

Authority: Etobicoke Community Council Report No. 11, Clause No. 42,
as adopted by City of Toronto Council on October 3, 4 and 5, 2000
Enacted by Council: October 5, 2000

CITY OF TORONTO

BY-LAW No. 892-2000

To adopt Amendment No. 83-2000 to the Official Plan of the Etobicoke Planning Area in order to implement a site-specific amendment affecting the lands located at the southeast corner of Milton Street and 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. That the attached Amendment No. 83-2000 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 5th day of October, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

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

Official Plan Amendment No. 83-2000 applies to a 0.12 hectare (0.29 acres) parcel of land located at the southeast corner of Milton Street and Oxford Street.

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

1.2 BASIS

In April 2000 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 8 dwelling units.

The staff report of July 21, 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 September 20, 2000, Etobicoke Community Council recommended approval of the application. At its meeting held on October 3, 4 and 5, 2000, City of Toronto Council adopted Clause No. 42 of Report No. 11 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. 83-2000 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. 83-2000 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. 83-2000 is hereby amended by adding Site Specific Policy No. 72.

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.:

“72. Lands located at the northwest quadrant of Grand Avenue and Manitoba Street. Notwithstanding the Medium Density Residential designation provisions, a maximum of 8 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

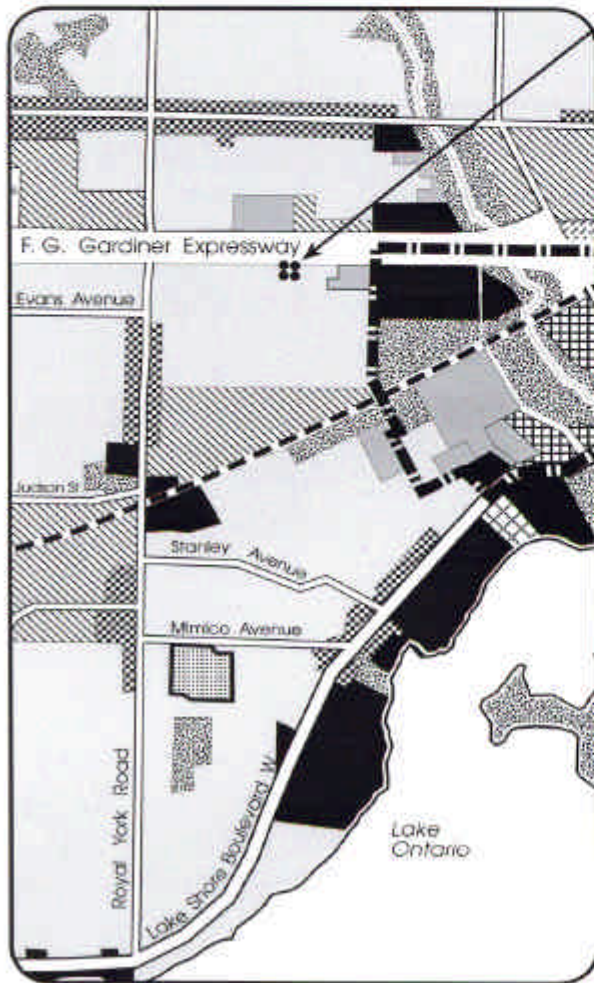
The provisions of the Official Plan as they may be amended from time to time with respect to the interpretation of the Plan shall apply with respect to this Amendment.

Etobicoke Official Plan Amendment No. 83-2000 Schedule "A"



Map 4
Is amended by redesignating
Low Density Residential to
Medium Density Residential.

CMB 20000006 83-85 MILTON ST.
Oxford Hills Developments
(Manitoba) Ltd.



- Land Use**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Special Retail
 - Office
 - Industrial
 - Institutional
 - Mixed Use
 - Commercial - Residential Strip
 - Open Space
 - Parkway Belt West
 - Secondary Plan Area



Not to Scale

Etobicoke Official Plan Amendment No. 83 - 2000
Schedule "B"



Area of Amendment

Map 5
Is amended by introducing Special Site Policy No. 72. Notwithstanding the Medium Density Residential provisions of Section 4.2, a maximum of 8 dwelling units are permitted.

CMB 20000006 83 & 85 Milton St.
Oxford Hills Developments
(Manitoba) Ltd.



Site Specific Policies

Area Affected By Site Specific Policy

12 Site Reference Number (see Section 5.1.2)



Not to Scale