

Authority: Scarborough Community Council Report No. 1, Clause No. 19,
as adopted by City of Toronto Council on February 1, 2 and 3, 2000
Enacted by Council: February 3, 2000

CITY OF TORONTO

BY-LAW No. 30-2000

**To adopt Amendment No. 1040 to 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 City of Toronto 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. 1040 to the Official Plan of the former City of Scarborough, consisting of the attached text and maps designated Schedule "T" and Schedule "II", 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. 1040 TO THE OFFICIAL PLAN
FOR THE FORMER CITY OF SCARBOROUGH**

**CANADA LANDS COMPANY
NORTH OF MCLEVIN AVENUE, EAST AND WEST OF TAPSCOTT ROAD**

The following Text and Maps designated as Schedules “I” and “II” constitute Amendment No. 1040 to the Official Plan for the former City of Scarborough (being amendments to the provisions of the Secondary Plan for the Malvern Community and Schedule “C” Road 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 north of McLevin Avenue, east and west of Tapscott Road, as shown on the attached Schedule “T”. The amendment removes the following land use designations from the Malvern Community Secondary Plan: **High Density Residential-RH-125, Office Uses, Transportation Uses, Open Space (District and Community Park)** and the **Pedestrian Grade Separation** shown across McLevin Avenue and the Canadian Pacific Railway and substitutes the following land use designations: **Low Density Residential, Medium Density Residential, Medium Density Residential-RM-36 and High Density Residential-RH-154** and **Open Space** on the west side of Neilson Road, north of McLevin Avenue and **Medium Density Residential-RM-54** and **Open Space** west of Tapscott Road, north of McLevin Avenue.

This amendment also introduces numbered policies allowing for the location of a school and site as defined under The Education Act over the entire subject property, reduces the right-of-way of McLevin Avenue between Tapscott Road and Neilson Road from 30 metres to 27 metres and prohibits the construction of apartment buildings within the **High Density Residential-RH-154** land use designation.

BASIS:

The amendment would provide for a residential plan of subdivision of approximately 600 dwelling units to be constructed and would result in the preservation of upland woodlots. The proposed development is located in the centre of the Malvern Community. The proposed residential development is compatible with the surrounding land uses established in the area and is well serviced by public transit, community services including schools, places of worship, parks and the Malvern Town Centre and an existing road network.

McLevin Avenue has a designated 27 metre right-of-way along its entirety with the exception of the section between Tapscott Road and Neilson Road which has a 30 metre right-of-way designation. The original planning of the Malvern Community provided for a boulevard-style median within the 30 metre right-of-way stretch of McLevin Avenue. There has been no operational justification for constructing this median in over 30 years.

OFFICIAL PLAN AMENDMENT:

A. Figure 4.19, the Malvern Community Secondary Plan, is amended for lands located west of Neilson Road, north of McLevin Avenue, south of the Canadian Pacific Railway and east and west of Tapscott Road, as indicated on the attached Schedule “T”, as follows:

(a) Deleting the following land use designations:

High Density Residential-RH-125, Office Uses, Transportation Uses, Open Space (District and Community Park) and the **Pedestrian Grade Separation** across McLevin Avenue and the Canadian Pacific Railway;

and substituting them with the following land use designations:

Low Density Residential, Medium Density Residential, Medium Density Residential-RM-36 and High Density Residential RH-154 and Open Space east of Tapscott Road, north of McLevin Avenue and **Medium Density Residential-RM-54 and Open Space** west of Tapscott Road, north of McLevin Avenue.

- B. Section 4.19.3, Numbered Policies for the Malvern Community Secondary Plan, is amended by introducing Numbered Policies 9 and 10 as follows:

9. North Side of McLevin Avenue, both sides of Tapscott Road

9.1 School

That a school and site as defined under The Education Act shall be permitted on any part of the property bounded by McLevin Avenue, Neilson Road, the Canadian Pacific Railway (CPR) and McLevin Community Park.

9.2 Medium Density Residential

The **Medium Density Residential, Medium Density Residential-RM-36, Medium Density Residential-RM-54** designation shall provide for the following dwelling units: semi-detached, street townhouses, townhouses and multiple family dwellings.

10. West Side of Neilson Avenue, South of the C.P.R.

The **High Density Residential-RH-154** designation shall provide for townhouses and multiple family dwellings, but shall not provide for apartment buildings.

- C. Schedule “C”, the Road Plan, is amended by reducing the right-of-way for McLevin Avenue between Tapscott Road and Neilson Road from 30 metres to 27 metres as shown on the attached Schedule “II”.

SCHEDULE "T"

SCHEDULE ‘II’