

Authority: Etobicoke Community Council Report No. 9, Clause No. 16,
as adopted by City of Toronto Council on August 1, 2, 3 and 4, 2000
Enacted by Council: August 3, 2000

CITY OF TORONTO

BY-LAW No. 577-2000

To adopt Amendment No. 81-2000 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 West Deane Park Drive, east of Rabbit Lane, municipally known as 15 West Deane Park Drive.

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*;

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

1. THAT the attached Amendment No. 81-2000 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 3rd day of August, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

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

Official Plan Amendment No. 81-2000 applies to a 0.94 hectare (2.34 acres) parcel of land located on the south-east side of West Deane Park Drive and Rabbit Lane.

The purpose of this amendment is to change the Official Plan designation from Neighbourhood Retail to Medium Density Residential in order to permit stand-alone residential units without being connected to a commercial component. The site-specific change is a redesignation of the lands on Maps 4 and 5 of the Official Plan with the introduction of Site Specific Policy 71 that permits a maximum of 55 townhouse units.

1.2 BASIS

In December, 1999 Oxford Hills Development Limited submitted an application to amend the Official Plan to permit the redevelopment of the plaza on this site with 55 townhouse units. An application to amend the Zoning Code from Planned Local Commercial (CPL) to a site-specific Group Area Fourth Density Residential (R4G) zone.

The staff report of June 2000 concluded that the proposal to re-designate the lands was appropriate as the townhouses were a transition zone from the 6-storey apartment building to the south and the single detached houses to the north.

At a public meeting held in July 2000, Etobicoke Community Council recommended approval of 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 Schedule “A” – constitute Amendment No. 81-2000 to the Official Plan for the Etobicoke Planning Area. The Plan is hereby amended as follows:

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

Map 4 - The Area affected by Official Plan Amendment No. 81-2000 is hereby added to Map 4, ‘Land Use’, as shown on Schedule “A” of this Amendment to change the designation from Neighbourhood Retail to Medium Density Residential.

Map 5 – “Site Specific Policies”, as shown on Schedule “B” of Official Plan Amendment No. 81-2000 is hereby amended by adding Site Specific Policy No. 71.

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:

“71. Lands located at the south-east corner of West Deane Park Drive and Rabbit Lane.

Notwithstanding the Medium Density Residential Designation provisions, a maximum of 55 townhouse dwelling units shall be permitted”.

3. 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 of appropriate agreements.

4. 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.

Etobicoke Official Plan Amendment No. 81 - 2000 Schedule "A"

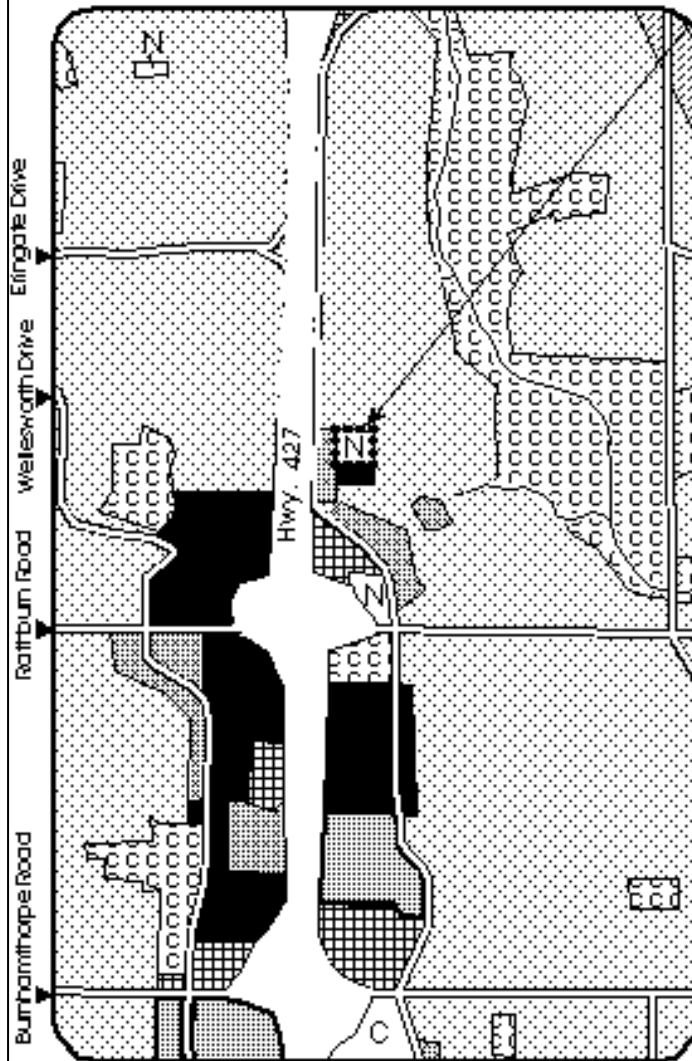


Area of Amendment

Map 4

Is amended by redesignating the subject lands from Neighbourhood Retail to Medium Density Residential.

Z-2309 15 West Deane Park Drive
Oxford Hills Development



Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighbourhood Retail
- Community Retail
- Office
- Institutional
- Mixed Use
- Utility
- Open Space



Not to Scale

Etobicoke Official Plan Amendment No. 81 - 2000 Schedule "B"

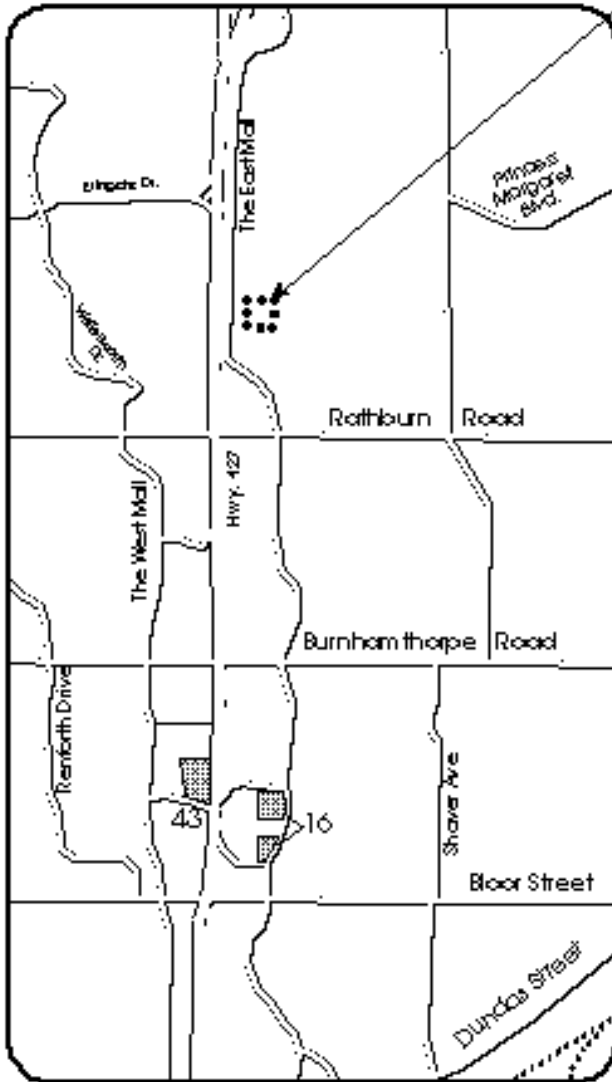


Area of Amendment


Map 5

Is amended by introducing Site Specific Policy No. 71

Z-2309 15 West Deane Park Drive
Oxford Hills Development



Site Specific Policies

 Area Affected By Site Specific Policy

16 Site Reference Number (see Section 5.1.2)



Not to Scale