

Authority: Scarborough Community Council Report 9, Clause 6,
as adopted by City of Toronto Council on December 5, 6 and 7, 2005
Enacted by Council: February 2, 2006

CITY OF TORONTO

BY-LAW No. 71-2006

**To adopt Amendment No. 1148 to the Official Plan for the former City of Scarborough
with respect to lands municipally known as 952-976 Brimorton Drive.**

WHEREAS authority is given to Council under 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. 1148 to the Official Plan for the former City of Scarborough, consisting of
the attached text and map designated as Schedule 'I' is hereby adopted.

ENACTED AND PASSED this 2nd day of February, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

**AMENDMENT NO. 1148 TO THE OFFICIAL PLAN
OF THE FORMER CITY OF SCARBOROUGH**

**985198 ONTARIO INC
952-976 BRIMORTON DRIVE**

The following Text and Map, designated as Schedule 'I', constitute Amendment No. 1148 to the Official Plan for the former City of Scarborough (being an amendment to the provisions of the Secondary Plan for the Woburn Community).

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

PURPOSE AND LOCATION

The purpose of the amendment is to change the land use of the commercial plaza at the northwest corner of Brimorton Drive and Orton Park Road, from a **Neighbourhood Commercial** designation to a **Medium Density Residential** designation with a numbered policy providing for only single-Family, semi-detached and townhouses to a maximum net density of 74 units per hectare and a maximum height of 3-storeys. This will enable the development of 45 street townhouses, in a form and scale of development compatible with the adjacent residential uses.

BASIS

The owners propose to redevelop the commercial property with 45 street townhouses on a new public street. To the north there are existing single-family dwellings and to the west there are street townhouses built in the 1990's. The amendment would encourage residential infill and intensification of development on Brimorton Drive and Orton Park Road, close to public infrastructure and public transportation.

OFFICIAL PLAN AMENDMENT

- A. The Woburn Community Secondary Plan Land Use Map, Figure 4.33, is amended for the lands situated on the northwest corner of Brimorton Drive and Orton Park Road by deleting the **Neighbourhood Commercial** designation and replacing it with a **RM(74) - Medium Density Residential** designation and incorporating Numbered Policy No. 10 as indicated on the attached Schedule 'I'.
- B. Subsection 4.33.3 – **Numbered Policies** of the The Woburn Community Secondary Plan is amended by introducing Numbered Policy 10 as follows:

10. **North side of Brimorton Drive, west of Orton Park Road**

The **Medium Density Residential** designation permits residential development with a density of up to 45 units consisting of single-family, semi-detached or street townhouse dwellings with a maximum building height of 3-storeys.

SCHEDULE 'I'

