

Authority: Scarborough Community Council Report No. 10, Clause No. 12,
as adopted by City of Toronto Council on November 6, 7 and 8, 2001
Enacted by Council: November 8, 2001

CITY OF TORONTO

BY-LAW No. 936-2001

To adopt Amendment No. 1074 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. 1074 to the Official Plan of the former City of Scarborough, consisting of the attached text and map designated as 'I' is hereby adopted.

ENACTED AND PASSED this 8th day of November, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 1074 TO THE OFFICIAL PLAN**OF THE FORMER CITY OF SCARBOROUGH****1335777 ONTARIO LIMITED****3197 KINGSTON ROAD AND MCNAB BOULEVARD**

The following Text and Map, designated as 'I', constitute Amendment No. 1074 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 Cliffcrest Community).

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

PURPOSE AND LOCATION:

The subject vacant property is located at the southeast corner of Kingston Road and McNab Boulevard. This amendment deletes the Highway Commercial Uses designation and substitutes a High Density Residential designation, to permit a 23 unit stacked townhouse development.

BASIS:

The subject land, a vacant, decommissioned service station, represents an excellent opportunity for reuse and intensification for residential purposes, to meet the needs of Toronto's residents.

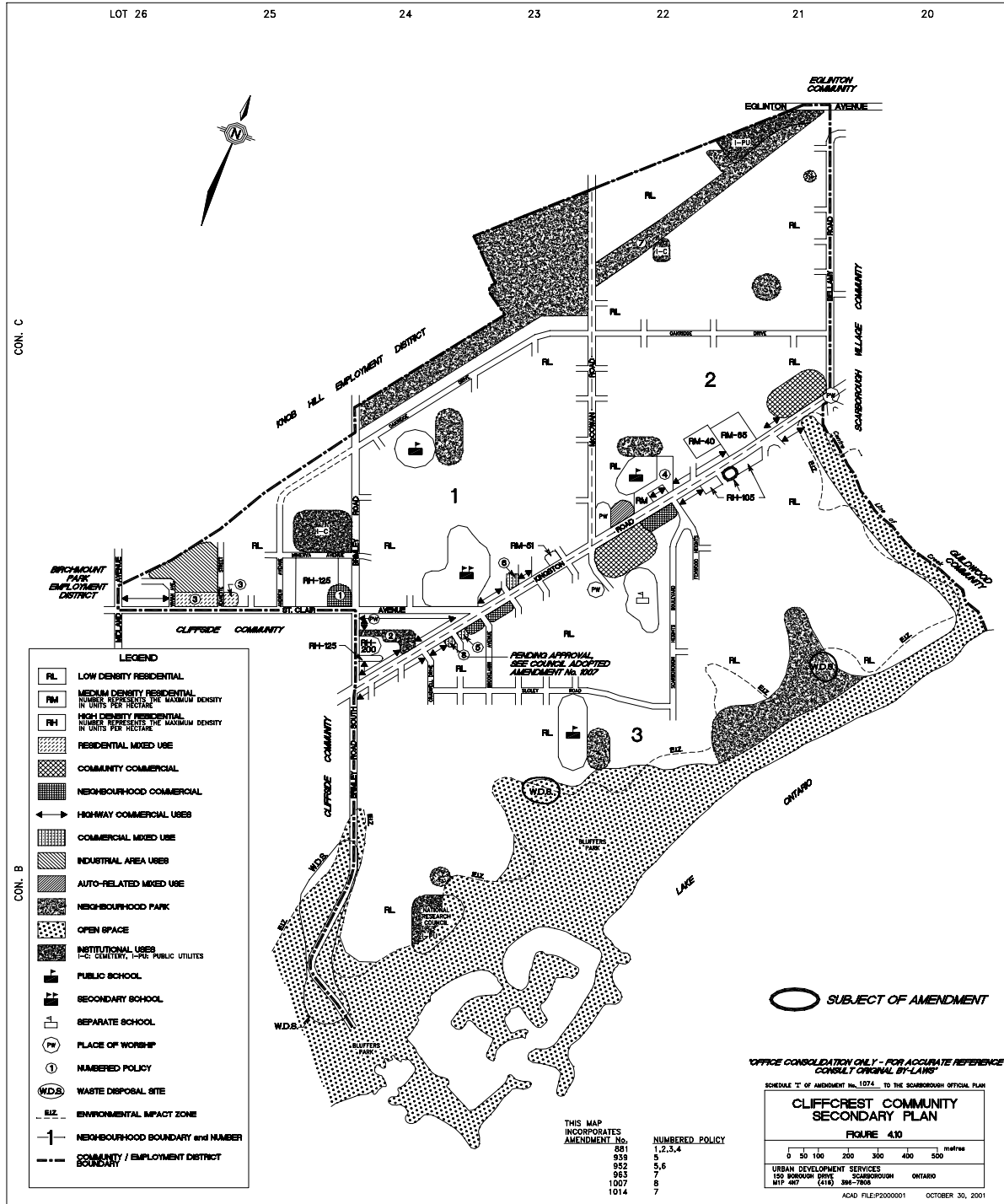
This amendment provides for ground-related, low rise housing, utilizing available municipal servicing and accessible public transit, while maintaining compatibility with the surrounding residential neighbourhood.

OFFICIAL PLAN AMENDMENT:

The Cliffcrest Community Secondary Plan, Figure 4.10, is amended for the land at the southeast corner of Kingston Road and McNab Boulevard, as indicated on the attached Schedule 'I', by deleting the existing **Highway Commercial Uses** designation and replacing it with a **High Density Residential (RH-105)** designation.

SCHEDULE 'I'

CLIFFCREST COMMUNITY SECONDARY PLAN



CON. C

CON. B

LEGEND

- RL LOW DENSITY RESIDENTIAL
- RM MEDIUM DENSITY RESIDENTIAL
NUMBER REPRESENTS THE MAXIMUM DENSITY IN UNITS PER HECTARE
- RH HIGH DENSITY RESIDENTIAL
NUMBER REPRESENTS THE MAXIMUM DENSITY IN UNITS PER HECTARE
- RESIDENTIAL MIXED USE
- COMMUNITY COMMERCIAL
- NEIGHBOURHOOD COMMERCIAL
- HIGHWAY COMMERCIAL USES
- COMMERCIAL MIXED USE
- INDUSTRIAL AREA USES
- AUTO-RELATED MIXED USE
- NEIGHBOURHOOD PARK
- OPEN SPACE
- INSTITUTIONAL USES
-C- CEMETERY, I-P-U- PUBLIC UTILITIES
- PUBLIC SCHOOL
- SECONDARY SCHOOL
- SEPARATE SCHOOL
- PLACE OF WORSHIP
- NUMBERED POLICY
- W.D.S. WASTE DISPOSAL SITE
- E.I.Z. ENVIRONMENTAL IMPACT ZONE
- NEIGHBOURHOOD BOUNDARY and NUMBER
- COMMUNITY / EMPLOYMENT DISTRICT BOUNDARY

THIS MAP INCORPORATES AMENDMENT No.

AMENDMENT No.	NUMBERED POLICY
581	1,2,3,4
558	5
832	5,6
963	7
1007	8
1014	7

SUBJECT OF AMENDMENT

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

SCHEDULE 'I' OF AMENDMENT No. 1074 TO THE SCARBOROUGH OFFICIAL PLAN

CLIFFCREST COMMUNITY SECONDARY PLAN
FIGURE 410

0	50	100	200	300	400	500	metres
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URBAN DEVELOPMENT SERVICES
150 BURGESS DRIVE SCARBOROUGH ONTARIO
M1P 4K7 (416) 399-7808

ACAD FILE:P2000001 OCTOBER 30, 2001