

Authority: Scarborough Community Council Item 11.23,
as adopted by City of Toronto Council on December 11, 12 and 13, 2007
Enacted by Council: January 30, 2008

CITY OF TORONTO

BY-LAW No. 114-2008

**To adopt Official Plan Amendment No. 34 to the City of Toronto Official Plan with respect
to lands municipally known as 260 Brimley 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. The attached Amendment No. 34 to the Official Plan is hereby adopted pursuant to the
Planning Act, as amended.

ENACTED AND PASSED this 30th day of January, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 34

TO THE CITY OF TORONTO OFFICIAL PLAN

The Official Plan of the City of Toronto is amended as follows:

1. Map 20, Land Use Plan, is amended by re-designating Employment Areas to Neighbourhoods and Parks and Open Space Areas (Other Open Space Areas) in accordance with Schedule '1' attached hereto.
2. Chapter 7, Site and Area Specific Policies, is amended by extending Site and Area Specific Policy 273 to the lands known as 260 Brimley Road and identified as Parcel 'A', on Schedule '2' attached hereto.
3. Chapter 7, Site and Area Specific Policies, is amended by adding Section g (iv) and Section h to Site and Area Specific Policy No. 273 for the lands known as 260 Brimley Road and identified as Parcel 'A' on Schedule '2' attached hereto, as follows:
 - g. (iv) In addition to the matters included in Section (g) (i), (ii) and (iii), the Holding (H) provisions in the Zoning By-law may also be used for development on Parcel 'A' to:
 - ensure that industrial uses on the lands have ceased
 - ensure that necessary agreements such as subdivision, consent or site plan agreements have been entered into pursuant to Sections 41, 51 or 53 of the *Planning Act*.
 - h. In addition to Sections (a) to (g) above, development on Parcel 'A' will proceed in accordance with the following additional policies:
 - (i) Parcel 'A' is situated within the area of the Phase 3 Scarborough Transportation Corridor Land Use Study for lands east of Midland Avenue west of Brimley Road, north of St. Clair Avenue and south of the CN rail line. This land use study established the Midland/St. Clair community. The subject lands will become part of the Midland/St. Clair community.
 - (ii) A centrally located park is the focus of the Midland/St. Clair community and of the existing surrounding neighbourhoods. The development of community services and facilities in this park is of primary importance to support new development and enhance the liveability of this residential area. Accordingly, in considering development approvals Council may determine that this priority takes precedence over achievement of other community services and facilities and housing objectives of this Plan.

- (iii) In order to ensure a liveable residential community, consideration will be given to accepting appropriate public benefits pursuant to Section 37 of the *Planning Act* to help the City achieve the objective of developing community services and facilities in the park within the Midland/St. Clair community.
 - (iv) A maximum of 340 dwelling units are permitted.
- 4. Chapter 7, Site and Area Specific Policies, Map 31 is amended by adding the lands known as 260 Brimley Road, and identified as Parcel 'A' on Schedule '2' attached hereto.

SCHEDULE '1'



 **TORONTO** City Planning
Official Plan

260 Brimley Road

File # 06-106761 0Z

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|--|--|---|
|  Site Location |  Parks |  Employment Areas |
|  Neighbourhoods |  Other Open Space Areas |  Utility Corridors |
|  Apartment Neighbourhoods | | |


 Not to Scale
 07/26/07

SCHEDULE '2'

