

Authority: Scarborough Community Council Report No. 14, Clause No. 7,
as adopted by City of Toronto Council on December 14, 15 and 16, 1999.
Enacted by Council: December 16, 1999

CITY OF TORONTO

BY-LAW No. 879-1999

**To adopt Amendment No. 1032 of the Official Plan
for the former City of Scarborough.**

WHEREAS authority is given to the City of Toronto 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. 1032 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 16th day of December, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

**AMENDMENT NO. 1032 TO THE OFFICIAL PLAN
OF THE
FORMER CITY OF SCARBOROUGH**

**CITY OF TORONTO
NORTHEAST CORNER
KINGSTON ROAD AND WARDEN AVENUE**

The following Text and Map constitutes Amendment No. 1032, being a City initiated 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 northeast corner of Kingston Road and Warden Avenue, as shown on the attached Schedule "I". The amendment redesignates the land from Community Commercial to Commercial Mixed Use, which provides for Retail Commercial uses as Primary Uses.

BASIS:

The subject lands are approximately 0.6 hectares (1.5 acres) in size. The lands comprise 12 commercial properties fronting on Kingston Road, each with a different owner, and a laneway and parking area to the rear which is owned by the adjacent St. Nicholas Church. There are a number of commercial vacancies and the area to the rear is in very poor condition and subject to illicit dumping.

In 1996 and 1997, the Birchcliff Community Association held a series of general meetings to discuss the prospect of improving the image of this local retail strip, as it was felt by many residents that its poor condition had a negative impact on their community. During these discussions, the community reached a consensus that favoured the redevelopment of these lands with a mixed use development containing ground floor retail uses with residential uses above. Meetings were then held with the local Councillors and Planning Department regarding the possibility of implementing a new Official Plan designation for these lands. This became known as the Birchcliff 2000 initiative.

On May 14, 1998, Scarborough Community Council directed the Commissioner of Planning and Buildings to initiate an Official Plan amendment for this section of Kingston Road. This City initiated amendment, which was formulated with input from the Birchcliff community, responds to that direction. This mixed use designation is intended to encourage the redevelopment of these lands and the revitalization of Kingston Road in this vicinity.

OFFICIAL PLAN AMENDMENT:

- A. The Birchcliff Community Secondary Plan Land Use Map, Figure 4.6, is amended for the lands located on the northeast corner of Kingston Road and Warden Avenue, by redesignating the lands to Commercial Mixed Use, as indicated on the attached Schedule "I".
- B. The Birchcliff Community Secondary Plan is amended by introducing Numbered Policy 5 as follows:
 5. **Northeast Corner of Kingston Road and Warden Avenue**
 1. Within the Commercial Mixed Use designation on these lands, Retail Commercial uses, including restaurants and personal services, will be permitted as Primary Uses.

2. Amendments to the Zoning By-Law to implement the provisions of the Commercial Mixed Use designation may be subject to Holding (H) provisions, as provided for in Section 5.4.3.7 of the Official Plan.

The “H” (holding provision) may be removed in whole or in part by an amendment to the Zoning By-Law when Council is satisfied as to the provision of the transportation improvements and servicing facilities required to accommodate any proposed redevelopment and as to an appropriate level of land consolidation to implement the Council adopted Urban Design Guidelines.

SCHEDULE "T"

