

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. 327-2005**

**To adopt Amendment No. 1130 to the Official Plan for the former City of Scarborough respecting the lands municipally known as a portion of 150 Borough Drive, east of the 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, cP. 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. 1130 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. 1130 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 a portion of the lands at 150 Borough Drive, 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 375 units per hectare on the lands shown on Schedule 'I' and Schedule 'II', which currently contain the Civic Centre Parking Structure.

#### **BASIS:**

The amendment would provide for the future development of a portion of the Scarborough Civic Centre lands, east of the Scarborough Civic Centre and Albert Campbell Square and north of Borough Drive, currently used as a parking structure. Residential (and secondary commercial) use, at a residential density of 375 units per hectare would be permitted. Currently, the parking facility, provides parking for employees of the Scarborough Civic Centre.

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.

#### **OFFICIAL PLAN AMENDMENT:**

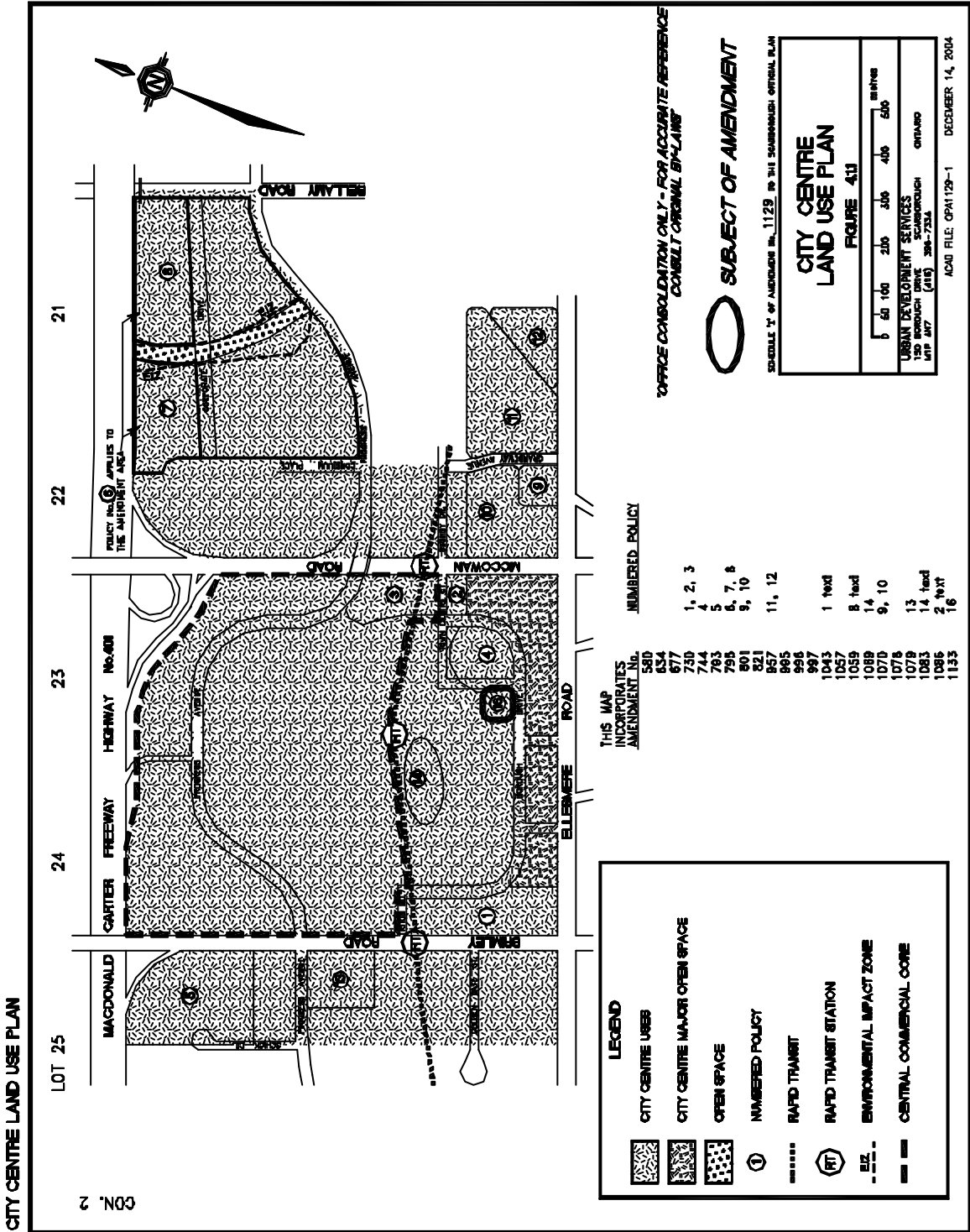
- A. The City Centre Secondary Plan Land Use Map, Figure 4.1.1 is amended for a portion of the lands known municipality as 150 Borough Drive, being lands located east of the Scarborough Civic Centre and Albert Campbell Square, west of Town Centre Court, as indicated on the attached Schedule 'I'.
- B. The City Centre Secondary Plan is amended by adding the following numbered policy as follows:

**"16    Lands East of the Scarborough Civic Centre and Albert Campbell Square, north of Borough Drive and west of Town Centre Court**

- 16.1    **City Centre Residential Uses** shall not exceed a density of 375 dwelling units per hectare.
- 16.2    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."

- C. The City Centre Densities – Figure 4.1.2, is amended, as shown on Schedule ‘II’, for the lands covered by Numbered Policy 16.

SCHEDULE 'T'



SCHEDULE 'II'

