

Authority: Etobicoke York Community Council Report No. 8, Clause No. 19,
adopted as amended, by City of Toronto Council on October 26, 27 and 28, 2004
Enacted by Council: October 28, 2004

CITY OF TORONTO

BY-LAW No. 1000-2004

**To adopt Amendment No. 119-2004 to the Official Plan of the Etobicoke Planning Area
with respect to lands municipally known as 1100 Islington Avenue and 1 and 3 Chauncey
Avenue in the former City of Etobicoke.**

WHEREAS authority is given to Council under 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 No. 119-2004 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*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 28th day of October, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

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

Official Plan Amendment No. 119-2004 applies to a 1.53 hectare (3.79 acres) parcel of land located on the west side of Islington Avenue, south of Chauncey Avenue, north of Six Point Road, and known municipally as 1100 Islington Avenue and 1 and 3 Chauncey Avenue.

The purpose of this amendment is to redesignate the subject lands and to add Site Specific Policy No. 92 in order to permit the development of 97 townhouse units, 4 single detached units and a minimum 974 square metre public park on the aforementioned lands.

1.2 BASIS

In November 2003 the owner submitted an application to amend the Etobicoke Official Plan in order to redesignate the Site from Neighbourhood Retail, Low Density Residential and Industrial to Medium Density Residential to permit the proposed development.

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”, constitutes Amendment No. 119-2004 to the Official Plan for the Etobicoke Planning Area. The Etobicoke Official Plan is hereby amended as follows.

2.2 MAP CHANGES

Map 4 of the Etobicoke Official Plan is amended as shown on Schedule “A” attached hereto to reflect the redesignation of the site from Neighbourhood Retail, Low Density Residential and Industrial to Medium Density Residential. Schedule “A” attached hereto shall form part of the amendment.

Map 5 – Site Specific Policies as shown on Schedule “B” of Official Plan Amendment No. 119-2004 is hereby amended by adding Site Specific Policy No. 92.

2.3 TEXT CHANGES

The Official Plan of the Etobicoke Planning Area is amended by adding the following Site-Specific Policy, which is hereby added to Section 5.1.2 of the Etobicoke Official Plan, as follows:

“92. Lands located on the west side of Islington Avenue, south of Chauncey Avenue, north of Six Point Road.

Description

The Site may be developed for a Medium Density Residential development, as detailed in Section 1 below, provided that the owner complies with the provisions of Section 2 listed below:

1. Notwithstanding Section 4.7.9 of this Plan, the maximum permitted dwelling units shall be 97 townhouse units and 4 single detached dwelling units; and

the public park shall be not less than 974 square metres, and sited as detailed in the implementing Zoning Code amendment.

2. Section 37 Agreement

The owner of the subject lands shall enter into an agreement with the City of Toronto pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to secure the facilities, service and matters referred to below, which agreement or agreements may be registered against the title of the lands to which this By-law applies in the manner and to the extent specified in such agreements. The owner of the subject lands, at the owner's expense and in accordance with, and subject to the agreement referred to above, shall provide or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto, in order to permit an increase in density, as specified in the implementing Zoning Code amendment:

- (i) The owner will convey a minimum additional 207 square metres of land, above and beyond statutory requirements, recognizing that this development is located within a priority area for parkland acquisition by the City. In exchange for this consideration the City shall grant to the owner a credit in an amount equal to the foresaid overdedication which the Owner may draw against future parkland dedication requirements for any project located within the current boundaries of Ward 5 Etobicoke-Lakeshore during a period up to and including October 31, 2010. Any additional parkland dedicated to the City that will be contiguous to the current proposed dedicated lands shall also qualify for a credit against future parkland dedication requirements for any project located within the current boundaries of Ward 5 - Etobicoke-Lakeshore during a period up to and including October 31, 2010; and

- (ii) Following full occupancy of this development, the developer's traffic engineering consultant, in consultation with the Director, Transportation Services Division, West District, will conduct a traffic control signal warrant analysis at the Islington Avenue/Six Points Road intersection. If the warrant analysis shows that traffic control signals are warranted at this intersection, then the applicant is financially responsible for all costs associated with signaling the intersection. In the event that traffic control signals are not warranted, then the applicant shall make a proportionate financial contribution to the potential future signalization of this intersection in an amount acceptable to the Director, Transportation Services Division, West District."

2.4 IMPLEMENTATION

The policy established by this Amendment will be implemented by a site-specific amendment to the Etobicoke Zoning Code, Council's conditions to approval and the signing and registering of the appropriate agreements.

2.5 INTERPRETATION

The provision 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.

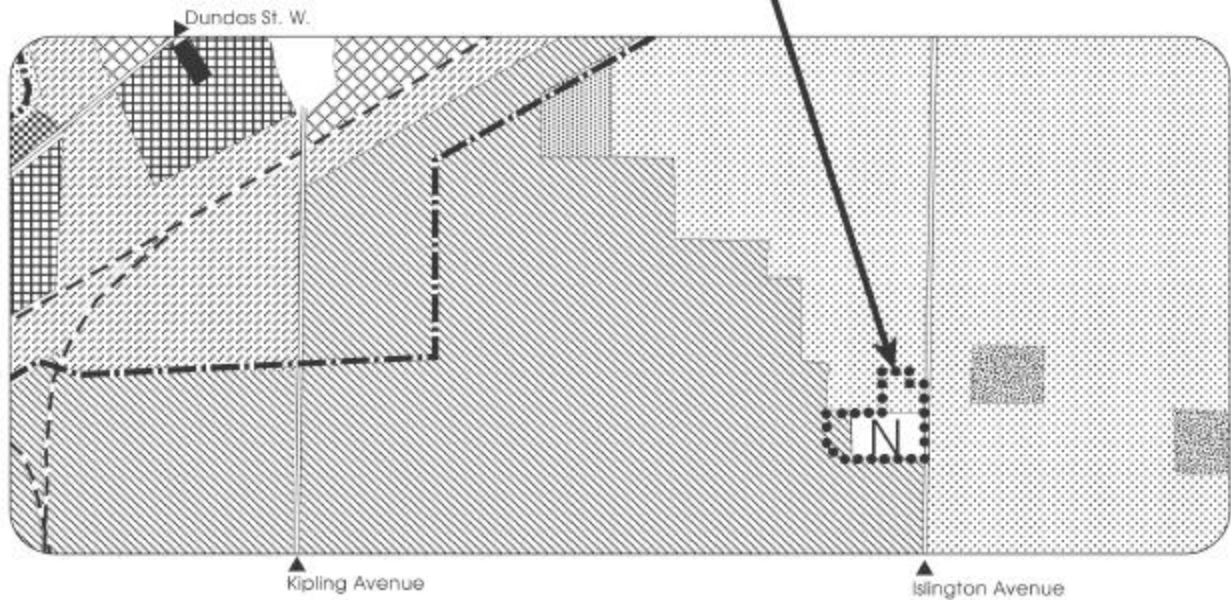
Etobicoke Official Plan Amendment No. 119-2004 Schedule "A"

1100 Islington Avenue & 1 and 3 Chauncey











File # 03_190862

 Area of Amendment

Map 4
Is amended by redesignating subject lands from Low Density Residential, Neighbourhood Retail and Industrial to Medium Density Residential.



Land Use

 Low Density Residential	 Neighbourhood Retail	 Mixed Use	 Open Space
 Medium Density Residential	 Office	 Commercial - Residential Strip	 Secondary Plan Area
 High Density Residential	 Industrial	 Utility	



Not to Scale
Extracted 08/20/04 - MH

Etobicoke Official Plan Amendment No. 119 - 2004 Schedule "B"

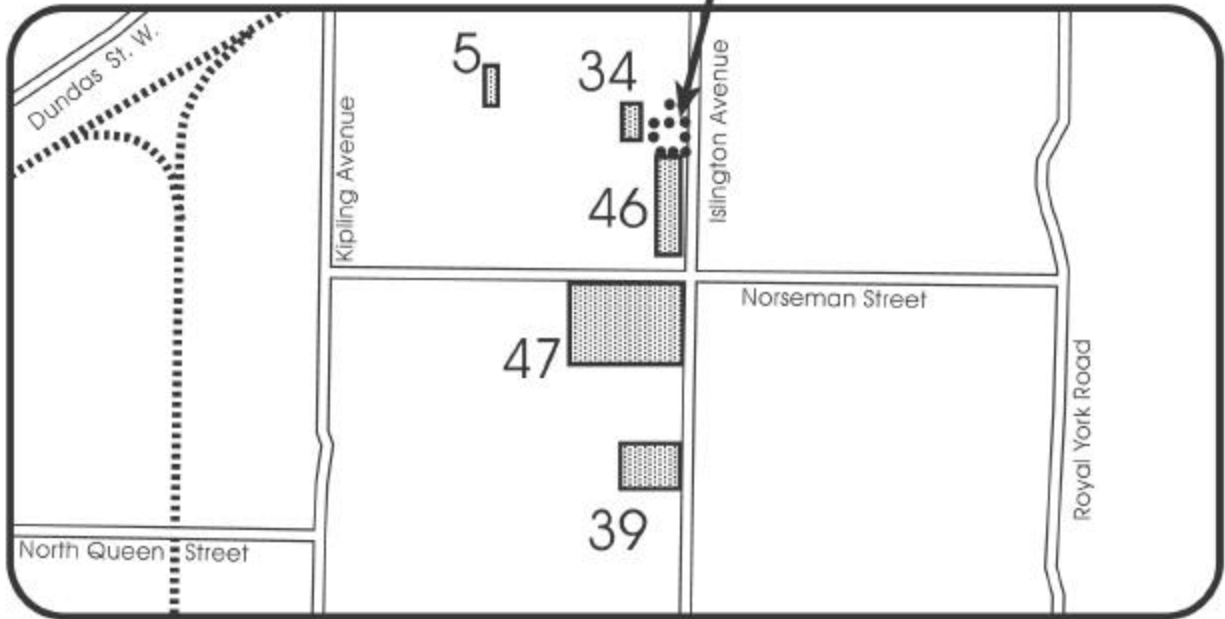
1100 Islington Avenue & 1 and 3 Chauncey Avenue

File # 03_190862



Area of Amendment

Map 5
is amended by introducing
Site Specific Policy No. 92.



Site Specific Policies



Area Affected By
Site Specific Policy

34

Site Reference Number
(see Section 5.1.2)



Not to Scale
Extracted 07/27/04 - MH