

Authority: Scarborough Community Council Report 2, Clause 6,
as adopted by City of Toronto Council on February 14, 2006
Enacted by Council: February 14, 2006

CITY OF TORONTO

BY-LAW No. 193-2006

**To adopt Amendment No. 1150 to the Official Plan for the former City of Scarborough
with respect to lands municipally known as 1206, 1208 and 1210 Kingston Road.**

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. 1150 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 14th day of February, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 1150
TO THE OFFICIAL PLAN
OF THE FORMER CITY OF SCARBOROUGH

The following Text and Map, designated as Schedule “I” constitute amendment No. 1150 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 Birchcliff Community).

The sections head “Purpose and Location” are explanatory only and shall not constitute part of this amendment.

PURPOSE AND LOCATION:

This Amendment affects lands located at the northwest corner of Kingston Road and Fallingbrook Road as shown on Schedule “I”. The amendment deletes the **Neighbourhood Commercial** designation on the lands and replaces it with a **Commercial Mixed Use** designation. A numbered policy is added to the Birchcliff Secondary Plan to provide for residential uses within the **Commercial Mixed Use** designation up to a maximum of 286 units per hectare (111 units per acre). This will provide for the development of the lands with a mixed use residential/commercial development with a maximum of 43 residential units and commercial uses.

BASIS:

The subject site is approximately 0.16 hectares (0.39 acres) and is situated on the northwest corner of Kingston Road and Fallingbrook Road. The owners propose to redevelop the site which currently contains an auto repair garage and laundromat with a six storey mixed use building that includes 43 dwelling units and ground floor commercial/retail uses. A mixed use development is appropriate in this location along Kingston Road where transit and public parking are available in close proximity to the site. Local services are available in the immediate area and there is sufficient capacity in the hard services to accommodate the development. The proposed building is compatible with the adjacent apartment uses, and the mixed use development on the east side of Fallingbrook Road. The terracing of the building and its location adjacent to the park provide a suitable transition to the nearby neighbourhoods developed with lower density uses.

OFFICIAL PLAN AMENDMENT:

- A. The Birchcliff Community Secondary Plan Land Use Map, Figure 4.6 is amended for the lands located on the northwest corner of Kingston Road and Fallingbrook Road, by redesignating these lands to **Commercial Mixed Use**, as indicated on the attached Schedule “I”

B. The Birchcliff Community Secondary Plan is amended by introducing Numbered Policy 6 as follows:

6. Northwest corner of Kingston Road and Fallingbrook Road.

Within the **Commercial Mixed Use** designation on these lands, residential uses may be permitted up to a maximum of 286 units per hectare (111 units per acre).

SCHEDULE "T"

