

Authority: Scarborough Community Council Report No. 11, Clause No. 12,
as adopted by City of Toronto Council on December 4, 5 and 6, 2001
Enacted by Council: December 6, 2001

CITY OF TORONTO

BY-LAW No. 1034-2001

To adopt Amendment No. 1078 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. 1078 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 6th day of December, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 1078 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. 1078, 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 304 to 337 dwelling units per hectare, and deletes the office plus retail density of 0.5 times the land area.

BASIS:

The owner wishes to develop the property with high density residential uses. Permission for offices has been in place for several years with no market for offices. The increased residential density 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 intensification.

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 8.1 in Numbered Policy 8 and replace them with the following:
 - 8.1 **City Centre Residential Uses** shall not exceed a density of 337 dwelling units per hectare.
- 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 0.5 times the land area.

SCHEDULE '1'



