

CITY OF TORONTO

BY-LAW No. 739-2005(OMB)

To adopt Amendment No. 1136 to the Official Plan of the former City of Scarborough with respect to lands municipally known as 1465 Birchmount Road.

WHEREAS the Ontario Municipal Board pursuant to its Order No. 0149, dated January 25, 2005, upon hearing the appeal of Phybo Consulting Ltd., under Section 22(7) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend the former City of Scarborough Official Plan;

THEREFORE the Official Plan for the former City of Scarborough is amended as follows:

1. Amendment No. 1136 to the Official Plan of the former City of Scarborough, consisting of the attached text and map designated as Schedule "I" is hereby adopted.

PURSUANT TO DECISION/ORDER NO. 0149 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JANUARY 25, 2005 IN BOARD FILE NO. PL040376.

AMENDMENT NO. 1136
TO THE OFFICIAL PLAN
OF THE FORMER CITY OF SCARBOROUGH
1465 BIRCHMOUNT ROAD

The following Text and Map, designated as Schedule “T”, constitutes Amendment No. 1136 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 Dorset Park 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 the development of multiple attached dwelling units on the east side of Birchmount Road, south of Ellesmere Road. The proposed amendment would redesignate the subject lands from RL Low Density Residential to RM Medium Density Residential.

BASIS:

The proposed amendment implements City Council's interest in housing intensification and satisfies residential goals to provide diverse and appropriate mix of densities and unit types within communities.

OFFICIAL PLAN AMENDMENT:

- A. The Dorset Park Community Secondary Plan Land Use Plan Map Figure 4.12, is amended as it effects the lands east side of Birchmount Road south of Ellesmere Road as shown on the attached Schedule "I", by deleting RL Low Density Residential designation and replacing it with a **RM Medium Density Residential** designation.
- B. The Dorset Park Community Secondary Plan is amended by introducing Numbered Policy 6 as follows:

- 6. **East side of Birchmount Road, south of Ellesmere Road municipally known as 1465 Birchmount Road.**

The Medium Density Residential designation permits residential development with a density of no less than 160 square metres of lot area per dwelling unit.

In the event that adjacent lands develop for medium density residential purposes, integration of access, internal circulation, building relationships and open space areas where feasible shall be encouraged.

SCHEDULE "T"

