

Authority: Etobicoke York Community Council Report 7, Clause 22, adopted as amended,  
by City of Toronto Council on September 25, 26, 27 and 28, 2006  
Enacted by Council: September 28, 2006

**CITY OF TORONTO**

**BY-LAW No. 1095-2006**

**To adopt Amendment No. 145-2006 of the former City of Etobicoke Official Plan with  
respect to lands municipally known as 829, 833, 839 Oxford Street and 156 and  
160 Evans Avenue.**

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  
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 Amendment No. 145-2006 to the Official Plan of the Etobicoke Planning Area,  
consisting of Part Two of the attached text, is hereby adopted pursuant to the  
*Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 28th day of September, A.D. 2006.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**AMENDMENT TO THE OFFICIAL PLAN OF THE CITY OF ETOBICOKE****Lands between Oxford Street and Evans Avenue municipally known as 829, 833, 839  
Oxford Street and 156 and 160 Evans Avenue**

The following Text and Map in Part Two constitute Amendment No. 145-2006 to the City of Etobicoke Official Plan, being an amendment to amend Map 4 Land Use Plan by re-designating the lands from Industrial Area to Medium Density Residential, in accordance with Schedule "A" attached.

**SCHEDULE “A”****PART ONE - PREAMBLE****PURPOSE AND LOCATION:**

This Amendment affects the lands between Oxford Street and Evans Avenue, east of Islington Avenue. The purpose of the amendment is to remove them from the Industrial Area and re-designate the lands to allow townhouses and a public park.

**BASIS:**

The owner seeks to re-designate the lands to allow townhouse uses as a continuation of the residential uses to the east and south.

**PART TWO – THE AMENDMENT****OFFICIAL PLAN AMENDMENT:**

The Official Plan of the former City of Etobicoke is amended as follows:

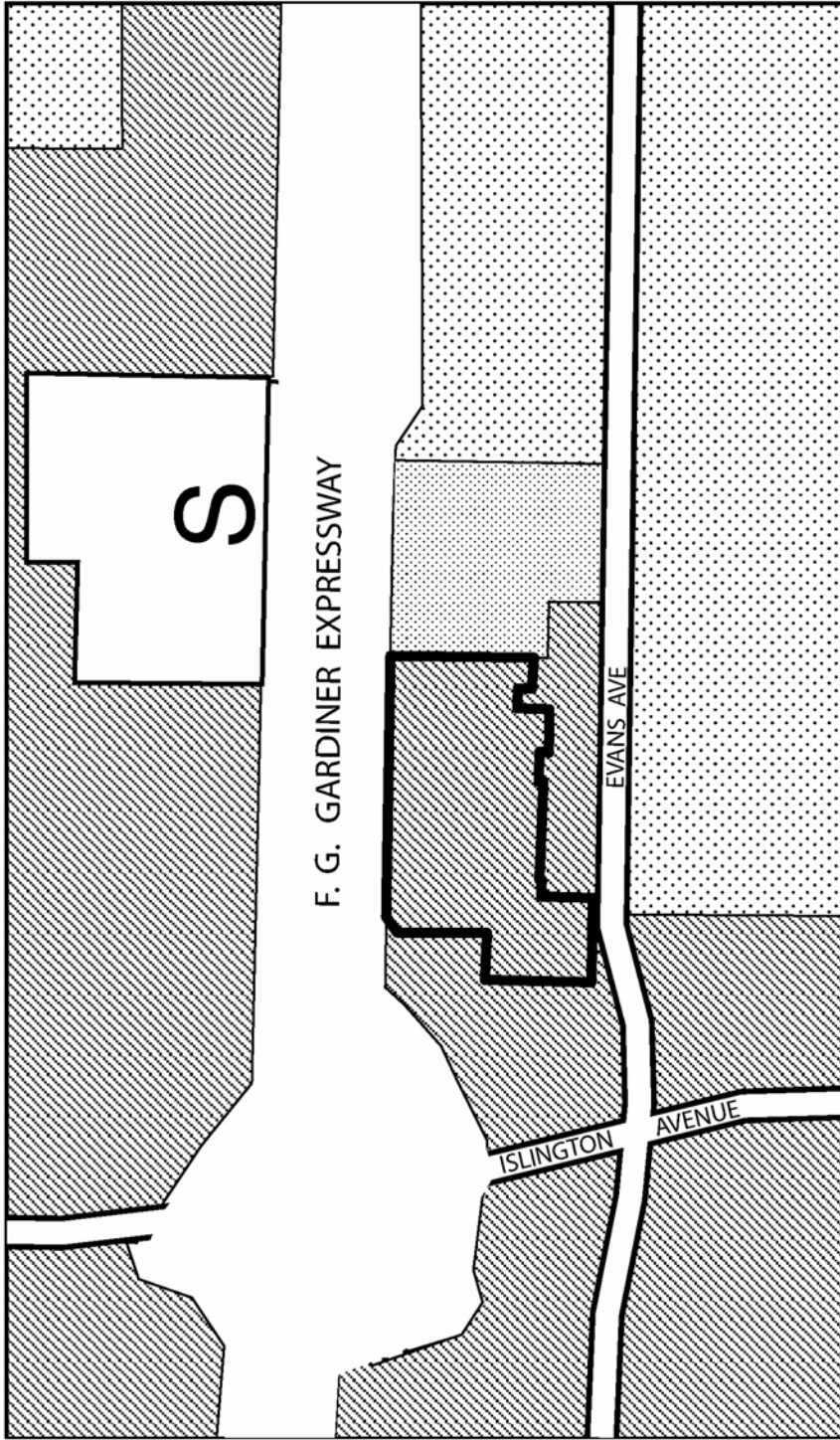
1. Map 4, Land Use Plan is modified by re-designating the lands municipally known as 829, 833 and 839 Oxford Street, and 156 and 160 Evans Avenue from Industrial Area to Medium Density Residential.
2. Chapter 5, Site Specific Policies, is amended by adding Site Specific Policy No. 103, for the lands at 829, 833 and 839 Oxford Street and 156 and 160 Evans Avenue, as follows:

**103. Lands at 829, 833 and 839 Oxford Street and 156 and 160 Evans Avenue**

Notwithstanding the site is not in a Secondary Plan area, and a detailed land use study has not been carried out, Council may enact a by-law pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, in return for the following facilities, services or matters:

- (a) the owner shall convey to the City an on-site parkland dedication of 1,400 square metres, prior to the issuance of the first above grade building permit, save and except for any conditional building permits;
- (b) the owner shall post a letter of credit with the City prior to issuance of the first building permit to secure such improvements to the dedicated public park to the satisfaction of the Parks, Forestry and recreation Division;
- (c) the owner shall ensure that all lands to be conveyed for parkland purposes shall meet ministry of the Environment standards for that use;

- (d) the owner and subsequent purchasers (the condominium corporation) shall be responsible for the cost of the maintenance of the public park (i.e. landscaping, lawncare, maintenance of all aspects, including park facilities);
  - (e) the owner shall contribute to the City \$125,000.00 towards Ourland park improvements;
  - (f) the owner shall contribute to the City \$80,000.00 towards the improvements to the north side of Oxford Street abutting the site, which improvements shall include landscaping, tree planting, etc.;
  - (g) the owner shall contribute to the City \$125,000.00 towards the above base park improvements for the new public park provided as part of its development prior to first building permit issuance; and
  - (h) prior to site plan approval, the owner shall submit all Environmental Site Assessment Reports prepared in accordance with the Record of Site Condition Regulation (O. Reg. 153/04), a Detailed Noise and Vibration Study, and air quality study, to the satisfaction of City Planning.
3. Map 5, Site Specific Policies, is amended for the lands located at 829, 833 and 839 Oxford Street, and 156 and 160 Evans Avenue as shown on the map below.



829, 833, 839 Oxford Street and  
156, 160 Evans Avenue  
File # 05\_199976

**Toronto** City Planning  
Official Plan - Amendment No. 145-06 Etobicoke

- Site
- Low Density Residential
  - Medium Density Residential
  - Industrial

Special Retail



Not to Scale  
01/20/06