

CITY OF TORONTO

BY-LAW No. 191-2002(OMB)

To adopt Amendment No. 1030 to the Official Plan of the former City of Scarborough.

WHEREAS Graywood Investments Limited appealed to the Ontario Municipal Board under subsection 22(7) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, from Council's refusal or neglect to enact a proposed amendment to the Official Plan for the City of Toronto (Scarborough) to redesignate a portion of the former North-South Hydro Corridor in the L'Amoreaux and Sullivan Residential Communities located generally between Highway 401 and the East-West Hydro Corridor south of and parallel to McNicoll Avenue to permit low density residential, neighbourhood commercial, neighbourhood park and open space uses; and

WHEREAS the Ontario Municipal Board held a hearing and allowed the appeal by Graywood Investments Limited and, in doing so, deemed it advisable to modify the Official Plan of the former City of Scarborough;

NOW THEREFORE pursuant to the Order of the Ontario Municipal Board issued December 3, 1999, OMB File No. O980069, being Order No. 2205;

1. The Board orders that the proposed amendment to the Official Plan of the former City of Scarborough, as attached hereto, is approved.
2. This is Official Plan Amendment No. 1030.

**AMENDMENT NO. 1030 TO THE OFFICIAL PLAN
OF THE FORMER
CITY OF SCARBOROUGH**

The following Text and Maps designated as Schedules “I” and “II” constitute Amendment No. 1030 to the Scarborough Official Plan (being an amendment to the provisions of the Secondary Plans for the L’Amoreaux and Sullivan Communities). The sections headed “Purpose”, “Location” and “Basis” are explanatory only, and shall not constitute part of this amendment.

PURPOSE:

This amendment adds a Low Density Residential, Neighbourhood Commercial, Neighbourhood Park and Open Space designation to surplus Ontario Hydro land in the L'Amoreaux and Sullivan Residential Communities.

LOCATION:

This amendment applies to surplus north/south Hydro Corridor land in the L'Amoreaux and Sullivan Residential Communities extending from Highway 401 north to the east/west Finch Transmission Right-of-Way, located immediately south of and parallel to McNicoll Avenue. The north/south Corridor is located midway between Pharmacy and Warden Avenues.

BASIS:

The Hydro Corridor lands were declared surplus to Ontario Hydro's needs and were offered for sale in 1997. Graywood Investments Ltd. purchased a portion of these lands, save and except a gas pipeline right-of-way along the westerly boundary being purchased separately by a gas utility, and a block of the corridor on the north side of Finch Avenue also being purchased separately by an abutting church. Graywood is proposing Low Density Residential and related neighbourhood uses as well as stormwater management facilities which are compatible with and will be of benefit to the adjacent residential neighbourhoods.

OFFICIAL PLAN AMENDMENT:

1. The L'Amoreaux Community Secondary Plan (Section 4.18) is amended as follows:
 - 1.1 The Land Use Map for the L'Amoreaux Community, Figure 4.18, is amended by redesignating the former Ontario Hydro Corridor to Low Density Residential, Neighbourhood Commercial, Neighbourhood Park and Open Space, as identified on Schedule "I" attached hereto.
 - 1.2 Section 4.18.3 **Numbered Policies** is amended by adding the following Numbered Policies:
 14. **South Side of Finch Avenue (former Ontario Hydro Corridor)**

In addition to **Neighbourhood Commercial** uses, a Place of Worship shall be permitted. Restaurants and Vehicle Sales and Service uses shall be prohibited.
 15. **Former Ontario Hydro Corridor South of Finch Avenue**

For lands designated **Low Density Residential** abutting to the rear upon commercial uses on Finch Avenue, the minimum lot depth shall be 32 m.
 16. **Former Ontario Hydro Corridor Between Huntingdale Boulevard and Beverly Glen boulevard**

For lands designated **Low Density Residential** abutting to the rear upon lands designated **High Density Residential** on Bridletown Circle, the minimum lot depth shall be 32 m.
 17. **Former Ontario Hydro Corridor Between the L'Amoreaux Community Boundary and Finch Avenue, and Between Huntingdale Boulevard and the Finch Transmission Right-of-Way**

Parkland dedications under Section 51.1 of the *Planning Act* may be calculated and allocated on the basis of the total land area to which this Numbered Policy applies, as opposed to being calculated and allocated on the basis of individual plans of subdivision.

2. The Sullivan Community Secondary Plan (Section 4.29) is amended as follows:
- 2.1 The Land Use Map for the Sullivan Community, Figure 4.29, is amended by redesignating the former Ontario Hydro Corridor to Low Density Residential, Neighbourhood Commercial, Neighbourhood Park and Open Space, as identified on Schedule "II" attached hereto.
- 2.2 Section 4.29.3 **Numbered Policies** is amended by adding the following Numbered Policies:

5. **Former Ontario Hydro Corridor on Both Sides of Sheppard Avenue**

In addition to **Neighbourhood Commercial** uses, a Place of Worship shall be permitted. Restaurants and Vehicle Sales and Service uses shall be prohibited.

6. **Former Ontario Hydro Corridor Between Highway 401 and the Sullivan Community Boundary**

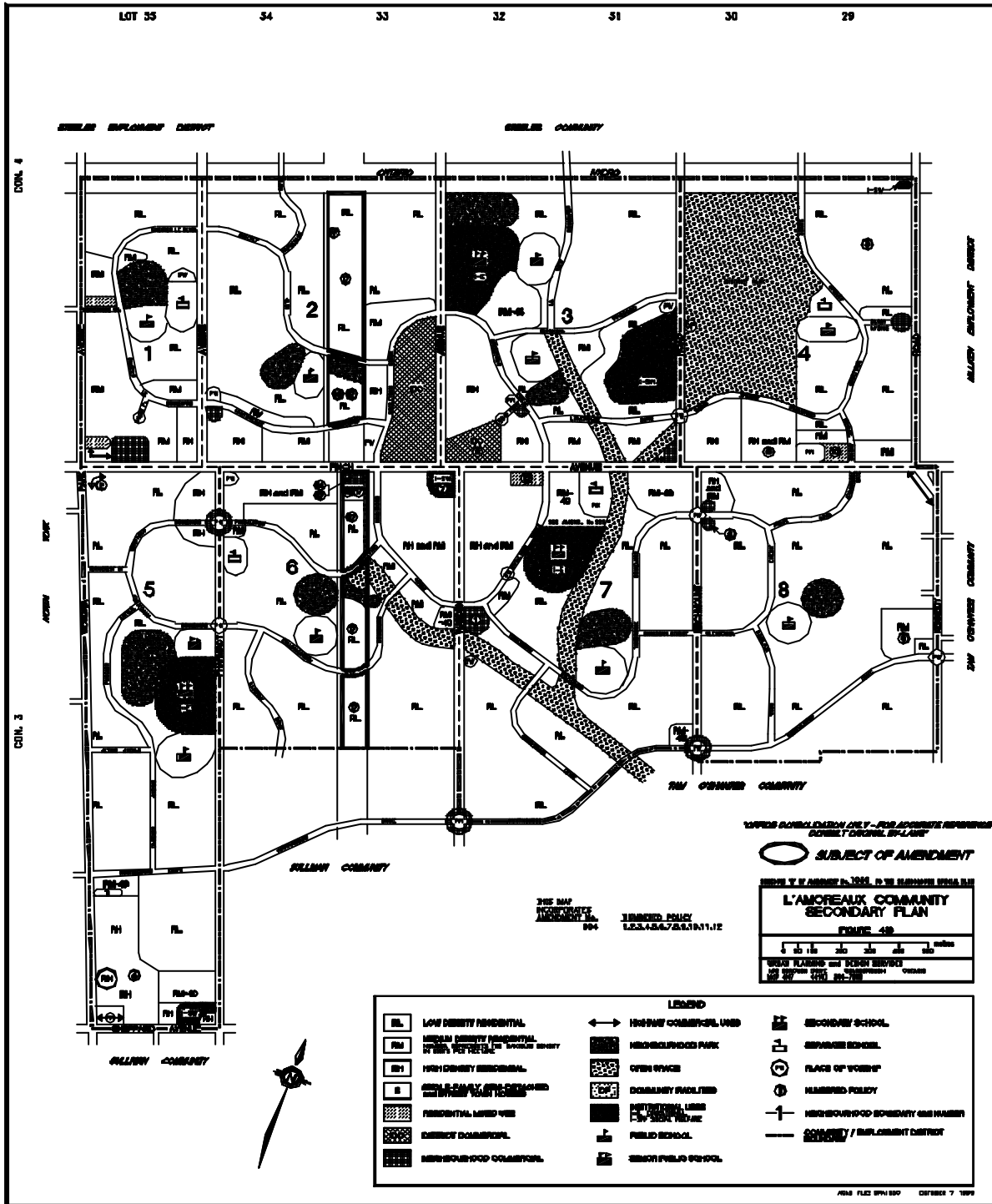
Parkland dedications under Section 51.1 of the *Planning Act* may be calculated and allocated on the basis of the total land area to which this Numbered Policy applies, as opposed to being calculated and allocated on the basis of individual plans of subdivision.

Application #SC-P1998002

PURSUANT TO THE ONTARIO MUNICIPAL BOARD ORDER NO. 2205, ISSUED DECEMBER 3, 1999.

SCHEDULE "T"

L'AMOREAUX COMMUNITY SECONDARY PLAN



SCHEDULE "II"

SULLIVAN COMMUNITY SECONDARY PLAN

