

Authority: Clause 217-D-97 of the Seventeenth Report of the Planning and Development Committee, 1997, adopted by the Council of the former City of Etobicoke on October 6, 1997.

Intended for first presentation to Council: July 8, 1998

Adopted by Council: July 10, 1998

CITY OF TORONTO

BY-LAW No. 437-1998

To adopt Amendment No. 58-97 to the Official Plan of the Etobicoke Planning Area in Order to Redesignate lands located on Kipling Avenue, south of New Toronto Street, in the City of Toronto.

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

1. THAT the attached Amendment No. 58-97 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. 58-97.

ENACTED AND PASSED this 10th day of July, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

PART ONE - PREAMBLE

1.1 PURPOSE/LOCATION

Official Plan Amendment No. 58-97 applies to a 0.18 ha (0.44 ac) industrial area located on Kipling Avenue south of New Toronto Street, at 411 Kipling Avenue.

The purpose of the Amendment is to redesignate the lands from Industrial to Medium Density Residential to permit the construction of 15 street townhouses and two semi-detached dwellings units.

1.2 BASIS

On June 5, 1997, Waddington Development Corporation, submitted an application to amend the Official Plan from Industrial to Medium Density Residential, and the Zoning Code from Class 1 Industrial (I.C1) to Second Density Residential (R2), to permit the development of 16 street (freehold) townhouses, and 2 semi-detached dwellings.

The staff report of September 16, 1997, concluded that the proposed redesignation to Medium Density Residential was supportable with appropriate revisions including the retention of the north portion of the property for industrial/transitional uses and introduction of an appropriate buffer between the residential and industrial uses. The proposed redesignation with revisions generally complies with the Official Plan criteria for redesignation of industrial lands and for the introduction of medium density residential development.

At a Public Meeting held September 30, 1997, Planning and Development Committee recommended conditional approval of the application with amendments to the staff recommendations. These amendments provide for a total of 15 street townhouses and two semi-detached dwellings and reduced separation along north property line. On October 6th, 1997, Council adopted Clause 218 of the Seventeenth Report of the Planning and Development Committee, 1997, thereby approving the application and redesignation, subject to the fulfilment of certain conditions.

PART TWO - THE AMENDMENT

2.1 INTRODUCTION

All of this part of the Amendment, consisting of the following text and attached map designated Schedule 'A' constitute Amendment 58-97 to the Official Plan for the Etobicoke Planning Area. The Plan is hereby amended as follows:

2.2 MAP CHANGE (SCHEDULE 'A')

The Area affected by Official Plan Amendment No. 58-97 is hereby added to Map 4, 'Land Use', as shown on Schedule 'A' of this Amendment.

3. IMPLEMENTATION

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

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.

SCHEDULE 'A'

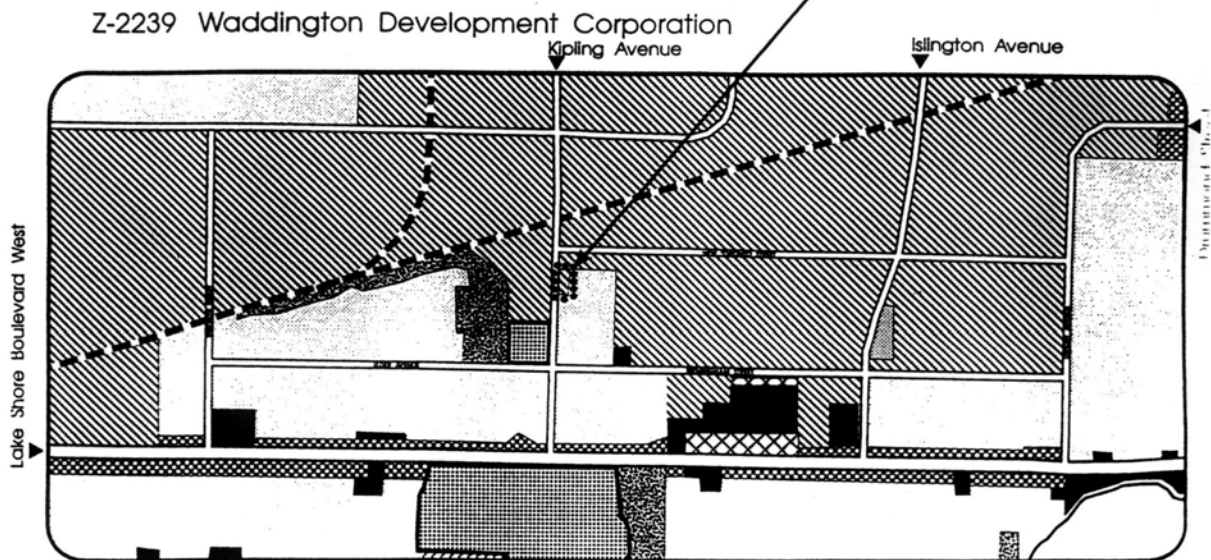
Official Plan Amendment No. 58 - 97 Schedule "A"



Area of Amendment

Map 4

Is amended by redesignating
Industrial to Medium Density
Residential.

**Land Use**

Low Density Residential



Office



Mixed Use



Medium Density Residential



Industrial



Commercial - Residential Strip



High Density Residential



Institutional



Open Space



NORTH

Scale: Not to Scale