CITY OF TORONTO

BY-LAW No. 965-2003

To adopt Amendment No. 114-2003 to the Official Plan of the Etobicoke Planning Area in order to implement modification to Site-Specific Policy No. 88, affecting the lands located at the southeast corner of Royal York Road and Manitoba Street.

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;

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

1. The attached Amendment No. 114-2003 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 24th day of September, A.D. 2003.

CASE OOTES,                        ULLI S. WATKISS
Deputy Mayor                        City Clerk

(Corporate Seal)
PART ONE - PREAMBLE

1.1 PURPOSE/LOCATION

Official Plan Amendment No. 114-2003 applies to a 0.18 hectare (0.45 acres) parcel of land located at the southeast corner of Royal York Road and Manitoba Street.

The purpose of this amendment is to introduce a Site-Specific Policy to permit the construction of a residential development consisting of 9 dwelling units.

1.2 BASIS

In June 2002 Eleanor Santaguida/Newbridge Investments submitted an application to amend the Etobicoke Official Plan to introduce a site specific policy, and the Etobicoke Zoning Code from R3 to Residential Multiple (R4G) to permit a residential development containing 9 dwelling units.
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. 114-2003 to the Official Plan for the Etobicoke Planning Area. The Plan is hereby amended as follows.

2.2 MAP CHANGE (SCHEDULE “A”)

Map 5-“Site Specific Policies”, as shown on Schedule ‘A’ of Official Plan Amendment No. 114-2003 is hereby amended by adding Site-Specific Policy No. 88.

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 Site-Specific Policy No. 88, which is hereby amended by adding the following:

“88. Lands located on the southeast corner of Royal York Road and Manitoba Street.

In addition to the uses permitted within the Low Density Residential designation, a 9 unit townhouse development is permitted on the subject site”.

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 registering 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 the Plan shall apply with respect to this Amendment.
Etobicoke Official Plan Amendment No. 114 - 2003
Schedule "A"

445-449 Royal York Road
File # TA CMB 2002 0010

Map 5
is amended by introducing Site Specific Policy No. 88. In addition to the uses permitted within the Low Density Residential Designation, a 9 unit townhouse development, is permitted on the subject site.

Site Specific Policies

35 Site Reference Number
(see Section 5.1.2)