

Authority: Notice of Motion F(3), moved by Councillor Holyday, seconded by Councillor Ootes, as adopted by City of Toronto Council on January 31, February 1 and 2, 2006
Enacted by Council: June 14, 2006

CITY OF TORONTO

BY-LAW No. 483-2006

To amend Chapters 320 and 324 of the former City of Etobicoke Zoning Code with respect to lands located on the north side of Rexdale Boulevard, east of Kipling Avenue, municipally known as 110 Rexdale Boulevard.

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. Notwithstanding the provisions of Section 304-20, 320-21(B1, D, H, I), 320-22. (C., D., H.), 320-91 of the Etobicoke Zoning Code, a convenience store, a take-out restaurant with or without a full commercial kitchen, a vehicle rental establishment, and mechanical car wash, 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 identified 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 2 herein, the sale of food prepared on the premises.”
 - (b) The maximum gross floor area of all buildings shall be limited to 450 square metres.
 - (c) The maximum floor area dedicated for convenience store and take-out restaurant uses shall be limited to a combined total of 125 square metres, however, the maximum floor area dedicated for the take-out restaurant shall be limited to 65 square metres.

- (d) Notwithstanding Section 320-79 of the Etobicoke Zoning Code the following set-backs shall be maintained:
- (i) Building setbacks:
 - Minimum front yard setback of 18 metres
 - Minimum rear yard setback of 19 metres
 - Minimum west side yard setback of 3 metres
 - Minimum east side yard setback of 12.5 metres
 - (ii) Canopy setbacks:
 - Minimum front yard setback of 17.5 metres
 - Minimum rear yard setback of 30 metres
 - Minimum east side yard setback of 11 metres
 - (iii) Propane tank setbacks:
 - Minimum front setback of 13 metres
 - Minimum east setback of 4.5 metres
 - (iv) Below-grade sediment tank is permitted at 0 metre clearance setback in the west side yard.
- (e) Notwithstanding the provisions of Sections 320-21.D., and 320-22.F. of the Etobicoke Zoning Code, the following landscape strips shall be maintained:
- Minimum front yard of 3 metres
 - Minimum rear yard of 2.9 metres
 - Minimum east yard of 1.3 metres
- The landscape strip shall not apply to areas containing underground tanks, driveways, and pedestrian accesses.
- (f) The width of ramps along Rexdale Boulevard shall not exceed 7.5 metres, measured along the property line.
- (g) Notwithstanding Section 320-22 B1, the minimum size of the vehicle waiting line spaces for the mechanical car wash shall be set at 6 m in length and 3 m in width.
2. For the purpose of this By-law, seating for the consumption of prepared foods shall be prohibited.
3. Notwithstanding Section 320-18 and 320-23 of the Etobicoke Zoning Code, the total number of parking spaces to be provided on-site shall be 13 of which a maximum of 4 may be used for the display of rental vehicles.

4. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall take precedence, otherwise the Etobicoke Zoning Code shall apply.
5. 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
483-2006 June 14, 2006	Lands located on the north side of Rexdale Boulevard, east of Kipling Avenue.	To permit a convenience store, a take out restaurant, a vehicle rental establishment and a mechanical car wash to operate in conjunction with a service station.

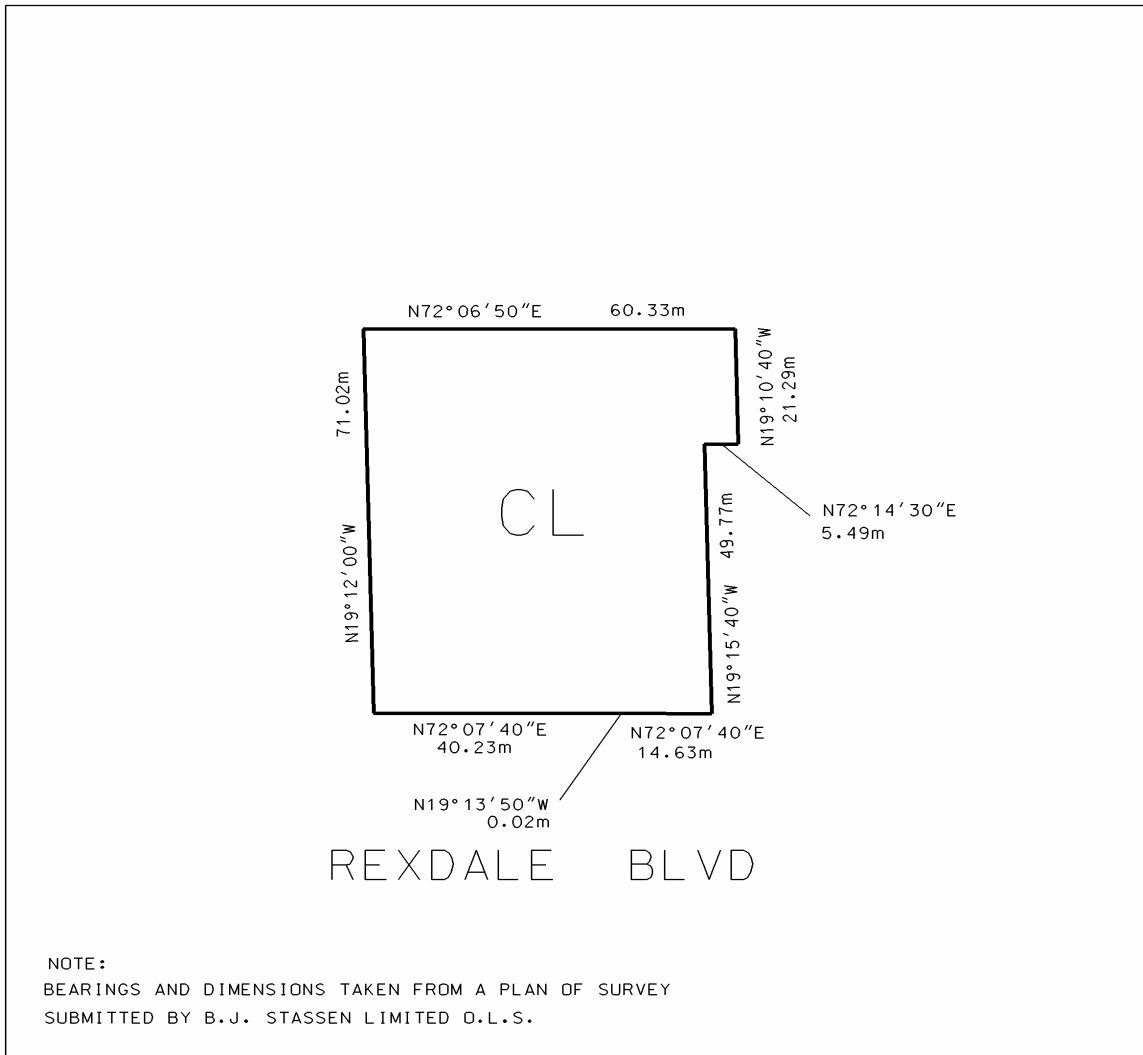
ENACTED AND PASSED this 14th day of June, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

TORONTO Schedule 'A' BY-LAW



PART OF LOTS 26 AND 27 CONCESSION A FRONTING THE HUMBER AND PART OF LOT 30 REGISTERED PLAN 3891

Applicant's Name:		MICHAEL FARIC	
Assessment Map H12	Zoning Code Map/s H12W	scale:	
File No. TA CMB2002 0023	Drawing No. CMB2002 0023A		