

Authority: Scarborough Community Council Report 5, Clause 13,
as adopted by City of Toronto Council on June 27, 28 and 29, 2006
Enacted by Council: June 29, 2006

CITY OF TORONTO

BY-LAW No. 548-2006

**To adopt Amendment No. 1157 to the Official Plan for the former City of Scarborough
with respect to lands municipally known as 3771 - 3775 St. Clair Avenue East.**

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. 1157 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 29th day of June, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 1157 TO THE OFFICIAL PLAN**OF THE FORMER CITY OF SCARBOROUGH****1607546 ONTARIO INC
3771 - 3775 ST. CLAIR AVENUE EAST**

The following Text and Map, designated as Schedule 'I', constitute Amendment No. 1157 to the Official Plan for the former City of Scarborough (being an amendment to the provisions of the Secondary Plan for the Cliffcrest 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 this amendment is to change the land use of the vacant land on the south side of St. Clair Avenue East, east of Brimley Road, from a **Highway Commercial Uses** designation to a **Medium Density Residential** designation. This will enable the development of 17 townhouses, in a form and scale of development compatible with the adjacent uses.

BASIS

The owners propose to redevelop the vacant property with 17 townhouses – 8 street townhouses fronting on St. Clair Avenue East and 9 townhouses on a private road at the rear accessed from St. Clair Avenue. The land is surrounded by high-rise buildings, a place of worship, and a Bell Canada switching station. A Canadian Tire store and three motels are also located in the immediate area. Single-family dwellings and the R. H. King Academy exist on the north side of St. Clair Avenue. The amendment would encourage compatible residential infill development on the triangle bounded by Kingston Road, Brimley Road and St. Clair Avenue, close to public infrastructure and public transportation.

OFFICIAL PLAN AMENDMENT

- A. The Cliffcrest Community Secondary Plan Land Use Map, Figure 4.10, is amended for the lands situated on the south side of St. Clair Avenue East, east of Brimley Road, by deleting the **Highway Commercial Uses** designation and replacing it with an **RM (66) - Medium Density Residential** designation.

SCHEDULE 'I'

