

Authority: Etobicoke Community Council Report No. 8, Clause No. 13,
as adopted by City of Toronto Council on October 2, 3 and 4, 2001
Enacted by Council: October 4, 2001

CITY OF TORONTO

BY-LAW No. 823-2001

To adopt Amendment No. 88-2001 to the Official Plan of the Etobicoke Planning Area in order to implement a site-specific amendment affecting the lands located on the east side of Neilson Drive, north of Dundas Street West, municipally known as 11 Neilson 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. 88-2001 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 4th day of October, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI WATKISS
City Clerk

(Corporate Seal)

PART ONE – PREAMBLE

1.1 PURPOSE/LOCATION

Official Plan Amendment No. 88-2001 applies to an existing equity co-operative located at 11 Neilson Drive on the east side of Neilson Drive, north of Dundas Street West.

The purpose of this amendment is to exempt this site from the former City of Etobicoke Official Plan policy 2.2.13 regarding conversion of rental housing to condominium. This allows the equity co-operative to become a condominium without a 2 percent vacancy rate for this type of development in the Housing District in which it is located.

1.2 BASIS

On February 2, 2001 the applicant submitted an application to request the conversion of the 55-unit, 6-storey equity co-operative building to condominium tenure to allow the owners to own individual units rather than shares in the whole building. Toronto City Council adopted OPA 2 in 1998 that allowed such a conversion under certain situations. OPA 2 has been appealed and is not an in-force policy as yet, however it provides a clearer direction for conversions of this type.

The staff report of August 14, 2001 concluded that the proposal to change the tenure of the building meets the emerging policy conditions of OPA 2.

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

2.2 MAP CHANGES (SCHEDULE “A”)

Map 5 – “Site Specific Policies” of the Etobicoke Official Plan is hereby amended by adding Site Specific Policy No. 74.

2.3 TEXT CHANGES

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:

“74 Lands located at the north-east corner of Neilson Drive and Dundas Street West.

Notwithstanding Section 2.2.13 of the Etobicoke Official Plan, the existing 55 unit equity co-operative will be allowed to convert to condominium”.

3. IMPLEMENTATION

The policy established by this Amendment will be implemented through approval of a condominium application and the signing of appropriate agreements.

4. INTERPRETATION

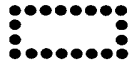
The provisions of the Official Plan as they may be amended from time to time with respect to the interpretation of the Plan shall apply with respect to this Amendment.

Etobicoke Official Plan Amendment No. 88 - 2001

Schedule "A"

11 Neilson Drive

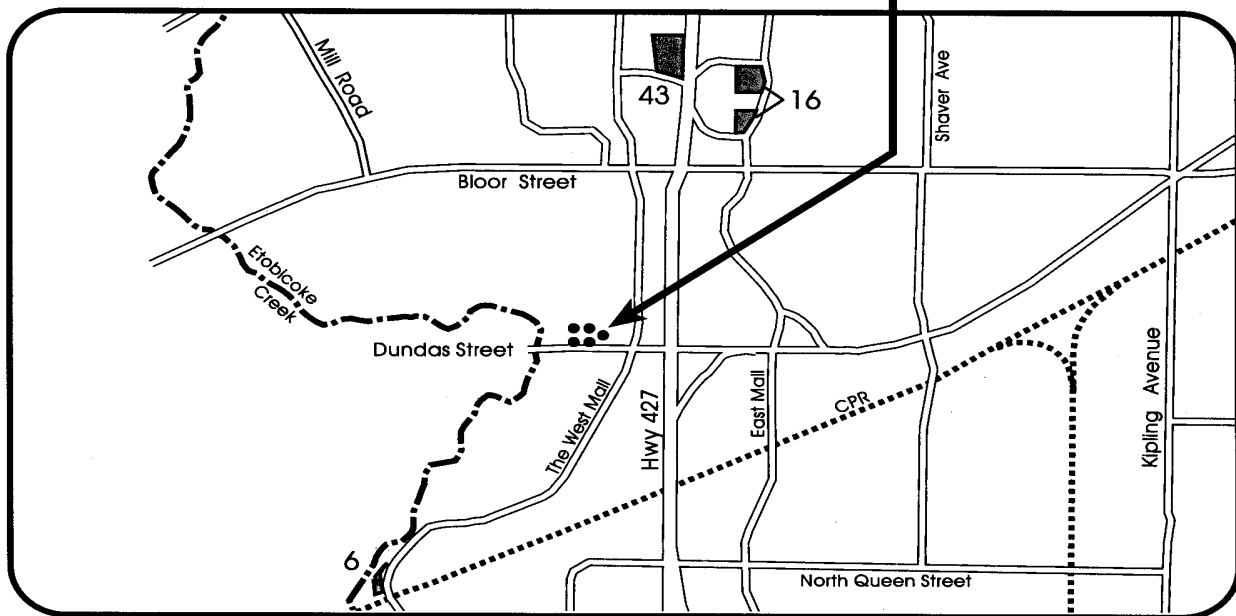
File # TA OPA 2001 0001



Area of Amendment

Map 5

Notwithstanding Section 2.2.13 of the Etobicoke Official Plan, the existing 55 unit equity co-operative will be allowed to convert to condominium, by introducing Site Specific Policy No. 74



Site Specific Policies



Area Affected By
Site Specific Policy

3

Site Reference Number
(see Section 5.1.2)



Not to Scale