

Authority: Etobicoke York Community Council Report No. 5, Clause No. 12,
as adopted by City of Toronto Council on June 14, 15 and 16, 2005
Enacted by Council: June 16, 2005

CITY OF TORONTO

BY-LAW No. 533-2005

To adopt Amendment No. 133-2005 to the Official Plan for the former City of Etobicoke in order to implement Site Specific Policy No. 95 affecting the lands known municipally as 3701 Lake Shore Boulevard West.

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 No. 133-2005 to the Official Plan for the former City of Etobicoke, 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 16th day of June, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PART ONE – PREAMBLE

1.1 PURPOSE/LOCATION

Official Plan Amendment No. 133-2005 applies to a 2128 square metre parcel of land located at the southwest corner of Lake Shore Boulevard West and Thirty Seventh Street.

The purpose of this amendment is to introduce a Site-Specific Policy to permit the construction of one semi-detached dwelling fronting onto Thirty Seventh Street.

1.2 BASIS

In June 2004, Greg Bettencourt, Bettencourt Designs Ltd., submitted an application to amend the Etobicoke Zoning Code. A more detailed review of the application determined that a technical amendment to the Official Plan for the former City of Etobicoke was also required to introduce a site-specific policy to permit the proposed semi-detached dwelling.

PART TWO – THE AMENDMENT

2.1 INTRODUCTION

All or part of the Amendment, consisting of the following text and attached map designated as Schedule “A”, constitute Amendment No. 133-2005 to the Official Plan for the former City of Etobicoke. 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. 133-2005 is hereby amended by adding Site-Specific Policy No. 95.

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 for the former City of Etobicoke and with Site-Specific Policy No. 95, which is hereby amended by adding the following:

“95. Lands located on the southwest corner of Lake Shore Boulevard West and Thirty Seventh Street, municipally known as 3701 Lake Shore Boulevard West.

In addition to the uses permitted within the Commercial-Residential Strip designation, one semi-detached dwelling fronting onto Thirty Seventh Street 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 Etobicoke 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. 133 - 2005

Schedule "A"

3701 Lake Shore Boulevard West

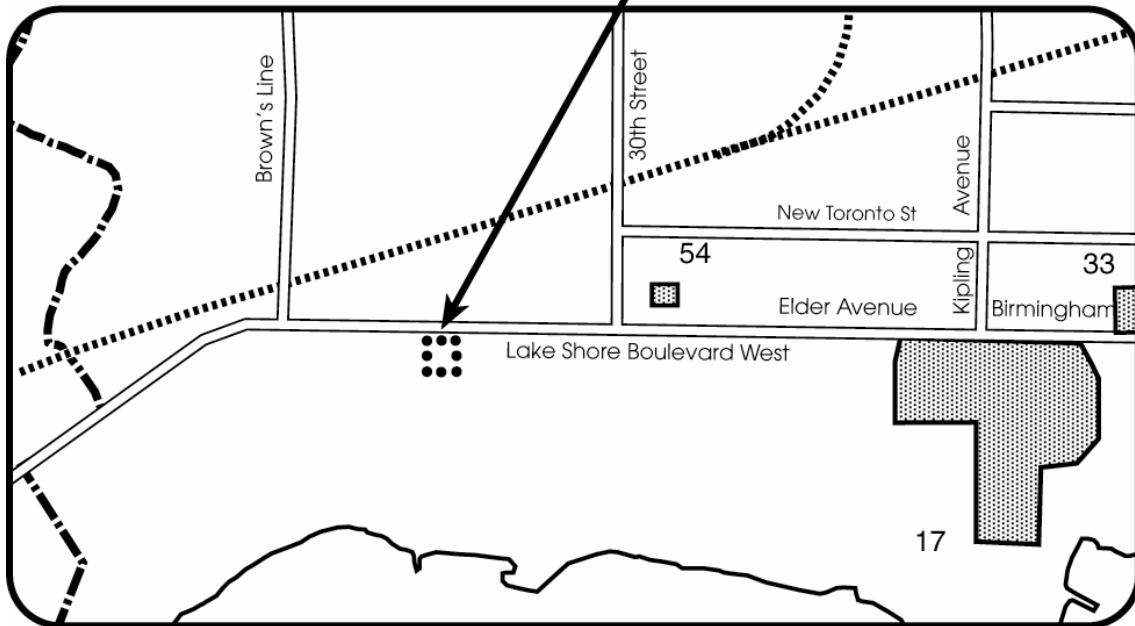
File # 04 144590 WET 06 02



Area of Amendment

Map 5

is amended by introducing Site Specific Policy No. 95. In addition to the uses permitted within the Commercial - Residential Strip designation, one semi-detached dwelling fronting onto Thirty Seventy Street, is permitted on the subject site.



Site Specific Policies



Area Affected By
Site Specific Policy

54

Site Reference Number
(see Section 5.1.2)



Not to Scale
Extracted 04/26/05 - RZ