

Authority: Etobicoke Community Council Report No. 5, Clause No. 24, as adopted by City of Toronto Council on April 16, 17 and 18, 2002, and Notice of Motion J(31), moved by Councillor Holyday, seconded by Councillor Milczyn, as adopted by City of Toronto Council on February 4, 5 and 6, 2003
Enacted by Council: February 7, 2003

CITY OF TORONTO

BY-LAW No. 121-2003

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to the subject lands located on the southwest corner of Lloyd Manor Road and Eglinton Avenue, municipally known as 230 Lloyd Manor Road.

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 notwithstanding the provisions in Zoning By-law 13,207 and Sections 320-21B., 320-21I.(1) and 320-21I.(2) 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 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 building gross floor area shall be limited to 245 square metres of which no more than 155 square metres may be used for the retail of convenience items.
 - (c) Notwithstanding the provisions of Section 320-83 and 320-91.E. of the Zoning Code, a garbage enclosure shall be permitted as an accessory structure.
 - (d) Notwithstanding the provisions of Section 320-79 of the Zoning Code, the following setbacks shall be maintained on the lands shown as Limited Commercial (CL) on Schedule 'A' attached hereto,
 - (i) The building shall maintain a minimum rear yard setback of 3 metres.
 - (ii) The building shall maintain a minimum west side yard setback of 9.5 metres.

- (iii) The building shall maintain a minimum east side yard setback of 13.5 metres.
 - (iv) The building shall maintain a minimum front yard setback of 38.5 metres.
 - (v) The canopy shall maintain a minimum front yard setback of 11 metres.
 - (vi) The canopy shall maintain a minimum west side yard setback of 4.5 metres.
 - (vii) The canopy shall maintain a minimum east side yard setback of 13.5 metres.
 - (viii) The garbage enclosure shall maintain a minimum front yard setback of 38.5 metres, a side yard setback of 2.2 metres and a minimum rear yard setback of 8 metres.
 - (e) Notwithstanding the provisions of Section 320-21.D. of the Etobicoke Zoning Code, the following minimum landscape strips shall be provided along the lot line, except for ingress and egress into the site:
 - West lot line: 1.2 metres
 - East lot line: 3 metres
 - North lot line: 3 metres
 - South lot line: 3 metres, with the exception of ingress, egress, and walkways leading into the site.
 - (f) The maximum height of the service station and convenience store building shall not exceed 4.5 metres, excluding rooftop mechanical equipment, measured from the average grade along the front elevation of the building.
 - (g) The maximum height of the canopy structure shall not exceed 5.9 metres to the top of the canopy, measured from the average grade along the north elevation of the canopy.
 - (h) Notwithstanding the provisions of Section 320-18.C. of the Etobicoke Zoning Code, the site shall provide a minimum of 6 parking spaces of which one shall be a handicapped parking space.
 - (i) The width of the ramp along Lloyd Manor Drive shall not exceed 11 metres, measured along the property line, and the width of ramps along Eglinton Avenue shall not exceed 10 metres, measured along the property line.
2. For the purpose of this By-law a full commercial kitchen and seating for the consumption of prepared foods shall be prohibited.

3. 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.
4. 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
121-2003 February 7, 2003	Lands located on the southwest corner of Eglinton Avenue and Lloyd Manor Road.	To permit a convenience store to operate in conjunction with a service station.

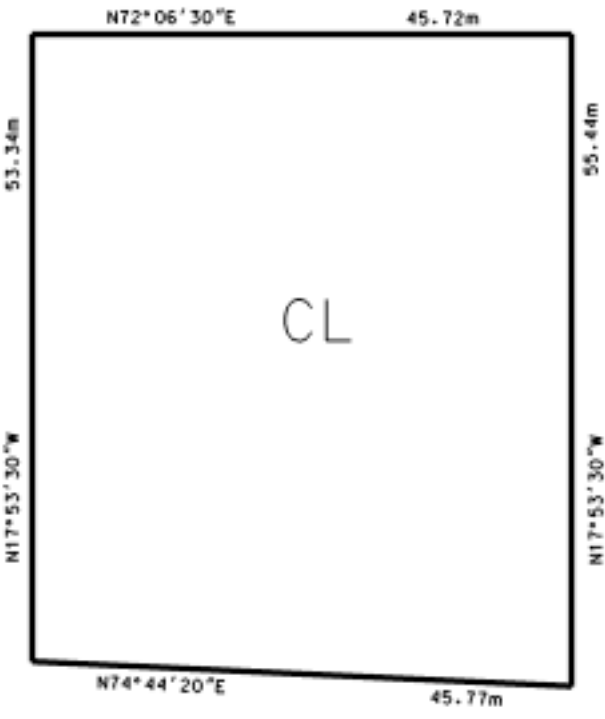


ENACTED AND PASSED this 7th day of February, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)


Schedule 'A' BY-LAW

<p style="font-size: 1.2em; margin: 0;">EGLINTON AVE WEST</p> <div style="text-align: center; margin: 20px 0;">  </div> <p style="font-size: 1.2em; margin: 0;">LLOYD MANOR DRIVE</p>			
<p>NOTE: BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY (JOB No. 97-12699) SUBMITTED BY SEXTON MCKAY LIMITED - OLS</p>			
<p>BLOCK A REGISTERED PLAN No. 7528 CITY OF ETOBICOKE</p>			
Applicant's Name:	ALLERTON INVESTMENTS LTD.		
Assessment Map: E14	Zoning Code Map/s: E14N	scale:  m	
File No. TA ZBL2001 0010	Drawing No. ZBL2001 0010A	Drawn By: K.P.	