

**CITY OF TORONTO**

**BY-LAW No. 939-2002(OMB)**

**To adopt Amendment No. 1095 of the Official Plan for the former City of Scarborough.**

WHEREAS the Ontario Municipal Board pursuant to its Order No. 1121, dated August 19, 2002, upon hearing the appeal of KJT Investments Ltd., under Section 17(11) 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 by the Ontario Municipal Board as follows:

1. Amendment No. 1095 to the Official Plan of the former City of Scarborough, consisting of the attached text and map designated as Schedule "I" is hereby adopted.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON AUGUST 19, 2002 IN BOARD CASE NO. PL971226.

**AMENDMENT NO. 1095 TO THE OFFICIAL PLAN**  
**OF THE FORMER CITY OF SCARBOROUGH**  
**4181 SHEPPARD AVENUE EAST**

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The following Text and Map, designated as Schedule “T”, constitute Amendment No. 1095 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 Agincourt 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 the property located at 4181 Sheppard Avenue East, located on the south side of Sheppard Avenue immediately west of Midland Avenue, as shown on attached Schedule "T". The amendment deletes the **Residential Mixed Use** designation and replaces it with the **Community Commercial** designation and deletes Numbered Policy 5 and replaces it with a new Numbered Policy 5.

**BASIS:**

The amendment will provide for a Community Commercial designation, which will be supported by acceptable transportation improvements and will allow the owner to achieve their commercial objectives. The amendment will also provide for the future redevelopment of a prominent parcel located on the southwest corner of Midland Avenue and Sheppard Avenue East.

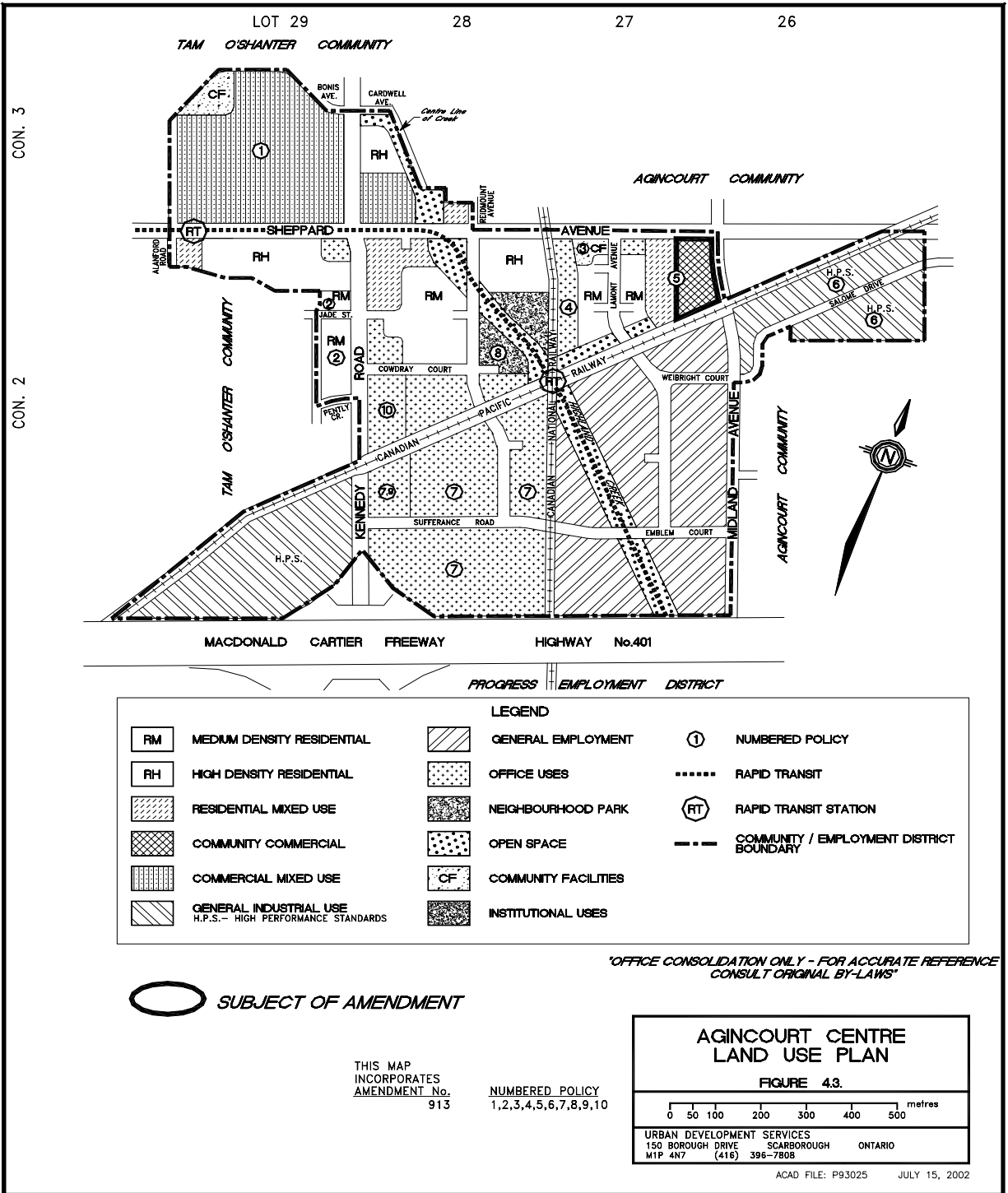
**OFFICIAL PLAN AMENDMENT:**

- A. Agincourt Centre Secondary Plan Land Use Map, Figure 4.3, is amended for lands located at 4181 Sheppard Avenue East, by deleting the **Residential Mixed Use** designation and replacing it with the **Community Commercial** designation, as indicated on the attached Schedule "T".
- B. Agincourt Centre Secondary Plan is amended by deleting Numbered Policy 5 and replacing it with the following Numbered Policy:

**5. South-West Corner of Sheppard and Midland Avenues**

Due to traffic constraints on Sheppard Avenue East, a road connecting the property at the south-west corner of Midland Avenue and Sheppard Avenue East to Lamont Avenue may be required to provide for the ultimate redevelopment potential of this significant property. Land consolidation shall be encouraged to provide for maximizing the potential of this quadrant.

**SCHEDULE "T"**



"OFFICE CONSOLIDATION ONLY - FOR ACCURATE REFERENCE CONSULT ORIGINAL BY-LAWS"