

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

CITY OF TORONTO

BY-LAW No. 431-2001

To adopt Amendment No. 23 to the Official Plan for the former Borough of East York.

WHEREAS authority is given to Council by the *Planning Act* to pass this By-law; and

WHEREAS Council 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. 23 to the Official Plan for the former Borough of East York, consisting of Part 2 of the accompanying document, is hereby adopted.

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

TITLE:

This is Amendment No. 23 to the Official Plan for the former Borough of East York.

Only that part of this Amendment entitled “Part Two” – The Amendment” constitutes Amendment No. 23 to the Official Plan for the former Borough of East York Planning Area.

PURPOSE:

This amendment replaces the original Master Concept Plan for the Home Depot retail warehouse operating out of the existing premises at 7 Curity Avenue in the Official Plan with a newly revised Master Concept Plan and permits a site specific zoning by-law amendment to

- (1) expand the size of the building from 12,150 square metres to 12,305 square metres, the purpose of the expansion being to accommodate a new tool rental centre; and
- (2) set a new parking requirement of 1 parking space per 22 square metres of the gross floor area of the building.

LOCATION:

The lands affected by this Amendment are outlined by a heavy black line and are identified as Area Subject to Amendment Part ‘A’ on Schedule ‘A’ attached hereto, and are located at the South-east corner of Curity Avenue and Cranfield Road.

BASIS:

The Official Plan for the former Borough of East York designates the subject land “Industrial Special Purpose Commercial” and “Special Policy Area 15”. The associated policies restrict its development to a retail warehouse and associated accessory uses, limit the gross floor area of the building to 12,150 square metres, require that the subject lands be developed in substantial compliance with Map 14 - Master Concept Plan – Special Policy Area 15 and in accordance with provisions set out in an implementing site-specific zoning by-law amendment, which is required to ensure, among other matters, that off-street parking is provided at a standard of 1 space per 19 square metres of gross floor area.

Home Depot’s retail warehouse at this location is one of the first such facilities to be built in Toronto. Its format reflects the merchandising model of the early 1990’s. This model has since evolved to include various accessory uses and services not anticipated when the store was first opened. Among these are uses that form a part of this application including: tool rental, delivery truck rental and equipment storage.

Although these uses are generally permitted by the Official Plan, the specific nature of the original approval necessitates Council's approval of various Official Plan revisions. These include an increase in the maximum gross floor area of the building from 12,150 square metres to 12,305 square metres, a reduction in the formula setting the minimum required parking from 1 parking space per 19 square metres to 1 parking space per 22 square metres of the building's gross floor area and a replacement of the original Master Concept Plan.

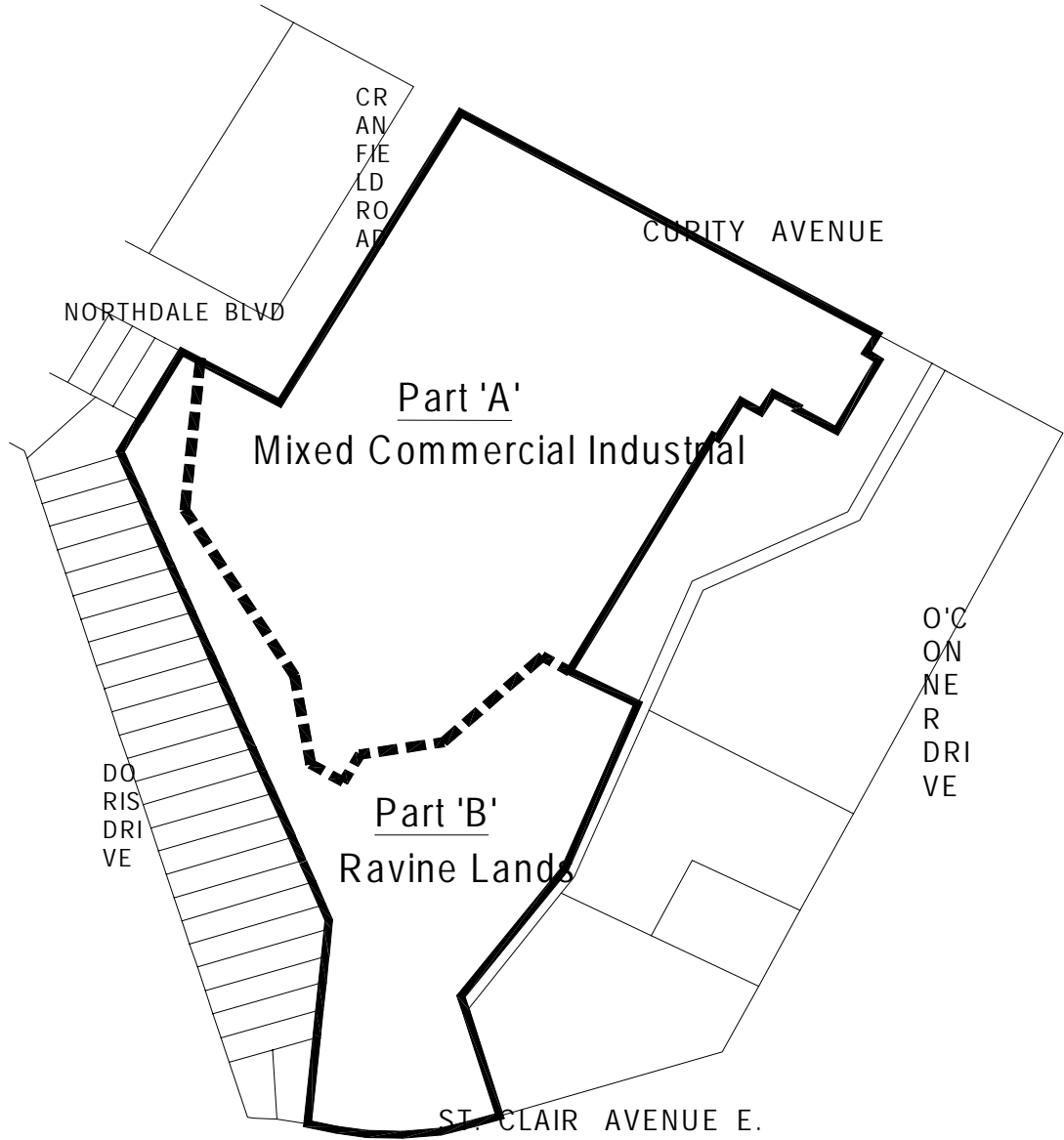
Given that the proposed changes are relatively minor, that their approval will enable this store to provide the same level of service as available at other competing locations and that they are generally in keeping with the Official Plan's policies for the Industrial Special Purpose Commercial designation, they can be considered to be a suitable and supportable.

PART TWO

THE AMENDMENT

1. All of this Part of the document entitled “Part Two – The Amendment”, consisting of the following text and the attached maps designated as Schedules ‘A’ and ‘B’, constitutes Amendment No. 23 to the Official Plan for the Borough of East York.
2. The lands affected by this Amendment are shown on Schedule ‘A’ as “Area Subject to Amendment”.
3. The Official Plan for the Borough of East York is amended by deleting Map 14 - Master Concept Plan – Special Policy Area 15 of the Official Plan for the Borough of East York and replacing it with a new Map 14 - Master Concept Plan – Special Policy Area 15 attached as Schedule ‘B’.
4. The Official Plan for the Borough of East York is hereby amended by deleting Sections 3.15.15.1 and 3.15.15.2 b) and substituting for them the following new Sections 3.15.15.1 and 3.15.15.2 b):
 - “3.15.15.1 Despite the Industrial Special Purpose Commercial policies of Section 3.8 of this Plan, the lands designated as Special Policy Area 15a on Map 7 of this Plan, situated at the south-east corner of Curity Avenue and Cranfield Road, shall only be developed for retail warehouse purposes and associated accessory uses to a total maximum size of 12,305 square metres of gross floor area, provided that the site is developed in substantial compliance with Map 14 – Master Concept Plan -Special Policy Area 15”.
 - “3.15.15.2 b) Any implementing Zoning By-law shall be site specific and shall require off-street parking at a minimum standard of 1 parking space for every 22 square metres of gross floor area”.

Schedule 'A'



 Area Subject to Amendment

Note: This Schedule forms part of Amendment 1 to the Official Plan of the Former Township of Etobicoke and must be read in conjunction with the text thereof.

SCHUE'B

MP14-MASTER CONCEPT PLAN-SECA POLICY AREA 15

