

CITY OF TORONTO

BY-LAW No. 1125-2001(OMB)

To adopt Amendment No. 1073 of the Official Plan for the former City of Scarborough.

WHEREAS the Ontario Municipal Board pursuant to its Order No. 2061 issued on August 17, 1998 and Order No. 0742 issued on May 15, 2000, upon hearing the appeal of High Glen Developments Limited and Rossland Real Estate Limited under Section 22(7) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend the Official Plan of the former City of Scarborough;

THEREFORE the Official Plan of the former City of Scarborough is amended as follows:

- 1.** Amendment No. 1073 to the Official Plan for the former City of Scarborough, consisting of the attached text and map designated as Schedule “A” and Schedule “B”, is hereby adopted.

AMENDMENT NO. 1073 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO
FORMER CITY OF SCARBOROUGH

The following Text and Maps designated Schedule “A” and Schedule “B” constitute Amendment No. 1073 to the former City of Scarborough Official Plan (being an amendment 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

The effect of this amendment is to redesignate approximately 4 hectares, and approximately 1.25 hectares of vacant Ontario Hydro land, in Neighbourhood 3 of the Malvern Community located south of the Canadian Pacific Railway, north of Casemore Road, west of the Rouge Valley from Special Uses Area and Finch Avenue Realignment to Low Density Residential (RL-30). This amendment also deletes a portion of Finch Avenue from Schedule “C” Roads Plan in the former City of Scarborough Official Plan.

BASIS

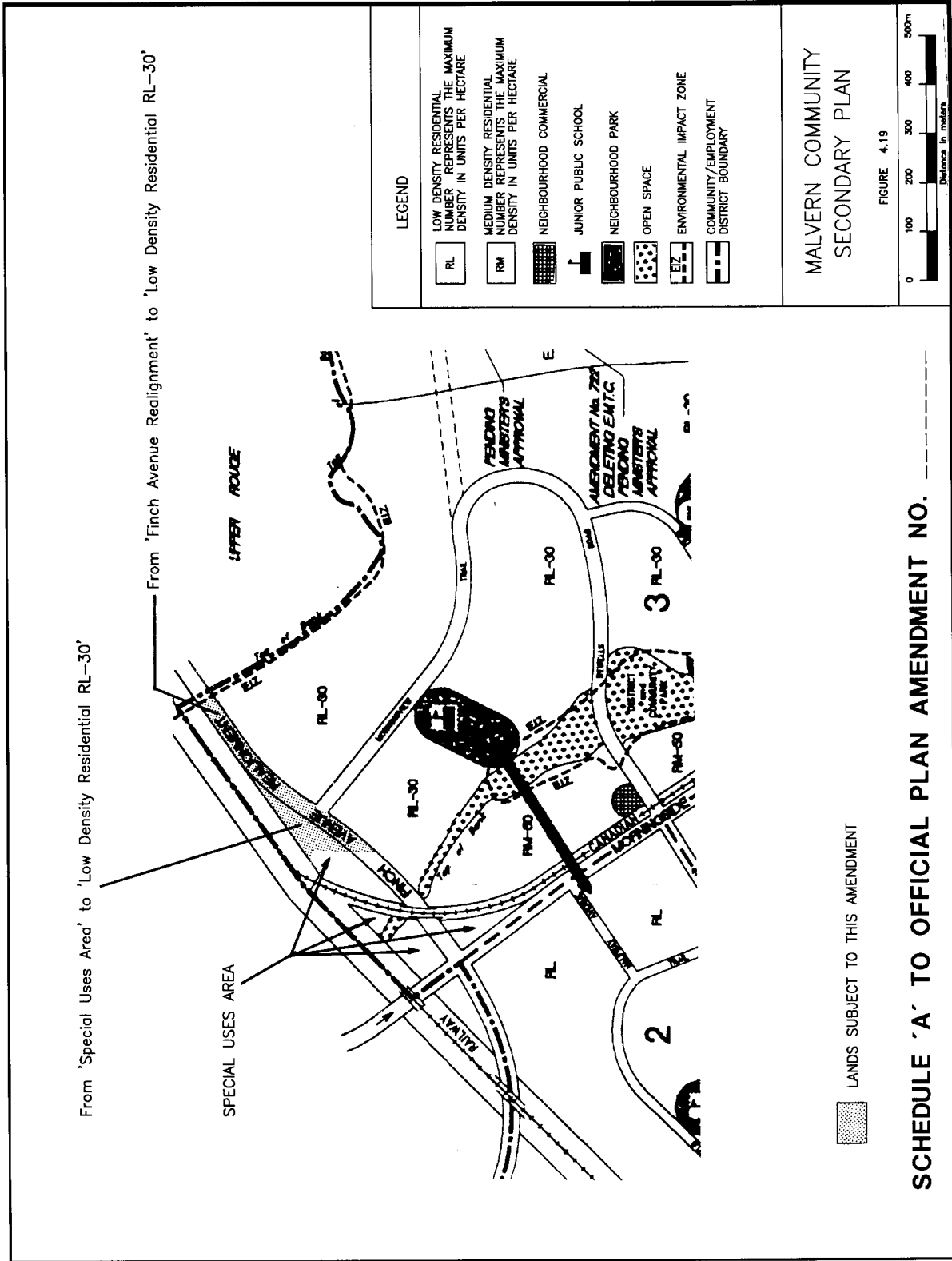
The vacant site is designated Special Uses Area, and Finch Avenue Realignment in the Malvern Community Secondary Plan. The easterly edge is within the Environmental Impact Zone (E-I-Z). These land use designations do not provide for the proposed single family and semi-detached dwelling units included in the proposed draft plan of subdivision. These lands were part of a 1987 subdivision application but were held in reserve pending a final decision on the Finch Avenue Realignment. As Finch Avenue has been deleted from the Metro Official Plan, Neighbourhood 3 can be brought closer towards completion. The proposed amendment would provide for residential development that is compatible with the existing residential development to the south and facilitates the completion of the Neighbourhood.

OFFICIAL PLAN AMENDMENT

- A. Figure 4.19 of the Official Plan, the Malvern Community Secondary Plan Land Use Map, is amended for the land as indicated on the attached Schedule “A”, by deleting the Special Uses Area and Finch Avenue Realignment designations and adding the Low Density Residential (RL-30) designation.
- B. Schedule “C” Roads Plan of the former City of Scarborough Official Plan is amended by deleting Finch Avenue on the subject lands as indicated on the attached Schedule “B”.

PURSUANT TO THE ORDERS OF THE ONTARIO MUNICIPAL BOARD ISSUED ON AUGUST 17, 1998 AND MAY 15, 2000 IN BOARD FILE NO. PL971381.

SCHEDULE "A"



From 'Special Uses Area' to 'Low Density Residential RL-30'

From 'Finch Avenue Realignment' to 'Low Density Residential RL-30'

SPECIAL USES AREA

UPPER ROUCE

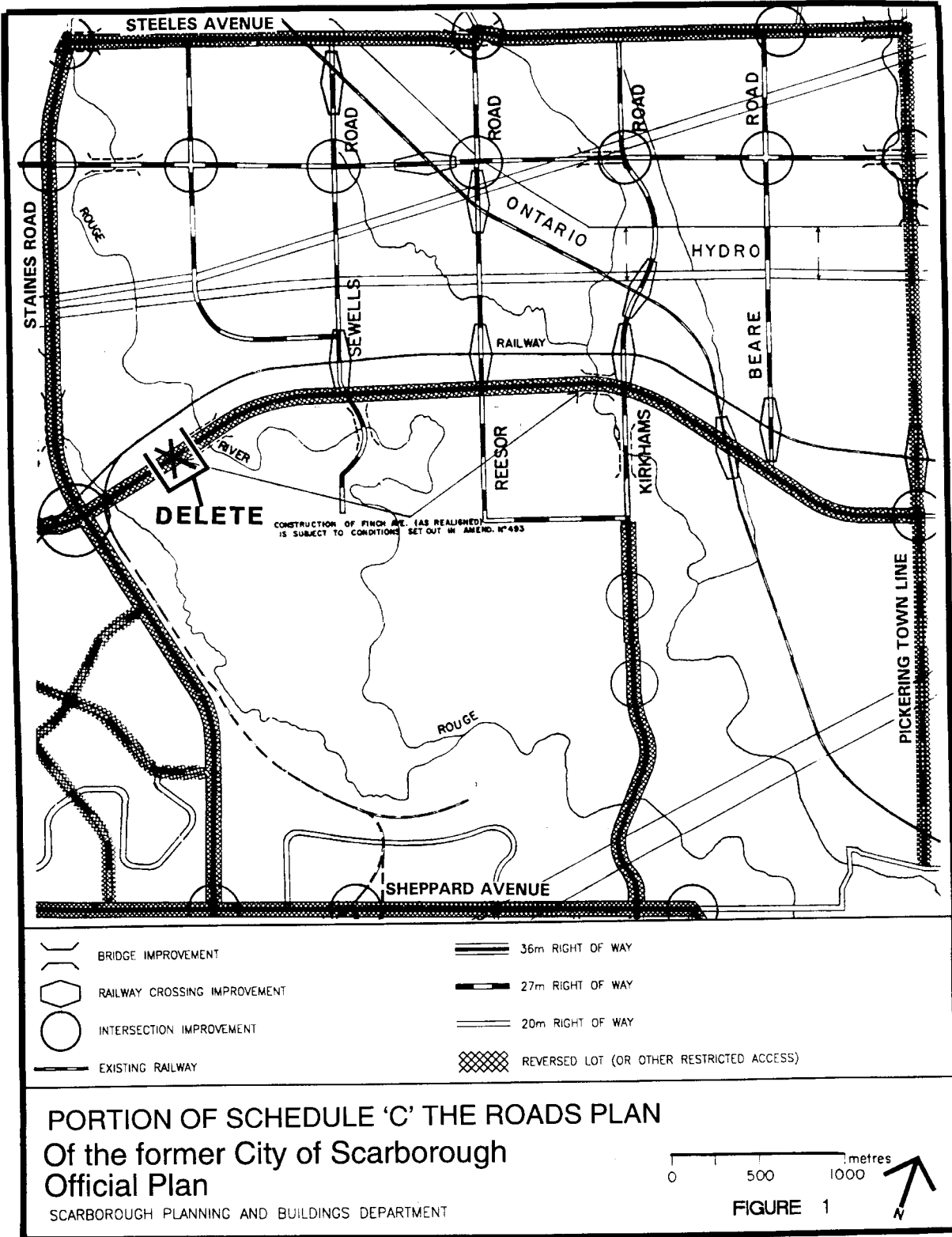
LANDS SUBJECT TO THIS AMENDMENT

SCHEDULE 'A' TO OFFICIAL PLAN AMENDMENT NO. 3

MALVERN COMMUNITY SECONDARY PLAN

FIGURE 4.19
Distance in meters

SCHEDULE "B"



SCHEDULE 'B'