Section 320-23(J) of the Etobicoke Zoning Code, one waste receptacle will be required on site.
  - (b) Minimum yards for the garbage enclosure as follows:  
  
Front yard setback of 48 metres;  
Rear yard setback of 9 metres;  
North side yard setback of 30 metres; and  
South side yard setback of 0.2 metres.
- 6.** Notwithstanding the provisions of Section 304-36(G)1 of the Etobicoke Zoning Code, the parking area will be located a minimum of 3 metres abutting the front yard property line.

7. For the purpose of this by-law a Full Commercial Kitchen shall not be permitted, and the seating for the consumption of prepared foods shall be limited to 16 seats.
8. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the revisions of this by-law shall take precedence, otherwise the Etobicoke Zoning Code shall continue to apply.
9. 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 AND ADOPTION DATE      DESCRIPTION OF PROPERTY      PURPOSE OF BY-LAW**

111-2002 February 15, 2002	Lands located in the southeast quadrant of Steeles Avenue and Signal Hill Avenue, municipally known as 6953 Steeles Avenue West.	To permit a convenience store and convenience restaurant with a drive-through component to operate in conjunction with a service station.
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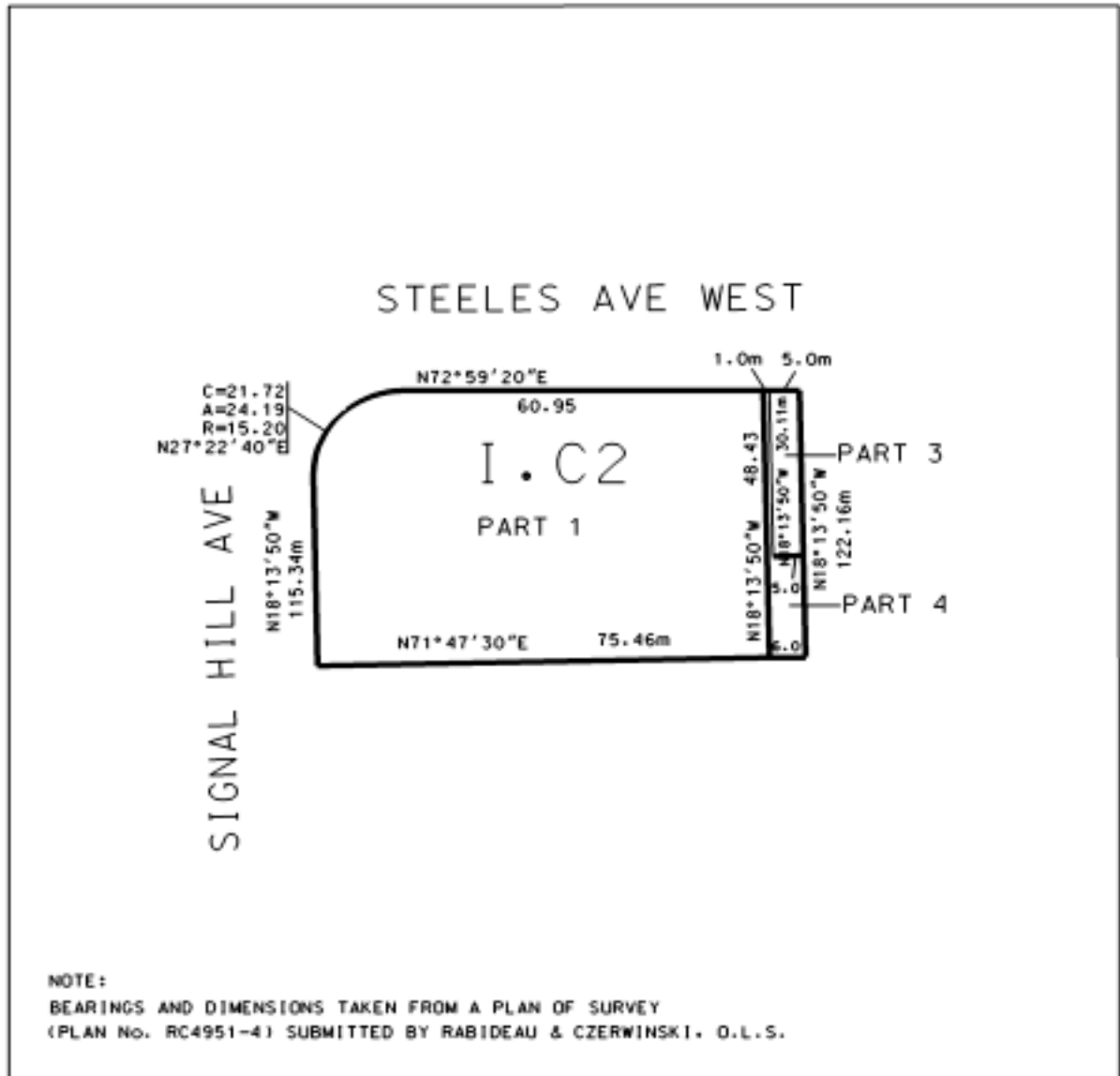
ENACTED AND PASSED this 15th day of February, A.D. 2002.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**Toronto** Schedule 'A' BY-LAW



**LOTS 5 REGISTERED PLAN M-2009  
CITY OF TORONTO**

Applicant's Name:		GIANCARLO GAROFALO	
Assessment Map	K15	Zoning Code Map/s	K16N
File No.	TA CMB2001 0016	Drawing No.	CMB2001 0016A
		Drawn By:	K.P.
		scale:	0 20 40 10 30 m