

Authority: Etobicoke Community Council Report No. 3, Clause No. 18,
as adopted by City of Toronto Council on April 11, 12 and 13, 2000
Enacted by Council: April 26, 2000

CITY OF TORONTO

BY-LAW No. 246-2000

**To adopt Amendment No. 79-2000 to the Official Plan of the Etobicoke Planning Area
in order to implement a site-specific amendment affecting the lands located at the northwest
quadrant of Grand Avenue and Manitoba Street, municipally known
as 134 and 136 Manitoba Street and 527 and 535 Oxford Street.**

WHEREAS authority is given to Council by the *Planning Act*, R.S.O. 1990, c.P. 13, as amended,
to pass this by-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and
has held at least one public meeting in accordance with the *Planning Act*;

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

1. The attached Amendment No. 79-2000 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*, R.S.O. 1990.

ENACTED AND PASSED this 26th day of April, A.D. 2000.

MEL LASTMAN,
Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

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

Official Plan Amendment No. 79-2000 applies to a 0.47 hectare (1.15 acres) parcel of land located at the northeast quadrant of Grand Avenue and Manitoba Street.

The purpose of this amendment is to introduce a Medium Density Residential designation to permit the construction of a residential development consisting of townhouse and semi-detached dwellings.

BASIS

In October 1999 Oxford Hills Developments (Manitoba) Limited submitted an application to amend the Official Plan from the current Low Density Residential designation to Medium Density Residential and the Zoning Code from Third Density Residential (R3) to Group Area Fourth Density Residential (R4G) to permit a residential development containing 25 dwelling units.

The staff report of February 28, 2000, concluded that the proposal to redesignate these lands was appropriate. The proposed redesignation is consistent with the Official Plan criteria for Medium Density Residential development.

At a public meeting held on March 23, 2000, Etobicoke Community Council recommended approval of the application. At its meeting held on April 11, 12 and 13, 2000, City of Toronto Council adopted Clause No. 18 of Report No. 3 of the Etobicoke Community Council, thereby approving the application subject to the fulfillment of certain conditions.

PART TWO - THE AMENDMENT

2.1 INTRODUCTION

All of this part of the Amendment, consisting of the following text and attached maps designated as Schedules “A” and “B”, constitute Amendment No. 79-2000 to the Official Plan for the Etobicoke Planning Area. The Plan is hereby amended as follows:

2.2 MAP CHANGE (SCHEDULES “A” AND “B”)

Map 4 - “Official Plan- Land Use”, as shown on Schedule “A” of Official Plan Amendment No. 79-2000 is hereby amended by changing the land use designation from Low Density Residential to Medium Density Residential.

Map 5 - “Site Specific Policies”, as shown on Schedule “B” of Official Plan Amendment No. 79-2000 is hereby amended by adding Site Specific Policy No. 69.

2.3 TEXT CHANGES

The development of the lands affected by this Amendment will be consistent with the applicable policies contained in the Official Plan of the Etobicoke Planning Area and with the following Site Specific Policy which is hereby added to Section 5.1.2.:

“69. Lands located at the northwest quadrant of Grand Avenue and Manitoba Street.

Notwithstanding the Medium Density Residential designation provisions, a maximum of 25 dwelling units shall be permitted”.

2.4 IMPLEMENTATION

The policy established by this Amendment will be implemented by 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.