

CITY OF TORONTO

BY-LAW No. 564-2004(OMB)

To adopt Amendment No. 1096 to the Official Plan for the former City of Scarborough.

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

WHEREAS there has been adequate information given to the public and there has been at least one public meeting in accordance with the *Planning Act*;

THEREFORE, the Ontario Municipal Board HEREBY ENACTS as follows:

1. Amendment No. 1096 to the Official Plan of the former City of Scarborough, consisting of the attached text and map designated as Schedule "I" is hereby adopted.

**AMENDMENT NO. 1096 TO THE OFFICIAL PLAN
OF THE FORMER CITY OF SCARBOROUGH**

**ROYAL KEELE DEVELOPMENTS INC.
NORTHEAST CORNER OF DANFORTH ROAD AND FALMOUTH AVENUE**

The following Text and Map, designated as Schedule "T", constitute Amendment No. 1096 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 Eglinton 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 redesignate 0.21 hectares (0.52 acres) at the northeast corner of Danforth Road and Falmouth Avenue to facilitate the development of 12 residential dwellings consisting of one single-detached dwelling, 3 semi-detached dwellings (6 units) and 5 street townhouses. The proposed amendment would redesignate the subject lands from **Highway Commercial** to **Medium Density Residential**.

BASIS:

The subject property had been used commercially as a gas station but more recently for tractor trailer storage. The proposed amendment provides an opportunity to allow for a land use which is consistent with the existing low scale residential neighbourhood, in a scale and form that is compatible with the area. The subject property is located on an arterial road where transit and services exist and is an appropriate location for intensification.

OFFICIAL PLAN AMENDMENT:

- A. The Eglinton Community Secondary Plan Map, Figure 4.13, is amended as it affects the lands at the northeast corner of Danforth Road and Falmouth Avenue, as shown on the attached Schedule "T" by deleting the **Highway Commercial** designation and replacing it with a **Medium Density Residential** designation.
- B. The Eglinton Community Secondary Plan is amended by introducing Numbered Policy 18 as follows:

18. Northeast Corner of Danforth Road and Falmouth Avenue

The **Medium Density Residential** designation provides for a maximum overall density of 12 dwelling units and a maximum height of 3 storeys.

PURSUANT TO THE ONTARIO MUNICIPAL BOARD DECISION NO. 0904 ISSUED ON JULY 7, 2003, AS AMENDED BY DECISION NO. 0722 ISSUED ON APRIL 7, 2004, IN BOARD CASE NO. PL020176.

