

Authority: Etobicoke Community Council Report No. 11, Clause No. 1,  
as adopted by Council on November 25, 26 and 27, 1998  
Enacted by Council: November 26, 1998

**CITY OF TORONTO**

**BY-LAW No. 862-1998**

**To adopt Amendment No. 65-98 to the Official Plan of the Etobicoke Planning Area  
in order to redesignate the apartment site from Medium Density Residential to High  
Density Residential to rectify a “technical” error respecting Map 4, Land Use,  
of the Etobicoke Official Plan.**

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

**1.** THAT the attached Amendment Number 65-98 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 26th day of November, A.D. 1998.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

## **PART ONE - PREAMBLE**

### **1.1 Purpose/Location**

Official Plan Amendment Number 65-98 applies to an existing apartment site, municipally known as 2 Triburnham Place. The purpose of this Amendment is to redesignate the apartment site from Medium Density Residential to High Density Residential to rectify a 'technical' error respecting Map 4, Land Use, of the Etobicoke Official Plan.

### **1.2 Basis**

On June 25, 1997, the applicant notified Council that the existing apartment site was designated as "Medium Density Residential" on Map 4, Land Use, of the Official Plan. Staff reviewed this matter and confirmed that the previous Consolidated Official Plan had designated this property as Residential High Density, and that a 'technical' error occurred as part of the 1990 Official Plan review process, which resulted in the site's current designation as Medium Density Residential. In the absence of a formal development proposal by the applicant, Council at its meeting of October 6, 1997, decided that no action be taken.

In December, 1997, an application for an amendment to the Zoning Code was received requesting permission to develop 14 two-storey condominium townhouses on the northerly portion of the property. An amendment to the Etobicoke Official Plan has also been applied for order to correct the technical mapping error that occurred during the drafting of Etobicoke's Official Plan.

In a staff report dated September 16, 1998, staff concluded that based on a review of the criteria outlined in Section 4.2.19, the proposal meets the criteria for High and Medium Density Residential Development and Housing Intensification and that the level of development proposed would be consistent with the density, floor space index and height restrictions applicable in the surrounding High Density Residential designations.

Following a Public Meeting, held on October 14, 1998, Etobicoke Community Council recommended approval of the requested Official Plan Amendment to correct a technical mapping error in the Official Plan. The Community Council deferred consideration of the rezoning application until the reconvening of the Public Meeting on November 12, 1998. Community Council requested staff to bring forward a supplementary report, detailing the site's development history including Etobicoke Council's original consideration of the existing apartment development in 1965 and any Ontario Municipal Board decisions pursuant thereto.

## **PART TWO - THE AMENDMENT**

### **2.1    Introduction**

All of this part of the Amendment, consisting of the following text and map designated Schedule 'A' constitutes Amendment No.65-98 to the Official Plan for the Etobicoke planning area. The Plan is hereby amended as follows:

### **2.2    Map Change**

Map 4, 'Land Use', (Schedule 'A') is hereby amended by changing the designation of the lands shown within Schedule 'A' of this Amendment from Medium Density Residential to High Density Residential.

### **3.       Implementation**

The policies established by this amendment may be implemented by general or site specific amendment to the Zoning Code, Council's conditions to approval, and signing and registering of appropriate agreements.

### **4.       Interpretation**

The provisions of this 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. 65 - 98

## Schedule "A"

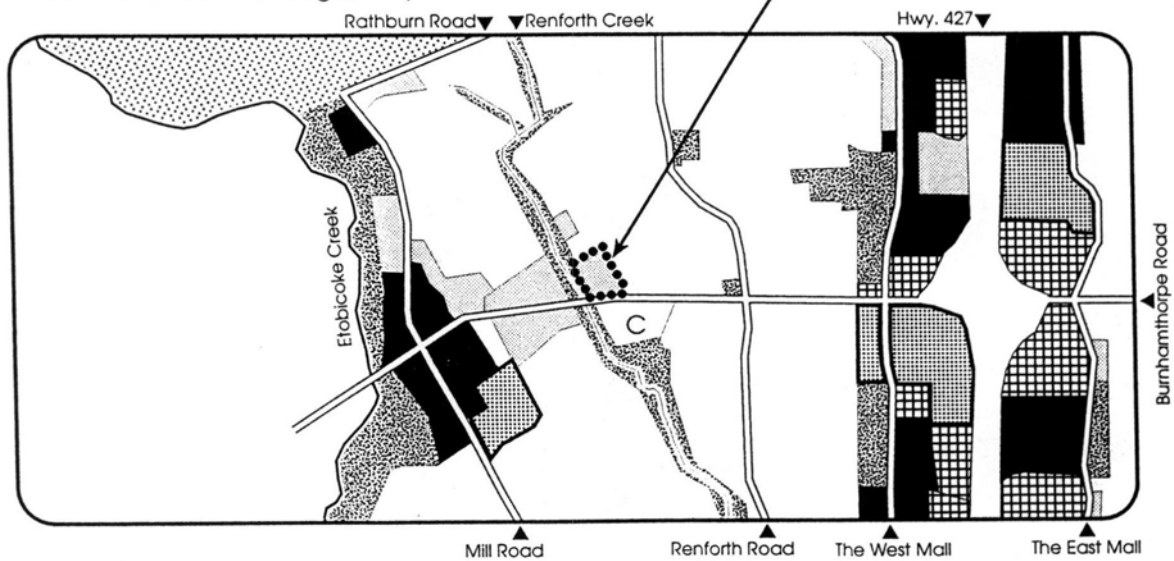


Area of Amendment

## Map 4

To resolve a technical mapping error and reinstate the correct land use designation as High Density Residential.

File No. Z-2255 Fieldgate Apartments



## Land Use



Low Density Residential



Medium Density Residential



High Density Residential



Community Retail



Office



Industrial



Institutional



Open Space



NORTH

Scale: | Not to Scale |

**PART THREE**

**APPENDICES**

Appendix I Notice of Public Meeting of Etobicoke Community Council held on  
October 14, 1998.

Appendix II Clause No. 13 of the Tenth Report of the Etobicoke Community Council, as adopted  
by Council on November 25, 26 and 27, 1998, approving the application for Official Plan  
Amendment.

Appendix III Key Plan

Appendix IV Site Plan