

Authority: Scarborough Community Council Report No. 1, Clause No. 17, as adopted by City of Toronto Council on February 1, 2 and 3, 2005, and Notice of MotionJ(16), moved by Councillor De Baeremaeker, seconded by Councillor Thompson, as adopted by City of Toronto Council on April 12, 13 and 14, 2005

Enacted by Council: April 14, 2005

## **CITY OF TORONTO**

### **BY-LAW No. 326-2005**

**To adopt Amendment No. 1129 to the Official Plan for the former City of Scarborough respecting a portion of the lands east of Scarborough Civic Centre and Albert Campbell Square, extending east to Town Centre Court.**

WHEREAS authority is given to Council under 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. 1129 to the Official Plan of the former City of Scarborough, consisting of the attached text and maps designated as Schedule 'I' and Schedule 'II' 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)

The following Text and Maps, designated as Schedule 'I' and Schedule 'II', constitute Amendment No. 1129 to the Official Plan for the former City of Scarborough (being an amendment to the provisions of the City Centre Secondary Plan).

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

**PURPOSE AND LOCATION:**

This amendment affects lands east of the Scarborough Civic Centre and Albert Campbell Square, extending to Town Centre Court, as indicated on the attached Schedule 'I' and Schedule 'II'. This amendment would permit a maximum residential density of 880 units per hectare on the lands east of the Scarborough Civic Centre and Albert Campbell Square, north of the Civic Centre Parking Structure and west of Town Centre Court, as shown on Schedule 'I' and Schedule 'II'.

**BASIS:**

The amendment would provide for the development of lands east of the Scarborough Civic Centre and Albert Campbell Square, for residential (and secondary commercial) use and a new park; an expansion of the land area of Albert Campbell Square.

On the lands north of the Civic Centre Parking Structure, the amendment would provide for a site specific residential density to permit the construction of three apartment buildings, 29, 34 and 38 storeys in height and containing a maximum of 1005 dwelling units and secondary commercial uses on the ground floor of the buildings. In addition, new parkland, approximately 0.4 hectares in area would be provided to expand the area of Albert Campbell Square.

The location of the lands within the Scarborough Centre, in close proximity to the Scarborough Centre Rapid Transit Station, makes the lands an appropriate location for intensive housing development. The location, adjacent to Albert Campbell Square, would enable an expansion of the square to meet City park land objectives and support existing and future resident and worker populations in the area.

**OFFICIAL PLAN AMENDMENT:**

- A. The City Centre Secondary Plan Land Use Map, Figure 4.1.1 is amended for the land located east of the Scarborough Civic Centre and Albert Campbell Square, west of Town Centre Court, as indicated on the attached Schedule 'I'.
- B. The City Centre Secondary Plan is amended by adding the following numbered policy as follows:

**"15    Lands East of the Scarborough Civic Centre and Albert Campbell Square, west of Town Centre Court**

- 15.1 City Centre Residential Uses shall not exceed a density of 880 dwelling units per hectare.
- 15.2 Section 4, Policy 4.1.2.3 (respecting the total amount of residential floor space not to exceed the total amount of office floor space throughout the entire Centre), shall not apply.
- 15.3 Amendments to the Zoning By-law to permit an increase in the height or density of development may require the provision of facilities, services, or matters to improve the landscaping, pedestrian, transportation, and/or community facilities, amenities and/or services available to the CityCentre and area residents and employees, pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended. Matters to be provided include:
- (a) The owners of the lands, at its expense and in accordance with, and subject to, the agreements referred to in (b) herein, shall provide the following in exchange for the increase in density:
- A financial (cash) contribution to the City of Toronto of \$1 Million, 50% of which shall be paid to the City prior to the issuance of the first Building Permit for any phase of the development and the remaining 50% prior to the issuance of any above-grade, Building Permit for any phase of the development; to be used as follows:
- (i) \$800,000 shall be for park improvements to the final park and/or Albert Campbell Square; and
- (ii) \$200,000 shall be for playground equipment for local parks and/or schools, within, or in close proximity to the Scarborough Centre; and

- (b) The owners of the lands shall enter into one or more agreements with the City of Toronto, provided pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to secure the facilities, services and matters referred to in (a) above which agreement shall be registered as a first charge on title to the lands to which this By-law applies.”
- C. The City Centre Densities – Figure 4.1.2, is amended, as shown on Schedule ‘II’, for the lands covered by Numbered Policy 15.

## CITY CENTRE LAND USE PLAN



SCHEDULE 'II'

