

Authority: Etobicoke York Community Council Report 3, Clause 57, adopted as amended, by City of Toronto Council on April 25, 26 and 27, 2006, and Notice of Motion F(5), moved by Deputy Mayor Bussin, seconded by Councillor Carroll, adopted as amended, by City of Toronto Council on June 14, 2006  
Enacted by Council: June 29, 2006

**CITY OF TORONTO**

**BY-LAW No. 568-2006**

**To adopt Amendment No. 141-2006 to the Official Plan for the former City of Etobicoke with respect to lands municipally known as 252, 270, 272 and 276 Bering Avenue.**

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. 141-2006 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 29th day of June, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

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

Official Plan Amendment No. 141-2006 applies to a 1.057 hectare (2.612 acre) parcel of land located on the north side of Bering Avenue, west of Islington Avenue, and known municipally as 252, 270, 272 and 276 Bering Avenue.

The purpose of this amendment is to re-designate the subject lands to permit the development of seventy-four townhouse dwelling units.

**1.2 BASIS**

In June 2005, the applicant submitted an application to amend the Etobicoke Official Plan in order to re-designate the Site from 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 attached map designated as Schedule “A”, constitutes Amendment No. 141-2006 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 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. 141-2006, is hereby amended by adding Site Specific Policy No. 100.

**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:

“100 Lands located on the north side of Bering Avenue, west of Islington Avenue.

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 74 townhouse units.
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, services 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 of 11,556 square metres, as specified in the implementing Zoning Code amendment:

Section 37 Benefit:

- (i) The owner is required to provide free monthly Metropasses to each townhouse unit in the project for twelve consecutive months.

Section 37 Condition:

- (i) Prior to the issuance of the superstructure building permit, the owner shall provide to the City a Letter of Credit or certified cheque in an amount satisfactory to the City Solicitor to secure the full value of twelve monthly Metropasses for each of the 74 townhouse units.

## **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 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.”

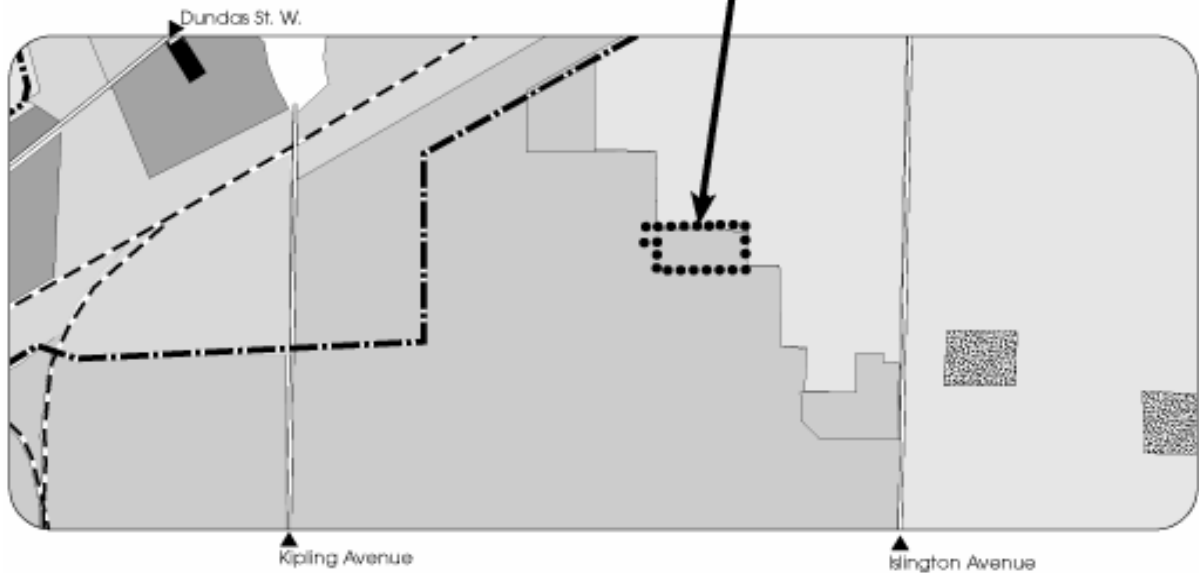
# Etobicoke Official Plan Amendment No. 141-2006 Schedule "A"

**252, 270, 272  
& 276 Bering Avenue**

File # 05\_151115

 Area of Amendment

**Map 4**  
Is amended by redesignating from 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 03/08/06 - MH

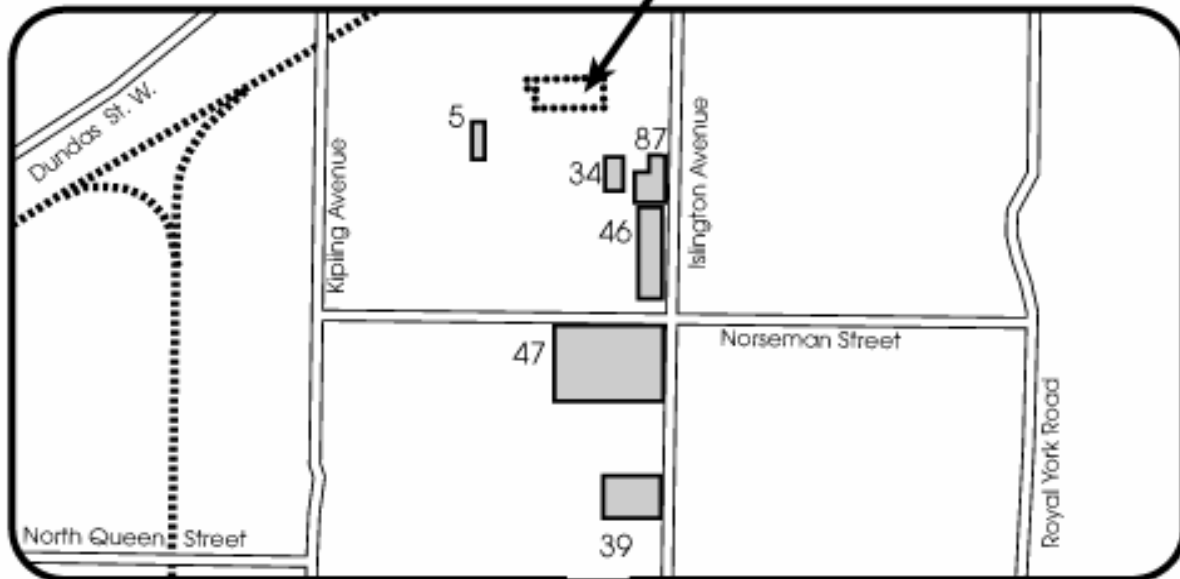
# Etobicoke Official Plan Amendment No. 141 - 2006

## Schedule "B"

**252, 270, 272  
& 276 Bering Avenue**  
File # 05\_151115

 Area of Amendment

Map 5  
is amended by introducing  
Site Specific Policy No. 100.



### Site Specific Policies

 Area Affected By  
Site Specific Policy

34 Site Reference Number  
(see Section 5.1.2)



Not to Scale  
Extracted 03/08/06 - MH