

CITY OF TORONTO

BY-LAW No. 466-2002(OMB)

To adopt Amendment No. 87-2001 to the Official Plan of the Etobicoke Planning Area in order to implement a site-specific amendment affecting the lands located at the northeast quadrant of The Queensway and North Queen Street, west of Highway No. 427.

WHEREAS the Ontario Municipal Board pursuant to its Order No. 0618, dated May 17, 2002, under Subsection 22(7) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend the Official Plan for the former City of Etobicoke;

THEREFORE the Official Plan for the former City of Etobicoke is amended as follows:

1. Amendment No. 87-2001 to the Official Plan of the Etobicoke Planning Area, consisting of Part Two of the accompanying amendment, is hereby adopted.

AMENDMENT NO. 87-2001
TO THE OFFICIAL PLAN
OF THE FORMER CITY OF ETOBICOKE

The following Text, constitutes Amendment No. 87-2001 to the Official Plan of the former City of Etobicoke (being an amendment to the provisions of the former City of Etobicoke Official Plan).

The sections headed “Purpose and Location” and “Basis” are explanatory only, and shall not constitute part of this amendment.

PART ONE - PREAMBLE

1.1 PURPOSE/LOCATION

Official Plan Amendment No. 87-2001 applies to a 8.83 hectare (21.8 acres) parcel of land located at the northeast quadrant of The Queensway and North Queen Street, west of Highway No. 427. Official Plan Amendment No. 69-99 applies to a 0.51 hectare (1.27 acre) parcel of land located on the south side of Burnhamthorpe Crescent, between Dundas Street West and Burnhamthorpe Road.

The purpose of this amendment is to introduce a modified definition to large-scale shopping centre uses to permit the construction of a Wal-Mart store and ancillary retail/restaurant uses.

The purpose of this amendment is to redesignate the lands from Residential Low Density to Residential High Density and to introduce a Site Specific Development Policy to permit the construction of an apartment building(s) containing up to 155 units.

BASIS

In April 2000 First Professional Management Inc. submitted applications to amend the Etobicoke Official Plan to redefine permitted uses, and the Etobicoke Zoning Code from Industrial Class 2 (I.C2) to Limited Commercial (CL) to permit a Wal-Mart store and ancillary retail and restaurant uses.

On December 18, 1998, Wittington Properties Limited submitted an application to amend the Official Plan from Residential Low Density to Residential High Density, and the Zoning Code from Second Density Residential (R2) to Sixth Density Residential (R6).

The staff report of May 11, 2001, concluded that the proposal to redesignate these lands was appropriate. The proposed redesignation is consistent with the Official Plan criteria for Retail Designations.

The staff report of May 6, 1999 concluded that the proposed redesignation to High Density Residential was supportable. The proposed redesignation generally complies with the Official Plan criteria for High Density Residential development.

At a public meeting held on May 16, 2001, Etobicoke Community Council recommended approval of the application. At its meeting held on May 30, 31 and June 1, 2001, City of Toronto Council adopted Clause No. 15 of Report No. 4 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, constitutes Amendment No. 87-2001 to the Official Plan for the Etobicoke Planning Area. The Plan is hereby amended as follows:

2.2 TEXT CHANGES

Section 18.5.5 is hereby amended to read as follows:

“The Mixed-Use A designation of these lands indicates a long-term intent, with the likelihood that such development will not occur for a number of years, at least until the lands closer to the proposed subway station have redeveloped and in doing have intensified and altered the character of intervening lands. Special Retail uses and a discount department store may be permitted as interim uses subject to the relevant criteria and study requirements of Section 4.3 of the Official Plan, and subject to compatibility with surrounding uses, particularly residential. Compatible industrial uses are also permitted as interim uses, pending eventual mixed use development”.

2.3 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. 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.

2.4 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.

PURSUANT TO ORDER NO. 0618 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON MAY 17, 2002 IN BOARD FILE NO. PL001074.