

Authority: Motion 109, moved by Councillor Ashton, seconded by Councillor Bussin,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: July 17, 2007

CITY OF TORONTO

BY-LAW No. 772-2007

**To effect interim control for the lands shown on Schedule '1' being lands at
2498 Gerrard Street East located in the former City of Scarborough.**

WHEREAS the subject lands have been zoned since November, 1948 to permit industrial uses, which includes public garages as a permitted use; and

WHEREAS a gas bar and car-wash has operated on the property since 1962; and

WHEREAS the Council of the City of Toronto in November, 2002 adopted a new Official Plan for the City of Toronto; and

WHEREAS the Council of the City of Toronto in September, 2003 directed the Commissioner of Urban Development Services to carry out a study of land use planning policies in respect to the area lying east of Victoria Park Avenue, south of the CN rail tracks and fronting on Gerrard Street East and Clonmore Drive, which encompasses the subject lands; and

WHEREAS the 'Birchcliff Quarry Lands Study' is currently assessing appropriate future land uses within the larger Quarry Lands area designated Mixed Use Areas in the new Official Plan; and

WHEREAS the owner of the subject lands in November, 2006 filed Official Plan amendment and rezoning application no. 06 191778 ESC 36 OZ and site plan application no. 06 191784 ESC 36 SA to permit redevelopment of this site with a new gas bar, retail convenience store and car-wash; and

WHEREAS City Council has directed that these applications be reviewed concurrently with the Birchcliff Quarry Lands Study; and

WHEREAS the owner of the subject lands on July 5, 2007 has appealed its planning applications to the Ontario Municipal Board pursuant to Sections 22(7), 34(11) and 41(12) of the *Planning Act* given the lack of a decision on them by the City; and

WHEREAS it is desirable that the mix, locations, built forms, heights and densities for a variety of potential land uses on the Quarry Lands overall should continue to be examined within the context of the Birchcliff Quarry Lands Study; and

WHEREAS the Birchcliff Quarry Lands Study is expected to be completed by mid-2008; and

WHEREAS authority is given to Council by subsection 38 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass an Interim Control By-law for a period of time which shall not exceed one year from the date of passage of the By-law for such purposes as are set out in the By-law;

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

1. Permitted uses on the lands shown within the heavy lines on Schedule '1' attached to this by-law shall be limited to the existing gas bar and car-wash only.
2. This By-law expires one year from the date of its enactment by Council.

ENACTED AND PASSED this 17th day of July, A.D. 2007.

SANDRA BUSSIN,
Speaker

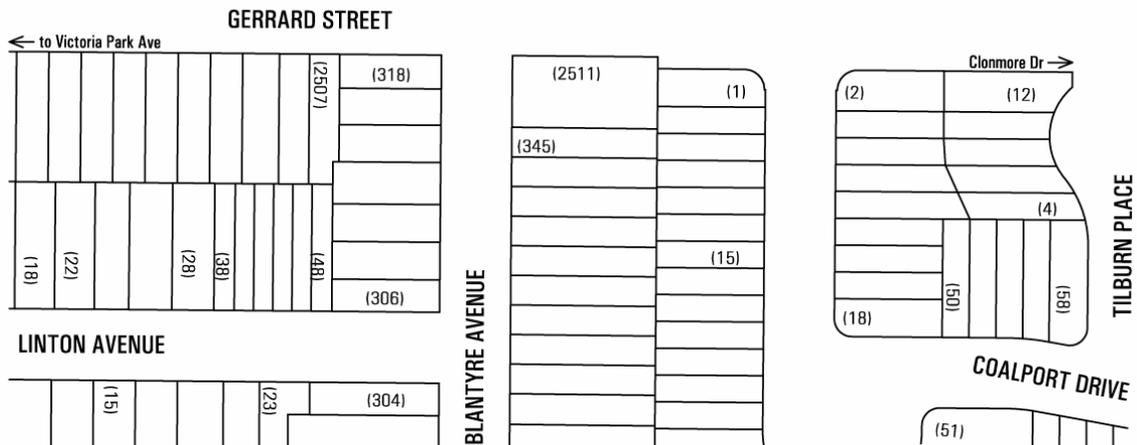
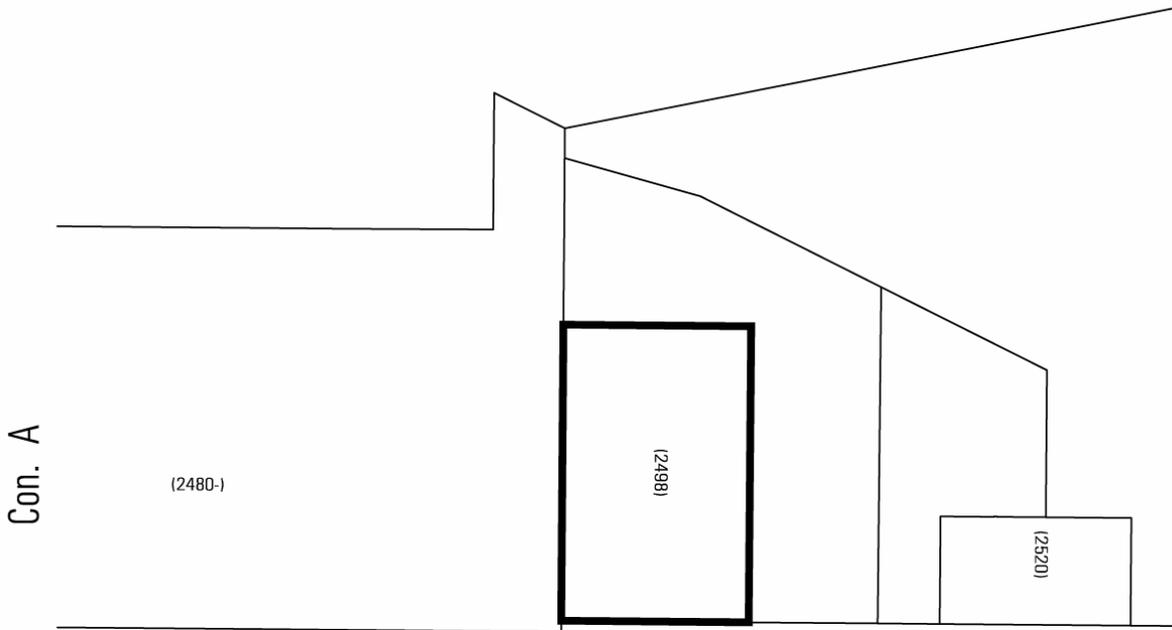
ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 35

Lot 34



Toronto City Planning Division
Interim Control By-Law

2498 Gerrard Street East
File # 06-191778 0Z

 Area Affected By This By-Law

Birchcliff Community Bylaw
Not to Scale
07/12/07
