

Authority: Etobicoke Community Council Report No. 7, Clause No. 16,  
as adopted by City of Toronto Council on July 24, 25 and 26, 2001  
Enacted by Council: July 26, 2001

**CITY OF TORONTO**

**BY-LAW No. 687-2001**

**To adopt Amendment No. 86-2001 to the Official Plan of the Etobicoke Planning Area in order to implement a site-specific amendment affecting the lands located on the north side of The Queensway, east of The East Mall.**

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*;

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

1. That the attached Amendment No. 86-2001 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*, R.S.O. 1990, c.P 13.

ENACTED AND PASSED this 26th day of July, 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. 86-2001 applies to the northerly portion of a 10.36 hectares (25.6 acres) parcel of land located on the north side of The Queensway, east of The East Mall.

The purpose of this amendment is to introduce a site specific development policy to permit the introduction of a Special Retail uses designation in conjunction with the current Industrial designation on the northerly portion of the subject site. This will allow redevelopment of the subject site with commercial/retail uses. 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 January 2001 Reno-Depot 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).

The staff report of May 2001, concluded that the proposal to re-designate the subject lands was appropriate. The proposed re-designation is consistent with the Official Plan criteria for retail development.

At a public meeting held in June 2001, 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 as Schedule “A”, constitute Amendment No. 86-2001 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. 86-2001 is hereby added to Map 5 “Site Specific Policies”, as shown on Schedule “A” of this Amendment, by adding Site Specific Policy No. 73.

### **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.

**“73. Lands located on the north side of The Queensway, east of The East Mall.**

**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.

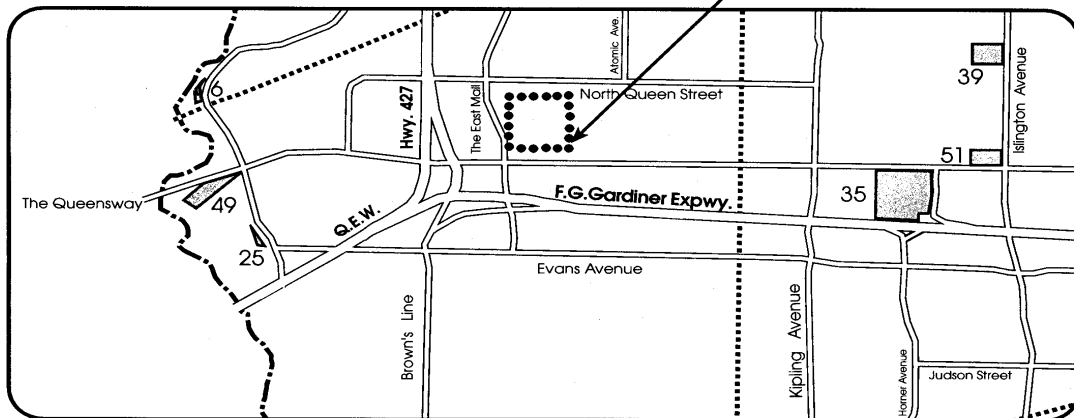
# Etobicoke Official Plan Amendment No. 86 - 2001 Schedule "A"



Area of Amendment

TA CMB 2001 0001  
1608 The Queensway  
Reno-Depot

**Map 5**  
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, by introducing Special Site Policy No. 73



### Site Specific Policies



Area Affected By Site Specific Policy

35 Site Reference Number  
(see Section 5.1.2)



Not to Scale