

Authority: Scarborough Community Council Report No. 11, Clause No. 15,  
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. 1039-2001**

**To adopt Amendment No. 1076 to 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 City of Toronto 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. 1076 to the Official Plan of the former City of Scarborough, consisting of the attached text and map designated Schedule "I", 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. 1076 TO THE OFFICIAL PLAN****FOR THE FORMER CITY OF SCARBOROUGH****CANADA LANDS COMPANY****NORTH OF McLEVIN AVENUE, EAST AND WEST OF TAPSCOTT ROAD**

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The following Text and Map designated as Schedule “I”, constitute Amendment No. 1076 to the Official Plan for the former City of Scarborough (being amendments to the provisions of the Secondary Plan for the Malvern Community).

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 parcels of land located north of McLevin Avenue, east and west of Tapscott Road, as shown on the attached Schedule “T”.

The amendment removes the density caps on the **Medium Density Residential-RM-36**, **Medium Density Residential-RM-54** and the **High Density Residential-RH-154** designations from the Malvern Community Secondary Plan and would secure a maximum development limit of 600 dwelling units over the subject parcel.

**BASIS:**

In February 2000, City of Toronto Council approved Official Plan amendments which set out maximum numbers of units for various parcels within the subject property for the Malvern Community in order to accommodate a draft plan of subdivision. Draft approval for plan of subdivision SC-T19990011 was issued on March 27, 2000 which showed a total of 594 residential units.

These amendments would provide a greater degree of flexibility while avoiding the need for future site specific Official Plan amendments and are considered to be consistent with Council’s intent in the original approval of the draft subdivision plan. The proposed development is located in the centre of the Malvern Community, adjacent to various arterial roads and an array of community support functions and services, including, schools, places of worship, parks, public transit and a shopping facility. The proposed residential development is compatible with the surrounding land uses established in the area and is well serviced by public transit, community services and the existing road network.

**OFFICIAL PLAN AMENDMENT:**

- A. Figure 4.19, the Malvern Community Secondary Plan Land Use Map, is amended for lands located north of McLevin Avenue, east and west of Tapscott Road, as indicated on the attached Schedule “T”, as follows:
- (a) Delete the density cap on land use designation “**Medium Density Residential-RM-54**”, west of Tapscott Road, north of McLevin Avenue so that the designation shall be “**Medium Density Residential-RM**”.
  - (b) Delete the density cap on the land use designation “**Medium Density Residential-RM-36**”, east of Tapscott Road, north of McLevin Avenue so that the designation shall be “**Medium Density Residential-RM**”.
  - (c) Delete the density cap on the land use designation “**High Density Residential-RH-154**”, east of Tapscott Road, north of McLevin Avenue so that the designation shall be “**High Density Residential-RH**”.

- B. Section 4.19.3, Numbered Policies for the Malvern Community Secondary Plan is amended by substituting the **Medium Density Residential-RM-36** and **Medium Density Residential-RM-54** designations in Numbered Policy 9.2 and substituting the **High Density Residential-RH-154** designation in Numbered Policy 10 as follows:

**9.2 Medium Density Residential**

The **Medium Density Residential** designation shall provide for the following dwelling units: semi-detached, street townhouses, townhouses and multiple family dwellings.

**10. West Side of Neilson Road, South of the C.P.R.**

The **High Density Residential** designation shall provide for townhouses and multiple family dwellings, but shall not provide for apartment buildings.

- C. Section 4.19.3, Numbered Policies for the Malvern Community Secondary Plan is amended by adding Numbered Policy 11 as follows:

**11. North of McLevin Avenue, East and West of Tapscott Road**

A maximum number of 600 dwelling units shall be permitted in the areas covered by Numbered Policy 11. The maximum net densities provided for in Section 3.1 of the Official Plan shall not apply to the **Medium Density Residential** or **High Density Residential** designations in these areas.

SCHEDULE "T"

MALVERN COMMUNITY SECONDARY PLAN

