

CITY OF TORONTO

BY-LAW No. 1-2006(OMB)

To adopt Amendment No. 136-2005 to the Official Plan for the former City of Etobicoke with respect to lands municipally known as 977, 979 and 981 Kipling Avenue.

WHEREAS, the Ontario Municipal Board pursuant to its Order No. 3052 issued on November 18, 2005, upon hearing the appeal of St. Andrew's Lane Inc. under Section 22(7) of the *Planning Act*, 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 by the Ontario Municipal Board as follows:

1. The text and maps attached hereto as Schedules "A" and "B" are hereby adopted as an amendment to the Official Plan for the former City of Etobicoke.
2. This is Official Plan Amendment No. 136-2005.

PURSUANT TO ORDER/DECISION NO. 3052 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON NOVEMBER 18, 2005 IN BOARD CASE NO. PL030623.

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

Official Plan Amendment No. 136-2005 applies to a 0.27 hectare (0.67 acre) parcel of land located on the northeast quadrant of Kipling Avenue and Dundas Street West.

The purpose of this amendment is to introduce a Medium Density Residential designation to permit the construction of a residential development consisting of twenty townhouses.

1.2 BASIS

To permit the development of twenty townhouse units in response to an application to amend the Etobicoke Official Plan to ‘Medium Density Residential’ designation.

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. 136-2005 to the Etobicoke Official Plan for the (former) Etobicoke Planning Area. The Plan is hereby amended as follows.

2.2 MAP CHANGES

Map 4: “Official Plan – Land Use”, as shown on Schedule “A” of Official Plan Amendment No. 136-2005 is hereby amended by changing the land use designation from ‘Low Density Residential’ and ‘Commercial Residential Strip’ to ‘Medium Density Residential’.

Map 5: “Site Specific Policies”, as shown on Schedule “B” of Official Plan Amendment No. 136-2005 is hereby amended by adding Site Specific Policy No. 97.

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 (former) Etobicoke Planning Area and with the following Site Specific Policy, which is hereby added to Section 5.1.2:

“Site Specific Policy No. 97 – Lands located in the northeast quadrant of Kipling Avenue and Dundas Street West.

Notwithstanding Section 4.2.5 – Medium Density Residential, the use of these lands shall be restricted to a maximum of twenty townhouse dwelling units.”

2.4 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 registration 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 this Plan, shall apply with respect to this Amendment.

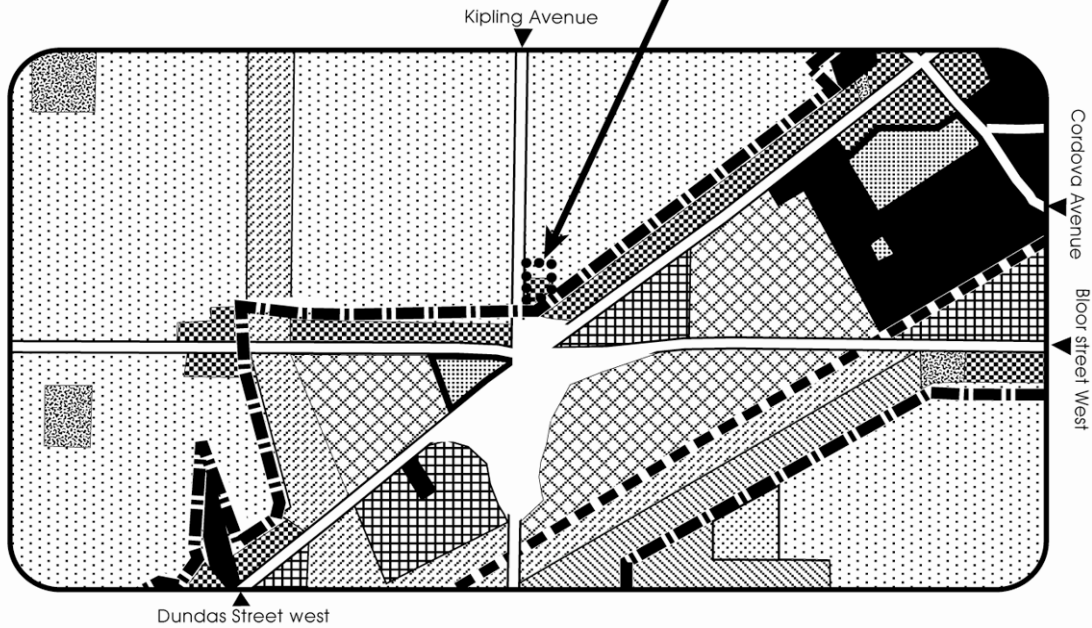
Etobicoke Official Plan Amendment No. 136 - 2005 Schedule "A"

977, 979 and 981 Kipling Ave.

File # 05_101662



Map 4
is amended by redesignating
Commercial Residential Strip
and Low Density Residential to
Medium Density Residential.



Land Use

	Low Density Residential		Office		Open Space		Open Space
	Medium Density Residential		Industrial		Commercial - Residential Strip		Secondary Plan Area
	High Density Residential		Institutional		Utility		



Not to Scale
Extracted 10/14/05 - MH

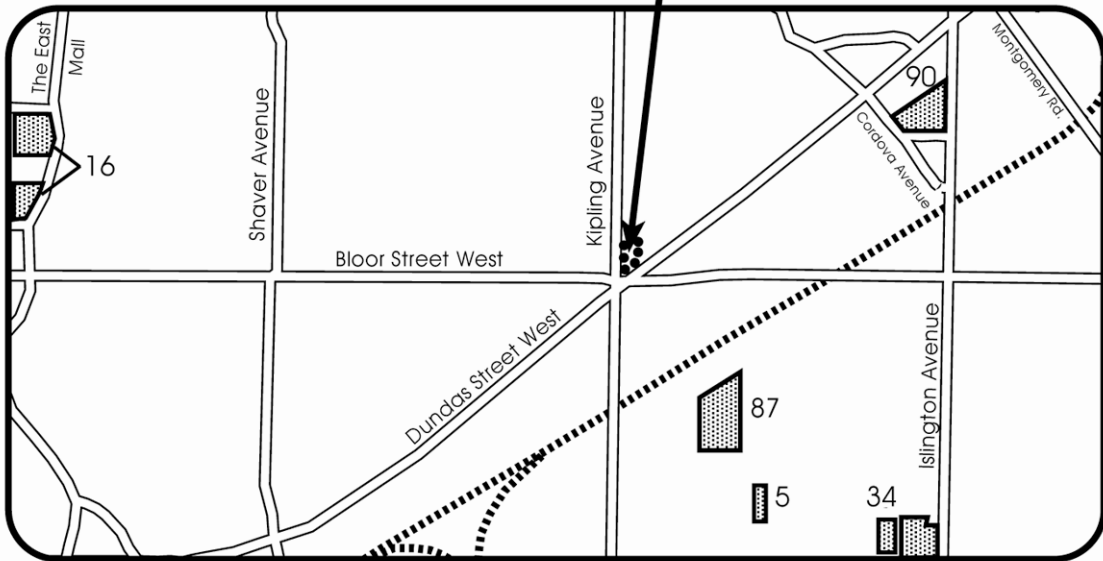
Etobicoke Official Plan Amendment No. 136 - 2005 Schedule "B"

977,979 and 981 Kipling Ave.

File # 05_101662



Map 5
is amended by introducing
Site Specific Policy No. 97.



New Toronto Street

Site Specific Policies



34 Site Reference Number
(see Section 5.1.2)



Not to Scale
Extracted 10/14/05 - MH