

Authority: Scarborough Community Council Item 20.35,
as adopted by City of Toronto Council on November 27, 28 and 29, 2012
Enacted by Council: November 29, 2012

CITY OF TORONTO

BY-LAW No. 1646-2012

To adopt Amendment No. 187 to the Official Plan for the City of Toronto with respect to 255 Old Kingston Road, 1625 Military Trail, 6000, 6115, 6143-6147, 6149, 6096 and 6098 Kingston Road, all lands on the north side of Old Kingston Road and Kingston Road between Lawson Road and Watson Street, all lands south of Old Kingston Road and north of Kingston Road and Highway 2A between Lawson Road and Military Trail, and all lands comprising the Highway 2A right-of-way bordered by Lawson Road to the south, Military Trail to the west, and Franklin Avenue and 56 Lawson Road to the 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. The attached Amendment No. 187 to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 29th day of November, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

**AMENDMENT NO. 187 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO**

The following text and schedule constitute Amendment No. 187 to the Official Plan for the City of Toronto.

OFFICIAL PLAN AMENDMENT

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

1. Map 3, Right-of-way Widths Associated with Existing Major Streets, is amended by re-designating Old Kingston Road between Military Trail and Kingston Road from a 20 metre right-of-way to a 23 metre right-of-way as shown on the attached Schedule 2.
2. Maps 22 and 23, Land Use Plan, are amended by re-designating the lands from 'Mixed Use Areas' to 'Parks and Open Space Areas - Other Open Space Areas' and 'Parks and Open Space Areas – Parks', and by re-designating the lands from 'Neighbourhoods' to 'Mixed Use Areas' as shown on the attached Schedule 1.
3. Map 35 - Secondary Plan Key Map is amended by adding lands to the Highland Creek Community Secondary Plan on the south side of Highway 2A as shown on the attached Schedule 6.
4. Chapter 6, Section 2, Highland Creek Community Secondary Plan, is amended by deleting subsection 1.1 and replacing it with the following:
 - 1.1 The Highland Creek Community encompasses residential areas characterized by detached dwellings on spacious, treed lots. The preservation of this character within the residential areas of the Community will be the principal criterion in evaluating development proposals. Residential infill and redevelopment will be compatible with the existing residential character. The Highland Creek Community also contains Highland Creek Village, which will become a vibrant, mixed-use, community-focused, pedestrian-friendly area, where attractive building design references the area's heritage, respects the Village character and that of the surrounding established neighbourhoods, and a range of building types will be encouraged to attract new businesses and residents to live and work in the community.
5. Chapter 6, Section 2, Highland Creek Community Secondary Plan, is amended by deleting subsection 1.4 and replacing it with the following:
 - 1.4 Highland Creek Village, the core area of the Highland Creek Community, is located in the vicinity of Old Kingston Road, Military Trail, Kingston Road, and Lawson Road shown as Highland Creek Village on Map 2-2.

1.4.1 General Policies for Highland Creek Village

The major objectives for the Highland Creek Village are as follows:

- (a) building design and massing will create a comfortable pedestrian environment and transition to protect adjacent neighbourhoods;
- (b) building design and public realm elements, such as enhanced landscaping, public art, decorative paving, and attractive lighting, will strengthen the community identity;
- (c) building stepbacks and setbacks will be used to mitigate the impact of building height and massing and to maintain appropriate relationships of buildings to the street and public open spaces;
- (d) the reurbanization of the Village will be achieved by providing a variety of commercial and residential uses while excluding any new automobile sales and service uses;
- (e) a variety of housing opportunities will be encouraged to accommodate a range of household sizes and incomes, excluding house forms such as single detached, semi detached and duplex dwellings;
- (f) construction of new buildings will be strongly encouraged to incorporate elements of sustainability and environmental responsibility regarding building materials, internal infrastructure, outdoor spaces, green roofs, and opportunities for renewable energy;
- (g) opportunities for on-street parking will be provided wherever appropriate to provide a buffer between vehicular traffic and pedestrian activity;
- (h) the pedestrian environment will be further enhanced by locating parking, vehicular access and loading areas in rear or side yards where possible;
- (i) consolidation of lands will be encouraged to facilitate more comprehensive developments on larger parcels;
- (j) publicly accessible private courtyards and walkway connections will provide attractive and accessible pedestrian connections throughout the Village;
- (k) the character of the Village will be further enhanced through the preservation of viable mature trees, and enhanced landscaping on both public and private lands; and

- (l) built form and design of new development, green spaces, and pedestrian connections will occur generally in accordance with the Highland Creek Village Urban Design Guidelines.

1.4.2 Highland Creek Village is further separated into three distinct areas. Each area will develop in a way that addresses the needs of the community over time, provides transition from the adjacent low-rise residential neighbourhoods, and contributes to the form of the Village as a whole. Development in these areas, as shown on Map 2-2, will proceed in accordance with the following:

- (1) The Main Street

Old Kingston Road, the Village's 'Main Street', will develop as a lively, pedestrian oriented, low-rise, mixed-use area based on the following criteria:

- (i) buildings will range between 2 storeys and 3 storeys on properties with frontage on Old Kingston Road; and
- (ii) a vibrant, pedestrian oriented Main Street will be developed with, commercial and institutional uses required on the ground floor of developments on the south side of Old Kingston Road between Lawson Road and Military Trail, and on the north side of Old Kingston Road between Morrish Road and Lawson Road; and
- (iii) landscaping, outdoor furnishings, decorative paving and pedestrian scale lighting will be coordinated in order to achieve a consistent character and high quality environment; and
- (iv) to increase opportunity for on-street parking on Old Kingston Road, vehicular accesses to properties will be minimized, located on side streets, or accessed via a public laneway where possible.

- (2) The South Village

The South Village will be a predominantly residential area. Residents in the area will have views and accesses to the green spaces in the Village, including the Village Green on Morrish Road, the Highland Creek Parkette and the Highland Creek Ravine. Lands in the South Village will develop based on the following criteria:

- (i) development occurring on the west side of Military Trail will provide adequate view corridors into the ravine;
- (ii) to allow for variation in design and transition in scale, maximum building heights will vary in the South Village between 2 and 6 storeys, as defined on a site-by-site basis in the Zoning By-law.

(3) The East Village

The East Village is anticipated to be a future mix-use or residential area which will further support the overall vitality of the Village. Developments in this area will take a mid-rise form similar to those in the South Village, to respect the Village character. Development of these lands is contingent on the removal of the Highland Creek Overpass. Development in the East Village will occur based on the following criteria:

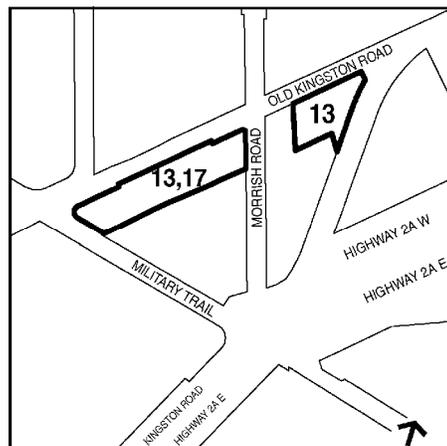
- (i) buildings will have a minimum height of 3 storeys; and
- (ii) the character of Highway 2A is likely to be similar to that of an Avenue at such time as the Highland Creek Overpass is removed, and in order to encourage development consistent with that located on other Avenues within the City, commercial and institutional uses will be required on the ground floor of developments facing Highway 2A in the East Village.

6. Chapter 6, Section 2, Highland Creek Secondary Plan, is amended by adding to Subsection 3, Site and Area Specific Policies, the following Site and Area Specific Policies:

13. 271, 275, 277A, 285, 287, 291, 297, 371 and 385 Old Kingston Road

For the lands shown as 13 on Map 2-1:

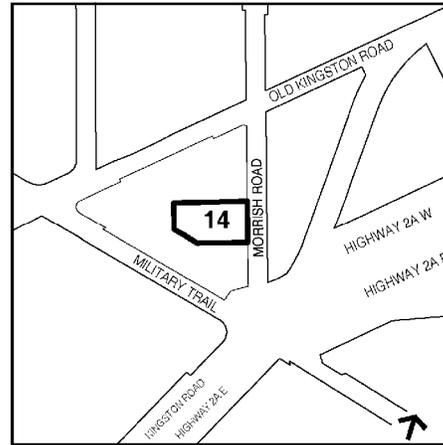
- (a) To allow adequate space for the pedestrian environment, as a condition of development approval, an additional 3.0 metres of land on the south side of Old Kingston Road, will be secured and required to be dedicated to the City.



14. Lands on the west side of Morrish Road South of Old Kingston Road

For the lands shown as 14 on Map 2-1

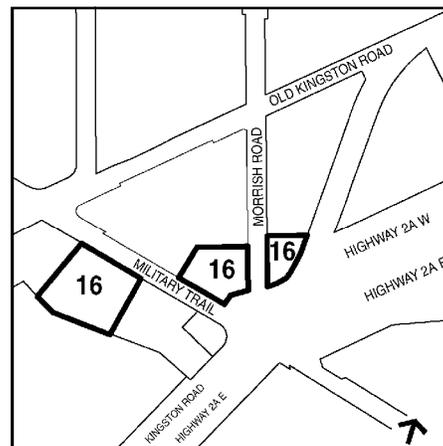
- (a) Policies of this Plan prohibiting the disposal of City owned land in the *Green Space System* or *Parks and Open Space Areas* do not apply, provided that a minimum of 2,800 square metres of land is retained for the sole purpose of providing city owned parkland.
- (b) Public or private underground parking is permitted on the lands provided that no part of a parking structure or related structure or equipment is visible at grade.



15. 1624X Military Trail, 28X Morrish Road and 6030 and 6032 Kingston Road

For the lands shown as 16 on Map 2-1:

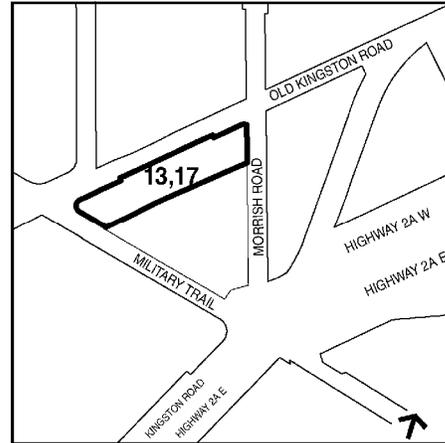
- (a) Building heights of up to 6 storeys (20 metres), not including mechanical penthouses, may be considered, by way of a Zoning By-law Amendment.



16. 271, 275, 277A, 285, 287, 291 and 297 Old Kingston Road

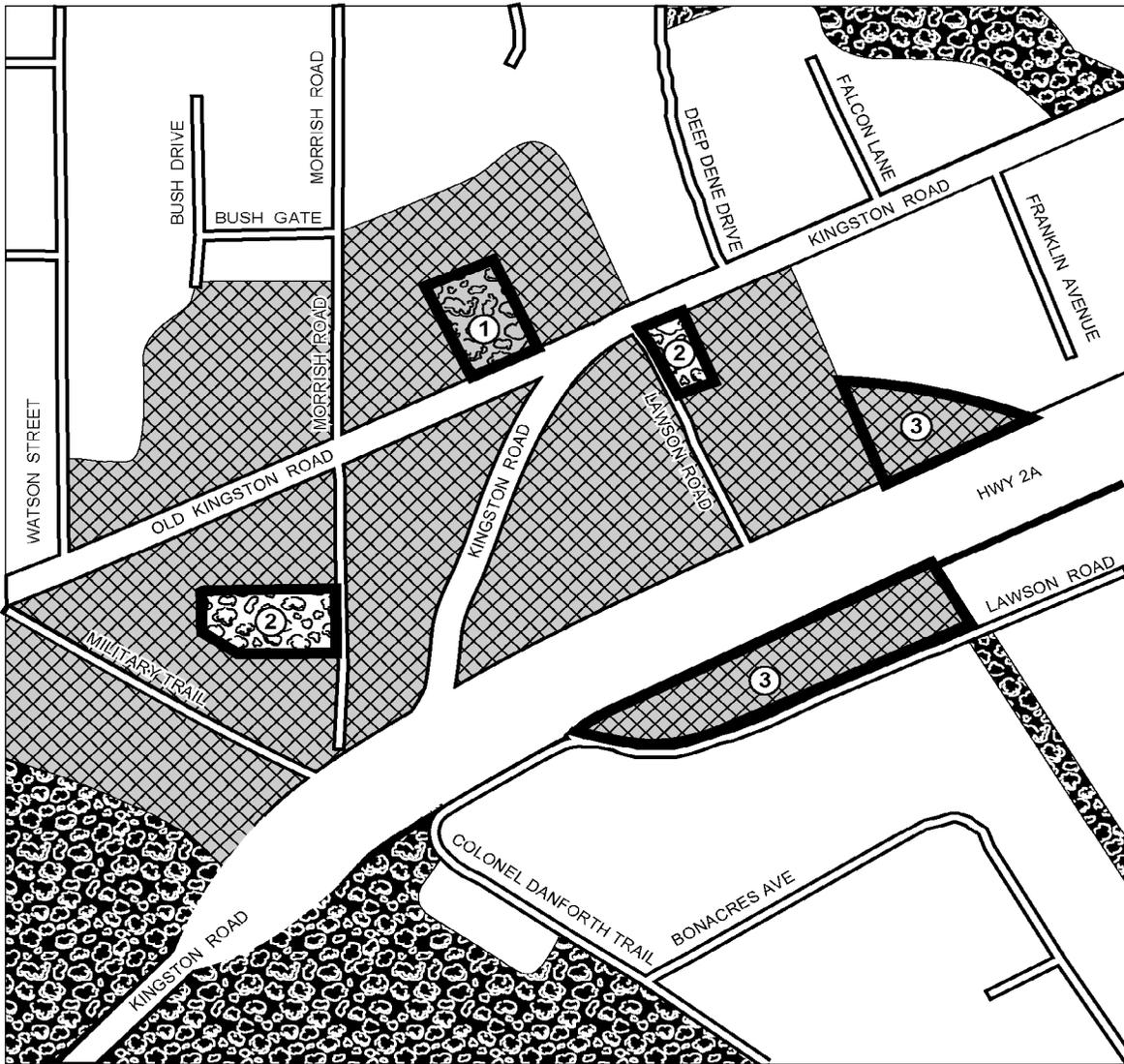
For the lands shown as 17 on Map 2-1:

- (a) To serve and provide vehicular access to the properties on the south side of Old Kingston Road between Lawson Road and Morrish Road, as a condition of development, a 7.5 metre public lane, including a 1.5 metre landscaped strip, will be secured and required to be dedicated to the City.



7. Chapter 6, Section 2, Highland Creek Secondary Plan, Map 2-1, Urban Structure Plan, is amended by adding Site and Area Specific Policies 13, 14, 15, and 16, as shown on the attached Schedule 3.
8. Chapter 6, Section 2, Highland Creek Secondary Plan, is amended by renumbering Map 2-2, Tertiary Plan to Map 2-3, Tertiary Plan, and by adding a future public lane as shown on the attached Schedule 4.
9. Chapter 6, Section 2, Highland Creek Secondary Plan, is amended by adding Map 2-2, Highland Creek Village Plan, as shown on the attached Schedule 5.

Schedule 1



Highland Creek Community

Official Plan Amendment # 187

Revisions to Land Use Map 23

File # 10 303518

- 1** Revisions to Land Use Map 23 to redesignate lands from Mixed Use Areas to Parks and Open Space Areas - Other Open Space Areas
- 2** Revisions to Land Use Map 23 to redesignate lands from Mixed Use Areas to Parks and Open Space Areas - Parks
- 3** Revisions to Land Use Map 23 to redesignate lands from Neighbourhoods to Mixed Use Areas

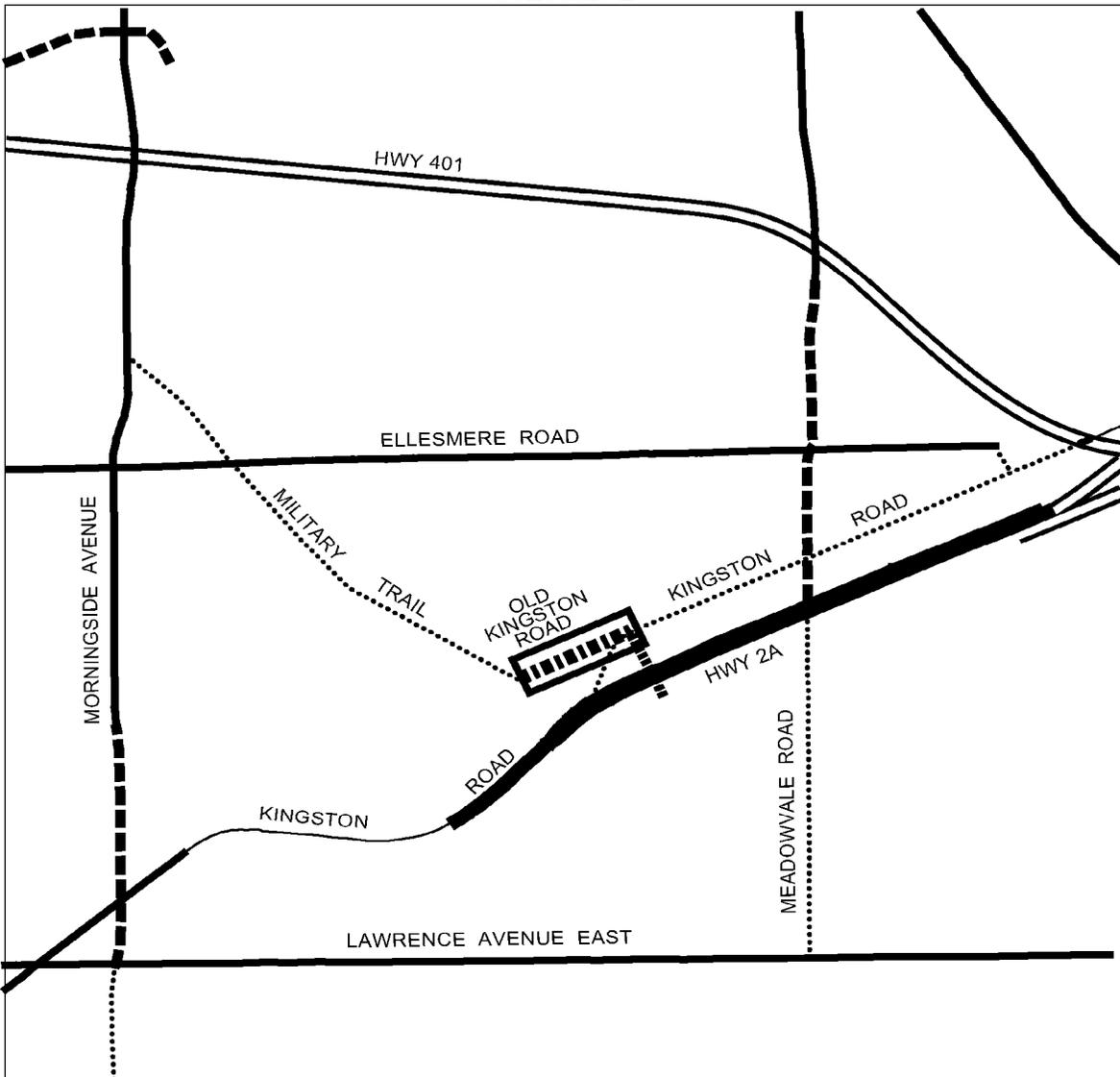
Neighbourhoods
Mixed Use Areas

Parks & Open Spaces Areas
Natural Areas Parks Other Open Space Areas



Not to Scale
04/16/12

Schedule 2



Highland Creek Community

Official Plan Amendment # 187

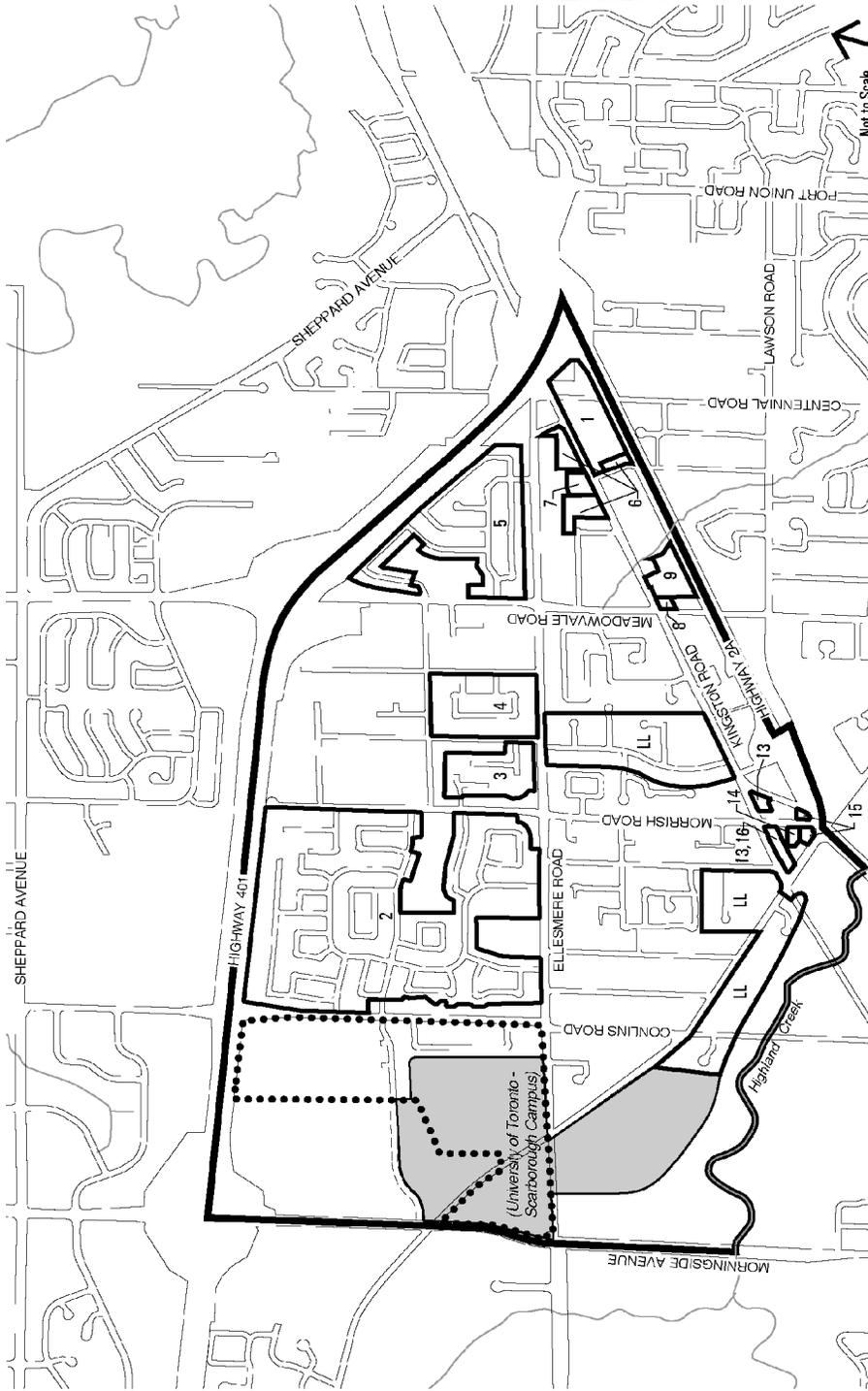
File # 10 303 518

Revisions to Right-of-Way Widths Associated with Existing Major Streets Map 3 to Redesignate 20m Right of Way Width to 23m Right of Way Width

 Site Location	 30 metres	 20 metres
 45 metres and over	 27 metres	 Non-uniform width, to be retained as existing at the time of Plan adoption.
 36 metres	 23 metres	


 Not to Scale
 04/19/12

Schedule 3



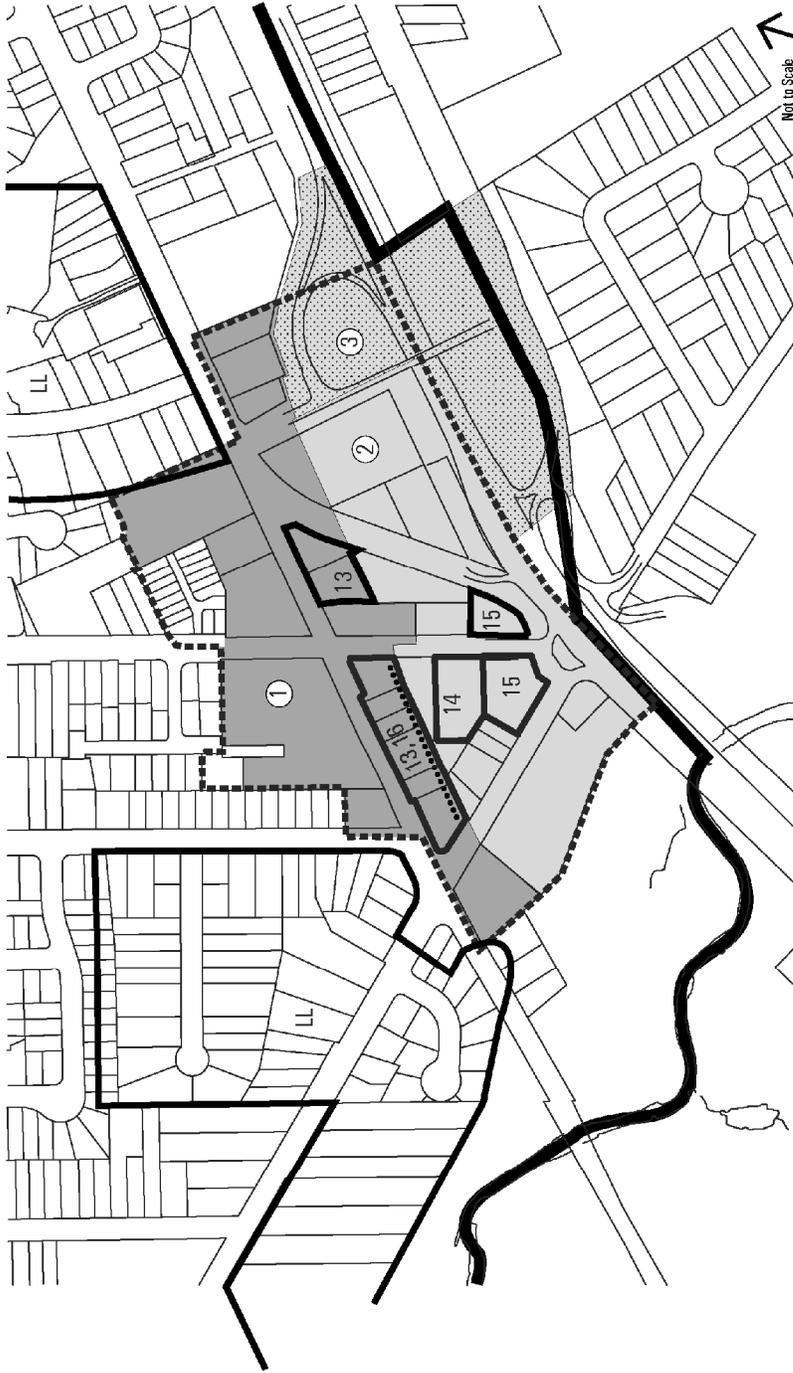
Highland Creek Secondary Plan
 MAP 2-1 Urban Structure Plan

- 1 Site and Areas Specific Policies
- LL Large Lot Areas

- Secondary Plan Boundary
- Proposed Road
- Area 'A'

November 2012

Schedule 5

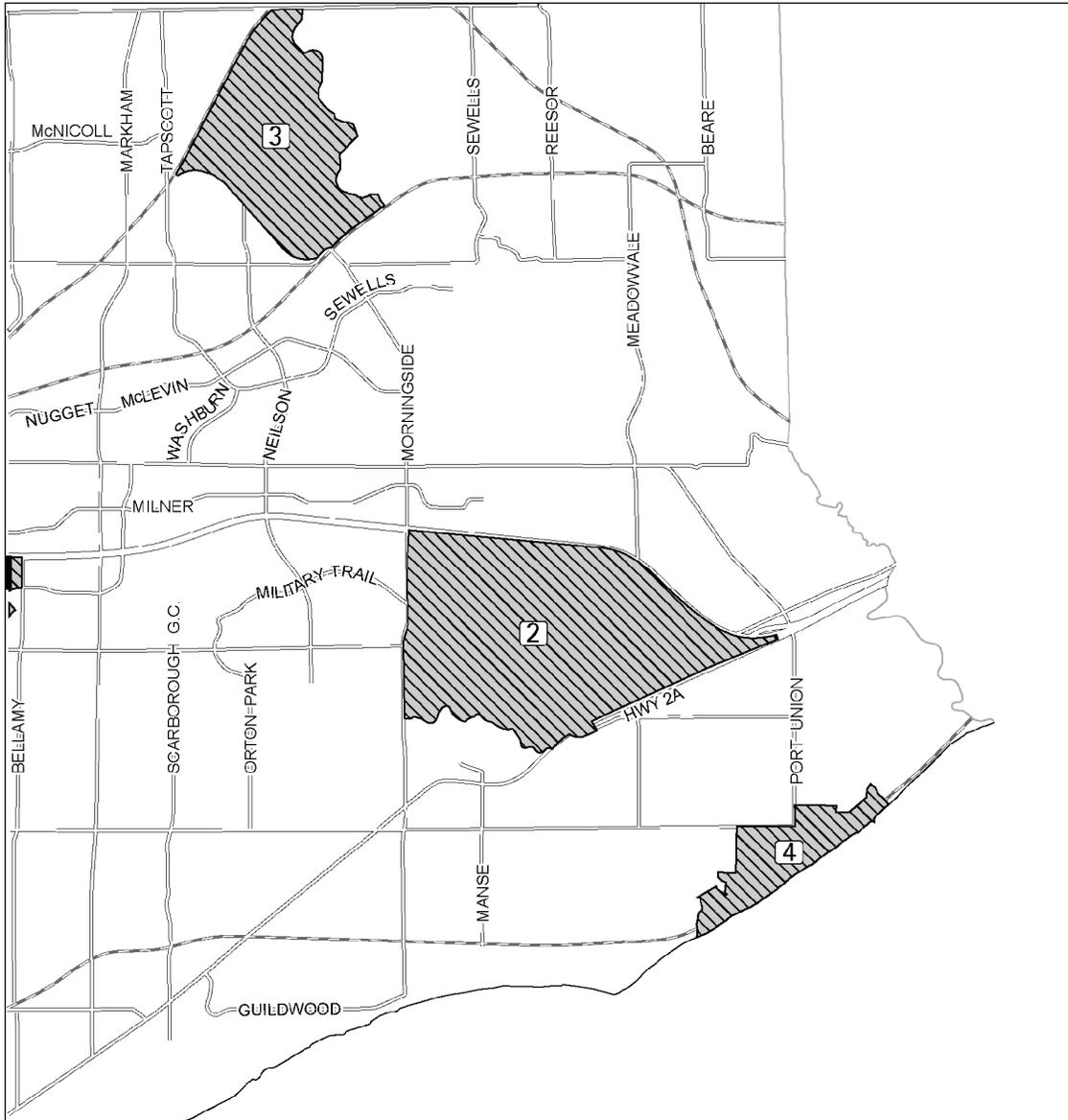


Highland Creek Secondary Plan
 MAP 2.2 Highland Creek Village Plan

- Secondary Plan Boundary
- Highland Creek Village
- Future Public Laneway
- 1 Site and Areas Specific Policies
- LL Large Lot Areas
- 1 The Main Street
- 2 The South Village
- 3 The East Village

November 2012

Schedule 6



Official Plan Amendment # 187

Revisions to Secondary Plan Key Map 35 - - Boundary Adjustment

Highland Creek Community

File # 10 303518



Secondary Plan Areas

- Secondary Plan Areas
- 2 Highland Creek
 - 3 Morningside Heights
 - 4 Port Union Village Community



Not to Scale
October 2012