

Authority: Scarborough Community Council, Report No.1, Clause No. 17,  
adopted as amended, by City of Toronto Council on February 1, 2 and 3, 2000  
Enacted by Council: February 3, 2000

**CITY OF TORONTO**

**BY-LAW No. 29-2000**

**To adopt Amendment No. 1039 of the  
Official Plan for the former City of Scarborough.**

**WHEREAS** authority is given to the City of Toronto Council by Section 21 of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and whereas Council 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. 1039 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 3rd day of February, A.D. 2000.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**AMENDMENT NO. 1039 TO THE OFFICIAL PLAN**  
**OF THE**  
**FORMER CITY OF SCARBOROUGH**

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**TEBLIE ENTERPRISES INC.**  
**SOUTH-WEST CORNER**  
**EGLINTON AVENUE AND MCCOWAN ROAD**

The following Text and Map constitutes Amendment No. 1039, 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 south-west corner of Eglinton Avenue and McCowan Road, as shown on the attached Schedule "I". The purpose of this amendment is to increase the maximum permitted residential density on this site from 181 to 330 units per hectare. In addition, the amendment introduces a policy to authorize the use of Section 37 of The Planning Act 1990.

**BASIS:**

This amendment maintains the overall permitted density of 2.7 times the area of the site. However, by increasing the number of residential units permitted, it allows this density to be achieved by an exclusively residential project.

The subject lands have remained vacant through various active real estate market cycles which have provided opportunities for development. This amendment provides for a desirable project which will complement the area and contribute to upgrading efforts presently underway. The densities and height are consistent with the apartments to the south which were originally part of this ownership. The proposed development conforms to the policy direction in the Official Plan which supports high density development in the vicinity of transit stations and which reflects good urban design.

**OFFICIAL PLAN AMENDMENT:**

- A. The Eglinton Community Secondary Plan Land Use Map, Figure 4.13, is amended for the lands located at the south-west corner of Eglinton Avenue and McCowan Road as indicated on the attached Schedule "I".
- B. The Eglinton Community Secondary Plan is amended as follows:
  - 1. The location header for Numbered Policy 7 is revised to **McCowan Road, South of Eglinton Avenue**.
  - 2. The following policy is deleted from Numbered Policy 7:

Within 35 metres from Eglinton Avenue East, the following provisions also apply:

A maximum residential density of 181 units per hectare is permitted. Office, retail and residential uses are permitted to a maximum density of 2.7 times the area of the site.

- 3. A new Numbered Policy 17 is introduced as follows:

**17. South-West Corner of Eglinton Avenue and McCowan Road**

- 1. Within the **Commercial Mixed Use** designation, High Density Residential development may be permitted to a maximum density of 330 units per hectare (134 units per acre). The overall site density shall not exceed 2.7 times the area of the site.

Amendments to the Zoning By-law to increase the height or density of development will, pursuant to Section 37 of The Planning Act 1990, require a financial contribution to the City.

**SCHEDULE “T”**