

Authority: Etobicoke Community Council Report No. 10, Clause No. 23, as adopted by City of Toronto Council on December 4, 5 and 6, 2001, and Notice of Motion J(27), moved by Councillor Milczyn, seconded by Councillor Augimeri, as adopted by City of Toronto Council on June 18, 19 and 20, 2002
Enacted by Council: June 20, 2002

CITY OF TORONTO

BY-LAW No. 560-2002

To adopt Amendment No. 91-2001 to the Official Plan of the Etobicoke Planning Area in order to implement a site specific amendment affecting lands located on the south side of Dundas Street and west of Kipling Avenue.

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

2.1 INTRODUCTION

All of this part of the Amendment, consisting of the following text and attached map entitled Schedule "A" constitute Amendment No. 91-2001 to the Official Plan for the Etobicoke Planning Area. The Official Plan is hereby amended as follows:

2.2 MAP CHANGES

Schedule 3 of the City Centre Secondary Plan is amended by replacing it with Schedule "A" attached hereto to reflect the redesignation of the site from Commercial-Office to High Density Residential as amended under Section 13.3.17. Schedule "A" attached hereto shall form part of the amendment.

2.3 TEXT CHANGES

The Official Plan is amended by adding a new Special Site Policy identified as Section 13.3.17 as follows:

"13.3.17 Lands in the vicinity of Viking Road.

Designation High Density Residential

Density 5.0 FSI (Gross)

Description

The Site may be developed for residential and commercial uses as follows provided that the Owner complies with the provisions of Section 5:

1. a maximum of 1,347 dwelling units;
2. the maximum gross floor space index shall be 5.0 which shall be calculated on a gross Site basis over the entire Site.
3. building height may range up to a maximum of 33 storeys.

4. up to 7 000 m² of commercial floor space may be constructed on the site.
5. Section 37 Agreement

The Owner of the Site shall provide the City of Toronto with the following facilities, services and matters:

Private Road

The applicant agrees to construction of the new private road through the site connecting Dundas Street West and Kipling Avenue subject to the terms and conditions of the Section 37 Agreement.

Traffic/Intersection Improvements

The applicant will provide funding for intersection improvements at the intersection of Dundas Street West and Aukland Road, including upgrading signal hardware and turn lane extensions, if required. The applicant will be responsible for the costs of all modifications of signal phasing and all costs associated with any required improvements to signal hardware. The applicant will design and construct the intersection of the proposed private road at Dundas Street West to the satisfaction of the City and subject to the terms of the Section 37 agreement.

Six Points Interchange Study

The applicant agrees to contribute \$37,500 to the cost of a functional design study for a potential reconfiguration of the Six Points Interchange.

Aukland Road Pedestrian Walkway

The applicant to provide funding towards the cost of design and construction to the satisfaction of the Commissioners of Urban Development Services and Works and Emergency Services an east-west pedestrian walkway leading from the private road across the City-owned pumping station lands to connect with Aukland Road. The said funding to be provided pursuant to the terms of the Section 37 agreement.

St. Albans Road Pedestrian Walkway

The applicant agrees to designing and constructing to the satisfaction of the Commissioner of Urban Development Services a north-south pedestrian walkway leading from the private road across private lands in the development to connect with St. Albans Road. The walkway must be completed pursuant to the terms of the Section 37 agreement.

Area Sidewalk and Streetscape Improvements

The applicant agrees to design and construct to the satisfaction of the Commissioners of Urban Development Services and Works and Emergency Services sidewalk and streetscape improvements.

Park Dedication

At the discretion of the Commissioner of Economic Development Culture and Tourism, the applicant shall convey to the City a parcel of land having an area of approximately a 0.22 hectare in accordance with the terms of the Section 37 Agreement.

Daycare Facility/Community Space

The applicant shall provide funding or dedicate space within a building and contiguous outdoor play area for a daycare facility/community space to the satisfaction of the Commissioner of Urban Development Services. The location, size, use and level of finish to be set out in the Section 37 Agreement. Delivery of the daycare/community space shall be prior to the occupancy of any of the buildings located south of the private road. Prior to the issuance of the first building permit for the first building subject to these approvals, the applicant will deliver to the City a letter of credit in the amount of \$250,000 to secure a portion of the cost of the daycare/community space facility.

Design Guidelines

Design guidelines will be incorporated into the Section 37 Agreement to guide future development of this phased project. The design guidelines will include such matters as built form, massing, architectural design, streetscape design, wind remediation measures and pedestrian connections.

School Board Notice

The applicant agrees to provide the Toronto District School Board and the Toronto Catholic District School Board with appropriate notice of its intention to apply for building permits.

The applicant also agrees to install on-site signage and insert warning clauses in offers of purchase and sale, advising purchasers that students may be accommodated outside the area.

Mitigation Requirements

The applicant shall incorporate appropriate mitigation measures to address the comments of Canadian Pacific and the Toronto Transit Commission.

The applicant shall include warning clauses in all Purchase and Sale and/or Lease Agreements, respecting the concerns expressed by Canadian Pacific and the Toronto Transit Commission, if deemed necessary.

Environmental Assessment

The owner be required to satisfy the City with respect to the environmental condition of the site, including all lands to be conveyed to the City.

2.4 IMPLEMENTATION

The policy established by this Amendment will be implemented through a site-specific amendment to the Zoning Code and site plan review.

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.

SCHEDULE "A" - Schedule indicating amendment to land use designation.

ENACTED AND PASSED this 20th day of June, A.D. 2002.

CASE OOTES,
Deputy Mayor

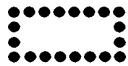
ULLI S. WATKISS
City Clerk

(Corporate Seal)

Etobicoke Official Plan Amendment No. 91 - 2001 Schedule "A"

Viking Road Area

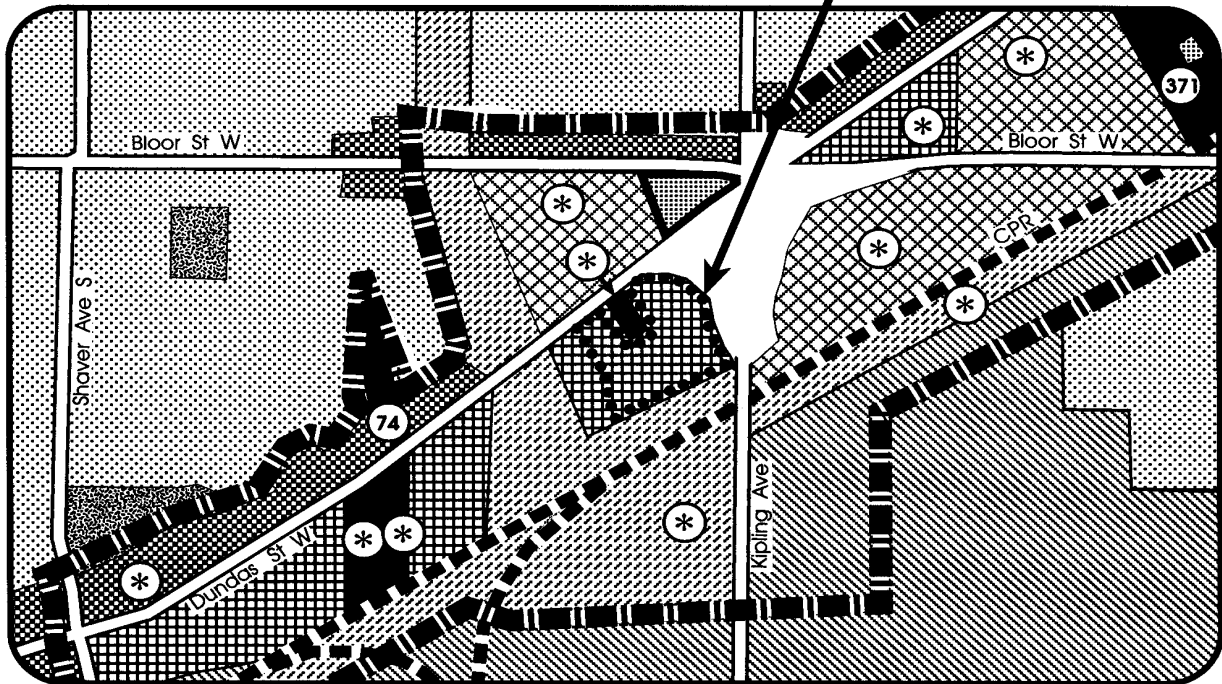
File # TA Z-2254



Area of Amendment

Schedule 3

of the City Centre Secondary Plan is amended by redesignating from Commercial to High Density Residential amended under Section 13.3.17



Land Use

- | | | |
|--------------------------|------------------------------|-----------------------|
| Low Density Residential | Mixed Use | Mixed Use |
| High Density Residential | Commercial-Residential Strip | Secondary Plan Area |
| Office | Utility | 74 Units per hectare |
| Institutional | Open Space | * Special Site Policy |



Not to Scale
Extracted 10/05/01 - GW