

Authority: Scarborough Community Council Report No. 3, Clause No. 17,  
as adopted by City of Toronto Council on April 16, 17 and 18, 2002  
Enacted by Council: April 18, 2002

**CITY OF TORONTO**

**BY-LAW No. 235-2002**

**To adopt Amendment No. 1083 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. 1083 to the Official Plan of the former City of Scarborough, consisting of the attached text and map designated as Schedule "T" is hereby adopted.

ENACTED AND PASSED this 18th day of April, A.D. 2002.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**AMENDMENT NO. 1083 TO THE OFFICIAL PLAN**  
**OF THE FORMER CITY OF SCARBOROUGH**  
**BIONVEST INVESTMENTS LIMITED**

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The following Text and Map, designated as Schedule “T”, constitute Amendment No. 1083 to the Official Plan for the former City of Scarborough (being an amendment to the provisions of the Scarborough Official Plan, Secondary Plan for the City Centre).

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 lands north of Borough Drive, and south of Scarborough Centre Rapid Transit Station, as shown on the attached Schedule "T". This amendment increases the maximum permitted residential density on the lands from 496 units per hectare to 548 units per hectare.

**BASIS:**

The owner wishes to develop the property with residential uses and secondary commercial uses. The accessible location of the site within the Scarborough City Centre adjacent to the Scarborough Centre Rapid Transit Station makes it an appropriate location for intensive housing development and employment uses.

**OFFICIAL PLAN AMENDMENT:**

- A. The City Centre Secondary Plan Land Use Plan Map, Figure 4.1.1 is amended for the lands located north of Borough Drive, and south of the Scarborough Centre Rapid Transit Station, as indicated on the attached Schedule "T".
- B. The City Centre Secondary Plan is amended as follows:
  - 1. Delete the contents of 14.1 in Numbered Policy 14 and replace them with the following:
    - 14.1 **City Centre Residential Uses** shall not exceed a density of 548 dwelling units per hectare.

**SCHEDULE "T"**

**CITY CENTRE LAND USE PLAN**

