

**CITY OF TORONTO**

**BY-LAW No. 1127-2001(OMB)**

**A By-law to adopt Amendment No. 1033 to the Official Plan of the City of Toronto,  
former the City of Scarborough.**

WHEREAS the Ontario Municipal Board having held an appeal under Section 21 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, has approved an amendment;

NOW THEREFORE pursuant to Order No. 1017 of the Ontario Municipal Board issued July 12, 2000;

1. The attached text is hereby adopted as an amendment to the Official Plan of the City of Toronto, former municipality of Scarborough.
2. This Amendment shall constitute Official Plan Amendment No. 1033.

PURSUANT TO ORDER NO. 1017 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JULY 12, 2000 IN BOARD CASE NO. PL990749.

**AMENDMENT NO. 1033 TO THE OFFICIAL PLAN  
OF THE CITY OF TORONTO  
FORMER CITY OF SCARBOROUGH**

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**TIFFIELD DEVELOPMENT CORPORATION AND YEE HONG CENTRE FOR  
GERIATRIC CARE**

The following Text and Maps constitutes Amendment No. 1033, 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 provides for a mixed use development at the south east corner of Finch Avenue and Middlefield Road.

**BASIS:**

The lands subject of this amendment are currently designated for employment uses but are underutilised in terms of development. The lands have frontage on Finch Avenue and Middlefield Road both of which are major roads with surface transit service.

The amendment provides for the comprehensive development of these lands for an integrated mix of commercial, residential, community facilities and nursing home uses that will provide employment and living opportunities as well as specialized residential care facilities to serve the growing needs of the elderly community in the City.

The proximity of the railway yard to the lands has been recognized in the development of the site and the development incorporates noise attenuation measures that follow relevant guidelines.

**OFFICIAL PLAN AMENDMENT:**

A. A new numbered Policy 14 is added to Section 4.23.3 to read as follows:

14.1 The following designations shall apply in addition to the General Industrial Uses with High Performance Standards:

- (i) Commercial Mixed Use shall be permitted including residential uses to a maximum density of 115 units per hectare to a maximum of 252 units.
- (ii) Community Facilities, including 250 Senior Citizens apartments, shall be permitted.
- (iii) Medium Density Residential uses shall be permitted to a maximum density of 40 units per hectare to a maximum of 80 units.

14.2 Noise attenuation measures shall be employed in residential buildings to protect occupants from railway generated noise in accordance with the guidelines of the Ministry of the Environment and Energy. Noise attenuation measures may include, but are not limited to, site planning and the orientation of buildings, architectural design and construction, the use of berms, walls and landscaping, and other appropriate measures. Warning clauses shall be employed in residential development.

B. Numbered Policy 14 is added to Figure 4.42 of the Marshalling Yard Employment District Secondary Plan as shown on the attached map.

