

Authority: Etobicoke Community Council Report No. 1, Clause No. 21,
as adopted by City of Toronto Council on February 4, 5 and 6, 2003
Enacted by Council: February 7, 2003

CITY OF TORONTO

BY-LAW No. 49-2003

To adopt Amendment No. 110-2003 to the Official Plan of the Etobicoke Planning Area in order to implement a site-specific amendment affecting the lands located on the west side of Rabbit Lane, north of Robin Glade Drive, municipally known as 40 Rabbit Lane.

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*, R.S.O. 1990, c.P. 13, as amended;

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

1. That the attached Amendment No. 110-2003 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, as amended.

ENACTED AND PASSED this 7th day of February, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

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

Official Plan Amendment No. 110-2003 applies to an existing equity co-operative located at 40 Rabbit Lane on the west side of Rabbit Lane, north of Robin Glade Drive.

1.2 BASIS

On May 10, 2002, the applicant submitted an application to request the conversion of the 19-unit, 2-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 December 18, 2002, 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. 110-2003 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. 83.

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 No. 83 which is hereby added to Section 5.1.2:

“83. Lands located at the west side of Rabbit Lane, north of Robin Glade Drive, municipally known as 40 Rabbit Lane.

Notwithstanding Section 2.2.13 of the Etobicoke Official Plan, the existing 19 unit equity co-operative is allowed to convert to condominium tenure provided the plan of condominium is registered within three years from the date this amendment comes into full force and effect”.

3. IMPLEMENTATION

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

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. 110 - 2003

Schedule "A"

40 Rabbit Lane

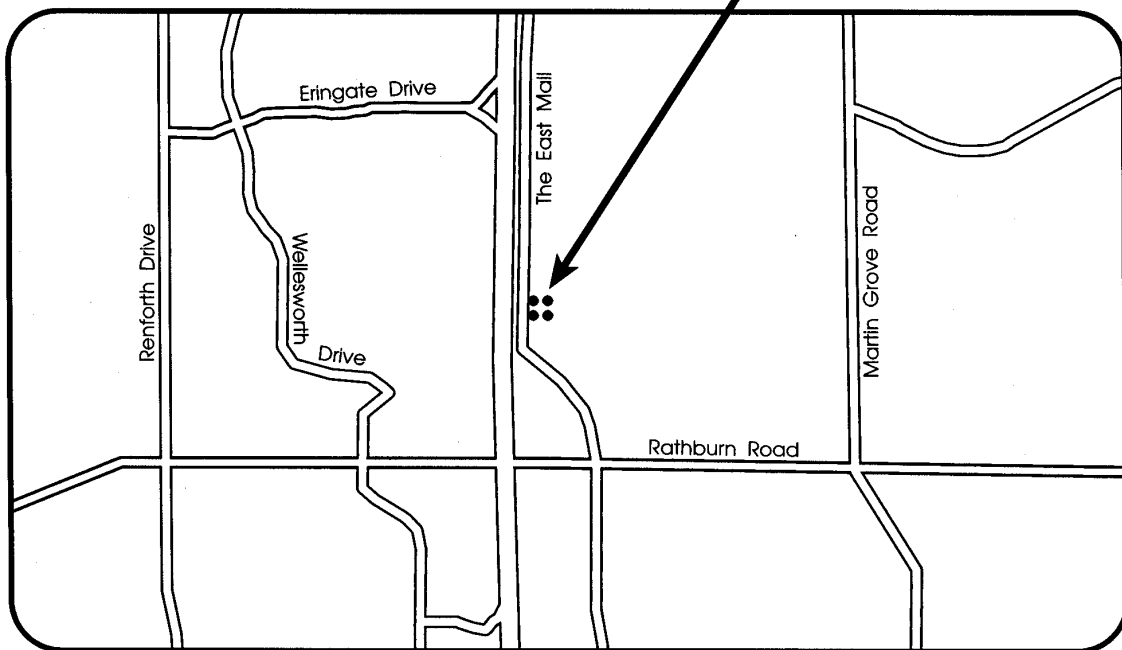
File # TA OPA 2002 0001



Area of Amendment

Map 5

is amended by introducing Site Specific Policy No. 83. Notwithstanding Section 2.2.13 of the Etobicoke Official Plan, the existing 19 unit equity co-operative is allowed to convert to condominium tenure, provided the plan of condominium is registered within three years from the date this amendment comes into full force and effect.



Not to Scale
Extracted 01/20/03 - GW