

Authority: Scarborough Community Council Report No. 7, Clause No. 14,  
as adopted by City of Toronto Council on July 4, 5 and 6, 2000  
Enacted by Council: July 6, 2000

**CITY OF TORONTO**

**BY-LAW No. 432-2000**

**To adopt Amendment No. 1050 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 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. 1050 to the Official Plan of the former City of Scarborough, consisting of the attached text and map designated as Schedule "I" is hereby adopted.

ENACTED AND PASSED this 6th day of July, A.D. 2000.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**AMENDMENT NO. 1050 TO THE OFFICIAL PLAN  
OF THE FORMER CITY OF SCARBOROUGH**

**R. J. W. INCORPORATED  
2139 LAWRENCE AVENUE EAST**

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The following Text and Map, designated as Schedule "I", constitute Amendment No. 1050 to the Official Plan for the former City of Scarborough (being an amendment to the provisions of the Scarborough Official Plan, Secondary Plan for the Wexford Employment District).

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 2139 Lawrence Avenue East, as shown on the attached Schedule "T". The amendment removes the subject lands from the provisions of Numbered Policy No. 5, which prohibits Automobile Service Stations, and introduces a new numbered policy to retain the other provisions of Numbered Policy No. 5 to apply to the subject lands.

**BASIS:**

The amendment would permit automotive sales and service on the subject lands in keeping with the **General Industrial Uses** and **Community Commercial** designations applicable to these lands. The additional uses can be accommodated within the existing infrastructure and would not adversely affect the services and facilities in the surrounding area.

**OFFICIAL PLAN AMENDMENT:**

Figure 4.50, the Wexford Employment District Secondary Plan, is amended for the lands located at 2139 Lawrence Avenue East, as indicated on the attached Schedule "T", as follows:

Section 4.50.3 Numbered Policies for the Wexford Employment District Secondary Plan, is amended as follows:

- a) amend Numbered Policy No. 5 to exclude the subject lands, so that the policy now reads:

5. **Southeast corner of Lawrence Avenue and Underwriters Road**

**Community Commercial**, excluding Automobile Service Stations and Non-Accessory Third Party Signs excluding Marketplace Signs is permitted in addition to **General Industrial Uses with High Performance Standards**.

- b) add a new Numbered Policy No. 7 to the Wexford Employment District Secondary Plan to apply to the subject lands as follows:

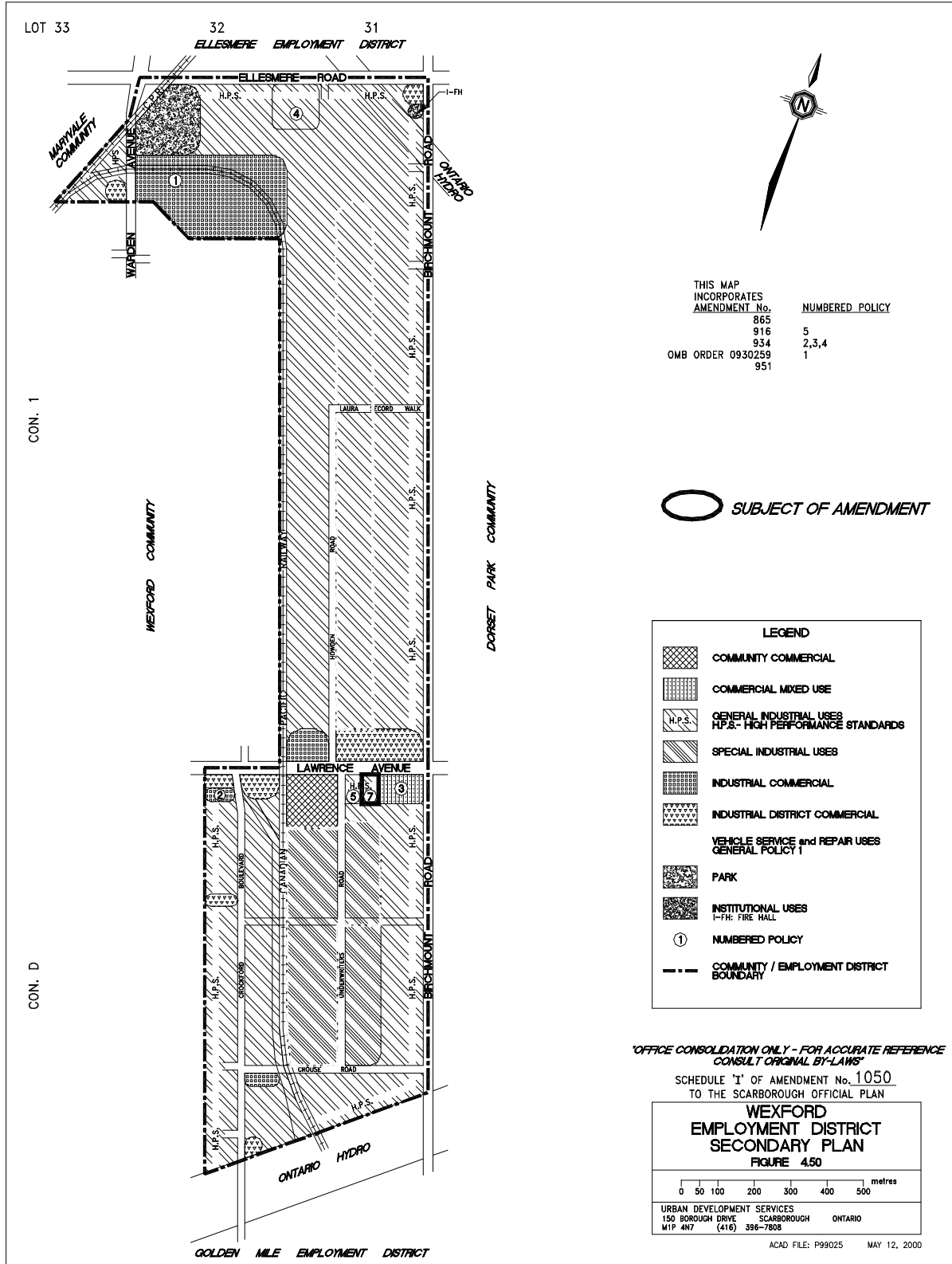
7. **South side of Lawrence Avenue, east of Underwriters Road**

**Community Commercial**, excluding Non-Accessory Third Party Signs excluding Marketplace Signs is permitted in addition to **General Industrial Uses with High Performance Standards**.

Council, in zoning to permit automobile sales and service uses, shall ensure that their impacts on the Lawrence Avenue streetscape are minimized.

**SCHEDULE "T"**

**WEXFORD EMPLOYMENT DISTRICT SECONDARY PLAN**














THIS MAP INCORPORATES AMENDMENT No. OMB ORDER 0930259

AMENDMENT No.	NUMBERED POLICY
865	5
916	2,3,4
934	1
951	

 SUBJECT OF AMENDMENT

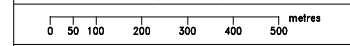
**LEGEND**

	COMMUNITY COMMERCIAL
	COMMERCIAL MIXED USE
	GENERAL INDUSTRIAL USES H.P.S. - HIGH PERFORMANCE STANDARDS
	SPECIAL INDUSTRIAL USES
	INDUSTRIAL COMMERCIAL
	INDUSTRIAL DISTRICT COMMERCIAL
	VEHICLE SERVICE and REPAIR USES GENERAL POLICY I
	PARK
	INSTITUTIONAL USES I-FH: FIRE HALL
	NUMBERED POLICY
	COMMUNITY / EMPLOYMENT DISTRICT BOUNDARY

*"OFFICE CONSOLIDATION ONLY - FOR ACCURATE REFERENCE CONSULT ORIGINAL BY-LAWS"*

SCHEDULE "I" OF AMENDMENT No. 1050 TO THE SCARBOROUGH OFFICIAL PLAN

**WEXFORD EMPLOYMENT DISTRICT SECONDARY PLAN**  
FIGURE 4.50



URBAN DEVELOPMENT SERVICES  
150 BOROUGH DRIVE SCARBOROUGH ONTARIO  
M1P 4N7 (416) 396-7808