

Authority: Scarborough Community Council Report No. 7, Clause No. 31,
as adopted by City of Toronto Council on September 22, 23, 24 and 25, 2003
Enacted by Council: September 24, 2003

CITY OF TORONTO

BY-LAW No. 937-2003

To adopt Amendment No. 1112 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 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. Amendment No. 1112 to the Official Plan of the former City of Scarborough, consisting of the attached Text and Map designated as Schedule '1' is hereby adopted.

ENACTED AND PASSED this 24th day of September, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 1112 TO THE OFFICIAL PLAN**OF THE FORMER CITY OF SCARBOROUGH****1307347 ONTARIO INC.****NORTH SIDE OF SHEPPARD AVENUE EAST, EAST OF BRIMLEY ROAD****4466 SHEPPARD AVENUE EAST**

The following Text and Map, designated as Schedule “1”, constitute Amendment No. 1112 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 Marshalling Yard Employment District).

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 the lands located on the north side of Sheppard Avenue East, east of Brimley Road, known municipally as 4466 Sheppard Avenue East. The amendment would allow for an expanded range of commercial uses on a permanent basis within the Industrial Commercial designation.

BASIS:

The amendment would allow for the continuation of the following existing uses on a permanent basis:

Games Arcade uses
Recreational uses
Retail uses and,
Training and Educational Facility uses

Since 1992, the Committee of Adjustment has dealt with numerous minor variances to allow and expand restaurant uses and stand alone retailing with reduced parking standards. The restaurant permission was initially introduced on a temporary basis to facilitate the redevelopment of nearby lands at the north-east corner of Sheppard Avenue and Brimley Road. Other uses were introduced to also convert a previous single use building into a multi-use building. These approvals were all permitted for specific time periods and all had extensions by way of minor variance applications. The amendment would allow for the continuation of these uses on a permanent basis.

OFFICIAL PLAN AMENDMENT:

The Marshalling Yard Employment District Secondary Plan Land Use Map, Figure 4.42, is amended, for lands located on the north side of Sheppard Avenue East, east of Brimley Road, municipally known as 4466 Sheppard Avenue East by adding Numbered Policy 20 as follows:

20. **North side of Sheppard Avenue East, east of Brimley Road**

Within the **Industrial Commercial** designation, the following additional uses are permitted:
Games Arcade, Recreational, Retail and Training and Educational Facility uses.

SCHEDULE "T"

