

Authority: Scarborough Community Council Report 4, Clause 22,
as adopted by City of Toronto Council on May 23, 24 and 25, 2006
Enacted by Council: May 25, 2006

CITY OF TORONTO

BY-LAW No. 407-2006

**To adopt Amendment No. 1153 to the Official Plan for the former City of Scarborough
with respect to lands located at the south-east corner of Steeles Avenue East and
Markham Road, municipally known as 3351 Markham 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. 1153 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 25th day of May, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 1153

OF THE OFFICIAL PLAN

OF THE FORMER CITY OF SCARBOROUGH

STEELES-MARKHAM DEVELOPMENTS INC.
SOUTH-EAST CORNER OF STEELES AVENUE EAST AND MARKHAM ROAD
3351 MARKHAM ROAD

The following Text and Map constitutes Amendment No. 1153 to the Official Plan of the former City of Scarborough (being an amendment to the provisions of the Secondary Plan for the Tapscott Employment District). 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 the property located on the south side of Steeles Avenue East and the east side of Markham Road, as shown on the attached Schedule "I". The purpose of the amendment is to delete the requirement for a significant multi-storey prestige building, for which retail, service and restaurant uses may be located at grade in these office buildings and in other buildings that are removed from the intersection. As well, the purpose of this amendment is to also permit a new automobile service station on this property.

There are associated design guidelines also directing the siting of corner buildings to allow for a significant front yard facing the intersection, with landscaping at the corner and street edges which should reflect the importance of this intersection as a gateway to the City. Parking is prohibited in front of the corner buildings. The guidelines also stipulate that corner features, including public artwork, should demonstrate their significance as entryways.

BASIS:

The owner wishes to pursue a variety of retail uses on the property and provide for an array of services including, but not limited to restaurants, drug stores, banks, personal service shops and a vehicle service station and a car wash.

Having the vehicle service station and associated car wash located at the corner of Steeles Avenue East and Tapscott Road does not detract from the Official Plan objectives and policies of providing for special treatments and enhancements of the built form and landscaping at the south-east corner of the property (at Steeles Avenue East and Markham Road) to signify the importance of the location of this intersection as a gateway into the City.

A multi-storey building, such as an office building, at this location is not required to achieve the policies of the Official Plan as these urban design policies and objectives can be met by careful architectural treatments of the built forms around the street edges of the intersection as well as by securing complimentary landscaping features through future site plan control applications.

OFFICIAL PLAN AMENDMENT:

- A. The Tapscott Employment District Secondary Plan, Land Use Map, Figure 4.49, is amended for the lands located at the south-east corner of Steeles Avenue East and Markham Road as follows:
- (a) Delete the Office Uses designation and replace the Office Uses designation with the Special District Commercial designation:

Special District Commercial.

B. The Tapscott Employment District Secondary Plan, Section 4.49.2 General Policies, Policy 3.2 shall not apply to the south-east corner of Steeles Avenue East and Tapscott Road, and Policy 3.2 is therefore amended as follows:

3.2 Notwithstanding the General Policies Relating to all Commercial Designations, new automobile service stations shall not be permitted in the Special District Commercial designation, with the exception of the south-east corner of Steeles Avenue East and Tapscott Road.

C. The Tapscott Employment District Secondary Plan, Section 4.49.3 Numbered Policies, Numbered Policy 9, is amended by deleting Numbered Policy 9 and replacing it as follows:

9. South-East and South-West Corners of Markham Road and Steeles Avenue

The following design guideline shall be considered when applying for Site Plan Control approval:

- (a) Prestige multi-storey office buildings should be located at the south-west corner of Markham and Steeles. Retail, services and restaurant uses may be located at grade in these office buildings and in other buildings removed from the intersection.
- (b) Corner buildings shall be sited to allow for a significant front yard facing the intersection. Landscaping at the corner and along the street edges should reflect the importance of this intersection as a gateway to Scarborough and Metro. No parking should be placed in front of corner buildings. Landscaping and corner features, including public artwork, at these corners should demonstrate their significance as entry ways into Scarborough.

SCHEDULE "T"

