

Authority: Scarborough Community Council Report No. 2, Clause No. 19,
as adopted by City of Toronto Council on February 13, 14 and 15, 2002
Enacted by Council: February 15, 2002

CITY OF TORONTO

BY-LAW No. 60-2002

To adopt Amendment No. 1077 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. 1077 to the Official Plan of the former City of Scarborough, consisting of the attached text and map designated as Schedules "I" and "II" is hereby adopted.

ENACTED AND PASSED this 15th day of February, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

**AMENDMENT NO. 1077 TO THE OFFICIAL PLAN
OF THE FORMER CITY OF SCARBOROUGH**

**PHASE 4 SCARBOROUGH TRANSPORTATION CORRIDOR LAND USE STUDY
KINGSTON ROAD TO MORNINGSIDE AVENUE**

The following Text and Map, designated as Schedules “T” and “IP”, constitute Amendment No. 1077 to the Official Plan for the former City of Scarborough (being an amendment to the provisions of the Scarborough Official Plan, Secondary Plans for the Guildwood and West Hill Communities).

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

PURPOSE AND LOCATION:

This Amendment continues the process begun by Official Plan Amendment No. 643 which removed the Scarborough Expressway designation through the southern portion of the former City of Scarborough, south of and generally parallel to the Canadian Railway Kingston Subdivision Main Line and replaced it with a Special Study Area designation. The Special Study Area designation was intended to provide for further study to determine the specific land uses which would replace it.

This Amendment applies to the Special Study Area and adjacent lands extending from Kingston Road to Morningside Avenue in the Guildwood Community as shown on the attached Schedule "T". It also applies to Poplar Road which is identified in the West Hill Community Secondary Plan as a road to be closed as shown on the attached Schedule "II".

BASIS:

On October 3, 1995, Scarborough Council authorized a program of land use and transportation studies to replace the **Special Study Area** designation of the former Scarborough Transportation Corridor with appropriate policies and designations. The Terms of Reference for the Phase 4 Land Use Study which includes these lands was approved by City Council on April 13, 14 and 15, 1999. Through an extensive public consultation process, land use options to provide for additional residential uses while maintaining environmental and recreational amenities were explored. The Amendment reflects the community's desire that new residential areas be compatible with the existing neighbourhood, that the woodlot and the heritage property be preserved, and that recreational amenities within the Poplar Road Park be maintained.

The **Special Study Area** on the lands associated with the Guildwood GO Station parking lot is replaced with an **Institutional – Public Utilities** designation to recognize the public use of these lands as a commuter parking lot. The woodlot extending from the east limit of the GO Station parking lot to Galloway Road is designated **Open Space** to recognize and protect this valuable natural resource.

The **Special Study Area** east of Galloway Road and the west portion of the **Neighbourhood Park** designation north of Lausanne Crescent are replaced by a **Low Density Residential** designation, to provide for an extension of Lausanne Crescent and residential development that is compatible with the adjacent neighbourhood. The **Neighbourhood Park** designation is extended north to the railway, east to Poplar Road and west to Galloway Road to provide for the reconfiguration of the Poplar Road Park.

The **Special Study Area** east of Poplar Road is replaced by **Low Density Residential** and **Open Space** designations. The **Low Density Residential** designation recognizes the current low density residential uses located on the north side of Portia Street and provides for an extension of Portia Street easterly for residential development that is compatible with the adjacent neighbourhood. The **Open Space** designation provides for additional open space in this area, preserves the heritage building in this location and provide for public works that may be required in association with a future grade separation of Morningside Avenue and the rail line.

A **Walkway** symbol is introduced through the entire study area, to provide for a future cycling/pedestrian trail through this area consistent with the objectives of the City's Bike Plan, and study of Trail Opportunities in Rail and Hydro Corridors. The design and location of the trail will be determined through future study.

It was anticipated that Poplar Road would be closed if an expressway was constructed through the area. As no expressway will be constructed, the **Road Closed** reference for Poplar Road on the north side of the railway crossing is removed.

OFFICIAL PLAN AMENDMENT:

- A. 1. Figure 4.14, the Land Use Map for the Guildwood Community, is amended by replacing the **Special Study Area** designation east of Kingston Road to Galloway Road with **Institutional-Public Utilities** and **Open Space** designations; by replacing the **Special Study Area** designation east of Galloway Road and the west portion of the **Neighbourhood Park** designation for the Poplar Road Park with a **Low Density Residential** designation; by extending the **Neighbourhood Park** designation north to the railway property, east to Poplar Road and west to Galloway Road; by replacing the **Special Study Area** east of Poplar Road extending to Morningside Avenue with **Low Density Residential** and **Open Space** designations; and by introducing a **Walkway** symbol through the area, all as shown on Schedule "T".
2. Figure 4.31, the Land Use Map for the West Hill Community is amended by deleting the **Road Closed** reference on Poplar Road north of the Canadian National Railway, as shown on Schedule "II".
- B. 1. Section 4.14.2, the General Policies of the Guildwood Community Secondary Plan, is amended by introducing a new Numbered Policy 8 as follows:
8. New development shall accommodate a cycling/pedestrian trail as generally noted by the Walkway symbol on the Land Use Map.

