

Authority: Scarborough Community Council Report No. 3, Clause No. 18,
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. 239-2003

To adopt Amendment No. 1104 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. 1104 to the Official Plan of the former City of Scarborough, consisting of the attached text and map designated as Schedule 'I' 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. 1104 TO THE OFFICIAL PLAN**OF THE FORMER CITY OF SCARBOROUGH****1475976 ONTARIO LTD.
31 GREENVALE TERRACE**

The following Text and Map, designated as Schedule 'I', constitute Amendment No. 1104 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 West Hill 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 31 Greenvale Terrace, as shown on the attached Schedule 'I'. The amendment redesignates these lands from Medium Density Residential (RM-40) to Medium Density Residential (RM-60) to permit the development of nine townhouses.

BASIS:

The amendment will provide residential uses on a vacant site previously used for trailer sales. The amendment provides for street-related housing stock at an appropriate scale consistent with the existing Medium Density designation of the site. The townhouses would complement other single-family detached dwellings and townhouses in the area and would implement the City's objective to encourage intensification of development along Kingston Road, close to public transit facilities.

The increase in density would also be consistent with the "Neighbourhoods" designation of the new Toronto Official Plan and the Kingston Road Incremental Growth or "Avenues" study, providing for residential infill and intensification along Kingston Road and in the vicinity of the Guildwood GO station.

OFFICIAL PLAN AMENDMENT:

The West Hill Community Secondary Plan Land Use Map, Figure 4.31, is amended for the lands situated between Kingston Road and Greenvale Terrace, west of Celeste Drive, by changing the Medium Density Residential designation as indicated on the attached Schedule 'I'.

SCHEDULE 'I'

