

Authority: Scarborough Community Council Report No. 10, Clause No. 20,
as adopted by City of Toronto Council on July 27, 28, 29 and 30, 1999.
Enacted by Council: July 29, 1999

CITY OF TORONTO

BY-LAW No. 504-1999

**To adopt Amendment No. 1029 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. 1029 to the Official Plan for the former City of Scarborough, consisting of the attached text and map designated as Schedule "I", is hereby adopted.

ENACTED AND PASSED this 29th day of July, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

**AMENDMENT NO. 1029 TO THE OFFICIAL PLAN
OF THE FORMER CITY OF SCARBOROUGH**

**BFC CONSTRUCTION CORPORATION
SOUTH OF MCNICOLL AVENUE AND WEST OF MIDLAND AVENUE**

The following Text and Map constitutes Amendment No. 1029, 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 south of McNicoll Avenue and west of Midland Avenue, as shown on the attached Schedule "T". The amendment extends the **General Employment** designation over the entire subject lands and adds a Numbered Policy containing Urban Form and Design policies to guide future development on the lands.

BASIS:

The owner wishes to develop the property with a commercial development. The development of the site with a range of commercial uses will not adversely impact the surrounding uses. The accessible location of the site makes it an ideal location for a commercial development.

OFFICIAL PLAN AMENDMENT:

- A. The Milliken Employment District Secondary Plan Land Use Plan Map, Figure 4.43 is amended for the lands south of McNicoll Avenue and west of Midland Avenue, as indicated on the attached Schedule "T" by deleting the current **Industrial Employment** designation and extending the current **General Employment** designation over the entire lands and by the addition of Numbered Policy 4.
- B. The Milliken Employment District Secondary Plan is amended by introducing Numbered Policy 4 as follows:

4. South of McNicoll Avenue and west of Midland Avenue

Urban Form and Design

Building and site design, landscaping, and other elements of site development shall contribute to the creation of a uniform streetscape along McNicoll Avenue and the new east-west public road which promotes a pedestrian friendly environment.

Buildings along McNicoll Avenue and the new east-west public road shall provide a continuous built street edge with consistent building setbacks close to the street line, with occasional breaks for access, servicing, and landscaped open spaces and parking courtyards.

Corner buildings shall be located to define the adjacent public streets and to give the corner sites prominence.

High quality landscaping, pedestrian amenities, and public streetscape improvements shall be provided which promote a unified project image.

SCHEDULE "T" TO BY-LAW NO. 504-1999

MILLIKEN EMPLOYMENT DISTRICT SECONDARY PLAN

