

Authority: Scarborough Community Council Report No. 7, Clause No. 20,
as adopted by City of Toronto Council on July 29, 30 and 31, 1998
Enacted by Council: December 17, 1998

CITY OF TORONTO

BY-LAW No. 940-1998

**To adopt Amendment No. 1008 of the Official Plan for the former
City of Scarborough.**

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. Amendment No. 1008 to the Official Plan for the former City of Scarborough, consisting of the attached text and map designated as Schedule "I", is hereby adopted.

2. The clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs and Housing for approval of this amendment.

ENACTED AND PASSED this 17th day of December, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

**AMENDMENT No. 1008 TO THE OFFICIAL PLAN
OF THE
FORMER CITY OF SCARBOROUGH**

**PETRO CANADA
NORTH SIDE OF GUILDWOOD PARKWAY, WEST OF ROWATSON ROAD**

The following Text and Map constitutes Amendment No. 1008 being, an amendment to the provisions of the former City of Scarborough Official Plan.

The sections headed “Purpose and Location” and “Basis” are explanatory only, and shall not constitute part of this amendment.

PURPOSE AND LOCATION:

This amendment affects lands located at the north west corner of Guildwood Parkway and Rowatson Road as shown on the attached Schedule "I". The amendment deletes the Highway Commercial designation and substitutes a **Medium Density Residential (RM)** designation with a maximum density of 55 units per hectare.

BASIS:

This amendment would implement the City's objectives to encourage the redevelopment of older Highway Commercial properties (typically vacant gas station sites and used car lots) to a more appropriate land use and built form. The amendment introduces new housing stock at an appropriate scale to provide a transition from the predominantly single-family residential neighbourhood to the north, to the more intensively built forms along Guildwood Parkway. The proposed townhouses would complement the existing built form of the fourplexes on the east side of Rowatson Road and the low rise apartments on the south side of Guildwood Parkway. Furthermore, the amendment provides for the gradation of densities from the High Density Residential designated lands along the east and north side of Guildwood Parkway (the Extendicare property), to the fourplexes on the east side of Rowatson Road and is considered appropriate development of this site.

OFFICIAL PLAN AMENDMENT:

- A. The Guildwood Community Secondary Plan Land Use Plan Map Figure 4.14 is amended for the lands located on the north side of Guildwood Parkway west of Rowatson Road, as indicated on the attached Schedule "I" by deleting the **Highway Commercial** designation and replacing it with a **Medium Density Residential Uses (RM - 55)** designation with a maximum density of 55 units per hectare.

SCHEDULE “1” TO BY-LAW No. 940-1998

