

Authority: Scarborough Community Council Report No. 5, Clause No. 19,
as adopted by City of Toronto Council on June 24, 25 and 26, 2003
Enacted by Council: April 14, 2005

CITY OF TORONTO

BY-LAW No. 266-2005

**To adopt Amendment No. 1109 to the Official Plan for the former City of Scarborough with
respect to lands known municipally as 27 Leyton Avenue.**

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. 1109 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 14th day of April, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 1109 TO THE OFFICIAL PLAN**OF THE FORMER CITY OF SCARBOROUGH****1507656 ONTARIO LIMITED****27 LEYTON AVENUE**

The following Text and Map, designated as Schedule “T”, constitute Amendment No. 1109 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 Oakridge Community).

The sections headed ‘Purpose and Location’ and ‘Basis’ are explanatory only, and shall not constitute part of this amendment.

PURPOSE AND LOCATION:

The proposed amendment is to permit lands on the north side of Coventry Street, between Leyton Avenue and Balford Avenue, to be developed with 14 residential dwellings consisting of 3 semi-detached dwellings (6 units) and 8 townhouses. The proposed amendment would redesignate the subject lands from Specialized Highway Commercial to **High Density Residential**.

BASIS:

The proposed amendment implements Council's interest to improve an underutilized and poorly maintained site.

OFFICIAL PLAN AMENDMENT:

- A. The Oakridge Community Secondary Plan Map, Figure 4.24, is amended as it affects the lands on the north side of Coventry Street, between Leyton Avenue and Balford Avenue, as shown on the attached Schedule "T", by deleting the Specialized Highway Commercial designation (illustrated as 'Designation Turned Down by the O.M.B.') and replacing it with a **High Density Residential** designation.
- B. The Oakridge Community Secondary Plan is amended by introducing Numbered Policy 6 as follows:
 - 6. North side of Coventry Street, between Leyton Avenue and Balford Avenue.

The **High Density Residential** designation permits residential development to a maximum of 4 storeys and to a maximum density of 103 units per hectare. Within the **High Density Residential** designation, only single and semi-detached dwellings and townhouses are permitted. Amenity Facilities provided for by Section 3.1.4 of the Official Plan are not permitted.

OAKRIDGE COMMUNITY SECONDARY PLAN

