

Authority: Etobicoke Community Council Report No. 10, Clause No. 10,
as adopted by City of Toronto Council on October 28, 29 and 30, 1998
Enacted by Council: April 27, 2001

CITY OF TORONTO

BY-LAW No. 317-2001

**To adopt Amendment No. 63-98 of the Official Plan of the Etobicoke Planning Area in
order to delete Site Specific Policy No. 20.**

WHEREAS authority is given to Council by 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 Number 63-98 to the Official Plan of the Etobicoke Planning
Area, consisting of Part Two of the accompanying document, is hereby adopted pursuant to
the *Planning Act*, 1990.

ENACTED AND PASSED this 27th day of April, A.D. 2001.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

PART ONE – PREAMBLE1.1 Purpose/location

Official Plan Amendment No. 63-98 applies to lands located at the northeast corner of Royal York Road and Eglinton Avenue in the former City of Etobicoke now constituted as the City of Toronto. The purpose of the Amendment is to delete a site specific policy applying to this area which permits High Density Residential development to a maximum building height of 15 storeys, a floor space index (fsi) of 1.5 and a density of 136 units per hectare (55 units per acre) to permit a condominium apartment development that would comply with the City wide density and floor space index limits of 185 uph and 2.5, respectively, and maintain a building height of 15 storeys.

1.2 Basis

In 1997, Tanana Investments and Royal Gate Apartments made an application to amend the Official Plan and Zoning Code with respect to two abutting properties fronting onto Royal York Road. The property municipally known as 1407 Royal York Road, located at the southwest corner of La Rose Avenue and Royal York Road has been developed with a 12 storey rental apartment building. The vacant abutting property to the south is affected by Special Site Policy No. 20. The application for amendment requests permission to develop two, 10 and 15 storey condominium buildings containing 219 units on the subject lands in combination with the existing 162 unit apartment building for a combined total of 381 units. The applicant propose to sever a portion of the existing apartment site to create a larger development parcel adjacent to Eglinton Avenue.

As a result of the proposed condominium apartment development and associated realignment of the property boundaries, the existing apartment building would exhibit a density of 147 uph (60 upa) and a FSI of 1.68. The proposed development on the vacant lands would exhibit a density and FSI of 182.5 uph (74 upa) and 1.97, respectively. The overall density and FSI of the combined site would be 158.7 uph (64 upa) and 1.8, respectively.

The vacant lands adjacent to Eglinton Avenue were originally designated as part of a Transportation Corridor to facilitate the construction of the Richview Express Way. In the early 80's these lands were declared surplus for the purposes of the corridor and Special Site Policy No. 20 was approved in 1985 and the land was redesignated High Density Residential with density and floor space index restrictions that would permit development of a scale that was consistent with the applicable density limits and height profiles of apartment structures in the area at that time.

Subsequent to the adoption of the special site policy, the City undertook a comprehensive review of the Official Plan and established policies which support housing intensification in residential, retail and institutional areas, particularly in locations with high accessibility to existing or future transit intensification. The Plan now provides for densities of up to 185 uph (75 upa) and a fsi of 2.5 in High Density Residential designations.

Section 4.2.17 of the Official Plan provides for the intensification of High Density Residential designations through the provision of additional residential units on apartment sites, provided that the level of development is within the density limits of the Plan. Section 4.2.18 also identifies that there are numerous sites with the potential for additional residential development at higher densities. Proposals to amend the Official Plan or Zoning Code for these purposes shall be subject to the criteria outlined in Section 4.2.19.

In a staff report dated April 1, 1998, staff concluded that based on a review of the criteria outlined in Section 4.2.19, the proposal would generally meet the criteria for High Density Residential Development and Housing Intensification and that the level of development proposed would be consistent with the density, floor space index and height restrictions applicable in the surrounding High Density Residential designations. It would therefore be appropriate to repeal Special Site Policy No. 20 and incorporate appropriate development standards, including a height, floor space and density restrictions into an amending by-law.

PART TWO – THE AMENDMENTIntroduction

All of this part of the Amendment, consisting of the following text constitutes Amendment No. 63-98 to the Official Plan for the Etobicoke Planning Area. The Plan is amended as follows:

Map Change

Map 5, “Site Specific Policies”, is hereby amended by deleting Policy No. 20.

Text Change

The reference to Site Specific Policy No. 20 contained in Section 5.1.2 is hereby deleted.

Implementation

This Amendment will be implemented by a Site Specific Amendment to the Zoning Code.

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.