

Authority: Etobicoke York Community Council Report 7, Clause 3, as adopted by City of Toronto Council on April 12, 13 and 14, 2005, and Notice of Motion J(12), moved by Councillor Hall, seconded by Councillor Lindsay Luby, as adopted by City of Toronto Council on January 31, February 1 and 2, 2006
Enacted by Council: February 2, 2006

CITY OF TORONTO

BY-LAW No. 162-2006

To adopt Amendment No. 131-2005 to the Official Plan for the former City of Etobicoke with respect to lands at the north-east corner of Finch Avenue West and Albion Road.

WHEREAS authority is given to Council under 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*;

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

1. That the attached Amendment 131-2005 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 2nd day of February, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

OFFICIAL PLAN AMENDMENT NO. 131-2005**CITY OF ETOBICOKE OFFICIAL PLAN****PART ONE - PREAMBLE****1.1 PURPOSE/LOCATION**

Official Plan Amendment No.131-2005 applies to a 1.5 hectare parcel of land located at the north-east corner of Finch Avenue West and Albion Road, south of Stevenson Road.

The purpose of this Amendment is to re-designate the land in order to permit the construction of a retail commercial development containing three buildings with a total GFA of 2930m², with vehicular access only from Finch Avenue West.

1.2 BASIS

In March 2004, Morguard Investments Ltd., submitted an application to amend the Etobicoke Official Plan from office to District Retail to permit the construction of four retail commercial buildings, later revised to three buildings.

The staff report of February, 2005 concluded that the proposal to amend the Official Plan was appropriate. At a Public Meeting held on March 30, 2005, the Etobicoke York Community Council recommended approval of this application. At its meeting of April 14, 2005, City of Toronto Council adopted Clause 7 of Report 3 of the Etobicoke York Community Council, thereby approving the application. This was amended by the action of Council in adopting Notice of Motion J(12), at its meeting held on January 31, February 1 and 2, 2006.

PART TWO - THE AMENDMENT**2.1 INTRODUCTION**

All of this part of the Amendment, consisting of the following text and attached map entitled Schedule “A”, constitutes Amendment No. 131-2005 to the Official Plan for the Etobicoke Planning Area. The Official Plan is hereby amended as follows.

2.2 MAP CHANGES

Map 4 of the Etobicoke Official Plan is amended as shown on Schedule “A” attached hereto to reflect the re-designation of the site from Office to District Commercial. Schedule “A” attached hereto shall form part of the amendment.

2.3 IMPLEMENTATION

This Amendment will be implemented through a site-specific amendment to the Zoning Code.

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.

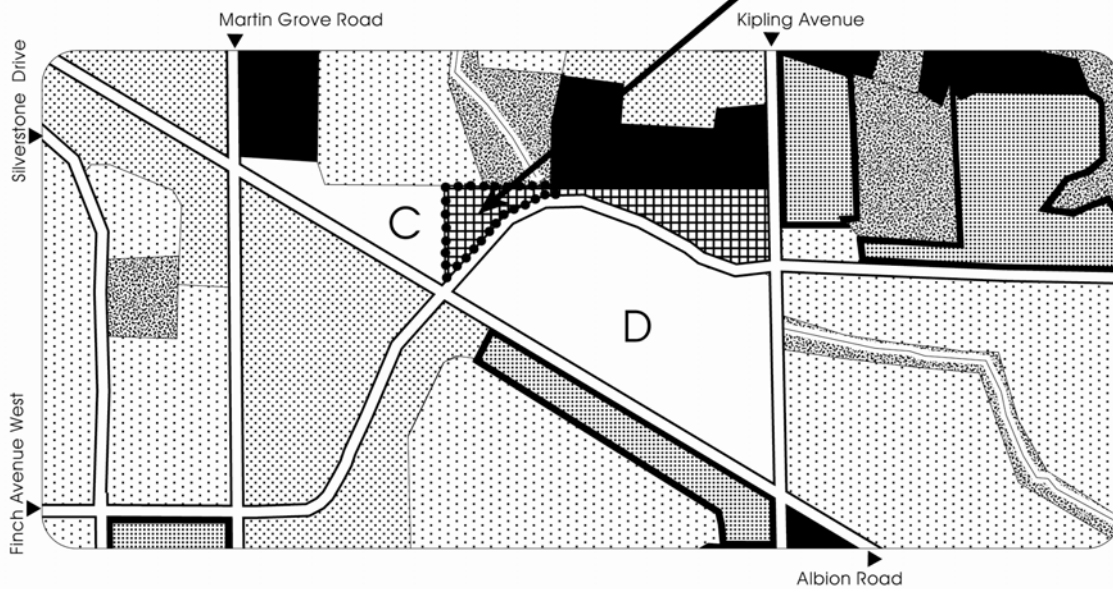
Etobicoke Official Plan Amendment No. 131-2005 Schedule "A"

North-East corner of Albion Rd & Finch Ave

File # 04_115162



Map 4
Is amended by redesignating
subject lands from Office to
Community Retail.



Land Use

	Low Density Residential		Community Retail		Institutional		Open Space
	Medium Density Residential		District Retail		Commercial - Residential Strip		
	High Density Residential		Office		Utility		

NORTH
Not to Scale
Extracted 02/28/05 - MH