

Authority: East York Community Council Report No. 11(8), July 29, 30 and 31 , 1998  
Intended for first presentation to Council: July 29, 1998  
Adopted by Council: July 31, 1998

**CITY OF TORONTO**

**BY- LAW No. 482-1998**

**To adopt Amendment No. 13 to the Official Plan  
for the Former Borough of East York  
Affecting the Lands Located on the West Side of Cranfield Road  
Between Northdale Boulevard and Curity Avenue.**

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

**1.** THAT the attached Amendment No. 13 to the Official Plan for the former Borough of East York consisting of Part Two of the accompanying document, is hereby adopted pursuant to Planning Act, 1990.

ENACTED AND PASSED this 31st day of July, A.D. 1998.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**AMENDMENT No. 13  
TO THE OFFICIAL PLAN  
FOR THE FORMER BOROUGH OF EAST YORK**

PART ONE - PREAMBLE, does not constitute part of this Amendment.

PART TWO - THE AMENDMENT, consisting of the text contained therein and the map attached thereto and designated as Schedule “A”, constitute Amendment No. 13 to the Official Plan for the former Borough of East York.

PART ONE

PREAMBLE

1. TITLE

This is Amendment No. 13 to the Official Plan for the former Borough of East York.

Only that part of this Amendment entitled "Part Two - The Amendment" constitutes Amendment No. 13 to the Official Plan for the Borough of East York Planning Area.

2. PURPOSE

The purpose of this Amendment is to redesignate a 6 382.0 m<sup>2</sup> parcel of land located at 11 Curity Avenue from "Light Industrial" to "Industrial Special Purpose Commercial" designation, and to permit its use for a range of light industrial, and specified commercial and office uses.

3. LOCATION

The lands affected by this Amendment are outlined in a heavy black line identified as "Area Subject to Amendment" on Schedule "A" attached hereto, and are located on the west side of Cranfield Road between Northdale Boulevard to the south and Curity Avenue to the north. Their municipal address is 11 Curity Avenue.

4. BASIS

The lands affected by this amendment are currently designated "Light Industrial" in the Official Plan for the Borough of East York Planning Area. This designation generally restricts their use to manufacturing type uses. In the past East York placed considerable emphasis on maintaining the exclusivity of the municipality's industrial designations. The last several years however, have seen industrial enterprises moving away from traditional manufacturing and towards a more diversified, mix of employment uses. This has resulted in an increase in the number of applications for non-industrial uses. The City is gradually introducing various measures to respond to this trend. To date, these have included the introduction of a broad range of non-industrial uses along sections of O'Connor Drive and the expansion of the floor space devoted to retail sales permitted in association with manufacturing, warehousing and wholesale uses. The feasibility of further, similar area wide modifications is currently under review. This review will conclude in the latter part of 1998.

This application is being considered in advance of the review because it does not represent a radical departure from the uses already permitted in the Official Plan and previously sanctioned nearby (i.e. Home Depot).

PART TWO

THE AMENDMENT

1. All of this part of the document entitled “Part Two - The Amendment” consisting of the following text and the attached Schedule “A”, constitute Amendment No. 13 to the Official Plan for the former Borough of East York.
2. The lands affected by this Amendment are shown on Schedule “A” to this Amendment as “Area Subject to Amendment”.
3. Map 2, Predominant Land Use to the Official Plan for the former Borough of East York, is hereby amended by redesignating certain lands located on the west side of Cranfield Road between Curity Avenue and Northdale Boulevard, and indicated as “Area Subject to Amendment” on Schedule “A” to this amendment, from “Light Industrial” to “Industrial Special Purpose Commercial - Site Specific” designation.
4. Map 7 - Special Policy Areas of the Official Plan for the former Borough of East York is hereby amended by identifying certain lands located on the west side of Cranfield Road between Curity Avenue and Northdale Boulevard, indicated as “Area Subject to Amendment” on Schedule “A” to this Amendment as :Special Policy Area 26, as shown on Schedule “A” to this Amendment.
5. The text of the Official Plan for the East York Planning Area is hereby amended by adding a new Section 3.15.26, immediately following Section 3.15.25, as follows:

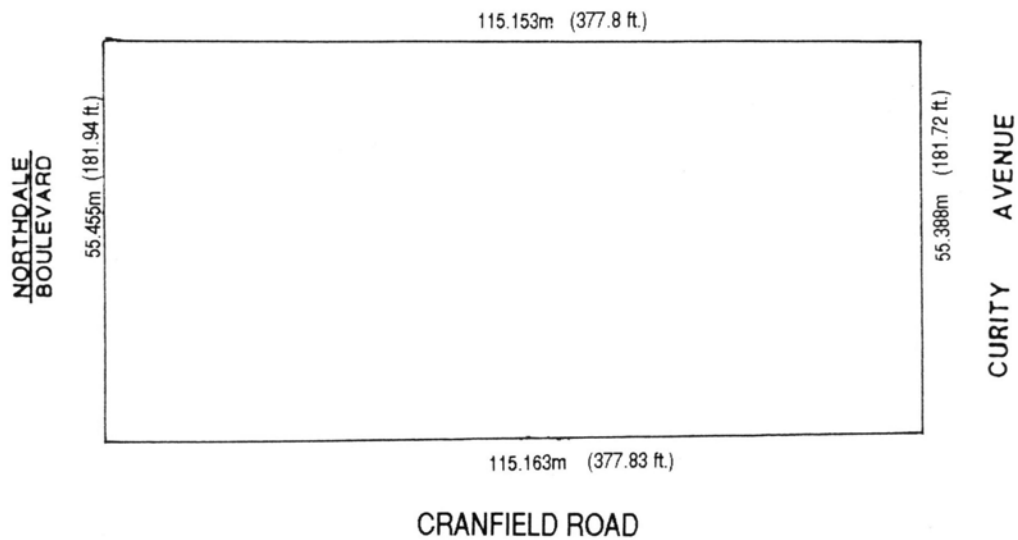
“3.15.26 - Special Policy Area 26

- 3.15.26.1 Notwithstanding the “Industrial Special Purpose Commercial” policies of Section 3.8, the lands designated as Special Policy Area 26 on Map 7 of this Plan, known municipally as 11 Curity Avenue, shall only be developed with a 1 storey maximum 2 000.00 m<sup>2</sup> gross floor area industrial commercial building, in accordance with the policies contained in Section 3.15.26.
- 3.15.26.2 The policies applicable to the to the development or redevelopment of the lands identified as “Special Policy Area 26”, shall be implemented by means of the powers conferred upon Council by all applicable statutes and in particular as follows:
  - a) An implementing Zoning By-law which shall:
    - i) be site specific;
    - ii) specify the range of permitted and excluded uses;
    - iii) set out detailed development standards including those governing the placement and the size of any rooftop mechanical enclosures;

- iv) require the erection on the south limit of the property of 3.65 metre continuous solid visual and noise attenuation barrier; and
  - v) otherwise implement all the policies set out in Section 3.15.26 of this Plan.
- b) Site Plan approval and Site Plan Development Agreement which shall ensure that:
  - i) all vehicular entrances to the site are provided from Cranfield Road and that the “mouth” of these entrances - between the street and the property line is differentiated from the rest of the driveway through the use of different texture paving material;
  - ii) the roof top mechanical equipment is appropriately located, sized and screened so as to not be obtrusive;
  - iii) the site and building design ensure that the yard and building wall facing or adjoining the residential street to the south excludes such utility structures, or external features as may be specified in the implementing zoning by-law;
  - iv) the required screen fence between the site and the residential street to the south approximates the design of the existing screen fence separating the residential area and the adjoining property to the east; and
  - v) the site is appropriately landscaped and lit.

**SCHEDULE "A" TO AMENDMENT No. 13 TO THE OFFICIAL PLAN  
FOR THE FORMER BOROUGH OF EAST YORK**

Schedule "A" to Amendment No. 13 to the Official  
Plan for the former Borough of East York



From: "Light Industrial" to "Industrial Special Purpose  
Commercial" and "Special Policy Area 26"