

Authority: Etobicoke Community Council Report No. 2(13), March 4, 5 and 6, 1998  
Intended for first presentation to Council: April 16, 1998  
Adopted by Council: April 16, 1998

**CITY OF TORONTO**

**BY-LAW No. 135-1998**

**To adopt Amendment No. 62-98 of the Official Plan of the  
former Etobicoke Planning Area in order to delete  
Site Specific Policy #22.**

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

**1.** That the attached Amendment No. 62-98 to the Official Plan of the Former Etobicoke Planning Area, consisting of Part Two of the accompanying document, is hereby adopted pursuant to the Planning Act, 1990.

**2.** That the City Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs and Housing for approval of the aforementioned Amendment No. 62-98.

ENACTED AND PASSED this 16th day of April, A.D. 1998.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

## **PART ONE - PREAMBLE**

### **1.1 PURPOSE/LOCATION**

Official Plan Amendment No. 62-98 applies to an area west of Islington Avenue between Orrell Avenue and Riverbank Drive in the former City of Etobicoke now constituted as the City of Toronto. The purpose of the Amendment is to delete a site specific policy applying to this area which was intended to ensure that any resubdivision of lots takes place in a comprehensive and orderly manner.

### **1.2 BASIS**

The area bounded by the Islington Golf Course, Orrell Avenue, Islington Avenue and Riverbank Drive was originally developed between 1940 and 1953, featuring very large lots, with most having a frontage of 15 m to 18 m (50 to 60 feet) and a depth of approximately 119 m (390 ft.).

The Ontario Municipal Board, in 1985, approved an amendment to the former Official Plan (Special Site Policy #22) to permit incremental redevelopment of the area.

Recently, an application for a draft plan of subdivision [F. And F. Construction Limited (S-780)] for part of the area under Site Specific Policy #22 was refused by the former Etobicoke City Council.

In response to a request by land owners to preserve the character of the area, the former Etobicoke Council directed staff to prepare an amendment to the Zoning Code to increase the minimum lot size in the area covered by Site Specific Policy #22.

The staff report of January 23, 1998, noted that if the lot area requirements are increased, Site Specific Policy #22 should be deleted. A Public Meeting was held by the Etobicoke Community Council on February 18, 1998 to hear the views of the public on the proposed amendments to the Zoning Code and Official Plan. Toronto City Council approved the Community Council Report at the meeting of March 4, 5 and 6, 1998, (Clause 13 of Report No. 2 of the Etobicoke Community Council).

## **PART TWO - THE AMENDMENT**

### **2.1 INTRODUCTION**

All of this part of the Amendment, consisting of the following text constitutes Amendment No. 62-98 to the Official Plan for the Etobicoke Planning Area. The Plan is amended as follows:

### **2.2 MAP CHANGE**

Map 5, 'Site Specific Policies', is hereby amended by deleting Policy No. 22.

### **2.3 TEXT CHANGE**

The reference to Site Specific Policy No. 22 contained in Section 5.1.2 is hereby deleted.

## **3. IMPLEMENTATION**

This Amendment will be implemented by a site specific amendment to the Zoning Code.

## **4. INTERPRETATION**

The provisions of the Official Plan as they may be amended from time to time with respect to the interpretation of the Plan shall apply with respect to this Amendment.