

Authority: Etobicoke Community Council Report No. 6, Clause No. 14,  
as adopted by City of Toronto Council on July 22, 23 and 24, 2003  
Enacted by Council: September 24, 2003

**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,  
Deputy Mayor

ULLI S. WATKISS  
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.

## **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. 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

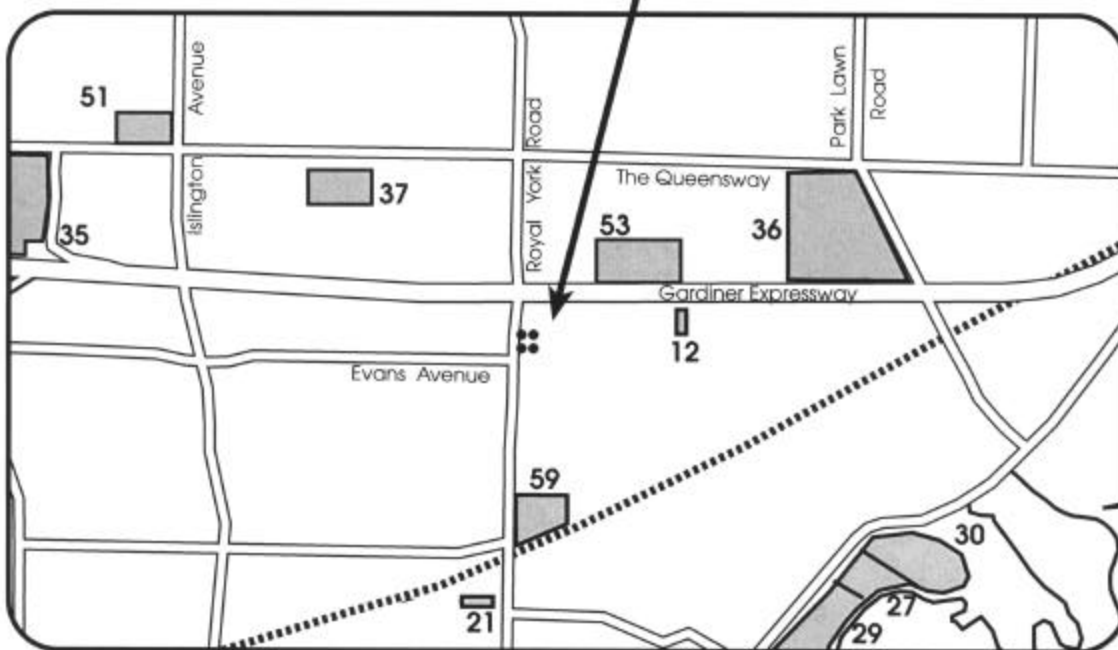
File # TA CMB 2002 0010



Area of Amendment

### 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



Area Affected By  
Site Specific Policy

35

Site Reference Number  
(see Section 5.1.2)



Not to Scale  
Extracted 06/09/03 - MH