

CITY OF TORONTO

BY-LAW No. 961-2005(OMB)

To adopt Amendment No. 129-2005 to the Official Plan of the Etobicoke Planning Area in order to redesignate certain lands from Industrial to Commercial-Residential Strip, affecting certain lands located on the south side of The Queensway, east of Islington Avenue.

WHEREAS the Ontario Municipal Board has determined to amend the former City of Etobicoke Official Plan;

THEREFORE the Ontario Municipal Board HEREBY ENACTS as follows:

1. The attached Amendment No. 129-2005 to the former 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.

PURSUANT TO DECISION/ORDER NO. 0749 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON MARCH 31, 2005 IN BOARD CASE FILE NO. PL040872.

PART ONE – PREAMBLE**1.1 LOCATION AND PURPOSE**

Official Plan Amendment No. 129-2005 applies to the southern portion of a 1.2 hectare (2.967 acre) parcel of land located on the south side of The Queensway, east of Islington Avenue. The purpose of this amendment is to change the Official Plan designation of the southern portion from Industrial to Commercial-Residential Strip to correspond with the designation on the northern portion of the site.

1.2 BASIS

In April 2003, Canadian Tire Corporation submitted an application to amend the Etobicoke Official Plan to permit a 750-unit, multi-building residential development with some commercial space at-grade. The application was revised in April 2004 as a 74-unit townhouse proposal.

The application, as revised, was appealed by the applicant to the Ontario Municipal Board on September 10, 2004.

Toronto City Council, at its meeting of September 28, 29, 30 and October 1, 2004, adopted a motion requesting that the City Solicitor be directed to settle appeals, generally on the basis of the draft Revised Site Plan dated June 23, 2004, by Burka Varacalli Architects, which proposed a floor space index of approximately 1.13 times the lot area, 74 townhouse units ranging from 3 to 3.5 storeys, and the park located as proposed on the south portion of the site and not fronting onto The Queensway.

The boundary of the subject lands extends beyond the boundaries of the Commercial-Residential strip by approximately 50 metres. The purpose of this Amendment is to extend the Commercial-Residential Strip designation to include the entire site.

PART TWO – THE AMENDMENT

2.1 INTRODUCTION

All of this part of the Amendment, consisting of the following attached map designated as Schedule “A”, constitutes Amendment No. 129-2005 to the former Official Plan for the Etobicoke Planning Area. The Plan is hereby amended as follows.

2.2 MAP CHANGES (SCHEDULE “A”)

The Area affected by Official Plan Amendment No. 129-2005 is hereby added to Map 4, ‘Land Use’, as shown on Schedule “A” of this Amendment, to reflect the redesignation of the subject lands from Industrial to Commercial-Residential Strip.

2.3 IMPLEMENTATION

The policy established by this Amendment will be implemented by a site-specific amendment to the Etobicoke Zoning Code, including conditions to approval and the signing and registering of the appropriate agreements.

2.4 INTERPRETATION

The provisions of the Official Plan as amended from time to time with respect to the interpretation of the Plan shall apply to this Amendment.

Etobicoke Official Plan Amendment No. 129 - 2005

Schedule "A"

975 The Queensway

File # TA CMB 2003 0006



Area of Amendment

Map 4

is amended by redesignating
from Industrial to Commercial-
Residential Strip



Land Use

Low Density Residential

Medium Density Residential

District Retail

Special Retail

Industrial

Institutional

Mixed Use

Commercial - Residential Strip

Utility

Open Space



Not to Scale
Extracted 01/14/05 - MH