

Authority: Etobicoke Community Council Report No. 11, Clause No. 20,  
adopted as amended, by City of Toronto Council on October 1, 2 and 3, 2002  
Enacted by Council: October 3, 2002

**CITY OF TORONTO**

**BY-LAW No. 839-2002**

**To adopt Amendment No. 102-2002 to the Official Plan of the Etobicoke Planning Area in order to implement modification to Site-Specific Policy No. 36, affecting the lands located on the south side of Dalesford Road, east of Grand Avenue, abutting the Mimico Creek Valley.**

WHEREAS authority is given to Council by Section 17 of 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:

“THAT the attached Amendment No. 102-2002 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 c.P. 13, as amended”.

ENACTED AND PASSED this 3rd day of October, A.D. 2002.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

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

Official Plan Amendment No. 102-2002 applies to a 0.66 hectare (1.64 acres) parcel of land located on the south side of Dalesford Road, east of Grand Avenue, abutting the Mimico Creek Valley.

The purpose of this amendment is to modify Site-Specific Policy Number 36 in order to permit the construction of a residential development containing 134 residential dwelling units.

**1.2 BASIS**

In January 2002 Queenscorp (Dalesford) Inc. submitted an application to modify Site-specific Policy Number 33 of the Etobicoke Official Plan in order to permit an increase in the current density provisions, as they apply to Parcel 3. This will allow the lands to be developed with a 6 storey, 134 unit mid-rise residential building.

The staff report of June 2002 concluded that the proposal to modify the current Official Plan provisions was appropriate. At a public meeting held on July 3, 2002, Etobicoke Community Council recommended approval of the application. At its meeting held on October 1, 2 and 3, 2002, City of Toronto Council adopted Clause No. 20 of Report No. 11 of the Etobicoke Community Council, thereby approving the application.

**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. 102-2002 to the Official Plan for the Etobicoke Planning Area. The Plan is hereby amended as follows.

**2.2 MAP CHANGE (SCHEDULE “A”)**

The area affected by Official Plan Amendment No. 102-2002 is hereby added to Schedule 36-B of Site-Specific Policy No. 36, as shown on Schedule “A” of this Amendment.

### **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 Site-Specific Policy Number 36, which is hereby amended by adding the following:

**“36. Lands located north of the Queen Elizabeth Way, south of The Queensway, east of Grand Avenue and west of Parklawn Road.**

**Schedule “36-B” of Site-Specific Policy No. 36 is amended by permitting a maximum density of 203 units per hectare for a total of 134 dwelling units, based on the gross site density”.**

### **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 registering of the appropriate agreements.

### **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.

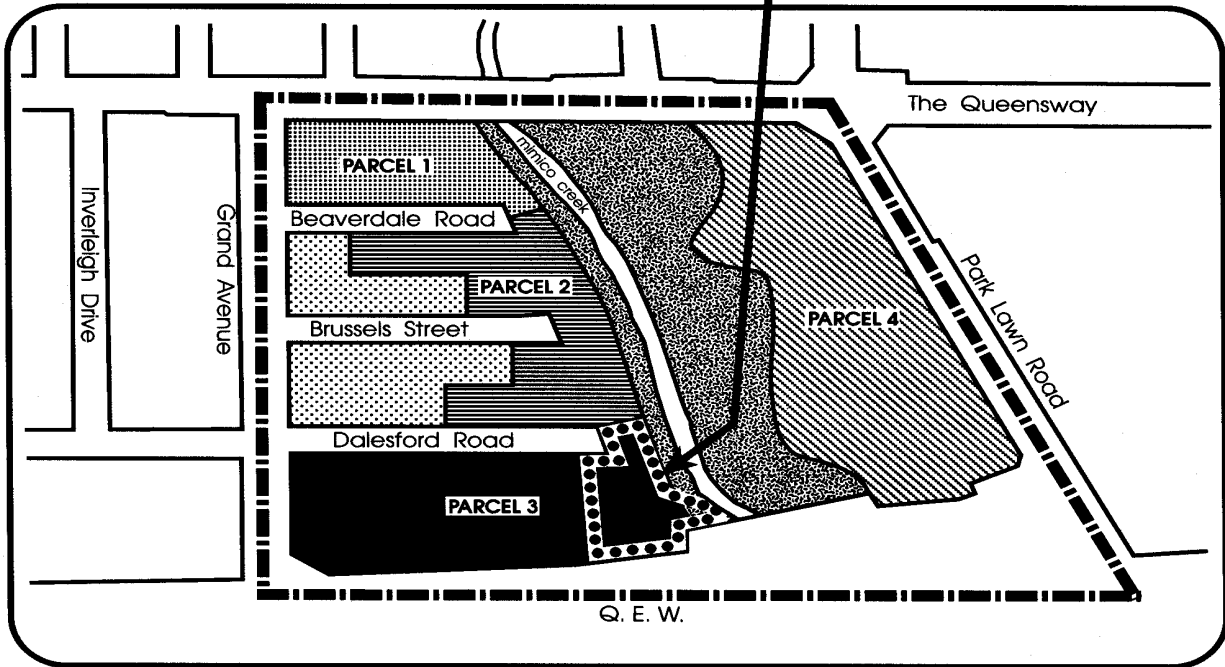
# Etobicoke Official Plan Amendment No. 102 - 2002 Schedule "A"

## 245 Dalesford Road

File # TA CMB 2002 0001



**Schedule "36-B"**  
of Site-Specific Policy No. 36 is amended by permitting a maximum density of 203 units per hectare for a total of 134 dwelling units (based on gross density) on the subject site



### Land Use

- |  |                                  |  |            |
|--|----------------------------------|--|------------|
|  | Existing Low Density Residential |  | Industrial |
|  | Medium Density Residential       |  | Open Space |
|  | High Density Residential         |  | Study Area |
|  | Medium/High Density Residential  |  |            |



Not to Scale  
05/08/02 - GW