

Authority: Scarborough Community Council Report No. 9, Clause No. 19,
adopted as amended, by City of Toronto Council on August 1, 2, 3 and 4, 2000
Enacted by Council: October 5, 2000

CITY OF TORONTO

BY-LAW No. 845-2000

To adopt Amendment No. 1059 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 of the City of Toronto 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. 1059 to the Official Plan for the former City of Scarborough, consisting of the attached text and maps designated as Schedules "1" and "2", is hereby adopted.

ENACTED AND PASSED this 5th day of October, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

**AMENDMENT NO. 1059 TO THE OFFICIAL PLAN
OF THE FORMER
CITY OF SCARBOROUGH**

**CONVENTION PLAZA
LANDS BOUNDED BY HIGHWAY 401, CORPORATE DRIVE, TOYOTA PLACE, AND
THE HIGHLAND CREEK**

The following Text and Maps constitutes Amendment No. 1059, 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 bounded by Highway 401, Corporate Drive, Toyota Place, and the Highland Creek, as shown on the attached Schedule “1”. The amendment increases the maximum permitted residential density on the lands from 190 to 304 dwelling units per hectare, reduces the office plus retail density from 1.2 times the land area to 0.5 times the land area, and refines the existing Section 37 policies to enable Section 37 contributions to be directed towards current affordable housing initiatives.

BASIS:

The owner wishes to develop the property with a variety of residential uses. The current office uses zoning has been in place for several years with no market for offices. The proposed residential uses will complete the residential community already established around Lee Centre Drive. The accessible location of the site within the Scarborough City Centre makes it an appropriate location for housing development. Some office permission will be retained to provide flexibility should the office market improve.

OFFICIAL PLAN AMENDMENT:

- A. The City Centre Secondary Plan Land Use Plan Map, Figure 4.1.1, is amended for the lands bounded by Highway 401, Corporate Drive, Toyota Place, and the Highland Creek, as indicated on the attached Schedule “1”.
- B. The City Centre Secondary Plan is amended as follows:

1. Delete the contents of Numbered Policy 8 and replace them with the following:

8. Land West of Bellamy Road adjacent to Highway 401

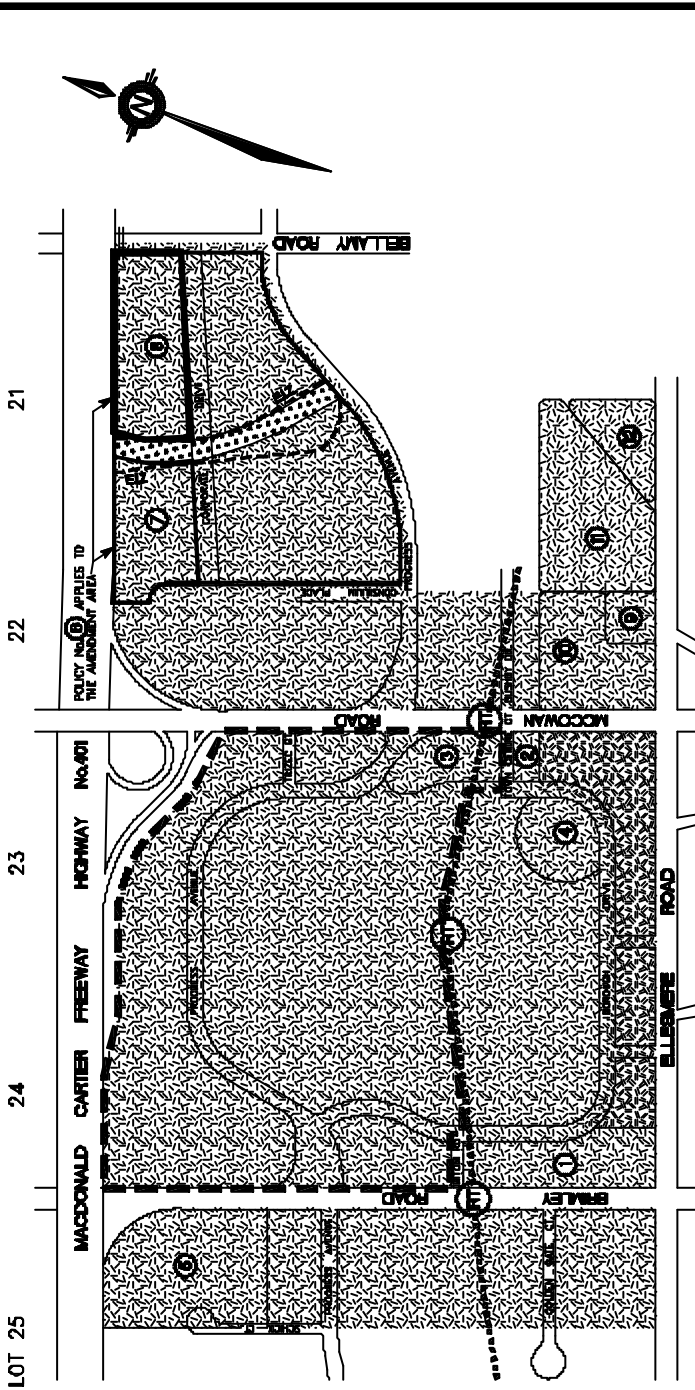
- 8.1 **City Centre Residential Uses** shall not exceed a density of 304 dwelling units per hectare. Hotel uses on this parcel shall be included in the maximum office plus retail density indicated for this site.
- 8.2 Notwithstanding Numbered Policy 6.3(a) and 6.4 of the City Centre Secondary Plan, the following shall apply to the lands covered by Numbered Policy 8:

Amendments to the Zoning By-law to permit increased density or heights of development may require a financial contribution to the City’s Capital Revolving Fund for Affordable Housing or may require owners of land to enter into agreements with the City to provide for affordable housing units, and may require the provision of facilities, services or matters to improve the landscaping, pedestrian, transportation, and/or community facilities available to City Centre and area residents and employees, pursuant to Section 37 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

- C. The City Centre Densities - Figure 4.1.2, is amended for the lands covered by Numbered Policy 8, as shown on the attached Schedule "2", by deleting the Office Plus Retail density notation of 1.2 times the land area and replacing it with a notation of 0.5 times the land area.

CITY CENTRE LAND USE PLAN

CON. 2



LEGEND

- CITY CENTRE USES
- CITY CENTRE MAJOR OPEN SPACE
- OPEN SPACE
- NUMBERED POLICY
- RAPID TRANSIT
- RAPID TRANSIT STATION
- ENVIRONMENTAL IMPACT ZONE
- CENTRAL COMMERCIAL CORE

SUBJECT OF AMENDMENT

THIS MAP INCORPORATES AMENDMENT No. 580, 634, 677, 730, 744, 793, 795, 801, 831, 957, 996, 997

NUMBERED POLICY
1, 2, 3
4
5
6, 7, 8
9, 10
11, 12

OFFICE CONSULTATION ONLY - FOR ACCURATE REFERENCE CONSULT ORIGINAL BY-LAW

SCHEDULE '1' OF AMENDMENT No. 1059
TO THE SCARBOROUGH OFFICIAL PLAN

**CITY CENTRE
LAND USE PLAN**

FIGURE 4.11

0	50	100	200	300	400	500
metres						
URBAN DEVELOPMENT SERVICES 150 BONDURCH DRIVE SCARBOROUGH ONTARIO M1P 4M7 (416) 298-7888						

ACAD FILE: 07A1059 SEPTEMBER 29, 2000

