

Authority: Etobicoke Community Council Report No. 3, Clause No. 20,  
as adopted by City of Toronto Council on April 11, 12 and 13, 2000  
Enacted by Council: May 11, 2000

**CITY OF TORONTO**

**BY-LAW No. 303-2000**

**To adopt Amendment No. 78-2000 to the Official Plan of the Etobicoke Planning Area in order to implement a site-specific amendment affecting the lands located at the northeast corner of Lake Shore Boulevard and Brown's Line, municipally known as 3672 and 3730 Lake Shore Boulevard West.**

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. 78-2000 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, 1990*.

ENACTED AND PASSED this 11th day of May, A.D. 2000.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

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

Official Plan Amendment No. 78-2000 applies to a 3.85 hectare (9.5 acres) parcel of land located at the northeast corner of Lake Shore Boulevard and Brown's Line.

The purpose of this amendment is to introduce a Site Specific Development Policy to permit the development of a food store comprising 3 250 square metres (35,000 square feet) with ancillary retail and restaurant uses comprising 1 420 square metres (15,350 square feet). The site specific development policy will be added to the existing "Potential Gateway Facility", "Commercial/Residential Strip", "Open Space", and "Mixed Use- Employment/Residential" designations contained within Section 17.4.3 of the Long Branch Mixed-Use Area.

**1.2 BASIS**

In November 1999, PPG Canada Inc. and the Toronto Catholic District School Board submitted an application to amend the Official Plan from the Potential Gateway Facility, Mixed Use Employment/Residential, Open Space and Commercial/Residential Strip designations to Community Retail Uses, and the Zoning Code from Class 1 Industrial (IC.1) to Commercial (C-1) to permit a food store and ancillary retail and restaurant uses.

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 Retail 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. 20 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 map designated as Schedule “A”, constitute Amendment No. 78-2000 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 Official Plan Amendment No. 78-2000 is hereby added to Map 5 “Site Specific Policies”, as shown on Schedule “A” of this Amendment, by adding Site Specific Policy No. 68.

### **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 5.1.2.

**“68. Lands located at the northeast corner of Lake Shore Boulevard and Brown’s Line.**

**Notwithstanding the existing land use designations contained in the Central/Western Lakeshore Area Secondary Plan, Council may pass by-laws to permit the lands to be used for a food store and ancillary retail and restaurant uses, in accordance with the Community Retail policies contained within Section 4.3.4 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” (on file)**