

CITY OF TORONTO

BY-LAW No. 151-2011(OMB)

**To adopt Amendment No. 1165 to the Official Plan for the former City of Scarborough
with respect to lands municipally known as 1030 McNicoll Avenue.**

WHEREAS authority is given to the Ontario Municipal Board by the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to enact this By-law; and

WHEREAS the Board, pursuant to its Decision/Order No. 2855 issued on October 31, 2007 and its Decision/Order issued on January 18, 2011, upon hearing the appeal of the St. John's McNicoll Centre, deems it advisable to amend the Official Plan of the former City of Scarborough;

THEREFORE the Ontario Municipal Board HEREBY ORDERS as follows:

1. Amendment No. 1165 of the Official Plan of the former City of Scarborough, consisting of the attached text and map is hereby adopted.

PURSUANT TO DECISION/ORDER NO. 2855, ISSUED ON OCTOBER 31, 2007 AND DECISION/ORDER ISSUED ON JANUARY 18, 2011, OF THE ONTARIO MUNICIPAL BOARD IN BOARD CASE NO. PL060449.

**AMENDMENT NO. 1165 OF THE OFFICIAL PLAN
OF THE FORMER CITY OF SCARBOROUGH**

**ST. JOHN'S MCNICOLL CENTRE
1030 MCNICOLL AVENUE**

The following Text and Map, designated as Schedule "I", constitute Amendment No. 1165 to the Official Plan of the former City of Scarborough (being an amendment to the provisions of the Secondary Plan for the Steeles Employment District).

The sections headed "Location" and "Purpose and Basis" are explanatory only, and shall not constitute part of this amendment.

LOCATION:

This amendment affects lands located on the north side of McNicoll Avenue, east of Victoria Park Avenue. The lands are municipally known as 1030 McNicoll Avenue and are shown on the attached Schedule "I".

PURPOSE AND BASIS:

The subject lands are currently designated for Highway Commercial Uses. The lands are currently vacant, having previously been severed from the adjacent Tendercare lands for the expressed purpose of building a place of worship.

The purpose of this amendment is to permit an integrated, non-profit development on the lands which, when fully developed, will be comprised of seniors citizens apartments, integrated office, retail and personal service shop uses, a place of worship, a retirement home use, and a range of residential and community support services and facilities.

OFFICIAL PLAN AMENDMENT:

- A. The Steeles Employment District Secondary Plan, Land Use Map, Figure 4.48 is amended for the lands located at 1030 McNicoll Avenue, as shown on the attached Schedule "I" by adding Numbered Policy 2.
- B. The Steeles Employment District Secondary Plan, **Section 4.48.3 Numbered Policies**, is amended by adding Numbered Policy 2 as follows:

2. 1030 McNicoll Avenue

- 2.1 Notwithstanding the Highway Commercial designation, an integrated development comprised of a maximum of 578 senior citizens' apartments, retail, office and residential and community support services and facilities, retirement home and place of worship use shall be permitted.
- 2.2 Amendments to the Zoning By-law to increase the height and / or density of development may, pursuant to Section 37 of the *Planning Act*, R.S.O, 1990, c.P. 13, as amended, require the provision of facilities, services or matters to improve landscaping, transportation, pedestrian facilities, public utilities, and/or community facilities and services.

STEELES EMPLOYMENT DISTRICT SECONDARY PLAN

