

Authority: East Community Council Report No. 5, Clause No. 1,
as adopted by City of Toronto Council on May 30, 31 and June 1, 2001
Enacted by Council: June 1, 2001

CITY OF TORONTO

BY-LAW No. 493-2001

To adopt Amendment No. 1065 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. 1065 to the Official Plan of the former City of Scarborough, consisting of the attached text and maps designated as Schedules "I" and "II" is hereby adopted.

ENACTED AND PASSED this 1st day of June, A.D. 2001.

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

(Corporate Seal)

**AMENDMENT NO. 1065 TO THE OFFICIAL PLAN
OF THE FORMER CITY OF SCARBOROUGH**

**ONTARIO HYDRO SERVICES COMPANY INC.
SOUTH SIDE OF LAWRENCE AVENUE EAST
EAST OF KENNEDY ROAD AND WEST OF THE
LAWRENCE SCARBOROUGH RAPID TRANSIT STATION**

The following Text and Maps, designated as Schedules “I” and “II”, constitute Amendment No. 1065 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 Dorset Park Employment District).

The sections headed “Purpose and Location” and “Basis” are explanatory only, and shall not constitute part of this amendment.

PURPOSE AND LOCATION:

The subject 7.4 hectare (18.2 acre) vacant property is located on the south side of Lawrence Avenue East, extending from Kennedy Road to the Lawrence Scarborough Rapid Transit Station. This amendment will remove the lands from the Dorset Park Employment District and incorporate them into the abutting Dorset Park Residential Community, allowing the lands to redevelop from industrial to residential and nursing home/long term care uses.

BASIS:

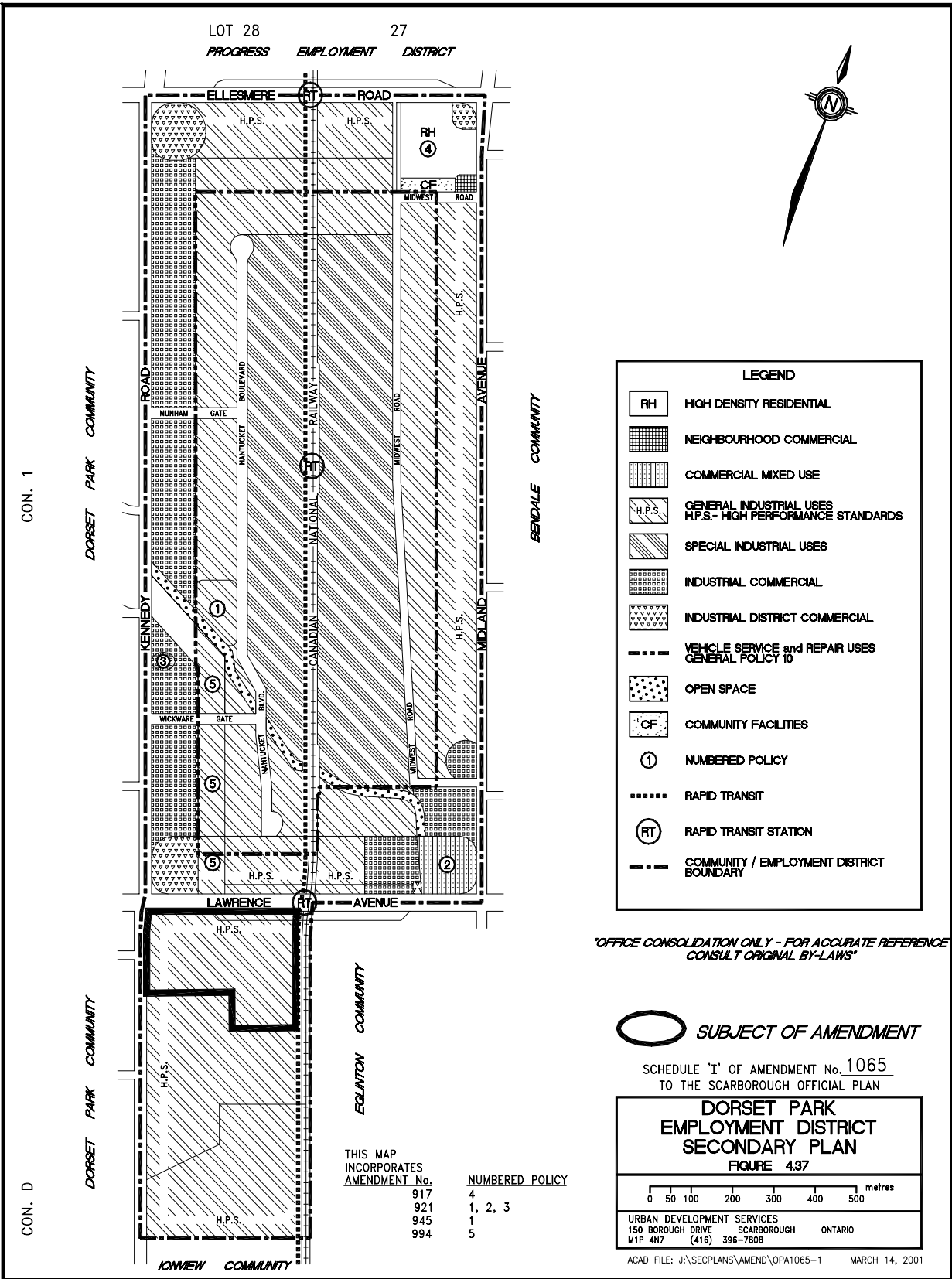
The subject lands are now surplus to the needs of Ontario Hydro, are represent an excellent opportunity for comprehensive reuse and intensification for residential purposes to meet the needs of Toronto residents.

This amendment provides for ground-related housing intensification taking full advantage of available municipal hard and soft services, including rapid transit, while maintaining compatibility with the existing residential neighbourhoods to the east and west. A variety of housing forms, largely suitable for families, together with public and private open spaces, will provide a transition in built form and density between the adjacent neighbourhoods. A new public roadway through the development between Kennedy Road and the Lawrence Avenue service loop road will provide additional flexibility for traffic movements through the area. The proposed nursing home/long term care facility will provide for needed institutionalized housing to meet the growing needs of Toronto's elderly.

OFFICIAL PLAN AMENDMENT:

1. The Dorset Park Employment District Secondary Plan is amended as follows:
 - A. The Land Use Plan Map for the Dorset Park Employment District, Figure 4.37, is amended by deleting the lands as identified on Schedule "I", known municipally as 2411 Lawrence avenue East, from the District.
2. The Dorset Park Community Secondary Plan is amended as follows:
 - A. The Land use Plan Map for the Dorset Park Community, Figure 4.12, is amended by adding the lands as identified on Schedule "II" to the Dorset Park Community Secondary Plan.
 - B. The Official Plan designation on the lands located at 2411 Lawrence Avenue East, being the south side of Lawrence Avenue between Kennedy Road and the Lawrence Scarborough Rapid Transit Station, is amended by deleting the current **General Industrial Uses with High Performance Standards** designation, and replacing it with an **Institutional – Social Welfare** designation adjacent to Kennedy Road, and a **Medium Density Residential** designation on the remainder of the lands.

DORSET PARK EMPLOYMENT DISTRICT SECONDARY PLAN



DORSET PARK COMMUNITY SECONDARY PLAN

