

Authority: Toronto East Community Council Report No. 2, Clause No. 17,
as adopted by City of Toronto Council on March 1, 2 and 3, 2004
Enacted by Council: April 28, 2004

CITY OF TORONTO

BY-LAW No. 347-2004

**To adopt Amendment No. 1117 to the Official Plan for the former City of Scarborough
respecting the northern portion of land known municipally in the year 2004 as
2650 Lawrence Avenue East.**

WHEREAS authority is given to Council the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto 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. 1117 to the Official Plan of the former City of Scarborough, consisting of the attached text and map designated as Schedule 'I' is hereby adopted.

ENACTED AND PASSED this 28th day of April, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 1117 TO THE OFFICIAL PLAN

OF THE FORMER CITY OF SCARBOROUGH

DAWSCO PROPERTY CORPORATION

2650 LAWRENCE AVENUE EAST

The following Text and Map, designated as Schedule 'I', constitute Amendment No. 1117 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 Bendale Community).

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

PURPOSE AND LOCATION:

The proposed amendment is to permit a 93 unit townhouse development on the northern portion of lands containing a commercial plaza at the northeast corner of Midland Avenue and Lawrence Avenue East. The proposed amendment would redesignate the northern portion of subject lands from **Neighbourhood Commercial** to **Medium Density Residential**. It would also enable the use of Section 37 of the *Planning Act* to secure the provision of community benefits in return for the authorization of increased height or density of development on the site.

BASIS:

The proposed amendment provides an opportunity to redesignate a portion of commercial land, currently used for parking purposes in conjunction with a commercial plaza, to residential purposes. The existing commercial plaza has been undergoing site and façade upgrades, including the demolition of a portion of the plaza to accommodate a new loading area. The proposed area subject to the amendment contains parking that is surplus to the needs of the commercial plaza. The subject land is located at the corner of two arterial roads where transit, including the Lawrence Avenue East RT Station, and municipal services exist. The subject land is an appropriate location for residential intensification. The proposed amendment provides an increase in the supply of housing and an alternative housing form to the area.

OFFICIAL PLAN AMENDMENT:

- A. The Bendale Community Secondary Plan Land Use Map, Figure 4.5, is amended as it affects the lands at the northeast corner of Midland Avenue and Lawrence Avenue East, as shown on the attached Schedule 'I', by deleting the **Neighbourhood Commercial** designation and replacing it with a **Medium Density Residential** designation, together with Policy Number 3.
- B. The Bendale Community Secondary Plan is amended by introducing Numbered Policy 3 as follows:

3. **East Side of Midland Avenue, North of Lawrence Avenue**

Amendments to the Zoning By-law to increase the height or density of development may require the provision of facilities, services, or matters to improve community facilities, amenities and/or services available to the area pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, as amended.

SCHEDULE 'T'

