

CITY OF TORONTO

BY-LAW No. 455-2005(OMB)

**To adopt Amendment No. 1079 to the Official Plan for the former City of Scarborough
with respect to lands on the southwest corner of Brimley Road and Progress Avenue.**

WHEREAS authority is given to the Ontario Municipal Board by the *Planning Act* to enact this By-law; and

WHEREAS the Board pursuant to its Decision/Order No. 2061, issued December 18, 2001, upon hearing the appeal of Brimley Progress Development Inc., deems it advisable to amend the Official Plan of the former City of Scarborough;

The Ontario Municipal Board HEREBY ENACTS as follows:

1. Amendment No. 1079 to the Official Plan for the former City of Scarborough, consisting of the attached text and map designated as Schedule "A", is hereby adopted.

PURSUANT TO DECISION/ORDER NO. 2061 OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON DECEMBER 18, 2001 IN BOARD FILE NO. PL010379.

SCHEDULE “A”

AMENDMENT NO. 1079 TO THE OFFICIAL PLAN

OF THE FORMER CITY OF SCARBOROUGH

**BRIMLEY PROGRESS DEVELOPMENT
SOUTHWEST CORNER OF BRIMLEY ROAD AND PROGRESS AVENUE**

The following Text and Map constitutes Amendment No. 1079, being an amendment to the provisions of the former City of Scarborough Official Plan.

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 lands on the southwest corner of Brimley Road and Progress Avenue, as shown on the attached Schedule “T”. The amendment increases the maximum permitted residential density on the lands from 150 to 426 dwelling units per hectare, and deletes the office plus retail density of 3 times the area of the site. The amendment introduces Official Plan policies to authorize the use of Section 37 of the *Planning Act* to ensure the provision of certain facilities, services or matters in return for increases in height and density of development otherwise permitted by the Zoning By-law.

BASIS:

The owner wishes to develop the property with residential uses and secondary commercial uses. The accessible location of the site within the Scarborough City Centre, with a Scarborough Rapid Transit station located nearby, makes it an appropriate location for intensive housing development. The use of Section 37 of the *Planning Act* will ensure the provision of certain facilities, services or matters to improve the landscaping, pedestrian, transportation, and/or community facilities available to City Centre and area residents and employees.

OFFICIAL PLAN AMENDMENT:

- A. The City Centre Secondary Plan Land Use Plan Map, Figure 4.1.1 is amended for the lands located at the southwest corner of Brimley Road and Progress Avenue, as indicated on the attached Schedule “T”, by adding Numbered Policy 13 to the existing City Centre Uses designation.

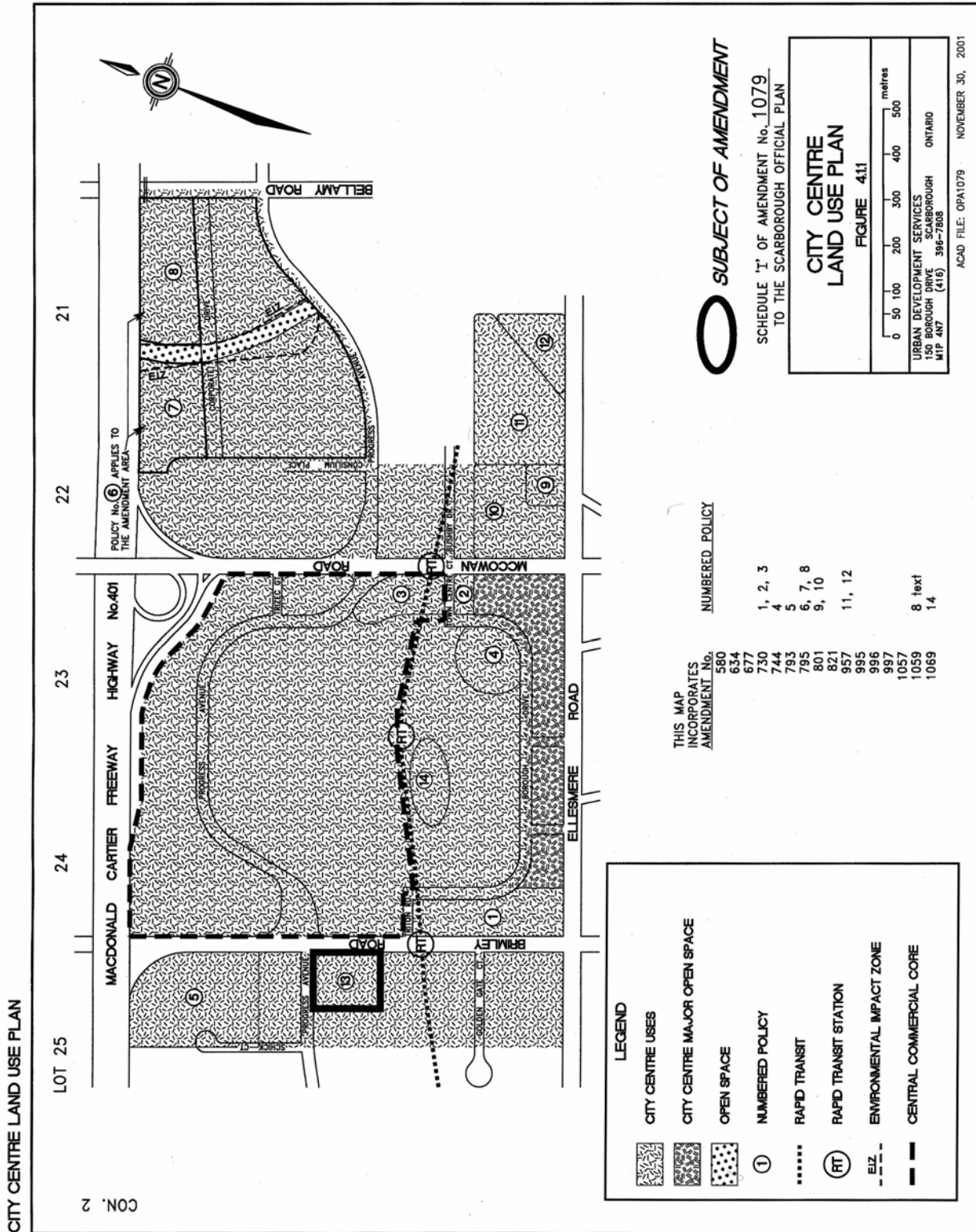
- B. The City Centre Secondary Plan is amended by adding the following Numbered Policy to Section 4.1.7, Numbered Policies:

13. Southwest corner of Brimley Road and Progress Avenue

- 3.1 **City Centre Residential Uses** shall not exceed a density of 426 dwelling units per hectare.
- 3.2 Amendments to the Zoning By-law to permit increased density or heights of development may require the provision of facilities, services or matters to improve the landscaping, pedestrian, transportation, and/or community facilities available to City Centre and area residents and employees, pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

- C. The City Centre Densities Map, Figure 4.1.2, is amended, for the lands located at the southwest corner of Brimley Road and Progress Avenue, as shown on the attached Schedule "II", by deleting the Office Plus Retail density notation of 3 times the land area and the residential density of 150 dwelling units per hectare and adding the notation "For Density, see Numbered Policy on Figure 4.1.1."

SCHEDULE "T"



SCHEDULE "II"

