

Authority: Etobicoke Community Council Report No. 10, Clause No. 9,
as adopted by Council on October 28, 29 and 30, 1998
Enacted by Council: October 30, 1998

THE CITY OF TORONTO

BY-LAW No. 807-1998

**To adopt Amendment No. 67-98 to the Official Plan of the
Etobicoke Planning Area in order to redesignate lands
on the east side of Kipling Avenue at Bethridge Road.**

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

1. THAT the attached Amendment No. 67-98 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.

ENACTED AND PASSED this 30th day of October, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

PART ONE - PREAMBLE

1.1 PURPOSE/LOCATION

Official Plan Amendment No. 67-98 applies to two parcels totalling 4.96 hectares (12.25 acres), located on the east side of Kipling Avenue at Bethridge Road. The purpose of this amendment is to permit the development of a Home Improvement Warehouse Retail Facility in addition to retaining industrial use options by continuing the present industrial designation on the site.

1.2 BASIS

The property is designated Industrial in the Official Plan, which provides for a range of industrial and ancillary commercial uses including limited retail uses.

In June 1998, Home Depot Canada submitted an application to amend the Official Plan and Zoning Code to provide for the introduction of a home improvement warehouse retail facility, in addition to retaining the existing industrial options.

The Urban Development report of October 14, 1998, concluded that the application would meet the intent of the Official Plan by expanding the range of employment generating uses on the site without causing unacceptable impacts on surrounding industrial uses and other retail areas.

At the Public Meeting held on October 14, 1998, Etobicoke Community Council recommended approval of the application. At its meeting October 28, 29 and 30, 1998, Council adopted Clause No. 9 of the Tenth Report of the Etobicoke Community Council, 1998, thereby approving the application subject to the fulfilment of certain conditions, including the approval of this amendment.

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 No. 67-98 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 Site Specific Policy 62 is hereby added to Map 5 ‘Site Specific Policies’ as shown on Schedule “A” of this Amendment.

“Lands located on the east side of Kipling Avenue at Bethridge Road.

In addition to the uses permitted within the Industrial designation, a home improvement warehouse retail facility is permitted.”

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 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.

Official Plan Amendment No. 67 - 98

Schedule "A"

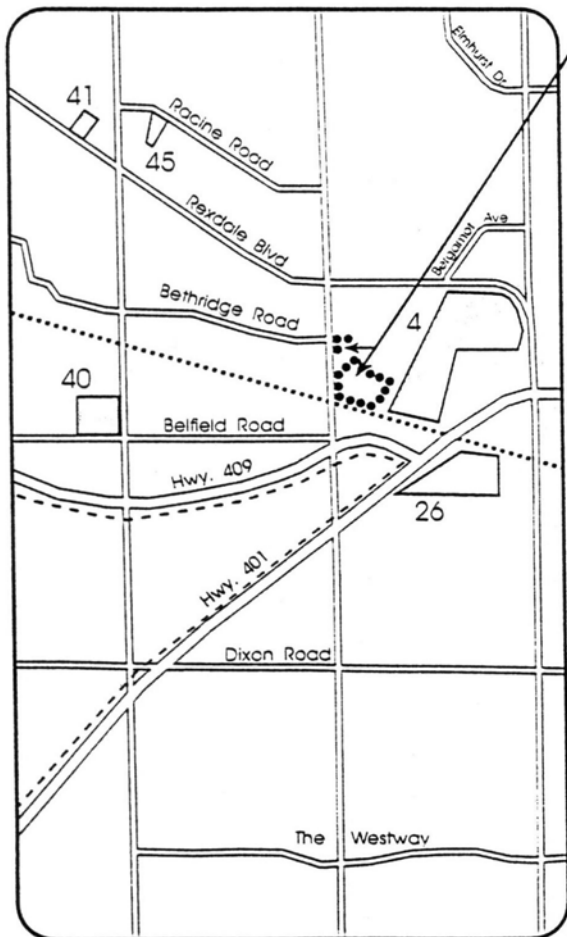


Area of Amendment

Map 5

Is amended by introducing Special Site Policy No. 62

Z-2272 Home Depot Canada



Site Specific Policies



Area Affected By Site Specific Policy

26

Site Reference Number (see Section 5.1.2)

Martin Grove Road Kipling Avenue Islington Avenue



Scale: Not to Scale

PART THREE

APPENDICES

Appendix I	Notice of Public Meeting of Planning and Development Committee held on October 14, 1998.
Appendix II	Clause No. 9 of the Tenth Report of the Etobicoke Community Council, 1998, adopted by Council on October 28, 29 and 30, 1998, approving the application for Official Plan and By-law Amendment.
Appendix III	Key Plan
Appendix IV	Site Plan