

Authority: Etobicoke York Community Council Report No. 2, Clause No. 2, as adopted by City of Toronto Council on February 16, 2005, and Notice of Motion J(24), moved by Councillor Milczyn, seconded by Councillor Grimes as adopted by City of Toronto Council on May 17, 18 and 19, 2005
Enacted by Council: May 19, 2005

CITY OF TORONTO

BY-LAW No. 439-2005

To adopt Amendment No. 126-2004 to the Official Plan for the former City of Etobicoke with respect to lands known municipally as 515 Royal York Road, to permit the development of four townhouse dwelling units and six semi-detached dwelling units.

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 126-2004 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.

ENACTED AND PASSED this 19th day of May, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

PART ONE – PREAMBLE

1.1 PURPOSE/LOCATION

Official Plan Amendment No. 126-2004 applies to a 0.185 hectare (0.46 acre) parcel of land located on the east side of Royal York Road, south of Dalesford Road, and known municipally as 515 Royal York Road.

The purpose of this amendment is to redesignate the subject lands to permit the development of four townhouse dwelling units and six semi-detached dwelling units, with common elements.

1.2 BASIS

In August 2004, the applicant submitted an application to amend the Etobicoke Official Plan in order to redesignate the site from Low Density Residential 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. 126-2004 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 Low Density Residential to Medium Density Residential. Schedule ‘A’ attached hereto shall form part of the amendment.

2.3 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.

2.4 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. 126-2004 Schedule "A"

515 RoyalYork Road

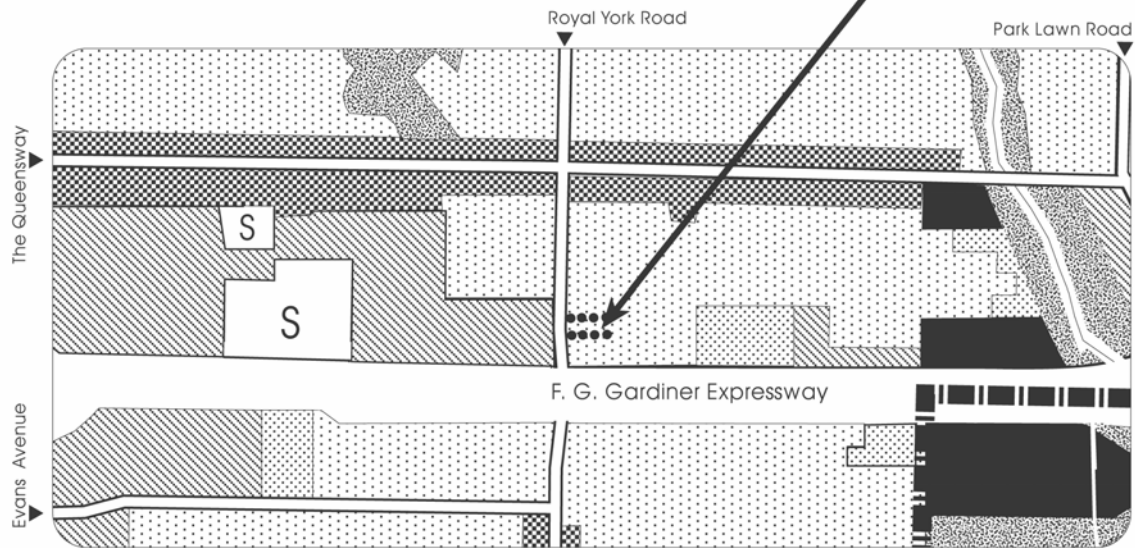
File # 04_165304



Area of Amendment

Map 4

Is amended by redesignating
subject lands from Low Density
Residential to Medium Density
Residential.



Land Use

Low Density Residential	Special Retail	Open Space
Medium Density Residential	Industrial	Secondary Plan Area
High Density Residential	Commercial - Residential Strip	



Not to Scale
Extracted 12/09/04 - MH