

Authority: Etobicoke Community Council Report No. 2, Clause No. 33, as adopted by City of Toronto Council on February 13, 14 and 15, 2002; Notice of Motion J(29), moved by Councillor Jones, seconded by Councillor Milczyn, adopted as amended, by City of Toronto Council on November 26, 27, 28 and its Special Meeting of November 28 and 29, 2002, and Notice of Motion J(7), moved by Councillor Jones, seconded by Councillor Milczyn, as adopted by City of Toronto Council on February 24, 25, 26, 27 and 28, 2003

Enacted by Council: February 28, 2003

CITY OF TORONTO

BY-LAW No. 173-2003

To adopt Amendment No. 98-2002 to the Official Plan of the Etobicoke Planning Area in order to implement a site-specific amendment affecting the lands located at the northwest quadrant of Grand Avenue and Manitoba Street.

WHEREAS authority is given to Council by Section 34 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. The text and map attached hereto as Schedule "A" are hereby adopted as Amendment No. 98-2002 to the Official Plan of the former City of Etobicoke.
2. This By-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED this 28th day of February, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

1. MAP CHANGES

Map 4 - “Official Plan - Land Use”, as shown on Schedule “A” of Official Plan Amendment No. 98-2002 is hereby amended by redesignating the lands from High Density Residential to Open Space and from Open Space to High Density Residential as shown on Figures 1 and 2.

Map 5 - “Site Specific Policies”, as shown on Schedule “B” of Official Plan Amendment No. 98-2002 is hereby amended by adding Site Specific Policy No. 79 as shown on Figure 3.

2. 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:

“79. Lands located at the terminus of Manitoba Street, east of Grand Avenue.

Notwithstanding the provisions of Section 16.10.2 - Site Specific Policy No. 1 (Melgrand/McGuinness) of the Park Lawn Road/Lake Shore Boulevard Secondary Plan area, the lands shown on Figure 3 may be developed for High Density Residential Uses having the following modified development standards: a maximum of 893 dwelling units for Parcels E and F (as denoted in the applicable site specific zoning by-law) shall be permitted, a maximum building height of 28 storeys for Parcel E shall be permitted, and a maximum building height of 18 storeys for Parcel F shall be permitted.

Section 16.10.2.3 is deleted”

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.

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. 98 - 2002

Figure 1

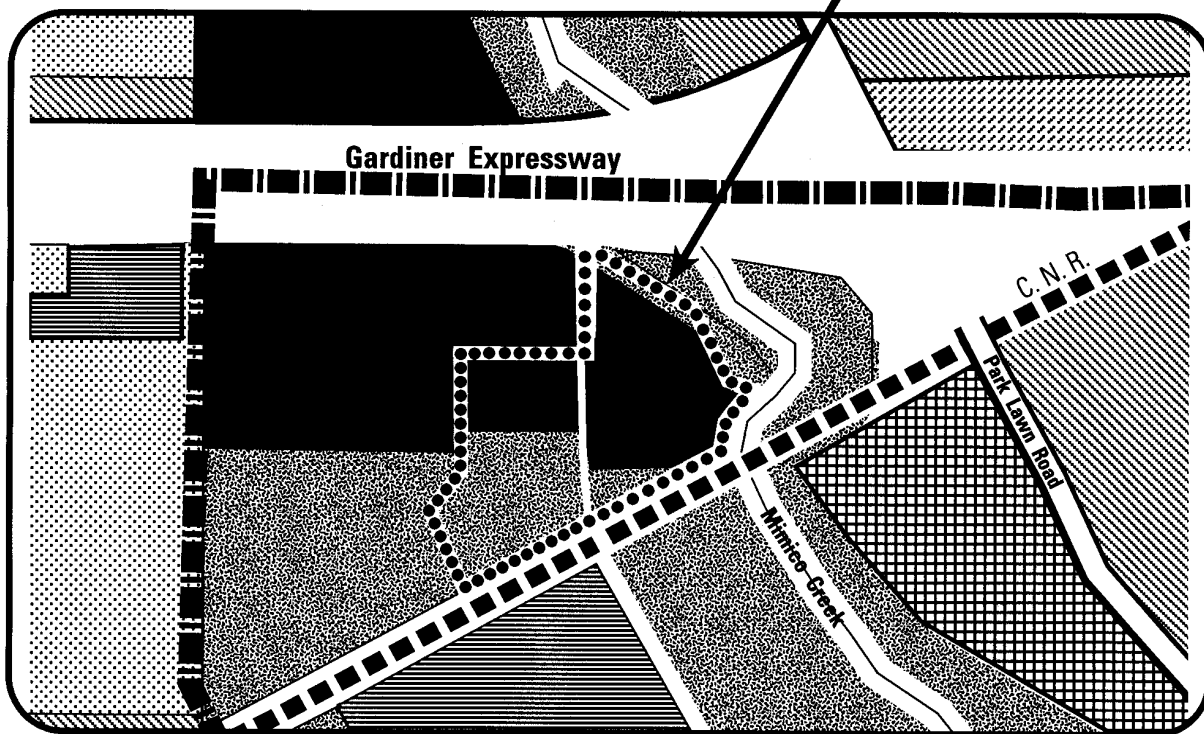
Mystic Point

File # TA CMB 2001 0008









 Area of Amendment

Map 4

is amended by redesignating lands from High Density Residential to Open Space, and redesignating lands from Open Space to High Density Residential.



Land Use

 Low Density Residential	 Industrial
 Medium Density Residential	 Utility
 High Density Residential	 Open Space
 Office	 Secondary Plan Area



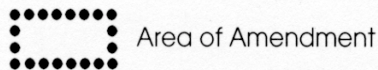
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Etobicoke Official Plan Amendment No. 98 - 2002

Figure 3

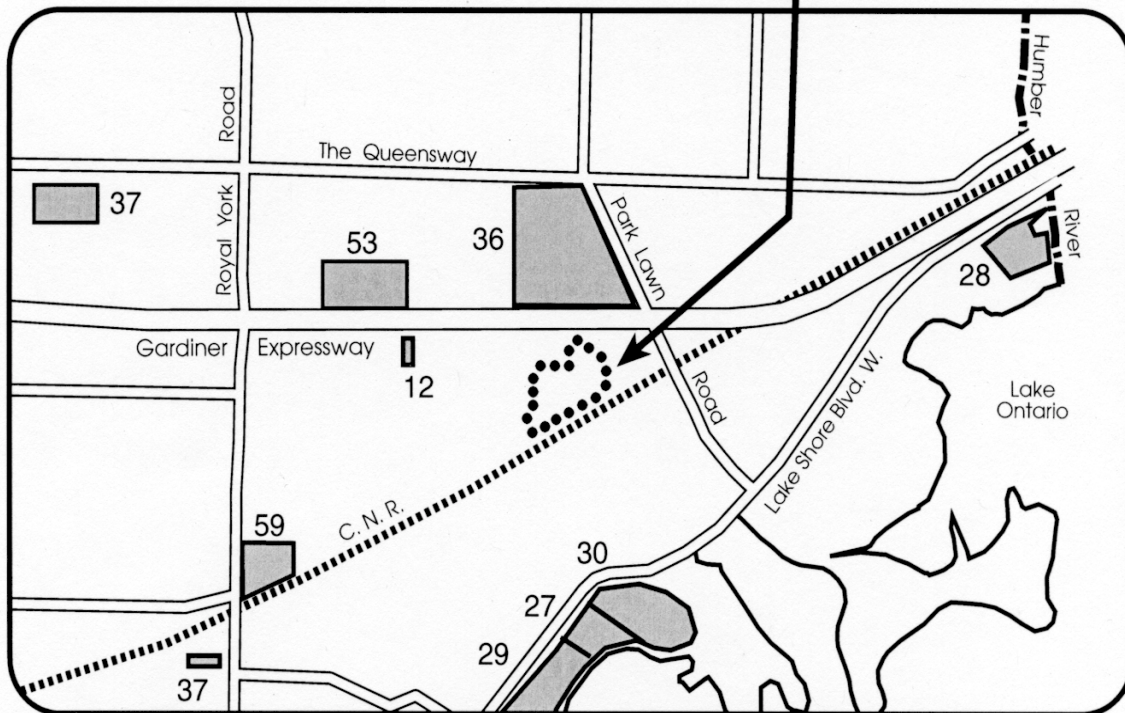
Mystic Point

File # TA CMB 2001 0008



Map 5

is amended by introducing Site Specific Policy No. 79. Notwithstanding the provisions of Section 16.10.2 - Site Specific Policy No. 1 (Melgrand/McGuinness) of the Park Lawn Road/Lake Shore Boulevard Secondary Plan area, the subject lands may be developed for High Density Residential Uses having the following modified development standards: a maximum of 893 dwelling units for Phase 2 (Parcel E and F) shall be permitted, a maximum building height of 28 storeys for Parcel E shall be permitted, and a maximum building height of 18 storeys for parcel F shall be permitted. Section 16.10.2.3 is deleted.



Site Specific Policies



59 Site Reference Number
(see Section 5.1.2)



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