

Authority: Scarborough Community Council Report No. 5, Clause No. 22,
as adopted by City of Toronto Council on June 24, 25 and 26, 2003
Enacted by Council: June 26, 2003

CITY OF TORONTO

BY-LAW No. 542-2003

To adopt Amendment No. 1106 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. 1106 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 26th day of June, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 1106 TO THE OFFICIAL PLAN**OF THE FORMER CITY OF SCARBOROUGH****CITY INITIATED AMENDMENT****KINGSTON ROAD “AVENUE”****KINGSTON ROAD FROM CN OVERPASS TO HIGHLAND CREEK BRIDGE**

The following Text and Map, designated as Schedule “T”, constitute Amendment No. 1106 to the Official Plan for the former City of Scarborough (being an amendment to the provisions of the Scarborough Official 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:

Many properties along both sides of Kingston Road between the CNR overpass to the Highland Creek bridge, consist of conflicting and unattractive car-oriented uses containing used car lots, “rundown” motels and “unkempt” strip malls with parking lots in front of buildings. This environment unduly detracts from the area’s viability as a good place to live, work and play. This part of Kingston Road is also one of the City’s *Avenues* that has been identified in Toronto’s new Official Plan as an area suitable for gradual change that would encourage redevelopment and intensification to preserve and enhance the business activity on the street.

The City has undertaken ‘The Kingston Road *Avenue* (Incremental Growth Area) Study’ which has identified that land use changes coupled with streetscape and other area improvements would be appropriate to encourage and attract incremental change and intensification through redevelopment. This Official Plan Amendment proposes to redesignate certain lands currently designated **Community Commercial, Neighbourhood Commercial, District Commercial, Highway Commercial, Place of Worship, High Density Residential, Medium Density Residential, Low Density Residential, Neighbourhood Park**, “Special Use Area” and “Special Transit-Oriented Area” in the former City of Scarborough Official Plan, to **Mixed Use Area**.

The intent of this designation is to provide redevelopment options and flexibility not currently available in this area and implement the strategic growth policies of the new plan. The **Mixed Use Area** designation provides for future redevelopment by encouraging a broad range of commercial, residential, institutional uses in single or mixed-use buildings and open space uses.

The Kingston Road *Avenue* is also identified as an area in need of streetscape and other infrastructure improvements to help revitalize the declining commercial area and attract development and investment. This Official Plan amendment proposes to designate the Kingston Road *Avenue* as a “Community Improvement Area” in the former City of Scarborough Official Plan.

BASIS:

Certain areas along the City’s *Avenues* are suitable for accommodation of new growth in people and jobs. These areas are potential candidates for mixed-use residential and commercial intensification. Redevelopment of these underdeveloped areas along the Kingston Road *Avenue* from the CNR overpass to the Highland Creek bridge would provide little or no impact on adjoining established residential areas and would improve the visual and economic quality of the area.

This amendment provides long term improvements in the development fabric, consistent with directions and policies of the Official Plan. Gradual redevelopment of properties with uses permitted in the **Mixed Use Area** designation would be utilizing available municipal services and be accessible to public transit, while maintaining compatibility with the surrounding residential neighborhood. The designation of the Kingston Road *Avenue* as a “Community Improvement Area” would further assist, through streetscape and other civic improvements, to bring forth positive change to attract business investment and redevelopment.

OFFICIAL PLAN AMENDMENT:

1. The former City of Scarborough Official Plan is amended by deleting the reference “.4 Kingston Road and Lawrence Avenue” from the Office Policies, Policy 2.3.5.3.
2. The former City of Scarborough Official Plan is amended by adding the West Hill Community and specifically the Kingston Road *Avenue* to the list of “Community Improvement Areas” so that the first paragraph of policy 2.6.2.3 reads as follows:

2.6.2.3 The southwestern portion of Scarborough and the Kingston Road *Avenue* (from the Guildwood GO to the Highland Creek Bridge) in the West Hill Community have been identified through these criteria as “Community Improvement Area”. The Oakridge, Birchcliff, Clairlea, Cliffside, Birchmount Park and West Hill Communities, including the Kingston Road *Avenue* in the West Hill Community, and the Oakridge and Birchmount Park Employment Districts are identified as first priority. Within the first priority area, the Oakridge Community and the Kingston Road *Avenue* in the West Hill Community are specifically identified as the highest priority.

3. The former City of Scarborough Official Plan is amended by adding the **Mixed Use Area** designation as follows:

3.11 MIXED USE AREA**Policies**

3.11.1 Mixed Use Areas are made up of a broad range of commercial, residential and institutional uses, in single use or mixed-use buildings, as well as parks and open spaces in single or mixed-use buildings, to accommodate increases in jobs and population along major streets. The emphasis of this designation will be residential apartments and townhouses. Employment and shopping opportunities would also be encouraged as part of this designation, to provide for the day to day needs of the people. The benefits of providing living and employment opportunities close to each other are significant in terms of time, transportation and energy costs.

Streetscape improvements, additional pedestrian and vehicular crossings and public amenities that promote and animate pedestrian and commercial activity on the *Avenues* will be supported to encourage an attractive, comfortable and safe pedestrian environment.

Development Criteria in Mixed Use Areas

3.11.2 In **Mixed Use Areas**, development will:

- create a balance of high quality commercial, residential, institutional and open space

uses that reduce automobile dependency and meets the needs of the local community;

- provide new jobs and homes for Toronto's growing population on underutilized lands in Avenues and other lands designated **Mixed Use Areas**;
- locate and mass new buildings to provide a transition between areas of different development intensity and scale, particularly providing setbacks from and a stepping down of heights towards lower scale Neighbourhoods;
- locate and mass new buildings to minimize shadow impacts on adjacent Neighbourhoods during the spring and fall equinoxes;
- locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- provide an attractive, comfortable and safe pedestrian environment;
- have access to schools, parks, community centres, libraries, and childcare;
- take advantage of nearby transit services;
- provide good site access and circulation and an adequate supply of parking for residents and visitors;
- locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- provide indoor and outdoor recreation space for building residents.

4. West Hill Community Secondary Plan Figure 4.31 is amended by adding the **Mixed Use Area** designation.
5. West Hill Community Secondary Plan, Figure 4.31, is amended for the lands at the north and south sides of Kingston Road, from the CNR overpass to the Highland Creek bridge, as indicated on the attached Schedule "T", by deleting the existing **Neighbourhood Commercial, Community Commercial, District Commercial, Highway Commercial Uses, Place of Worship, High Density Residential, Medium Density Residential, Low Density Residential, Neighbourhood Park, "Special Use Area"** and **"Special Transit-Oriented Area"** designations and replacing with the **Mixed Use Area** designation.
6. Amendments to the West Hill Community Secondary Plan, **Section 4.31:**
 - 5.1 **Sub-section 4.31.2 - General Policies** is amended by deleting General Policy Number 10.
 - 5.2 **Sub-section 4.31.3 - Numbered Policies** is amended by replacing the words in Numbered Policy Number 2 as follows:

2. North Side of Kingston Road, East of Old Kingston Road

The preservation of the two historically significant houses located within this designation shall be encouraged.

- 5.3 **Sub-section 4.31.3 - Numbered Policies** is amended by deleting numbered policy numbers 3, 6 and 14, and deleting the corresponding reference on the Land Use Map (Figure 4.31).
- 5.4 **Sub-section 4.31.3 - Numbered Policies** is amended by adding numbered policy number 19 as follows and by adding the corresponding reference on the Land Use Map (Figure 4.31):

19. Both sides of Kingston Road from the CNR overpass to the Highland Creek Bridge

Along Kingston Road, this Plan encourages the development of a mixture of retail and service uses, housing, offices and community facilities in a manner that will create a pedestrian-oriented street.

Within the **Mixed Use Area** designation, as it applies to properties fronting on Kingston Road, Council may recognize in the Zoning By-law existing service stations, used car sales lots and public garages, but additional such uses shall not be permitted. Development applications for such operations shall be assessed in light of the objectives of this Plan to contribute to a pedestrian-oriented Kingston Road.

General Policies Numbers 3 and 4 do not apply within the **Mixed Use Area** designation.

SCHEDULE “T”

