

NOTICE OF PUBLIC MEETING

**To be held by the Scarborough Community Council
(Under the Planning Act)**

City-Initiated Proposal to Amend the Official Plan and Zoning By-law File No.: 10 303518 EPS 44 TM

Applicant: City of Toronto

Highland Creek Village Area Study Ward 44 – Scarborough East

Location of Proposal: Highland Creek Village, otherwise known as the lands generally located at 255 Old Kingston Road, 1625 Military Trail, 6000, 6096, 6098, 6115, 6143-6147, and 6149, Kingston Road, all lands on the north side of Old Kingston Road and Kingston Road between Lawson Road and Watson Street, all lands south of Old Kingston Road and north of Kingston Road and Highway 2A between Lawson Road and Military Trail, and all lands comprising the Highway 2A right-of-way bordered by Lawson Road to the south, Military Trail to the west, and Franklin Avenue and 56 Lawson Road to the east.

DATE: Tuesday, November 6, 2012
TIME: 7:00 p.m., or as soon as possible thereafter
**PLACE: Scarborough Civic Centre, Council Chamber
150 Borough Drive**

PROPOSAL

In February 2011, the City-initiated an 'Area Study' for the lands generally located between Old Kingston Road, Highway 2A, Lawson Road and Military Trail. Throughout the study process, City staff, the local Ward Councillor, and members of the local community have worked together to develop a vision for new development and improvement to the Highland Creek Village while respecting the unique locational attributes of the area.

To implement this Area Study and achieve strategic initiatives for the area, including, attracting investment to the community, improving the streetscape, and ensuring that any new development is consistent with the Vision amendments to the Official Plan and the Highland Creek Community Zoning By-law are required.

The recommended Official Plan Amendment proposes to:

- redesignate existing park and open space areas from 'Mixed Use Areas' to 'Parks and Open Space Areas – Parks and Other Open Space Areas';
- redesignate the lands surrounding the Highland Creek Overpass from 'Neighbourhoods' to 'Mixed-Use Areas';
- identify areas for new laneways and increase the Old Kingston Road right-of-way width from 20 metres to 23 metres; and,
- implement a comprehensive development framework within the Highland Creek Community Secondary Plan to guide new development within the Village Area and delete the current maximum density of 37 units per hectare.

The recommended Zoning By-law Amendment proposes to:

- generally delete the current Highway Commercial (HC), Neighbourhood Commercial (NC), Community Commercial (CC), and Institutional (I) and Place of Worship (PW) zoning and replace it with a Commercial-Residential (CR) Zone, which permits a mixture of commercial, residential and institutional uses, and add a Park (P) Zone to select properties which permits park and recreation uses;
- implement standards for height, density, building setbacks, building stepbacks, parking and Section 37 requirements, and include a 45 degree angular plane requirement to achieve an appropriate transition to adjacent neighbourhoods and green spaces; and
- permit minimum building heights of 2 and 3 storeys throughout the Village area, with maximum building heights of 3 storeys on the north side of Old Kingston Road, 4 storeys on the south side of Kingston Road, and 4, 6 and 8 storeys on certain parcels within the study area.

BACKGROUND INFORMATION

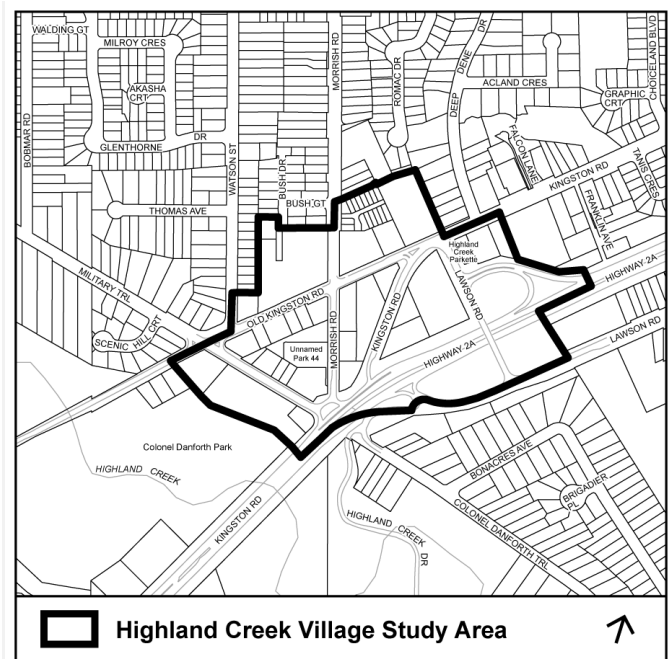
Detailed information, including background materials and a copy of the proposed Official Plan Amendment may be obtained by contacting Graig Uens, Planner at 416-397-4647, by e-mail at guens@toronto.ca or by visiting: <http://www.toronto.ca/planning/highlandcreekvillage.htm>

PURPOSE OF PUBLIC MEETING

You are invited to attend the public meeting to make your views known regarding the proposal. To assist in scheduling, if you wish to address the Scarborough Community Council, please notify the City Clerk, attention: Yvonne Davies, Administrator, Scarborough Community Council, at 416-396-7287, by no later than **November 5, 2012**.

If you wish to submit written comments, please forward them to the City Clerk, attention: Yvonne Davies, Administrator, Scarborough Community Council, at the address set out in this notice or by Fax: 416-396-4301 or by e-mail to scc@toronto.ca.

Scarborough Community Council will review Staff's proposal and any other material placed before it, in order to make a recommendation on these City-initiated amendments. These recommendations will then be forwarded to Toronto City Council for its consideration.



FURTHER INFORMATION

If you wish to be notified of the adoption or refusal of the proposed Official Plan Amendment and/or passing or refusal of the proposed Zoning By-law Amendment, you must make a written request to the City Clerk, attention:

Yvonne Davies, Administrator, Scarborough Community Council, at the address set out in this notice or by Fax: 416-396-4301.

Official Plan and Zoning By-law Amendment Appeals: If a person or public body does not make oral submissions at a public meeting or make written submissions to the City Clerk, attention: Yvonne Davies, Administrator, Scarborough Community Council, at the address set out in this notice or by Fax: 416-396-4301 before the proposed Official Plan Amendment is adopted or refused, and the Zoning By-law Amendment is passed or refused, the person or public body is not entitled to appeal the decision to the Ontario Municipal Board and may not be added as a party to the hearing of an appeal before the Ontario Municipal Board unless, in the opinion of the Board, there are reasonable grounds to do so.

People writing or making presentations at the public meeting: The City of Toronto Act, 2006, the Planning Act, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it. The City videotapes committee and community council meetings. If you make a presentation to a committee or community council, the City will be videotaping you and City staff may make the video tapes available to the public. Direct any questions about this collection to **Graig Uens, Planner**, at **416-397-4647**.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto this 15th day of October 2012.

Ulli S. Watkiss
City Clerk

“Attendant Care Services can be made available with some advance notice”