

Authority: Scarborough Community Council Report No. 3, Clause No. 16,
as adopted by City of Toronto Council on April 14, 15 and 16, 2003
Enacted by Council: May 20, 2004

CITY OF TORONTO

BY-LAW No. 447-2004

To adopt Amendment No. 1097 to the Official Plan of the former City of Scarborough with respect to lands known municipally as 60 Fairfax Crescent.

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. The text and maps attached hereto as Schedule "A" are hereby adopted as amendments to the Official Plan for the former City of Scarborough.
2. This is Official Plan Amendment No. 1097.

ENACTED AND PASSED this 20th day of May, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”**AMENDMENT NO. 1097 TO THE OFFICIAL PLAN****OF THE FORMER CITY OF SCARBOROUGH****60 FAIRFAX CRESCENT**

The following Text and Maps constitute Amendment No. 1097 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 Golden Mile Employment District Secondary Plan and the Clairlea Community Secondary Plan).

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 at 60 Fairfax Crescent.

This amendment redesignates the lands from General Industrial Uses – High Performance Standards to High Density Residential (RH). The lands are removed from the Golden Mile Employment District and added to the Clairlea Community with a new Numbered Policy.

BASIS:

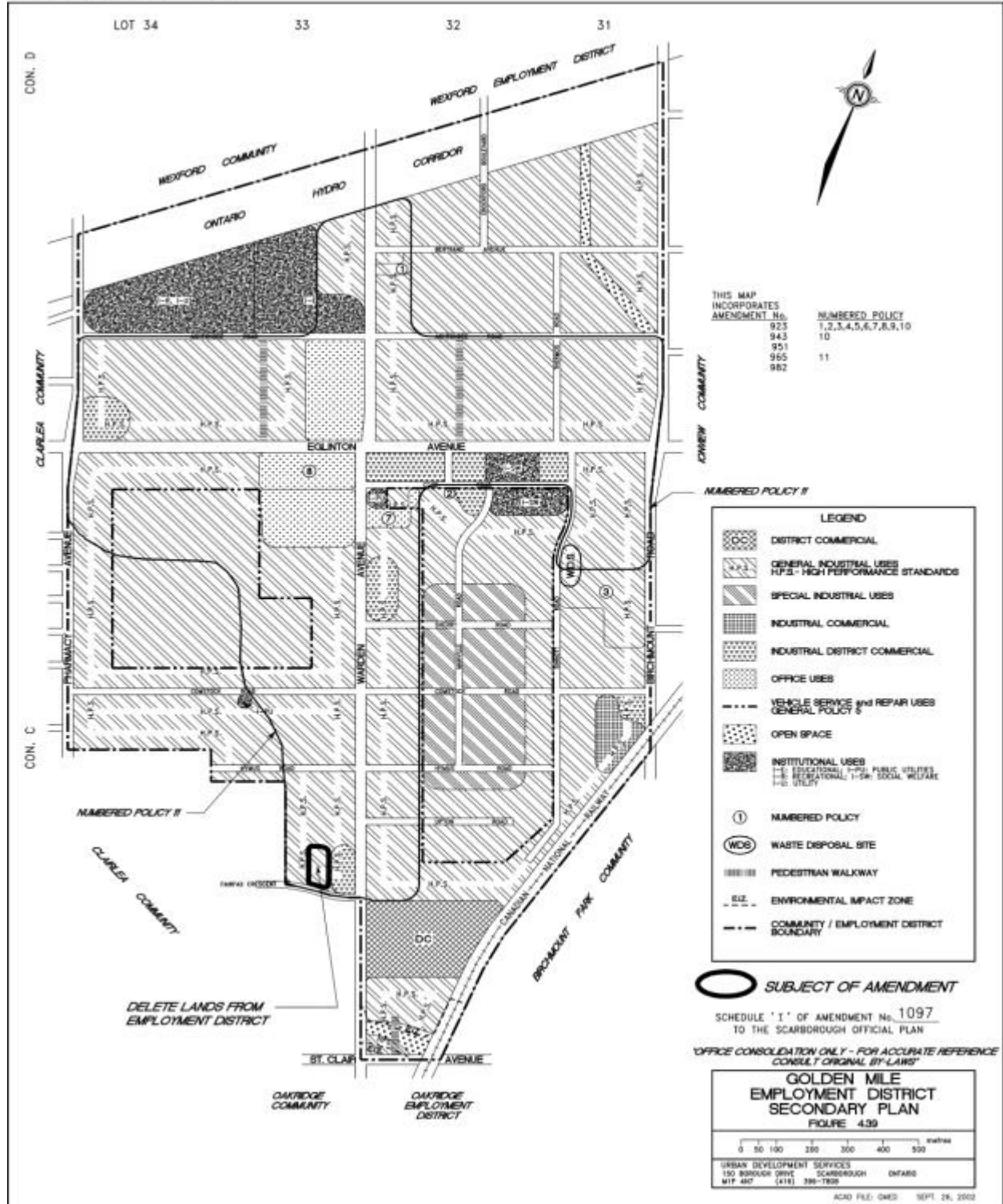
The amendment permits an apartment building at 60 Fairfax Crescent.

OFFICIAL PLAN AMENDMENT:

1. The Official Plan for the former City of Scarborough is amended as follows:
 - (a) The Golden Mile Employment District Secondary Plan, Figure 4.39, is amended to delete the lands municipally known in 2003 as 60 Fairfax Crescent, as shown on Schedule “I”;
 - (b) The Clairlea Community Secondary Plan, Figure 4.9, is amended to add the lands municipally known in 2003 as 60 Fairfax Crescent to the Clairlea Community and to designate the lands as High Density Residential (RH) with a new Numbered Policy 5, as shown on Schedule “II”;
 - (c) The Clairlea Community Secondary Plan, Section 4.9.3, Numbered Policies, is amended by adding a new Numbered Policy 5 as follows:
 5. North Side of Fairfax Crescent, West of Warden Avenue.
 1. Development to a maximum residential density of 162 units per hectare shall be permitted, subject to the Owner of the lands entering into and registering against title to the lands, an Agreement with the City pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to secure, at the Owner’s expense, the facilities, services and matters noted below:
 - (i) a cash contribution to the City in the amount of \$56,000.00 for parks improvements to Clairlea Park, which contribution shall be in addition to any other contribution made or required to be made pursuant to Section 42 of the *Planning Act*.

SCHEDULE "T"

GOLDEN MILE EMPLOYMENT DISTRICT



SCHEDULE "II"

CLAIRLEA COMMUNITY SECONDARY PLAN

