

Authority: Scarborough Community Council Report No. 8, Clause No. 15,
adopted as amended, by City of Toronto Council on July 24, 25 and 26, 2001
Enacted by Council: July 26, 2001

CITY OF TORONTO

BY-LAW No. 648-2001

To adopt Amendment No. 1069 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. 1069 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 26th day of July, A.D. 2001.

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

(Corporate Seal)

AMENDMENT NO. 1069 TO THE OFFICIAL PLAN
OF THE FORMER CITY OF SCARBOROUGH
BIONVEST INVESTMENTS

The following Text and Maps, designated as Schedules 'I' and 'II', constitute Amendment No. 1069 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 City Centre).

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 north of Borough Drive, and south of Scarborough Centre Rapid Transit Station, as shown on the attached Schedule 'I'. This amendment increases the maximum permitted residential density on the lands from 150 units per hectare to 496 units per hectare, and deletes the office plus retail density of 4 times the area of the site. The amendment introduces Official Plan policies to authorize the use of Section 37 of the Planning Act to ensure the provision of certain facilities, services or matters in return for increases in height and density of development otherwise permitted by the Zoning By-law.

BASIS:

The owner wishes to develop the property with residential uses and secondary commercial uses. The accessible location of the site within the Scarborough City Centre adjacent to Scarborough Centre Rapid Transit station makes it an appropriate location for intensive housing development and employment uses.

The use of Section 37 of the Planning Act will ensure the provision of certain facilities, services or matters to improve the landscaping, pedestrian, transportation, and/or community facilities available to City Centre and area residents and employees.

OFFICIAL PLAN AMENDMENT:

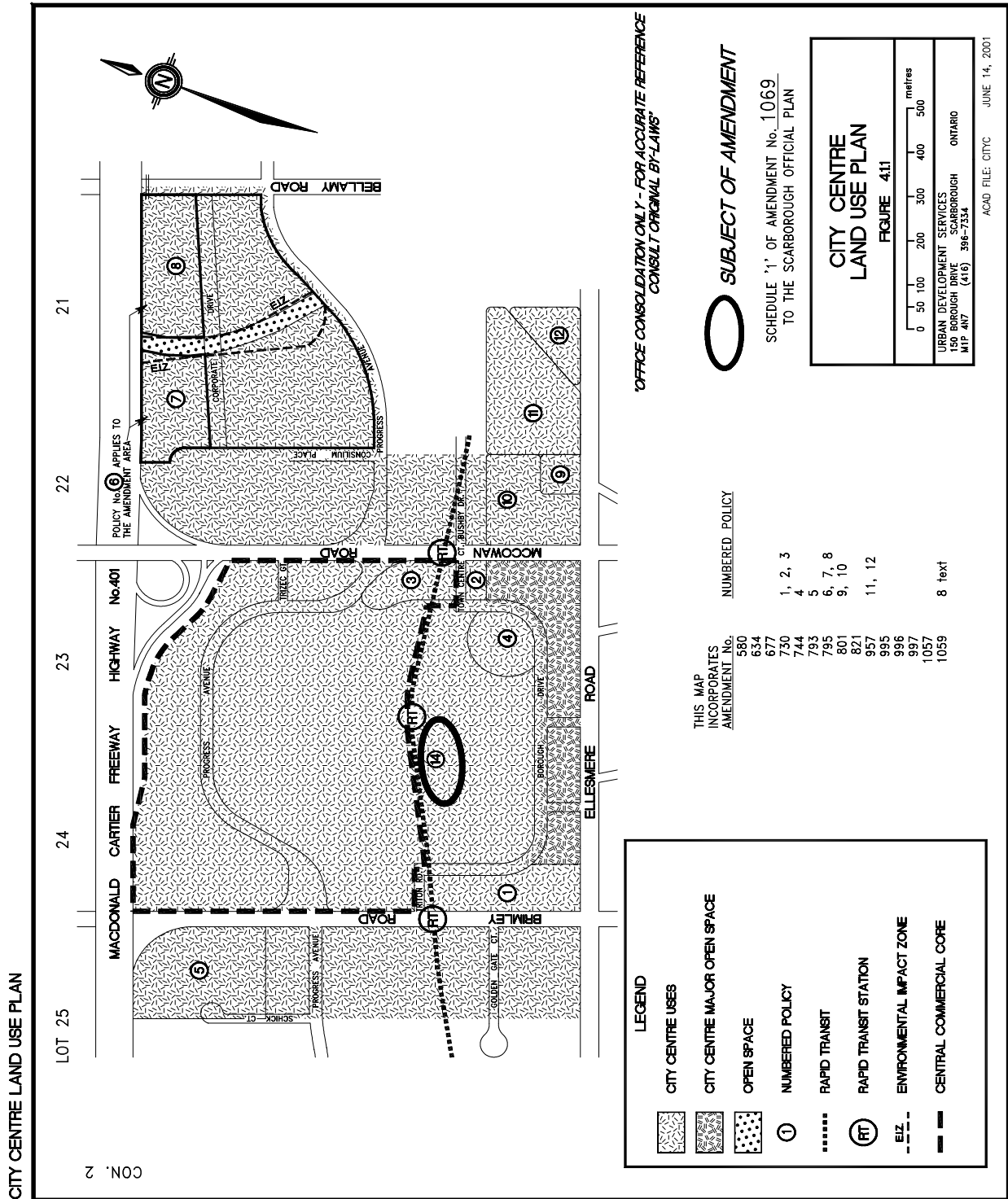
- A. The City Centre Secondary Plan Land Use Plan Map, Figure 4.1.1 is amended for the lands located north of Borough Drive, and south of Scarborough Centre Rapid Transit Station, as indicated on the attached Schedule 'I', by adding Numbered Policy 14 to the existing City Centre Uses designation.
- B. The City Centre Secondary Plan is amended by adding the following Numbered Policy to Section 4.1.7, Numbered Policies:

14. Lands North of Borough Drive and South of Scarborough Centre Rapid Transit Station.

- 14.1 **City Centre Residential Uses** shall not exceed a density of 496 dwelling units per hectare.
- 14.2 Amendments to the Zoning By-law to permit increased density or heights of development 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 Map, Figure 4.1.2, is amended, for the lands located north of Borough Drive, and South of Scarborough Centre Rapid Transit Station, as shown on the attached Schedule 'II', by deleting the Office Plus Retail density notation of 4 times the land area and the residential density of 150 dwelling units per hectare and adding the notation "For Density, see Numbered Policy on Figure 4.1.1".

SCHEDULE '1'



CITY CENTRE LAND USE PLAN

CON. 2

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

SUBJECT OF AMENDMENT

SCHEDULE '1' OF AMENDMENT No. 1069
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 BURGESS DRIVE SCARBOROUGH ONTARIO
M1P 4N7 (416) 396-7324

ACAD FILE: CITYC JUNE 14, 2001

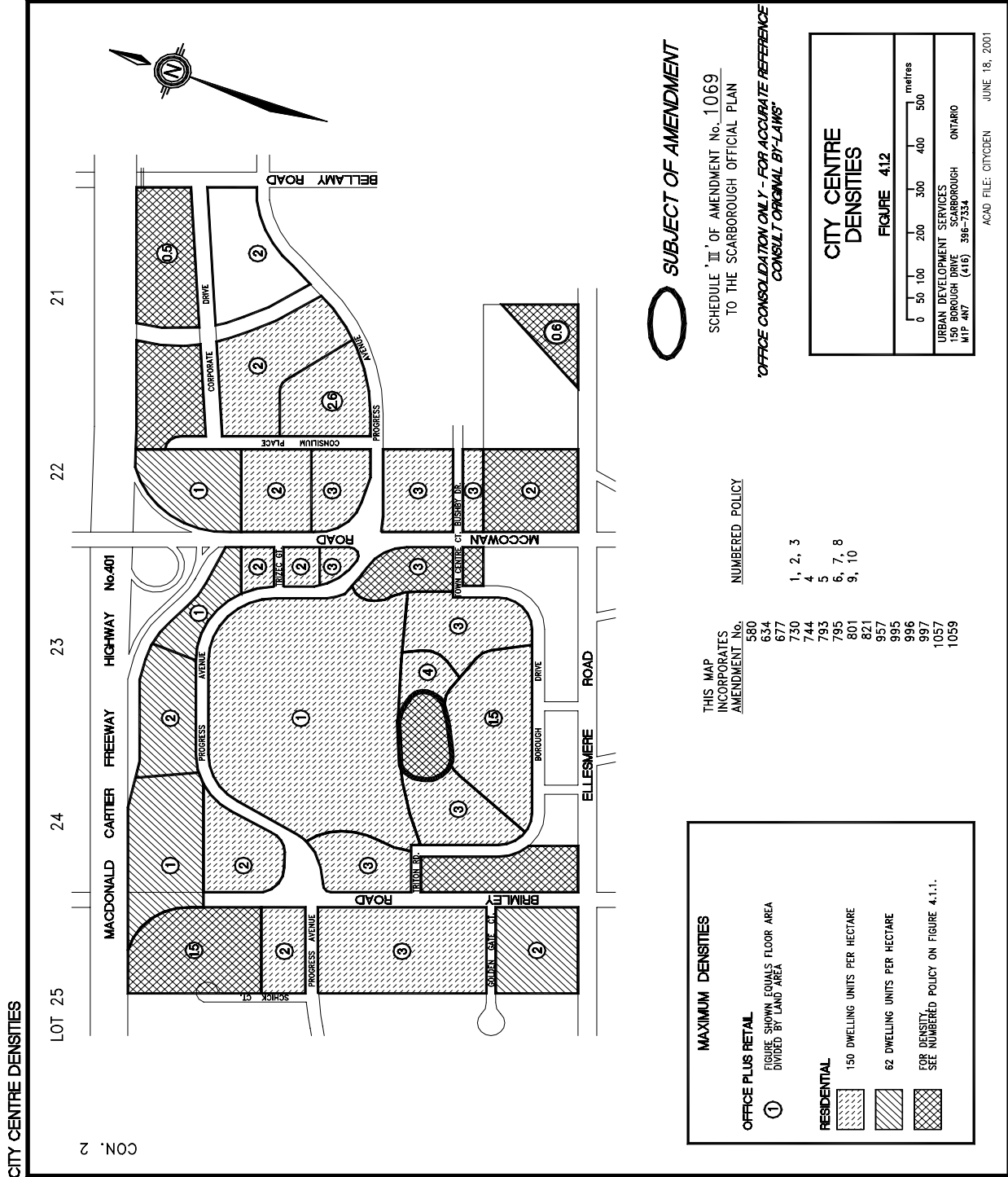
LEGEND

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

THIS MAP INCORPORATES AMENDMENT No.

NUMBERED POLICY	INCORPORATES AMENDMENT No.
1, 2, 3	580
4	634
5	677
6, 7, 8	730
9, 10	744
11, 12	793
8 text	795
	801
	821
	957
	995
	996
	997
	1057
	1059

SCHEDULE 'II'



CITY CENTRE DENSITIES

CON. 2

SUBJECT OF AMENDMENT

SCHEDULE 'II' OF AMENDMENT No. 1069
TO THE SCARBOROUGH OFFICIAL PLAN

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

NUMBERED POLICY

THIS MAP
INCORPORATES
AMENDMENT No.

- 580
- 634
- 677
- 730
- 744
- 795
- 801
- 821
- 957
- 995
- 996
- 997
- 1057
- 1059

MAXIMUM DENSITIES

OFFICE PLUS RETAIL
① FIGURE SHOWN, EQUALS FLOOR AREA DIVIDED BY LAND AREA

RESIDENTIAL

- 150 DWELLING UNITS PER HECTARE
- 62 DWELLING UNITS PER HECTARE

FOR DENSITY, SEE NUMBERED POLICY ON FIGURE 4.1.1.

CITY CENTRE DENSITIES
FIGURE 4.12

0 50 100 200 300 400 500 metres

URBAN DEVELOPMENT SERVICES
150 BURGESS DRIVE SCARBOROUGH ONTARIO
M/P 407 (416) 396-7334

ACAD FILE: CITY/CDEN JUNE 18, 2001