

Authority: Scarborough Community Council Item 27.24,
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. 738-2009

To adopt Amendment No. 86 to the Official Plan for the City of Toronto with respect to the lands municipally known as 3201-3227 Eglinton Avenue East.

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. 86 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. 86

TO THE OFFICIAL PLAN TO THE CITY OF TORONTO

3201-3227 Eglinton Avenue East

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

1. Schedule 2: The Designation of Planned but unbuilt roads, is amended by adding:
 - New Links: from the intersection of Eglinton Avenue East and Cedar Drive running south, then southeast and connecting to Kingston Road.
 - New Links: from Markham Road connecting to the southerly extension of Cedar Drive to the east.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 328 as follows:

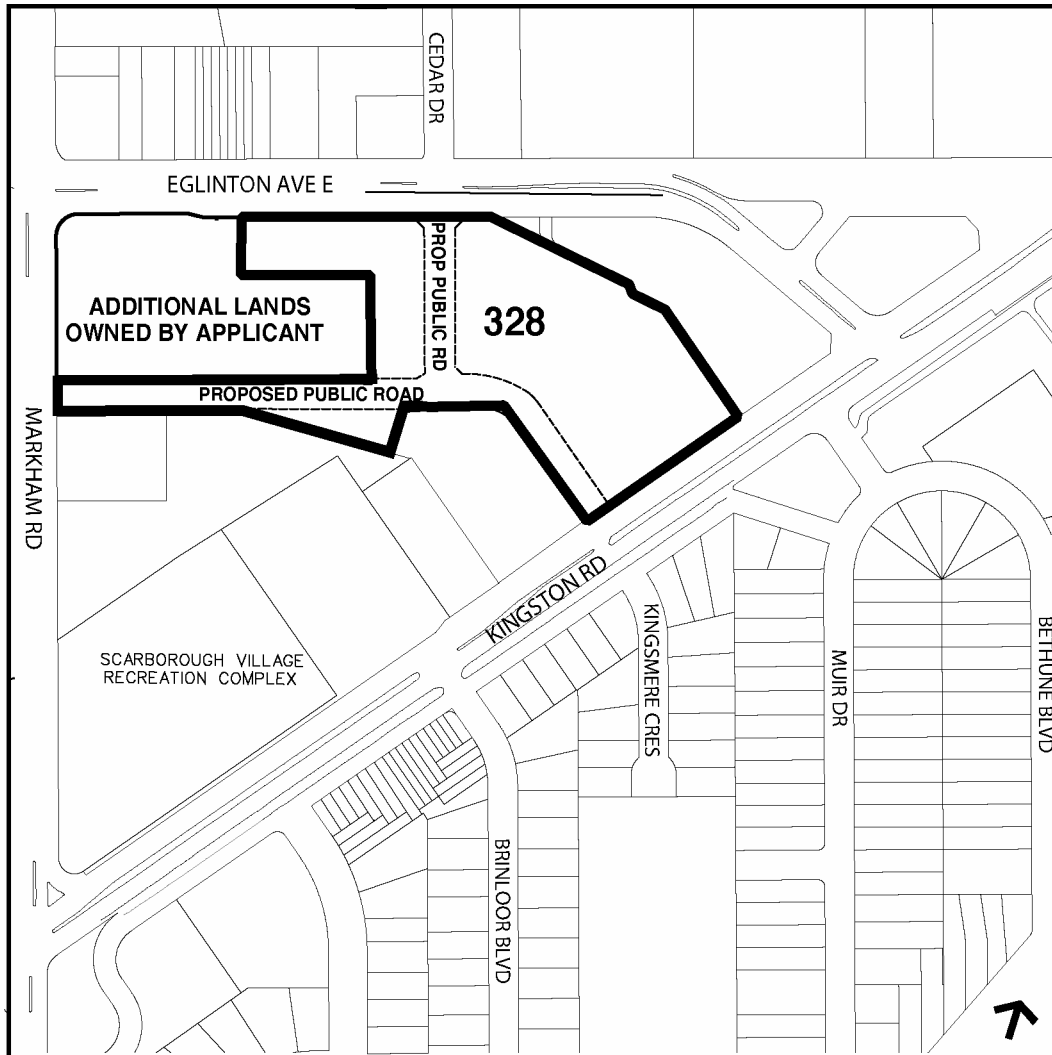
328. 3201-3227 Eglinton Avenue East

Provision of Community Facilities

The provision of general purpose community space is the first priority community benefit on the subject lands. The expansion of community facilities is an important priority for this area to meet the needs of existing and future residents and ensure that a viable and healthy community is developed in this area in keeping with the community building objectives of the Official Plan.

New Road Connections

New public road connections will be established from Eglinton Avenue East at Cedar Drive running south then southeast and connecting with Kingston Road. A new connection will also be established running east from Markham Road connecting to the southerly extension of Cedar Drive to the east. The purpose of the public road network is to divide the larger site into smaller development blocks, provide access and addresses for new development, provide access to a new public park, and create adequate space for pedestrians, bicycles and landscaping as well as transit, vehicles, utilities and utility maintenance. Location and spacing of street connections will be designed to ensure safe and effective functioning of future intersections.



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 new neighbourhood. They will include specific recommendations on building massing and design, public realm improvements, park location, public utilities, and pedestrian connections. Consideration will be given to these guidelines during the preparation and review of Site Plan approval applications for each phase of development.

3. Map 34, Site and Area Specific Policies, is modified by adding the lands at 3201-3227 Eglinton Avenue East, as shown on the map above as Site and Area specific Policy No. 328.