

Authority: Etobicoke Community Council Report No. 5, Clause No. 21,  
as adopted by City of Toronto Council on June 24, 25 and 26, 2003  
Enacted by Council: July 24, 2003

**CITY OF TORONTO**

**BY-LAW No. 750-2003**

**To adopt Amendment No. 113-2003 to the Official Plan of the Etobicoke Planning Area in order to implement a site specific amendment affecting lands located on the south side of Dundas Street West, north side of Bloor Street West, east of Dunbloor Street, municipally known as 5145 Dundas Street West.**

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:

1. That the attached Amendment No. 113-2003 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.

ENACTED AND PASSED this 24th day of July, A.D. 2003.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## **PART ONE - PREAMBLE**

### **1.1 PURPOSE/LOCATION**

Official Plan Amendment No. 113-2003 applies to a 1.5 hectare (3.7 acres) parcel of land located on the south side of Dundas Street West, north of Bloor Street West and east of Dunbloor Road, known municipally as 5145 Dundas Street West.

The purpose of this amendment is to delete and replace Site-Specific Policy 13.3.7 in order to permit the construction of a mixed-use development containing commercial/retail uses at grade and 950 residential dwelling units.

### **1.2 BASIS**

In October 2002 the owner/applicant submitted an application to modify Site-specific Policy Number 13.3.7 of the Etobicoke Official Plan in order to permit the redesignation of the Commercial-Office designation to Mixed-Use. This will allow the lands to be developed with a mixed-use development containing commercial/retail uses at grade and 950 residential dwelling units.

## **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. 113-2003 to the Official Plan for the Etobicoke Planning Area. The Official Plan is hereby amended as follows.

### **2.2 MAP CHANGE (SCHEDULE “A”)**

Schedule 3 of the City Centre Secondary Plan is amended by replacing it with Schedule “A” attached hereto to reflect the redesignation of the site from Commercial-Office to Mixed-Use, as amended under Section 13.3.7. Schedule “A” attached hereto shall form part of the amendment.

### **2.3 TEXT CHANGES**

The Official Plan is amended by deleting and replacing Special Site Policy identified as Section 13.3.7 as follows:

“13.3.7        Lands on the south side of Dundas Street West, north side of Bloor Street West, east of Dunbloor Street, municipally known as 5145 Dundas Street West”.

Designation	Mixed-Use
Density	3.5 FSI (Gross)
Building Height	Building heights may range up to a maximum of 72 metres

Description

The Site may be developed for residential and commercial uses as follows provided that the Owner complies with the provisions of Section 2:

1. The maximum gross floor space index shall be 3.5 times the lot area, which shall be calculated on a gross site basis, and may include an additional floor space index of 1.0 times the lot area exclusively for seniors housing/senior citizen apartment buildings or a supermarket and/or convenience food store provided that all requirements as set out in Section 2(ii) and (iii) below are complied with by the Owner.
2. **Section 37 Agreement**
  - (i) The Owner of the Site shall provide the City of Toronto with the following facilities, services and matters, which would otherwise have been required in the absence of using Section 37 and are secured in the Section 37 agreement because it serves as a convenient legal mechanism:

Transportation Improvements

The Owner, at their expense and to the satisfaction of the Commissioner of Works and Emergency Services, is required to convey to the City a 1.5 metre (5 feet) wide property dedication for the future road allowance improvement purposes along the entire Dunbloor Road frontage of the site and 8 metre (26.3 feet) by 8 metre (26.3 feet) intersection sight triangles at the southwest and northwest corners of the subject property, as widened.

The Owner is financially responsible for the cost of installing traffic control signals and related intersection improvements at and near the intersection of Dundas Street West/ Dunbloor Road. These improvements consist of the following works, and will be made by the Owner as part of the site plan approval for the first building on the Site:

- (a) new left-turn storage lanes at both the Dunbloor Road/Dundas Street West intersection and at the north approach to Dunbloor Road/Site Drive;
- (b) installation of traffic control signals at the Dunbloor Road/Dundas Street West intersection, including the cost of traffic signal hardware, installation and maintenance; and

- (c) increasing the length of the existing left and right turn storage lanes at both the Dunbloor Road/Dundas Street West intersection and at the Dunbloor Road/Bloor Street intersection.

The design of the Dundas Street West/ Dunbloor Road intersection shall be provided to the satisfaction of the Commissioner of Works and Emergency Services. The Owner is required to provide Works and Emergency Services (District 2) with a certified cheque or letter of credit concurrent with the first phase of this development for the cost of the traffic control signals, traffic control signal maintenance costs and associated road improvements.

In the event that redevelopment of the property on the west side of Dunbloor Road (2 Dunbloor Road) occurs within five (5) years of the date of the execution of the Section 37 agreement, then the total cost of signalling the Dundas Street West/ Dunbloor Road intersection shall be shared between the two property owners in a cost sharing agreement acceptable to the Commissioner of Works and Emergency Services.

#### Sidewalk and Streetscape Improvements

The Owner agrees to design and construct to the satisfaction of the Commissioner of Urban Development Services and Works and Emergency Services sidewalk and streetscape improvements along its public frontages to current City standards and in conformity with the current Business Improvement Area (BIA) standards.

#### School Board Notice

The Owner agrees to provide the Toronto District School Board and the Toronto Catholic District School Board with appropriate notice of its intention to apply for building permits.

The Owner also agrees to install on-site signage and insert warning clauses in offers of purchase and sale, advising purchasers that students may be accommodated outside the area.

#### Environmental Assessment

The Owner is required to satisfy the City with respect to the environmental condition of the site and for all lands to be dedicated to the City.

- (ii) Subject to Section 2(iii), the following density bonuses shall be permitted on the Site:

Seniors Housing/Senior Citizen Apartment

A density (Floor Space Index) bonus of 1.0 times the lot area shall be permitted if the additional density (Floor Space Index) from 3.5 to 4.5 times the lot area is devoted to the construction of seniors housing/senior citizen apartment building, provided that a contribution of \$225,000.00 is made to the City to be used for seniors service capital facilities (Islington Seniors Centre), as deemed appropriate by the City, which contribution shall be provided prior to the issuance of any building permit which causes the gross Floor Space Index (FSI) for the Site to exceed 3.50 times the lot area.

Supermarket and/or Convenience Food Store

As an alternative to the cash contribution of \$225,000.00, the Owner may construct a supermarket and/or convenience food store of a minimum gross floor area of 700 square metres, to a maximum gross floor area of 4 200 square metres, with all the gross floor area devoted to the supermarket and/or convenience food store excluded from the calculation of density and in addition make a cash contribution of \$50,000.00 to be used for seniors service facilities (Islington Seniors Centre), which contribution shall be provided prior to the issuance of any building permit which causes the gross Floor Space Index (FSI) for the Site to exceed 3.50 times the lot area.

- (iii) Council may not pass any by-law designating the lands for uses described in Section 2(ii) hereof, unless in return for the residential densities and height permissions thereby granted, the owner of the lands is required by such by-law to have first entered into an agreement with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the facilities, services and matters set out in Section 2(ii) hereof, and to ensure that such agreement is in a form satisfactory to the City and is appropriately registered on title to the lands.

## **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.113-2003

## Schedule "A"

### 5145 Dundas Street West

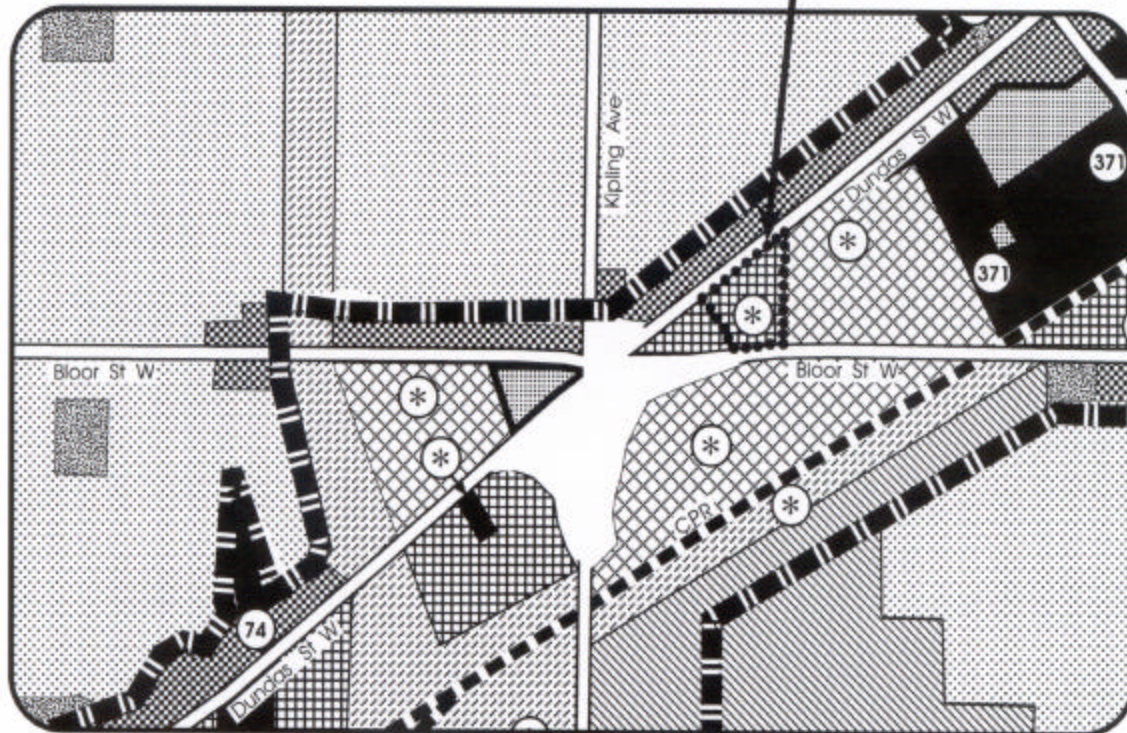
File # TA-CMB 2002 0016



Area of Amendment

### Schedule 3

of the City Centre Secondary Plan  
is amended by redesignating  
from Commercial-Office to High  
Density Residential as amended  
under Section 13.3.7



#### Land Use

	Low Density Residential		Mixed Use		Secondary Plan Area
	High Density Residential		Commercial-Residential Strip		Units per hectare
	Office		Utility		Special Site Policy
	Institutional		Open Space		



Not to Scale  
Extracted 05/2/03 - MH