

Authority: Etobicoke York Community Council Item 8.5, adopted as amended,
by City of Toronto Council on July 12, 13 and 14, 2011
Enacted by Council: July 14, 2011

CITY OF TORONTO

BY-LAW No. 991-2011

**To adopt Amendment No. 159 to the Official Plan for the City of Toronto with respect to
the Dundas Street West/Highway 427 Planning Framework Study.**

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 the Council for the City of Toronto, at its meeting of July 12 and 13, 2011,
determined to amend the Official Plan for the City of Toronto; 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. The text and maps attached hereto are adopted as an amendment to the Official Plan for
the City of Toronto.
2. This is Official Plan Amendment No. 159.

ENACTED AND PASSED this 14th day of July, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

**OFFICIAL PLAN AMENDMENT NO. 159
TO THE OFFICIAL PLAN OF THE CITY OF TORONTO**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies is amended by adding Site and Area Specific Policy 368 for those lands on the north side of Dundas Street West as shown on Map 1 as follows:

368. North Side of Dundas Street West between The East Mall and Shaver Avenue

a) Introduction

The Dundas Street West/Highway 427 Planning Framework Study was completed in 2011 and included lands centered on Dundas Street West between Highway 427 and Shorncliffe Road/ Shaver Avenue. The study identified opportunities for redevelopment and growth primarily along and south of Dundas Street West. The lands on the north side of Dundas Street West are the lands subject to this amendment as shown on Map 1.

b) Key Objectives

- i. The lands are intended to be developed consistent with the policies of the Official Plan including the policies of the *Mixed Use Areas* land use designation which applies to the area.
- ii. Improvements to water and sanitary sewer infrastructure, and community facilities are required to support development.
- iii. A range of housing opportunities in terms of size, affordability and tenure is required.
- iv. Development along Dundas Street West will contribute to the achievement of a vibrant and attractive public realm that encourages and supports pedestrian activity and reinforces the role of Dundas Street West for commercial activity.

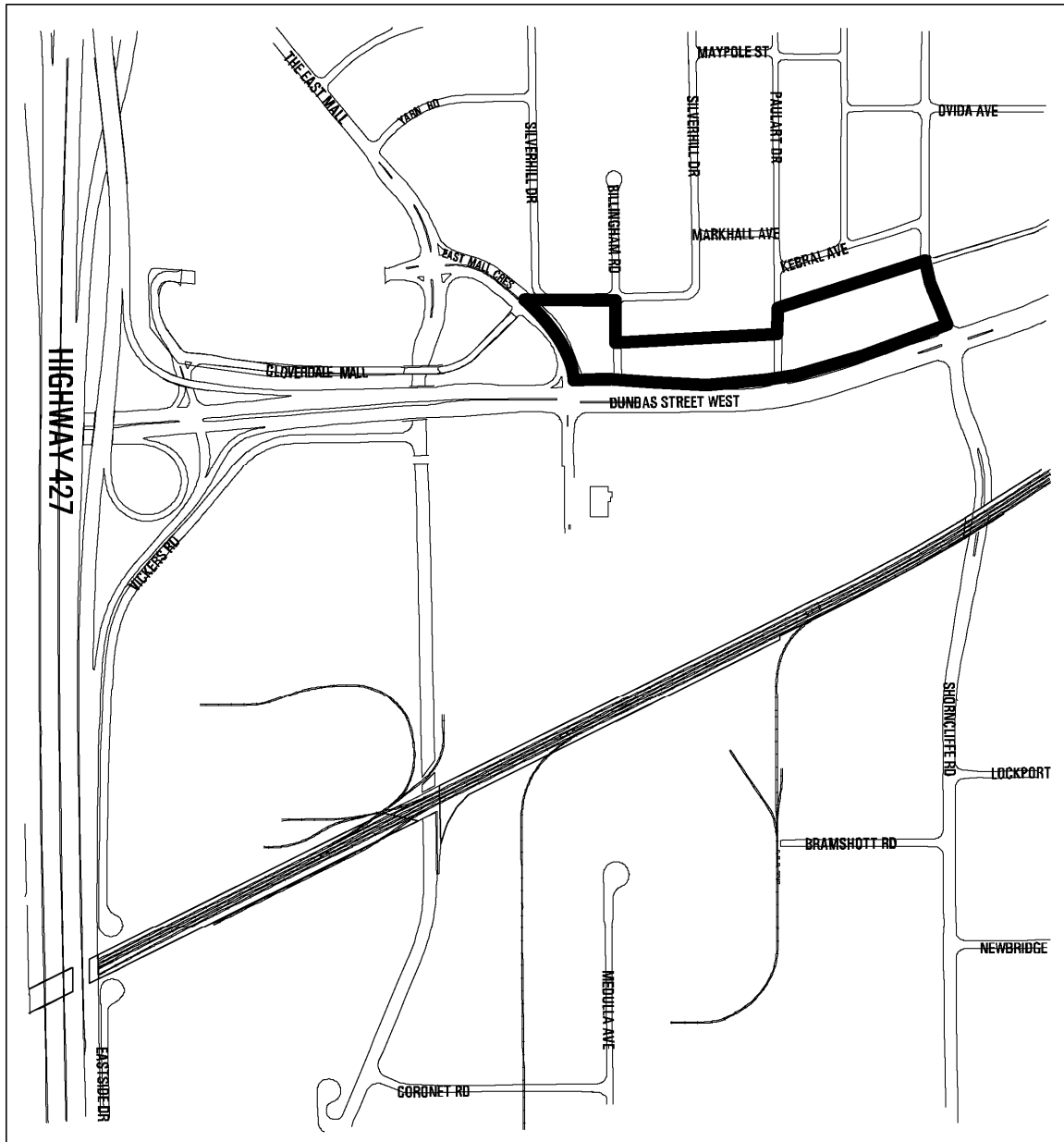
c) Public Realm and Built Form

- i. A high quality public realm will be established throughout the area and will be organized to physically connect and relate to Dundas Street West and surrounding streets and properties.
- ii. Development will minimize curb cuts, encourage shared driveways and the use of lanes, and include enhanced street tree planting, street furniture and street lighting.

- iii. Development should achieve a connected and continuous coordinated built form that defines and supports the public realm. Buildings will be located parallel to public streets with main building entrances on the street facing facades.
 - iv. The scale of built form will be mid-rise buildings. Maximum building heights will be established based on a consideration of the adjacent right-of-way, appropriate transition to the low scale residential neighbourhood to the north, adequately limiting shadow impacts and providing for comfortable pedestrian conditions.
 - v. No stand alone townhouse units will be permitted within the *Mixed Use Areas* except for townhouse units that form and are an integral part of the podium element of a building.
 - vi. Development on Dundas Street West will be setback from the Dundas Street West property line to achieve a generous pedestrian area, and setback from the north property line to achieve a rear lane.
- d) Community Services and Facilities
- i. Community Services and Facilities will be delivered in a timely manner so as not to place additional burdens on existing community services and facilities in the area where capacity may not exist. Community facilities may be permitted to be integrated with private development.
 - ii. Community service and facility priorities for the area include child-care centres, and multi-purpose community space.
- e) Municipal Infrastructure
- i. Municipal Infrastructure required to service new development will be provided on municipal lands, typically within the public street right-of-way, and will be constructed to City standards and be provided at approved locations and conveyed to the City at nominal cost and free of encumbrances, prior to occupancy of development requiring that infrastructure.
 - ii. Functional servicing and stormwater management reports will be required to identify whether capacity exists in the trunk and local system to accommodate proposed development within the tributary area, identify any required improvements to support proposed development, and determine mitigation measures to minimize any impacts to the servicing network.

f) Holding Zones


- i. Zoning for any of the lands outlined on Map 1 may be subject to 'Holding' provisions in accordance with the *Planning Act*. Lands subject to these provisions will be identified by the 'Holding' symbol 'H' preceding the zone symbol on the zoning map. The uses of land, buildings or structures that are permitted when the 'Holding' symbol is removed shall be specified in the 'Holding' Zone By-law. The plans and studies required to remove the H 'Holding' symbol will be established in the implementing zoning and will include but not be limited to the provision of municipal infrastructure. The H 'Holding' symbol may be removed in phases upon application by the owner to the City as required plans and studies have been provided and appropriate conditions secured through an agreement or agreements pursuant to Sections 37, 41, 51 or 53 of the *Planning Act*.



HIGHWAY 427 / DUNDAS STREET WEST STUDY

Map 1

File # 08_102920

 Site and Area Specific Policy 368 Boundary



Not to Scale

Extracted 02/15/11 • MH