

Authority: Scarborough Community Council Report No. 3, Clause No. 15,
as adopted by City of Toronto Council on April 14, 15 and 16, 2003
Enacted by Council: April 16, 2003

CITY OF TORONTO

BY-LAW No. 237-2003

To adopt Amendment No. 1101 of the Official Plan for the former City of Scarborough.

WHEREAS authority is given to Council by the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council 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. 1101 to the Official Plan of the former City of Scarborough, consisting of the attached text and map designated as Schedule 'T' is hereby adopted.

ENACTED AND PASSED this 16th day of April, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

**AMENDMENT NO. 1101 TO THE OFFICIAL PLAN
OF THE FORMER CITY OF SCARBOROUGH**

**VICTORIA COURT LTD.
2933 SHEPPARD AVENUE EAST**

The following Text and Map, designated as Schedule 'I', constitute Amendment No. 1101 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 Sullivan Community 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 affects lands located at the south side of Sheppard Avenue, east of Victoria Park Avenue and west of Commons Drive, as shown on the attached Schedule 'I'. The amendment increases the maximum permitted density to 245 units per hectare and 1.85 times the area of the site.

BASIS:

The owner wishes to permit the development of an 88 unit residential apartment building. In order to facilitate this proposal, an amendment to the density provisions is required, which currently limits the density to 150 units per hectare and 1.8 times the area of the site.

OFFICIAL PLAN AMENDMENT:

A. The Sullivan Community Secondary Plan is amended as follows:

1. Delete Numbered Policy 3 and replace it with the following:

3. **South Side of Sheppard Avenue, East of Victoria Park Avenue and West of Commons Drive.**

The **High Density Residential** designation on this site provides for a maximum overall density of 245 units per hectare and 1.85 times the lot area.

Amendments to the Zoning By-law to increase the height or density of development may, pursuant to section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, require the provision of facilities, services or matters to improve landscaping, transportation, pedestrian facilities, public utilities and/or community facilities and services.

SCHEDULE 'I'

SULLIVAN COMMUNITY SECONDARY PLAN

