

Authority: Etobicoke Community Council Report No. 10, Clause No. 22, adopted as amended, by City of Toronto Council on December 4, 5 and 6, 2001
Enacted by Council: December 6, 2001

CITY OF TORONTO

BY-LAW No. 1111-2001

To adopt Amendment No. 89-2001 to the Official Plan of the Etobicoke Planning Area in order to implement a site-specific amendment affecting the lands located on the east side of Scarlett Road, immediately north of the Humber Creek Ravine, municipally known as 581 Scarlett Road.

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 held at least one public meeting in accordance with the *Planning Act*;

Therefore the Council of the City of Toronto HEREBY ENACTS as follows:

1. THAT the attached Amendment No. 89-2001 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, 1990.

ENACTED AND PASSED this 6th day of December, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

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

Official Plan Amendment No. 89-2001 applies to a 0.148 hectare (0.36 acres) parcel of land located on the east side of Scarlett Road, immediately north of the Humber Creek Ravine.

The purpose of this amendment is to introduce a Medium Density Residential designation to permit the construction of a residential development consisting of townhouse dwellings.

1.2 BASIS

In November 2000, Pietro and Rosa Lo Raso submitted an application to amend the Official Plan from the current Low Density Residential designation to Medium Density Residential, and the Zoning Code from Second Density Residential (R2) to Group Area Fourth Density Residential (R4G) to permit a residential development containing nine townhouse dwelling units. The applicant subsequently revised the proposal to permit eight townhouse dwelling units.

The staff report of October 4, 2001, concluded that the proposal to redesignate these lands was appropriate. The proposed redesignation is consistent with the Official Plan criteria for Medium Density Residential development.

At a public meeting held on October 24, 2001, and a subsequent meeting, held on November 21, 2001, Etobicoke Community Council recommended approval of a revised application to permit a three-storey, eight-unit townhouse development. At its meeting held on December 4, 5 and 6, 2001, City of Toronto Council adopted Clause No. 22 of Report No. 10 of the Etobicoke Community Council, as amended, thereby approving the application subject to the fulfillment of certain conditions.

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. 89-2001 to the Official Plan for the Etobicoke Planning Area. The Plan is hereby amended as follows:

2.2 MAP CHANGE (SCHEDULES “A” and “B”)

Map 4 - “Official Plan-Land Use”, as shown on Schedule “A” of Official Plan Amendment No. 89-2001 is hereby amended by changing the land use designation from Low Density Residential to Medium Density Residential.

Map 5-“Site Specific Policies”, as shown on Schedule “B” of Official Plan Amendment No. 89-2001 is hereby amended by adding Site Specific Policy No. 75.

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 the following Site Specific Policy which is hereby added to Section 5.1.2:

“75. Lands located on the east side of Scarlett Road, immediately north of the Humber Creek Ravine.

Notwithstanding Sections 4.2.5 and 4.2.6, Medium Density Residential designation provisions, the use on these lands is restricted to townhouses and a maximum permitted density of 75 units per hectare.”

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 registration of the appropriate agreements.

2.5 INTERPRETATION

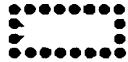
The provisions of the Official Plan as they maybe amended from time to time with respect to the interpretation of the Plan shall apply with respect to this Amendment.

Etobicoke Official Plan Amendment No. 89 - 2001

Schedule "A"

581 Scarlett Road

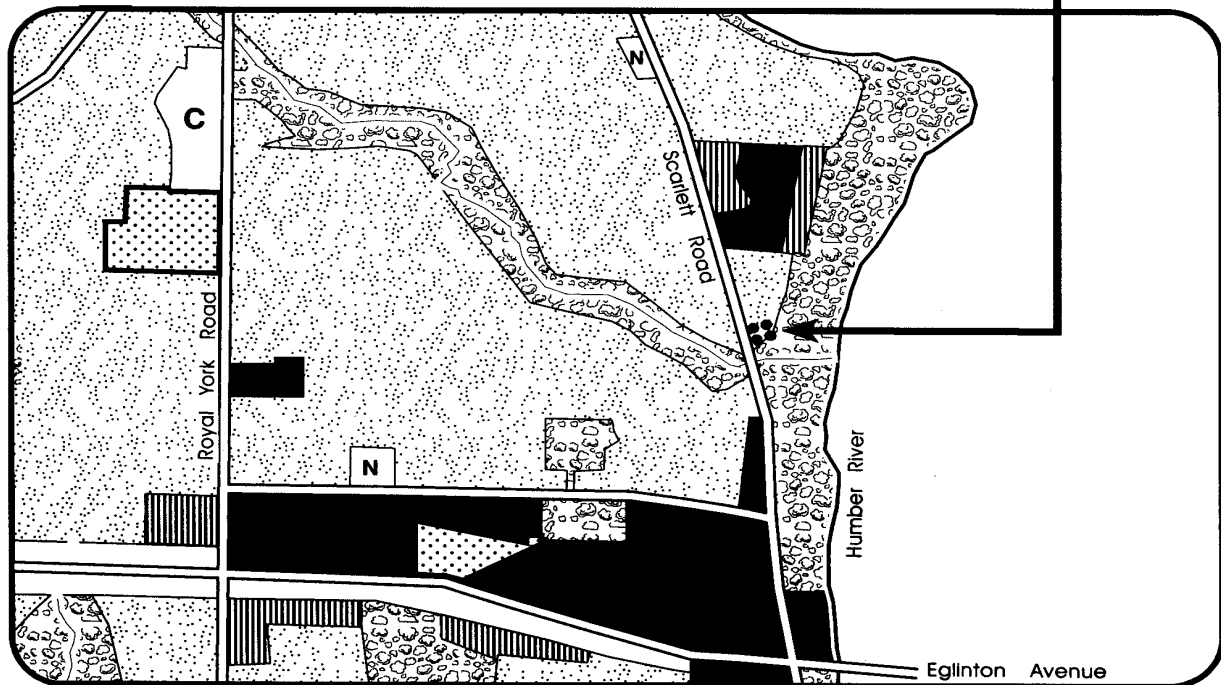
File # TA CMB 2000 0014



Area of Amendment

Map 4

is amended by redesignating the subject land from Low Density Residential to Medium Density Residential.



Land Use

- | | | | |
|--|----------------------------|--|----------------------|
| | Low Density Residential | | Community Retail |
| | Medium Density Residential | | Neighbourhood Retail |
| | High Density Residential | | Open Space |
| | Institutional | | |

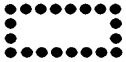


Not to Scale

Etobicoke Official Plan Amendment No. 89 - 2001 Schedule "B"

581 Scarlett Road

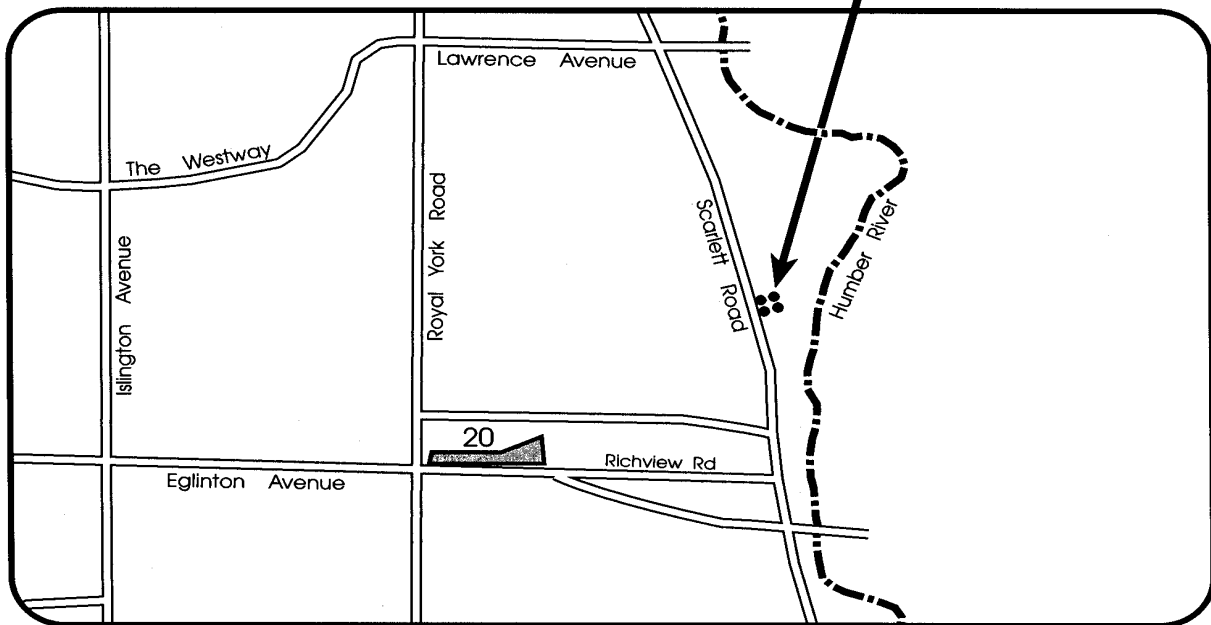
File # TA CMB 2000 0014



Area of Amendment

Map 5

is amended by introducing Site Specific Policy No. 75. Notwithstanding Sections 4.2.5 and 4.2.6, Medium Density Residential designation provisions, the use on these lands is restricted to townhouses and a maximum density of 75 units per hectare.



Site Specific Policies



Area Affected By Site Specific Policy

35

Site Reference Number (see Section 5.1.2)



Not to Scale