

Authority: Etobicoke Community Council Report No. 4, Clause No. 15,  
as adopted by City of Toronto Council on May 21, 22 and 23, 2003  
Enacted by Council: January 29, 2004

**CITY OF TORONTO**

**BY-LAW No. 123-2004**

**To adopt Amendment No. 95-2002 to the Official Plan of the Etobicoke Planning Area in order to allow increased building heights within the Commercial-Residential Strip designation, affecting the lands located on the north and south side of The Queensway, between the Mimico Creek Valley and Kipling Avenue.**

WHEREAS authority is given to Council by Section 17 of 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. 95-2002 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 29th day of January, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

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

Official Plan Amendment No. 95-2002 applies to a linear stretch of The Queensway comprising approximately 3 kilometres (1.8 miles). The lands affected by this policy are generally located on the north and south side of The Queensway, between the Mimico Creek Valley and Kipling Avenue.

The purpose of this amendment is to introduce a site-specific policy allowing increased building heights within the Commercial-Residential Strip designation that applies to the aforementioned lands. This amendment effectively carries on the Avenues policies of the new Toronto Official Plan, thereby allowing the lands to be developed over time with a mix of uses. It is anticipated that the redevelopment of this portion of The Queensway will occur on an incremental basis over the next 2 to 3 decades.

**1.2 BASIS**

This amendment outlines an opportunity to achieve, over time, the revitalization of The Queensway between Mimico Creek and Kipling Avenue as an "Avenue". This portion of The Queensway was selected as one of four pilot areas for the Avenues contained in the new Toronto Official Plan. The Avenues Studies were undertaken as part of the ongoing work leading to the development of the City's new Official Plan. The purpose of these Studies was to establish guidelines and principles for selected City Avenues and to develop a tool kit to assist the City and landowners in directing and implementing change along them.

The results of the Study concluded that an increase in building heights, greater than 6 storeys, is appropriate for certain areas of The Queensway. Accordingly, the site-specific policy introduces an opportunity to achieve increased heights along this portion of The Queensway.

**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. 95-2002 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. 95-2002 is hereby added to Chapter 5- Site Specific Policies of the Etobicoke Official Plan. Map 5- Site Specific Policies as shown on Schedule "A" of Official Plan Amendment No. 95-2002 is hereby amended by adding Site Specific Policy No. 84.

**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 and with the following Site-Specific Policy, which is hereby added to Section 5.1.2 of the Etobicoke Official Plan:

“84. Lands located on the north and south side of The Queensway, between the Mimico Creek Valley and Kipling Avenue.

Notwithstanding the provisions of Section 4.4- Commercial-Residential Strip designation, greater building heights will be permitted along The Queensway only at key intersections.”

**2.4 IMPLEMENTATION**

The policy established by this Amendment will be implemented by a site specific amendment to the Zoning Code and Council’s conditions to approval.

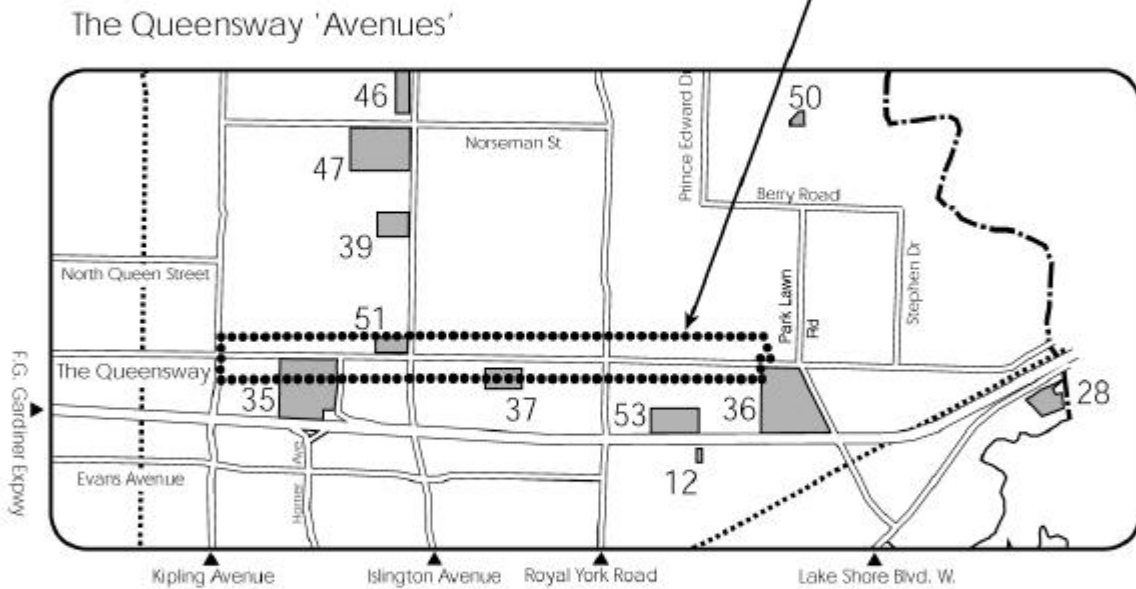
**2.5 INTERPRETATION**

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. 95 - 2002 Schedule "A"

 Area of Amendment

**Map 5**  
Is amended by introducing Special Site Policy No. 84



## Site Specific Policies

 Area Affected By Site Specific Policy

**36** Site Reference Number (see Section 5.1.2)

  
Not to Scale