

Authority: Scarborough Community Council Item 27.27,  
as adopted by City of Toronto Council on August 5 and 6, 2009  
Enacted by Council: August 6, 2009

**CITY OF TORONTO**

**BY-LAW No. 714-2009**

**To adopt Amendment No. 71 to the Official Plan of the City of Toronto with respect to the lands municipally known as Markham-Ellesmere Revitalization Study, lands on the east side of Markham Road between Morningside Park and Brimorton Drive and on the west side of Markham Road between Ellesmere Road and the Hydro Corridor.**

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. The attached Amendment No. 71 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this 6th day of August, A.D. 2009.

GLORIA LINDSAY LUBY,  
Deputy Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**AMENDMENT NO. 71****TO THE OFFICIAL PLAN OF THE CITY OF TORONTO**

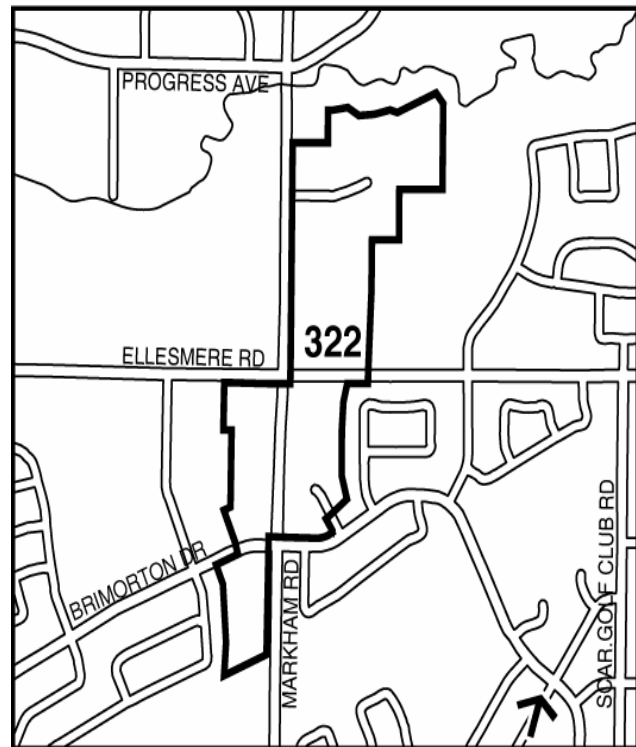
The Official Plan of the City of Toronto is amended as follows:

1. Schedule 2: The Designation of Planned but Unbuilt Roads, is amended by adding:
  - New Links: from Tuxedo Court to Ellesmere Road and to Markham Road
  - New Links: from Ellesmere Road to Brimorton Drive and to Markham Road.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 322 as follows:

**322. Markham-Ellesmere Revitalization Area**

The Markham-Ellesmere Revitalization Area includes sites fronting on, or in close proximity to, Markham Road between Progress Avenue and the Hydro Corridor south of Brimorton Drive which are designated Mixed Use Areas or Apartment Neighbourhoods and have the potential for redevelopment or intensification.

The Revitalization Area is comprised of existing commercial, institutional, and higher density residential uses, surrounded by established residential neighbourhoods and employment areas.



The Revitalization Area will benefit from renewed private and public investment. This site and area specific policy establishes the planning framework to guide the revitalization of the area, and the consideration of individual redevelopment proposals. The intent of this site and area specific policy is to support private and public investment in the renewal of the area.

#### New Road Connections

New public road connections will be established east of Markham Road to increase choices for safe access to the arterial road network and within the Revitalization Area for pedestrians, bicycles and vehicles. Location and spacing of street connections will be designed to ensure safe and effective functioning of existing and future intersections.

#### Planted Medians

Planted medians will be established on Markham Road and Ellesmere Road to improve the streetscape, and to ensure safe and efficient vehicular and pedestrian movement.

#### Public Square

The establishment of a publicly accessible square, designed to be a focal point of the Revitalization Area and visible and easily accessible from the arterial streets, will be pursued as a priority.

#### Commercial Uses

Restaurants, a food store and other retail uses are particularly encouraged on the lands designated Mixed Use Areas southeast of Markham Road and Ellesmere Road.

#### Apartment Building Renewal

The existing rental apartment buildings in the Revitalization Area present opportunities for renewal through retrofitting to improve energy efficiency and other improvements including enhanced landscaping and tenant amenities. The owners of the rental apartment buildings will be encouraged to invest in upgrades to their buildings and properties.

#### Parks and Open Space Initiatives

Pedestrian connections to, and within, local parks and open spaces will be improved. Improvements to the parks and recreation facilities serving the Revitalization Area, particularly Woburn Park and the Scarborough Centennial Recreation Centre in Confederation Park, are a priority.

Better community use of the indoor and outdoor facilities at Woburn Junior Public School and Woburn Collegiate Institute will be promoted. Tree plantings along the western and northern boundaries of the high school grounds will be encouraged.

#### Community Services & Facilities

The provision of additional or enhanced community services and facilities is a priority within the Revitalization Area. The provision of, or contributions towards, community services and facilities will be pursued as a priority when determining appropriate contributions pursuant to Section 37 of the *Planning Act*. It is a priority to achieve this objective through the establishment or enhancement of facilities at locations in or convenient to the Revitalization Area.

Urban Design Guidelines

Urban Design Guidelines will be adopted by Council to provide detailed guidance on the design and organization of the built environment in the Revitalization Area. They will include specific recommendations on building massing and design, and public realm improvements. Consideration will be given to these guidelines during the preparation and review of development applications within this site and area specific policy area.

3. Maps 33 and 34, Site and Area Specific Policies, are modified by adding the lands within the Markham-Ellesmere Revitalization Area, as shown on the map above as Site and Area Specific Policy No. 322.