

Authority: Etobicoke Community Council Report No. 6, Clause No. 6,
as adopted by City of Toronto Council on June 7, 8 and 9, 2000
Enacted by Council: June 8, 2000

CITY OF TORONTO

BY-LAW No. 360-2000

To adopt Amendment No. 77-2000 to the Official Plan of the Etobicoke Planning Area in order to implement a site-specific amendment affecting the lands located on the south side of The Queensway, west of Kipling Avenue .

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 held at least one public meeting in accordance with the Planning Act;

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

1. THAT the attached Amendment No. 77-2000 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, c.P 13.

ENACTED AND PASSED this 8th day of June, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

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

Official Plan Amendment No. 77-2000 applies to a 6.4 hectare (15.9 acres) parcel of land located on the south side of The Queensway, west of Kipling Avenue and east of Algie Avenue.

The purpose of this amendment is to introduce a Site Specific Development Policy to permit the development of a home furnishings and housewares store. Ancillary specialty shop and restaurant uses are also being proposed as part of this development. The site specific development policy will be added to the existing "Industrial" designation contained within Section 4.7 of the Etobicoke Official Plan.

1.2 BASIS

In December 1999 IKEA Properties Limited submitted applications to amend the Official Plan to permit Special Retail uses in addition to the existing Industrial designation, and the Zoning Code from Class 1 Industrial (IC.1) to Limited Commercial (CL) to permit a home furnishings and housewares store with ancillary specialty shop and restaurant uses.

The staff report of May 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 in May 2000, Etobicoke Community Council recommended approval of the application. At its meeting held in June 2000, City of Toronto Council adopted Clause No. 6 of Report No. 6 of the Etobicoke Community Council, thereby approving the application.

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. 77-2000 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. 77-2000 is hereby added to Map 5 “Site Specific Policies”, as shown on Schedule “A” of this Amendment, by adding Site Specific Policy No. 67.

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.

“67. Lands located on the south side of The Queensway, west of Kipling Avenue and east of Algie Avenue.

Notwithstanding the existing Industrial land use designation contained in the Etobicoke Official Plan, Council may pass by-laws to permit retail uses in accordance with the Special Retail policies contained within Section 4.3.10 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)

(Insert Map)