

Authority: Scarborough Community Council Report No. 9, Clause No. 16,
as adopted by City of Toronto Council on August 1, 2, 3 and 4, 2000
Enacted by Council: August 3, 2000

CITY OF TORONTO

BY-LAW No. 537-2000

**To adopt Amendment No. 1055 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. 1055 to the Official Plan of the former City of Scarborough, consisting of the attached text is hereby adopted.

ENACTED AND PASSED this 3rd day of August, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

AMENDMENT NO. 1055 TO THE OFFICIAL PLAN

OF THE FORMER CITY OF SCARBOROUGH

BANK OF CHINA

NORTHEAST CORNER OF SHEPPARD AVENUE AND BRIMLEY ROAD

The following Text constitutes Amendment No. 1055 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 Marshalling Yard Employment District Secondary 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 deletes the existing policy which requires that a minimum of 40% of the gross floor area on this site be built as offices and/or hotels. The amendment affects the lands at the northeast corner of Sheppard Avenue and Brimley Road.

BASIS:

This amendment would provide for a commercial development to be built without the restriction of providing a minimum amount of office space and/or hotels. The amendment provides flexibility in terms of uses to a property which has contained a derelict building structure for approximately four years. Since the current proposal does not contain a hotel, the hotel permission is being deleted.

The proposed development is at the fringe of an Employment District, adjacent to two major arterial roads and convenient access to Highway 401. The proposed development would be compatible with existing commercial uses along Sheppard Avenue and Brimley Road and would be well serviced by public transit.

OFFICIAL PLAN AMENDMENT:

The Marshalling Yard Secondary Plan is amended for the lands located at the northeast corner of Sheppard Avenue and Brimley Road, by deleting of Section 6.1 of Numbered Policy 6.