

**25**

**SWANSEA SECONDARY PLAN**

## 25. SWANSEA SECONDARY PLAN

### 1. INTERPRETATION

- 1.1 The lands affected by the Swansea Secondary Plan are shown on Map 25-1. Unless otherwise indicated, the land use designations are as per Map 15 of this Plan

### 2. NEIGHBOURHOODS

- 2.1 Where the Zoning By-law permits apartment buildings in areas designated as *Neighbourhoods*, any apartment building will respect the zoned height and density limits.

### 3. APARTMENT NEIGHBOURHOODS

Any by-law permitting apartment buildings applying to *Apartment Neighbourhood 'A'* marked on Map 25-1 will have the effect of restricting the maximum density of such building to 1.5 times the lot area.

- 3.2 Any by-law permitting apartment buildings applying to *Apartment Neighbourhood 'B'* marked on Map 25-1 will:
- a) have the effect of requiring the lot upon which each of such buildings is located to comprise at least the lands described in the relevant section of By-law No. 464-67 as amended by By-law No. 76-69 and By-law No. 52-70; and
  - b) have the effect of restricting the maximum permissible density of each of such buildings to the relevant maximum specified in the said By-law 464-67, as so amended.

### 4. EMPLOYMENT AREAS

- 4.1 Employment Area 'A' on Map 25-1 will be regarded as a stable employment area containing a limited range of employment uses which are environmentally compatible with adjacent *Neighbourhoods, Apartment Neighbourhoods and Mixed Use Areas*.
- 4.2 In order to ensure the continued compatibility between industrial and adjacent residential and commercial buildings and to maintain the low scale nature of development in this area, it is the policy of Council to pass by-laws limiting the heights of buildings. The height and scale of the building at 1 Ripley Avenue will not be considered to set a precedent for future development along Ripley Avenue.
- 4.3 Subject to Section 3.2, Council may pass by-laws respecting lands in this area, to permit industrial buildings or commercial office buildings having a density not exceeding 2.0 times the lot area, provided such by-laws contain adequate protection for nearby residential properties including, but not limited to, restrictions on setbacks, landscaping, angular planes and heights of buildings in order to provide such protection.

## 5. PARKS AND OPEN SPACE AREAS

- 5.1 Publicly owned lands in the areas designated as *Parks and Open Space Areas* will be used only for parks.
- 5.2 It is the policy of Council to encourage the development of a system of linked pedestrian walkways connecting the existing parks and open space. Such measures may include the acquisition, rezoning and dedication of lands, or the obtaining of easements.
- 5.3 Any development will maintain, and where possible, enhance views of:
- a) Grenadier Pond and its ravine slopes from:
    - i. the south and east shores of Grenadier Pond; and
    - ii. the Queensway; and
  - b) Lake Ontario from:
    - i. the lands at the rear of 2155 Bloor Street West;
    - ii. the lands at 154 to 164 Windermere Road; and
    - iii. the portion of Etienne Brule Park opposite 171 to 201 South Kingsway.

These policies will not limit specific development approved by the Ontario Municipal Board prior to November 2002 on the west slope of Grenadier Pond.

## 6. SITE AND AREA SPECIFIC POLICIES

### 1. 34 -50 Southport Street

A maximum density of 4.0 times the lot area is permitted provided that:

- a) any new development has a minimum of 1,300 square metres and a maximum of 2,200 square metres of floor area for the purposes of retail and service uses.



### List of Maps

For the electronic version, please note some of these files may take some time to download.

Map 25-1 Land Use Plan



Not to Scale 

-  Secondary Plan Boundary
-  Apartment Neighbourhoods
-  Employment Areas
-  Site and Area Specific Policies