

CITY OF TORONTO

BY-LAW No. 601-2006(OMB)

To adopt Amendment No. 1070 of the Official Plan for the former City of Scarborough.

WHEREAS the Ontario Municipal Board pursuant to its Order No. 1350 dated October 3, 2002, upon hearing the appeal of McCowan Centre Inc., under Section 22(7) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend By-law No. 24982 of the former City of Scarborough;

Therefore the Ontario Municipal Board HEREBY ENACTS as follows:

1. Amendment No. 1070 to the Official Plan of the former City of Scarborough, consisting of the attached text and map designated as Schedule 'I' is hereby adopted.

PURSUANT TO ORDER/DECISION NO. 1350 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON OCTOBER 3, 2002 IN BOARD CASE NO. PL010827.

AMENDMENT NO. 1070 TO THE OFFICIAL PLAN
OF THE FORMER CITY OF SCARBOROUGH
McCOWAN CENTRE INC.

The following Text and Map, designated as Schedule 'I', constitute Amendment No. 1070 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 McCowan Centre Inc., Secondary Plan).

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

PURPOSE AND LOCATION:

This amendment provides for the development of up to 450 dwelling units on lands generally located east of McCowan Road and north of Ellesmere Road, west of Grangeway Avenue, not including those lands subject to Numbered Policy 9 and presently developed with the Blue Danube Housing Co-operative, as shown on the attached Schedule 'I'.

This amendment designates Grangeway Avenue between Ellesmere Road and Bushby Drive on Figures 4.1.1 and 4.1.2 of the Secondary Plan for the City Centre.

This amendment provides for the use of Section 37 of the *Planning Act* in order to secure the land required for the extension of Grangeway Avenue and to secure construction of the extension as a condition of approval of the implementing Zoning By-law.

BASIS:

This amendment provides for the appropriate residential development of the lands given their location within the City Centre, their proximity to existing and proposed rapid transit services, and the availability of employment opportunities, and commercial and cultural services within the Centre.

The extension of Grangeway Avenue is desired by the municipality to provide additional access to the proposed residential development and to provide additional access opportunities within the City Centre.

OFFICIAL PLAN AMENDMENT:

- A. The City Centre Land Use Plan, Figure 4.1.1, and the City Centre Densities Plan, Figure 4.1.2 are hereby amended as follows:
1. By designating Grangeway Avenue between Ellesmere Road and Bushby Drive.

As shown on Schedules I and II to this amendment.

- B. The City Centre Secondary Plan, Section 4.1 to the Official Plan, is hereby amended by deleting the texts of Numbered Policies 9 and 10 and replacing these with the following texts:

9. Lands on the north west corner of Grangeway Avenue and Ellesmere Road

- 9.1 City Centre Residential Uses shall not exceed a net site density of 278 units per hectare or 145 residential units.

10. Lands North and East of McCowan and Ellesmere Roads

1. City Centre Residential Uses shall not exceed a net site density of 165 Units per hectare or 450 residential units.
2. Amendments to the Zoning By-law to permit 450 dwelling units may require the owner to enter into an agreement with the City pursuant to Section 37 of the *Planning Act* to provide land and to construct the extension of Grangeway Avenue.

In order to create a compatible transition with the residential community to the south of Ellesmere Road and to concentrate development close to the McCowan RT Station, there shall be a gradation of building height, increasing in height from south to north, achieved by such measures as terracing of individual buildings.

