

Authority: Scarborough Community Council Report No. 5, Clause No. 17,
as adopted by City of Toronto Council on May 9, 10 and 11, 2000
Enacted by Council: May 11, 2000

CITY OF TORONTO

Bill No. 286

BY-LAW No. 292-2000

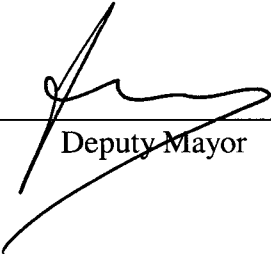
**To adopt Amendment No. 1022 to the Official Plan
for the former City of Scarborough.**

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 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. Scarborough By-law No. 22348, being a By-law to adopt Amendment No. 722 of the Official Plan for the former City of Scarborough, is hereby repealed;
2. Amendment No. 1022 to the Official Plan for the former City of Scarborough, consisting of the attached text, and maps designated Schedules I, II and III, is hereby adopted.

ENACTED AND PASSED this 11th day of May, A.D. 2000.



Deputy Mayor



City Clerk

**AMENDMENT NO. 1022 TO THE OFFICIAL PLAN
OF THE FORMER
CITY OF SCARBOROUGH**

EAST METRO TRANSPORTATION CORRIDOR

The following Text and Maps designated Schedules I, II and III constitute Amendment No. 1022 to the Official Plan for the former City of Scarborough (being amendments to the provisions of the Secondary Plans for the Malvern and Rouge Communities, the Upper Rouge, and the Rouge Employment District). The sections headed "Purpose", "Location" and "Basis" are explanatory only, and shall not constitute part of this Amendment.

PURPOSE AND LOCATION

This Amendment continues the process begun by Amendment No. 721 to deal with land uses in Rouge Park through the creation of the Upper Rouge Community and the **Regional Natural Environment** designation. It also implements the Provincial policy of no new roads through Rouge Park south of Steeles Avenue and modifies the original Amendment No. 722 as adopted in 1988 to recognise other policy changes in the affected area. The Amendment deletes the East Metro Transportation Corridor (EMTC) designation together with policies which were related to the protection of the corridor, and applies the **Regional Natural Environment** designation to lands which are physically within Rouge Park. The potential for transportation uses is retained for the Provincial lands north of Highway 401.

This Amendment applies to the **EMTC** and abutting properties in Malvern Neighbourhood 3, as shown on the attached Schedule III, to a small parcel on the south side of Sheppard Avenue west of Dean Park Road as shown on Schedule II, and to lands on the north side of Highway 401 east of Conlins Road as shown on Schedule I. The Upper Rouge Community is also affected by the transfer of lands from Malvern as shown on Schedule III.

BASIS

During the 1970's, the Province of Ontario made plans for an East Metro Freeway to link Highway 407 with Highway 401. A corridor known as the East Metro Transportation Corridor (EMTC) was identified in both the Metro Toronto and Scarborough Official Plans of the day, and the Province purchased substantial portions of the required right-of-way, which it continues to hold. In the area of Scarborough covered by this Amendment, the lands were vacant prior to the planning and land acquisition for the expressway.

During the mid-1980's, Scarborough staff reviewed the Ministry of Transportation's Environmental Assessment Study for the preferred EMTC alignment and recommended that the corridor no longer be protected in the Official Plan. Scarborough Council adopted Official Plan Amendment (OPA) 722 on August 24, 1988, but the amendment was appealed to the Ontario Municipal Board by the Region of Durham and more recently by the Region of York. The Province of Ontario also objected to the proposal to permit residential uses on the EMTC lands in Malvern should the corridor not be required for transportation uses, but is prepared to accept the **Regional Natural Environment** designation which is applied to most of the lands within Rouge Park.

Reservation of the lands for a possible transportation facility prevented the surrounding urban fabric from developing, and a narrow corridor was created in Malvern to the east of Morningview Trail. During the planning of Rouge Park, the western boundary north of the Morningside Tributary in Malvern was placed along the western edge of the EMTC to recognise the public ownership of the lands. This resulted in the abutting privately-owned lands to the east becoming an island within the park. Consequently, the Amendment seeks to provide a mechanism for these lands to also be acquired for the park if agreement can be reached between the parties. Pending such acquisition, these lands along the south side of Old Finch Avenue retain the potential for a **Low Density Residential** designation. The balance of the publicly-owned lands in Malvern, including the Milne House historic site, are to be designated as Regional Natural Environment and incorporated into the Upper Rouge Community.

For the parcel south of Sheppard Avenue west of Dean Park Road which is designated **Land Use to be Determined** in the Rouge Employment District Secondary Plan, the applicable policy will be amended to delete the reference to transportation proposals, since the Province has no further interest in this parcel. There is no change to this land use map.

To control future residential development of the lands east of Conlins Road north of Highway 401 in the Rouge Community, a numbered policy is proposed to be introduced which protects the lands for transportation uses, but the EMTC designation is to be removed.

OFFICIAL PLAN AMENDMENT:

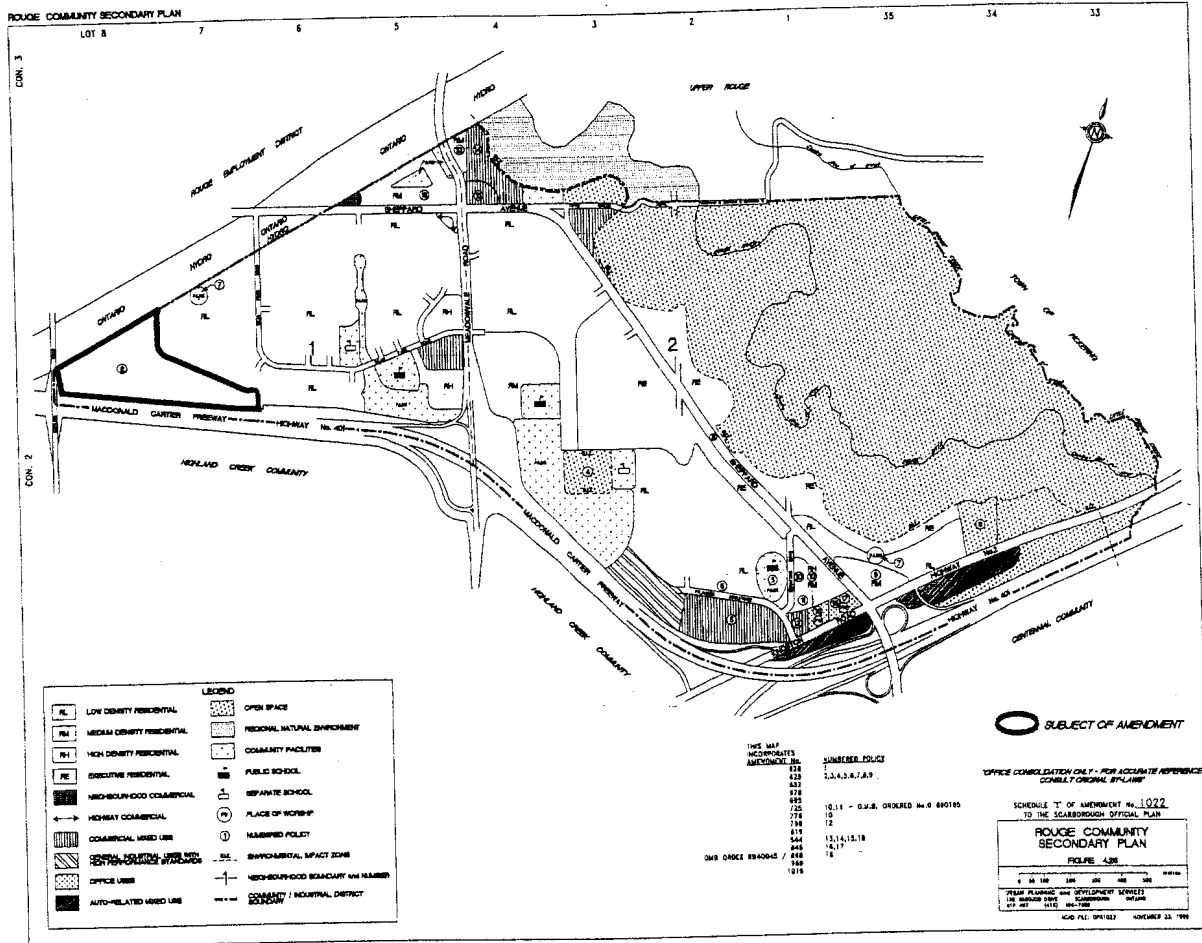
- A.
1. Figure 4.26, the Land Use Plan Map for the Rouge Community, is amended by deleting the **East Metro Transportation Corridor** designation, as shown on Schedule I;
 2. Figure 4.19, the Land Use Plan Map for the Malvern Community, is amended by deleting the **Special Uses Area** designation and associated Numbered Policy 6 west of Sewells Road, by introducing a **Regional Natural Environment** designation on the Historical Site property west of Sewells Road, by deleting the **Temporary Connection** designation applied to Old Finch Avenue and Sewells Road, by deleting the **Neighbourhood Park** designation within the **E.M.T.C.** designation, by replacing the **E.M.T.C.** designation with a **Regional Natural Environment** designation, by introducing a new Numbered Policy 6 for the lands along the south side of Old Finch Avenue west of Sewells Road and east of the former **E.M.T.C.** designation, and by adjusting the common boundary with the Upper Rouge Community to lie along the western edge of the former **E.M.T.C.** designation save and except for the lands along the south side of Old Finch Avenue west of Sewells Road and east of the former **E.M.T.C.** designation, as shown on Schedule III; and
 3. Figure 4.51, the Land Use Plan Map for the Upper Rouge, is amended by adjusting the common boundary with the Malvern Community to incorporate the lands referenced above in Clause A.2, as shown on Schedule III;
- B.
1. Section 4.47, the Rouge Employment District Secondary Plan, is amended by deleting the words “ in view of special Provincial Transportation Proposals” from Policy 4.47.2.4;
 2. Section 4.26, the Rouge Community Secondary Plan, is amended by replacing Numbered Policy 2 with the following:
 2. North Side of Highway 401, East of Conlins Road

If the subject lands are not required for transportation purposes in the future, the land may be used for **Low Density Residential** purposes without further amendment to this plan;

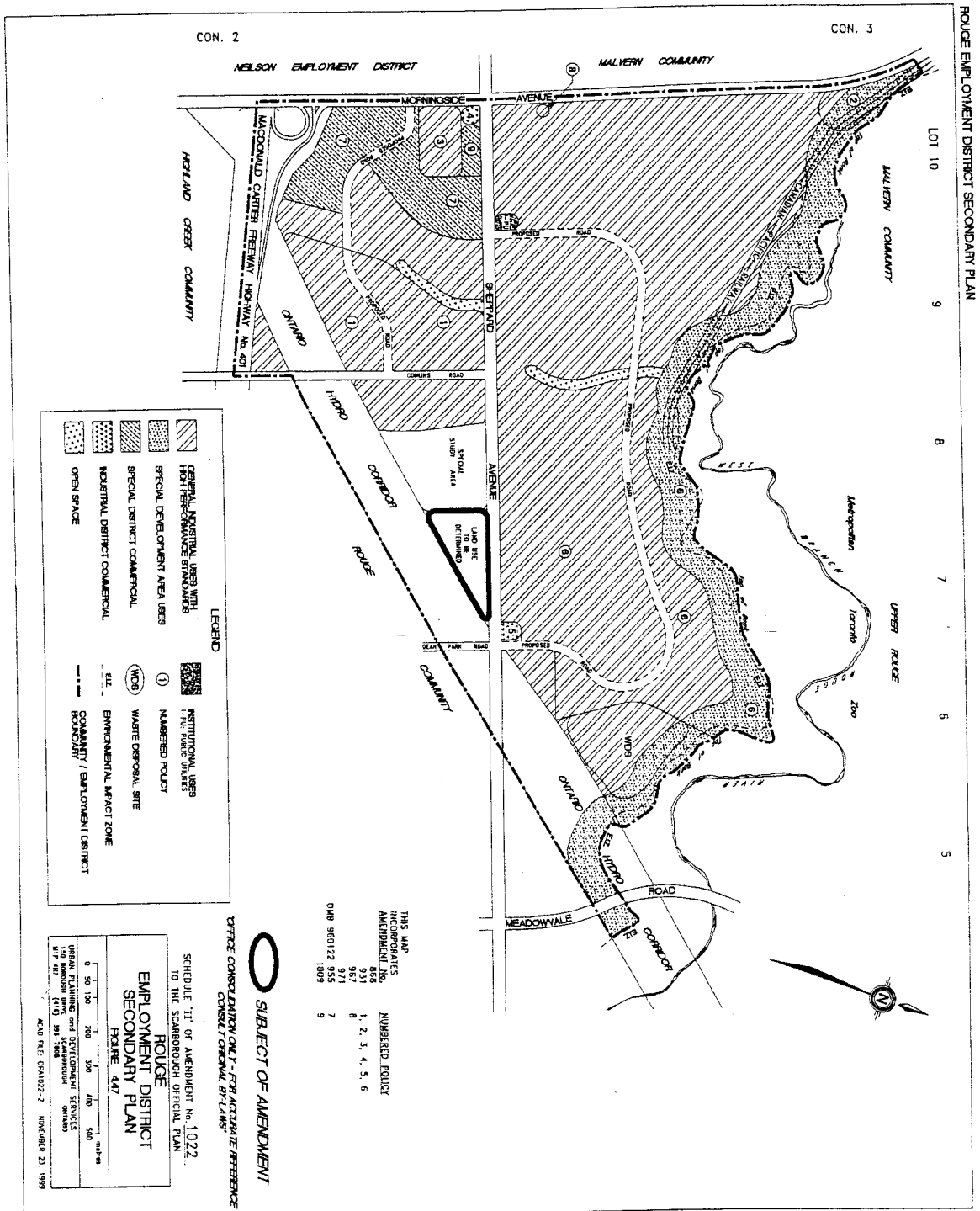
3. Section 4.19, the Malvern Community Secondary Plan is amended by:
- (a) deleting Neighbourhood No. 3 Policy 4.19.2.14.1 and renumbering the remainder of Policy 4.19.2.14;
 - (b) replacing Numbered Policy 6 with the following:
6. South Side of Old Finch Avenue, west of Sewells Road and east of the former EMTC

Low Density Residential uses may be developed on these lands unless the privately-owned property is acquired for Rouge Park, in which case a **Regional Natural Environment** designation will apply and the lands will be incorporated into the Upper Rouge Community without further amendment to this plan;

SCHEDULE "T"



SCHEDULE "II"



SCHEDULE "III"

