

Authority: West Community Council Report No. 4, Clause No. 12,  
as adopted by City of Toronto Council on May 30, 31 and June 1, 2001  
Enacted by Council: June 1, 2001

**CITY OF TORONTO**

**BY-LAW No. 408-2001**

**To adopt Amendment No. 85-2001 to the Official Plan of the Etobicoke Planning Area in order to implement a site-specific amendment affecting the lands located at the northwest corner of Kipling Avenue and Clement Road, municipally known as 1558 Kipling Avenue.**

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

THAT the attached Amendment No. 85-2001 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 1st day of June, A.D. 2001.

CASE OOTES,  
Deputy Mayor

JEFFREY A. ABRAMS,  
Acting City Clerk

(Corporate Seal)

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

Official Plan Amendment No. 85-2001 applies to a 0.23 hectare (0.56 acres) parcel of land located at the northwest corner of Kipling Avenue and Clement Road.

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

**1.2 BASIS**

In March 2001, Imperial Oil 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 Limited Commercial (CL) to Group Area Fourth Density Residential (R4G) to permit a residential development containing 14 townhouse dwelling units.

The staff report of April 18, 2001, 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.

## **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. 85-2001 to the Official Plan for the Etobicoke Planning Area. The Plan is hereby amended as follows:

### **2.2 MAP CHANGE (SCHEDULE “A”)**

Map 4- “Official Plan- Land Use”, as shown on Schedule “A” of Official Plan Amendment No. 85-2001 is hereby amended by changing the land use designation from Low Density Residential to Medium Density Residential.

### **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.

### **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. 85 - 2001

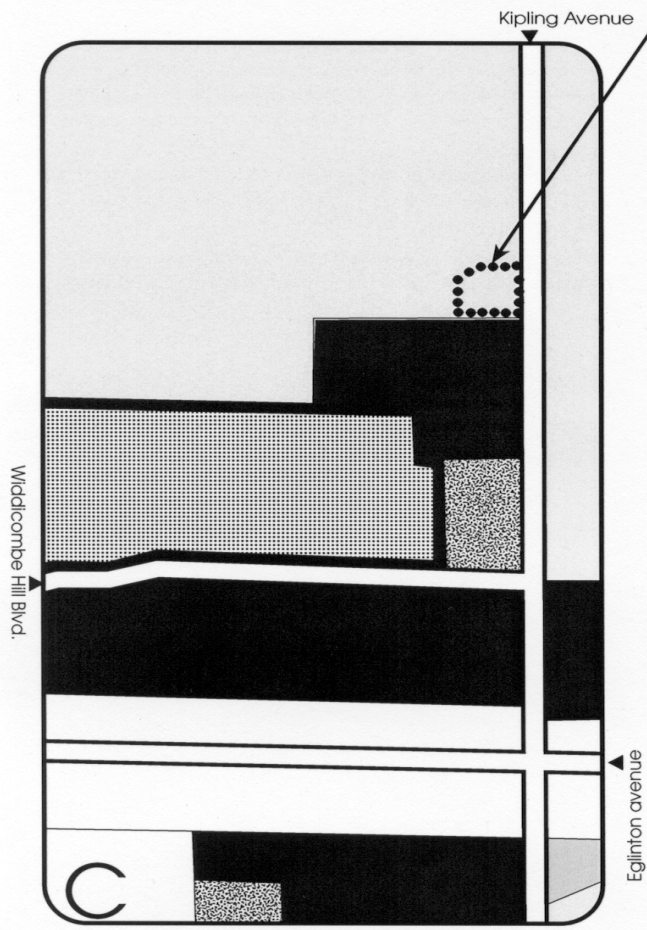
## Schedule "A"



Area of Amendment

Map 4  
Low Density Residential to Medium Density Residential

TA CMB 2001 0004 1558 Kipling Ave



- Land Use
- Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - c Community Retail
  - Institutional
  - Open Space



Not to Scale