

Authority: Etobicoke Community Council Report No. 11, Clause No. 17,
as adopted by City of Toronto Council on September 28 and 29, 1999
Enacted by Council: September 29, 1999

CITY OF TORONTO

BY-LAW No. 645-1999

To adopt Amendment No. 74-99 to the Official Plan of the Etobicoke Planning Area in order to implement a site-specific amendment affecting the lands located on the southwest corner of Bloor Street West and Thompson Avenue.

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

1. That the attached Amendment No. 74-99 to the Official Plan of the Etobicoke Planning Area, consisting of Part Two of the accompanying amendment, is hereby adopted pursuant to the *Planning Act, 1990*.

ENACTED AND PASSED this 29th day of September, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

PART ONE - PREAMBLE**1.1 PURPOSE/LOCATION**

Official Plan Amendment No. 74-99 applies to a 0.37 hectare (0.92 acre) parcel of land located on the southwest corner of Bloor Street West and Thompson Avenue.

The purpose of this amendment is to redesignate the south portion of the lands from Low Density Residential to Commercial-Residential Strip and to introduce a Site Specific Development Policy to permit the construction of an apartment building containing up to 83 units, notwithstanding the Commercial policies contained within Section 13.2.5 of the City Centre Secondary Plan.

1.2 BASIS

On March 31, 1999, 1308684 Ontario Limited submitted an application to amend the Official Plan from Low Density Residential to Commercial-Residential Strip, and the Zoning Code from Second Density Residential (R2) to Limited Commercial (CL) to permit a 6-storey, 83-unit "mainstreet" apartment building.

The staff report of August 20, 1999, concluded that the proposed redesignation to Commercial-Residential Strip was supportable. The proposed redesignation generally complies with the Official Plan criteria for Commercial-Residential Strip development.

At a public meeting held on September 15, 1999, the Etobicoke Community Council recommended approval of the application. At its meeting held on September 28 and 29, 1999, City of Toronto Council adopted Clause No. 17 of Report No. 11 of the Etobicoke Community Council, 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 maps designated Schedules “A” and “B”, constitute Amendment No. 74-99 to the Official Plan for the Etobicoke planning area. The Plan is hereby amended as follows:

2.2 MAP CHANGES (SCHEDULES “A” and “B”)

The area affected by Official Plan Amendment No. 74-99 is hereby added to Map 4, “Land Use”, as shown on Schedule “A” of this Amendment and to Map 5 “Site Specific Policies”, as shown on Schedule “B” of this Amendment.

2.3 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.

“64. Lands located on the southwest corner of Bloor Street West and Thompson Avenue.

Notwithstanding the City Centre Secondary Plan, the lands may be developed for an apartment building in accordance with the Commercial-Residential Strip policies contained within Section 4.4 of the Etobicoke Official Plan.”

2.4 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 and registering of the appropriate agreements.

2.5 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" TO BY-LAW NO. 645-1999

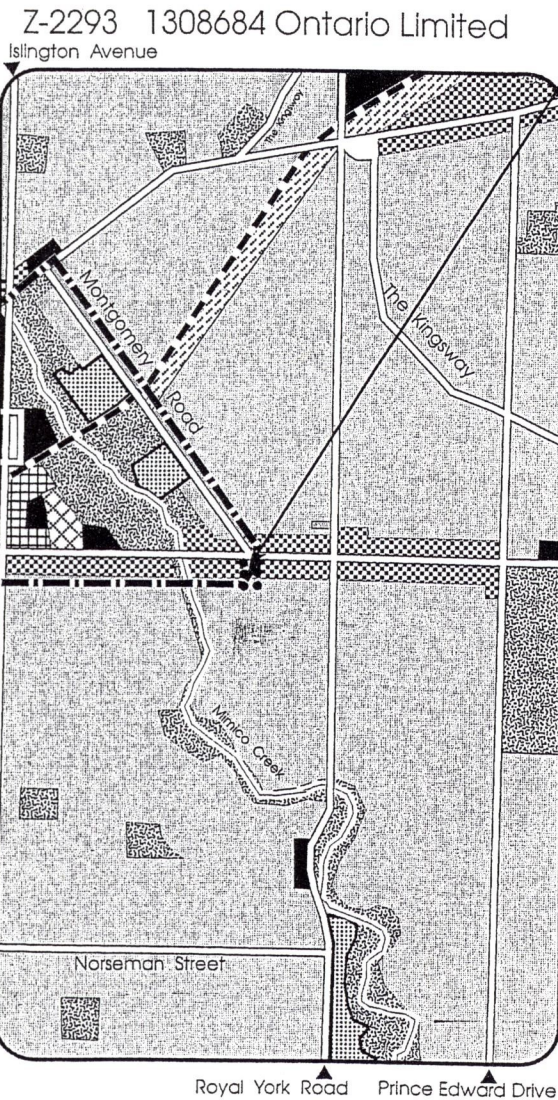
Official Plan Amendment No. 74 - 99

Schedule "A"



Map 4

Is amended by redesignating the south portion of the subject lands from Low Density Residential to Commercial-Residential Strip.



- Land Use**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Office
 - Institutional
 - Mixed Use
 - Commercial - Residential Strip
 - Utility
 - Open Space
 - Secondary Plan Area



Scale: Not to Scale

SCHEDULE "B" TO BY-LAW NO. 645-1999

Official Plan Amendment No. 74 - 99

Schedule "B"

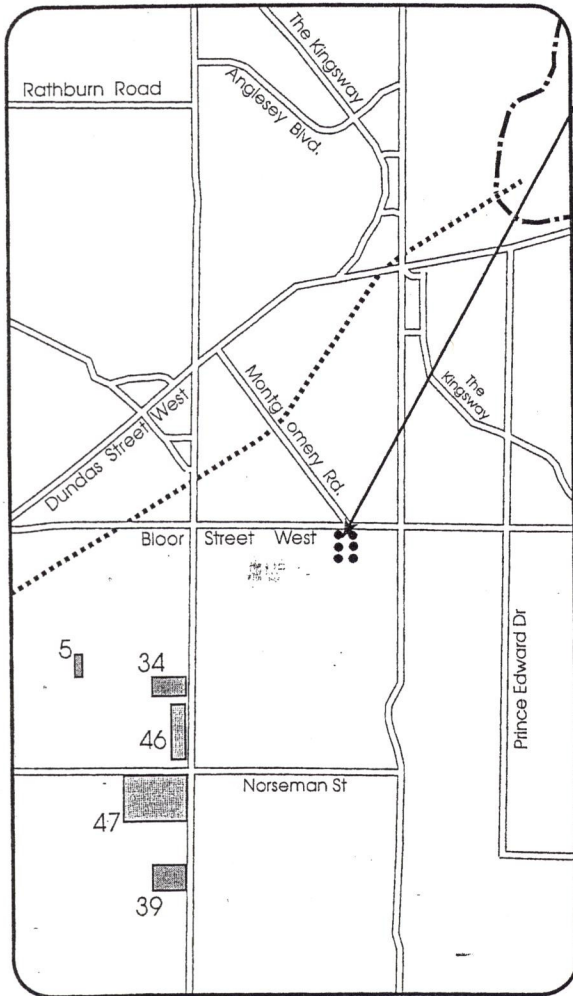


Area of Amendment

Map 5

Is amended by introducing
Special Site Policy No. 64

Z-2293 1308684 Ontario Limited

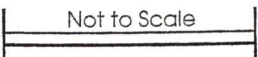


Site Specific Policies

 Area Affected By
Site Specific Policy

34 Site Reference Number
(see Section 5.1.2)



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