

CITY OF TORONTO

BY-LAW No. 186-2003(OMB)

To adopt Amendment No. 90-2001 to the Official Plan of the Etobicoke Planning Area in order to implement a site-specific amendment affecting the lands located on the south side of Burnhamthorpe Crescent, known municipally as 7, 9, 11 and south side of Burnhamthorpe Crescent.

WHEREAS the Ontario Municipal Board, pursuant to its Order No. 0373, issued on March 18, 2003, deems it advisable to amend the Official Plan of the former City of Etobicoke;

THEREFORE the Official Plan for the former City of Etobicoke is amended by the Ontario Municipal Board as follows:

1. That the attached Amendment No. 90-2001 to the Official Plan of the Etobicoke Planning Area, consisting of Part One of the accompanying amendment, is hereby adopted pursuant to the *Planning Act*, R.S.O., 1990, c.P. 13, as amended.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON MARCH 18, 2003 IN BOARD CASE NO. PL011111.

PART ONE - THE AMENDMENT

1.1 INTRODUCTION

All of this part of the Amendment, consisting of the following text and attached map entitled Scheduled “A” constitute Amendment No. 90-2001 to the Official Plan for the Etobicoke planning area. The Official Plan is hereby amended as follows:

1.2 MAP CHANGES

Schedule “A” attached hereto shall form part of this amendment and shall be included in section 13.3.16

1.3 TEXT CHANGES

The Official Plan is amended by adding a new Special Site Policy identified as section 13.3.16 and is as follows:

“13.3.16 Lands Located on the south side of Burnhamthorpe Crescent

Designation: Residential High Density

Net Density: 2.95 FSI

Description: The Site is designated for high density residential development, with a maximum Density of 2.95 FSI, in recognition of the location of the Site relative to the Islington subway station. The maximum number of residential units shall be established in the Zoning Code. The calculation of Density shall include any land dedicated to the City.

Section 37 Agreement:

The owner of the Site shall provide the City of Toronto with the following facilities, services and matters as provided for in an Agreement with the City, pursuant to Section 37 of the *Planning Act*:

Burnhamthorpe Crescent Improvements:

The owner shall complete streetscape improvements to Burnhamthorpe Crescent including the installation of a storm sewer connecting to Dundas Street West, curbing and a public sidewalk on the south side of the street including landscaping of the municipal boulevard from Dundas Street West to Burnhamthorpe Road. The width of the Burnhamthorpe Crescent/Burnhamthorpe Road intersection shall be increased to provide for separate westbound left and right turn lanes. The boulevard and roadway sections affected by this construction shall be restored. The timing and design of these works shall be to the satisfaction of the City.

Park Dedication:

Notwithstanding any other provisions of the Official Plan for the former City of Etobicoke, including, Chapter thirteen, Section 13.2.8.2, all parkland dedication requirements for the development of the Site shall be satisfied by a cash-in-lieu payment calculated at the rate of 5% of the value of the land, as well as \$1,400.00 per dwelling unit constructed, payable prior to the issuance of a building permit.

Public Art/Streetscape Improvements:

The owner shall provide a cash contribution to the City in the amount of \$50,000.00 to be used for public art/streetscape improvements along Dundas Street within the boundaries of the Islington Village B.I.A. area.

Road Widening:

The owner shall dedicate to the City, free of all costs and encumbrances, a strip of land satisfactory to the Works and Emergency Services Department of the City for road widening purposes across the Burnhamthorpe Crescent frontage of the Site.

Agreement:

The owner of the Site enters into an Agreement with the City of Toronto, pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters referred to in section 13.3.16 herein and such Agreement is in a form satisfactory to the City and is registered on title to the Site as a first priority, subject only to the fee interest in the Site.

1.4 IMPLEMENTATION

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

1.5 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. 90 - 2001

Schedule "A"

7,9,11 Burnhamthorpe Cres.

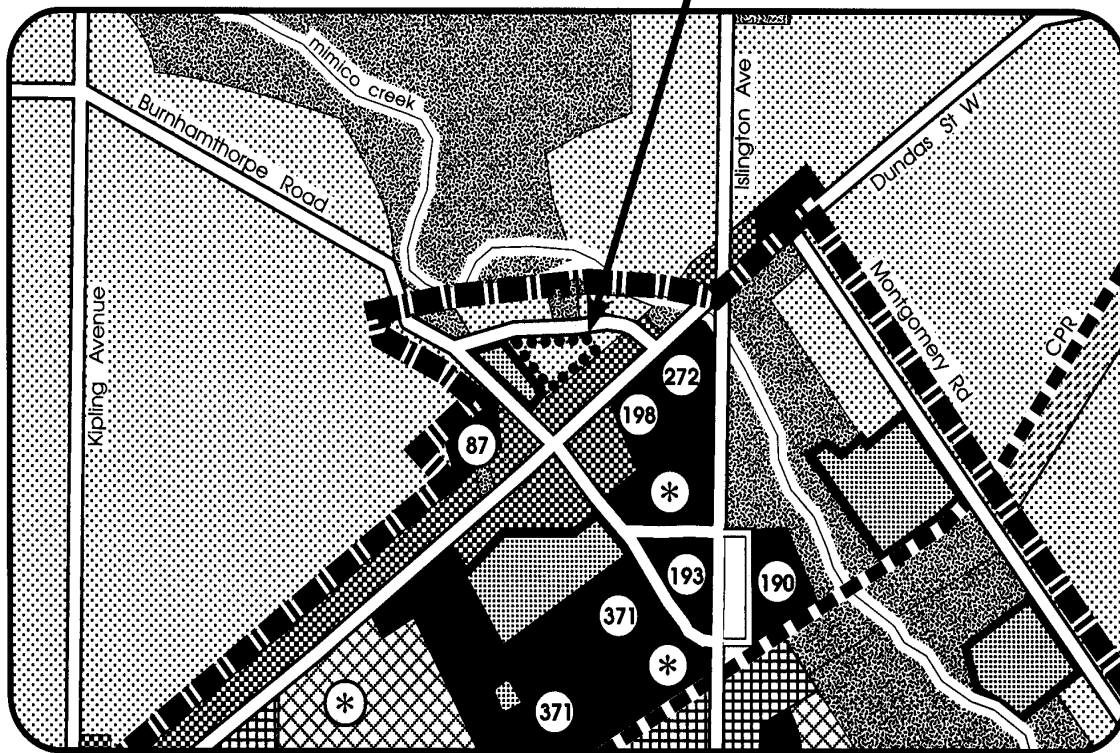
File # TA CMB 2001 0005



Area of Amendment

Schedule 3

of the City Centre Secondary Plan
is amended by redesignating from
Residential Low Density to
Residential High Density amended
under Section 13.3.16



Land Use

Low Density Residential

High Density Residential

Office

Institutional

Mixed Use

Commercial-Residential Strip

Utility

Open Space

Secondary Plan Area

(371) Units per hectare

(*) Special Site Policy



Not to Scale
Extracted 10/05/01 - GW