

Authority: Etobicoke Community Council Report No. 5(21), May 13 and 14, 1998
Intended for first presentation to Council: June 3, 1998
Adopted by Council: June 5, 1998

CITY OF TORONTO

BY-LAW NO. 327-1998

**To Adopt Amendment No. 64-98 to the Official Plan
of the Etobicoke Planning Area in Order to Implement a Site Specific Policy
Affecting the Lands Located on the South Side of Dundas Street,
East of Prince Edward Drive in the City of Toronto.**

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

1. THAT the attached Amendment No. 64-98 to the Official Plan of the 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. 64-98.

ENACTED AND PASSED this 5th day of June, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

PART ONE - PREAMBLE

1.1 PURPOSE/LOCATION

Official Plan Amendment No. 64-98 applies to a 0.6 ha (1.48 ac) parcel of land located at the south side of Dundas Street West, east of Prince Edward Drive. The purpose of the Amendment is to exempt development of these lands from the 45° angular plane provisions outlined in Section 4.4.5 of the Official Plan to permit the construction of 36 townhouse units.

1.2 BASIS

The site is designated Commercial Residential Strip in the Official Plan. This designation permits mixed commercial/residential developments. Stand alone residential buildings are also permitted provided the use does not interrupt the continuity of the commercial frontage to a significant degree. Section 4.4.5 of the Official Plan requires stand alone residential uses to maintain a 45° angular plane from adjacent lands designated low density residential.

Zanini Developments submitted an application for Official Plan Amendment and rezoning to permit the development of 36 townhouses on the subject property. The proposal did not comply with the angular plane requirements outlined in Section 4.4.5 of the Plan and therefore an amendment was required. The property also required a rezoning from Limited Commercial (CL) and Second Density Residential (R2) to Fourth Density Residential Group Area (R4G).

A Public Meeting was held on May 6, 1998, to consider a staff report on the proposed rezoning and Official Plan Amendment. On May 13 and 14, 1998, City Council adopted the Clause of the Etobicoke Community Council thereby approving the application for an Official Plan amendment and rezoning to permit 36 townhouse units as proposed by the applicant.

PART TWO - THE AMENDMENT

INTRODUCTION

All of this part of the Amendment, consisting of the following text and attached map designated Schedule “A”, constitute Amendment No. 64-98 to the Official Plan for the Etobicoke Planning Area. The Plan is amended as follows:

MAP CHANGE (SCHEDULE “A”)

The area affected by Site Specific Policy No. 60 is hereby added to Map 5 “Site Specific Policies”, as shown on Schedule 'A' of this Amendment.

TEXT CHANGES

Development of the lands affected by this Amendment will be consistent with applicable policies in the Official Plan of the Etobicoke Planning Area and with the following Site Specific Policy which is hereby added to Section 5.2.1:

“60. Lands located on the south side of Dundas Street West, east of Prince Edward Drive.

The 45° angular plane requirements outlined in Section 4.4.5 of the Official Plan shall not apply to this site.”

IMPLEMENTATION

The policy established by this Amendment will be implemented by a site specific amendment to the Zoning Code, Council's conditions to approval, and the signing and registering of appropriate agreements.

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.

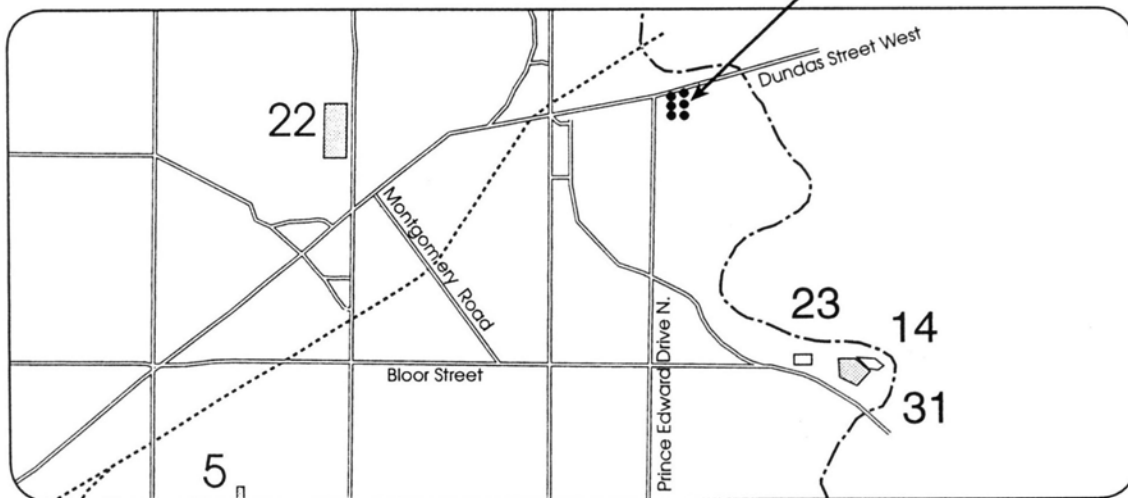
SCHEDULE "A"**Official Plan Amendment No. 64 - 98****Schedule "A"**

Area of Amendment

Map 5

Is amended by introducing Special
Site Policy No. 60

Z-2251 Zanini Developments Inc.



Map 5
Site Specific Policies

Area Affected By
Site Specific Policy

22 Site Reference Number
(see Section 5.1.2)



Scale: Not to Scale