

2. HIGHLAND CREEK COMMUNITY SECONDARY PLAN

Toronto Official Plan – Chapter 6, Section 2

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The following policies and principles apply to the area referred to as Highland Creek Community, as outlined on Map 2-1.

1. GENERAL POLICIES

- 1.1. The Highland Creek Community encompasses residential areas characterized by detached dwellings on spacious, treed lots. The preservation of this character within the residential areas of the Community will be the principal criterion in evaluating development proposals. Residential infill and redevelopment will be compatible with the existing residential character. The Highland Creek Community also contains Highland Creek Village, which will become a vibrant, mixed-use, community-focused, pedestrian-friendly area, where attractive building design references the area's heritage, respects the Village character and that of the surrounding established neighbourhoods, and a range of building types will be encouraged to attract new businesses and residents to live and work in the community.
- 1.2. The *Neighbourhoods* designation will include only single detached dwellings, on lots having a minimum lot area of 450 square metres. Notwithstanding this policy, lands along the south side of Military Trail, east of the Scarborough College Campus and on the north side of Military Trail, west of Watson Street, as well as lands along both sides of Deep Dene Drive, shown as Large Lot Area on Map 2-1, will accommodate a less intensive form of residential development, maintaining the existing residential character, on lots having a minimum area of 830 square metres.
- 1.3. Map 2-3 illustrates potential residential infill development to ensure continuity of roads and to provide for a compatible lotting pattern.
- 1.4. Highland Creek Village, the core area of the Highland Creek Community, is located in the vicinity of Old Kingston Road, Military Trail, Kingston Road, and Lawson Road shown as Highland Creek Village on Map 2-2.

1.4.1. General Policies for Highland Creek Village

The major objectives for the Highland Creek Village are as follows:

- a) building design and massing will create a comfortable pedestrian environment and transition to protect adjacent neighbourhoods;
- b) building design and public realm elements, such as enhanced landscaping, public art, decorative paving, and attractive lighting, will strengthen the community identity;
- c) building stepbacks and setbacks will be used to mitigate the impact of building height and massing and to maintain appropriate relationships of buildings to the street and public open spaces;
- d) the reurbanization of the Village will be achieved by providing a variety of commercial and residential uses while excluding any new automobile sales and service uses;
- e) a variety of housing opportunities will be encouraged to accommodate a range of household sizes and incomes, excluding house forms such as single detached, semi detached and duplex dwellings;
- f) construction of new buildings will be strongly encouraged to incorporate elements of sustainability and environmental responsibility regarding building materials, internal infrastructure, outdoor spaces, green roofs, and opportunities for renewable energy;

- g) opportunities for on-street parking will be provided wherever appropriate to provide a buffer between vehicular traffic and pedestrian activity;
- h) the pedestrian environment will be further enhanced by locating parking, vehicular access and loading areas in rear or side yards where possible;
- i) consolidation of lands will be encouraged to facilitate more comprehensive developments on larger parcels;
- j) publicly accessible private courtyards and walkway connections will provide attractive and accessible pedestrian connections throughout the Village;
- k) the character of the Village will be further enhanced through the preservation of viable mature trees, and enhanced landscaping on both public and private lands; and
- l) built form and design of new development, green spaces, and pedestrian connections will occur generally in accordance with the Highland Creek Village Urban Design Guidelines.

1.4.2. Highland Creek Village is further separated into three distinct areas. Each area will develop in a way that addresses the needs of the community over time, provides transition from the adjacent low-rise residential neighbourhoods, and contributes to the form of the Village as a whole.

Development in these areas, as shown on Map 2-2, will proceed in accordance with the following:

a) The Main Street

Old Kingston Road, the Village's 'Main Street', will develop as a lively, pedestrian oriented, low-rise, mixed-use area based on the following criteria:

- i) buildings will range between 2 storeys and 3 storeys on properties with frontage on Old Kingston Road; and
- ii) a vibrant, pedestrian oriented Main Street will be developed with, commercial and institutional uses required on the ground floor of developments on the south side of Old Kingston Road between Lawson Road and Military Trail, and on the north side of Old Kingston Road between Morrish Road and Lawson Road; and
- iii) landscaping, outdoor furnishings, decorative paving and pedestrian scale lighting will be coordinated in order to achieve a consistent character and high quality environment; and
- iv) to increase opportunity for on-street parking on Old Kingston Road, vehicular accesses to properties will be minimized, located on side streets, or accessed via a public laneway where possible.

b) The South Village

The South Village will be a predominantly residential area. Residents in the area will have views and accesses to the green spaces in the Village, including the Village Green on Morrish Road, the Highland Creek Parkette and the Highland Creek Ravine. Lands in the South Village will develop based on the following criteria:

- i) development occurring on the west side of Military Trail will provide adequate view corridors into the ravine;
- ii) to allow for variation in design and transition in scale, maximum building heights will vary in the South Village between 2 and 6 storeys, as defined on a site-by-site basis in the Zoning By-law.

c) The East Village

The East Village is anticipated to be a future mix-use or residential area which will further support the overall vitality of the Village. Developments in this area will take a mid-rise form similar to those in the South Village, to respect the Village character. Development of these lands is contingent on the removal of the Highland Creek Overpass. Development in the East Village will occur based on the following criteria:

- i) buildings will have a minimum height of 3 storeys; and
- ii) the character of Highway 2A is likely to be similar to that of an Avenue at such time as the Highland Creek Overpass is removed, and in order to encourage development consistent with that located on other *Avenues* within the City, commercial and institutional uses will be required on the ground floor of developments facing Highway 2A in the East Village.

1.5. Lands east of Morningside Avenue, north of Ellesmere Road and west of Conlins Road, shown as Area A on Map 2-1, are within the area of potential influence of the landfill site. As such, the construction of any buildings, structures, services and hard surface paving will only be permitted subject to the following policies and in accordance with the underlying land use designation:

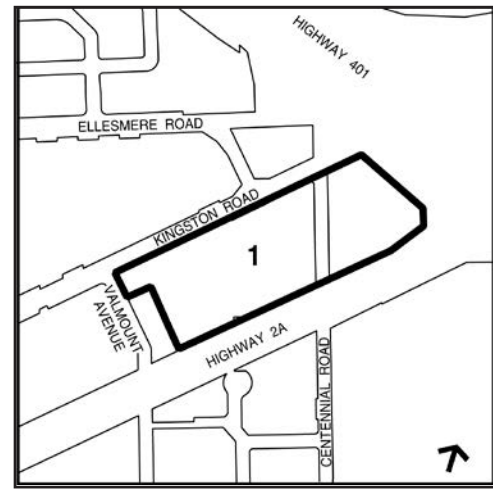
- a) engineering studies have been carried out, and such studies will indicate that development can safely take place;
- b) construction and phasing of any residential development will coincide with the control of any problems identified by engineering studies; and
- c) studies of gas, leachate and hydrogeology will be carried out by a qualified engineer.

1.6. Within the lands owned by the University of Toronto (Scarborough Campus) as of November 3, 1999, the *Neighbourhoods* designation includes only single detached dwellings and semi-detached dwellings.

2. SITE AND AREA SPECIFIC POLICIES

2.1. South Side of Kingston Road, East of Valmount Avenue

Only the following uses are permitted on the lands shown as 1 on Map 2-1: businesses which sell, maintain and repair vehicles or install vehicle accessories, retail and office uses, day nurseries, fraternal organizations, places of worship, restaurants, recreational uses, funeral homes and hotels and motels.



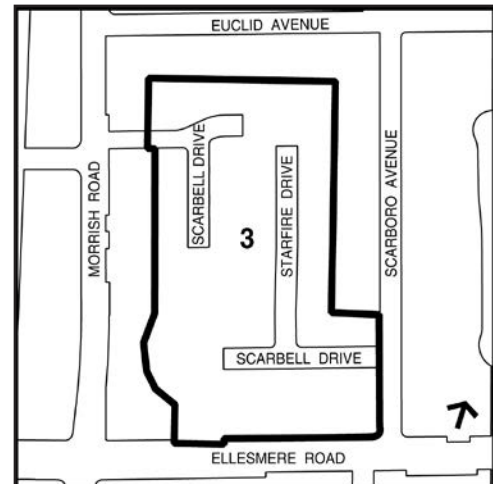
2.2. Residential Land Bounded by Ellesmere Road, Morrish Road, Highway 401 and Conlins Road

For the lands shown as 2 on Map 2-1, residential lots with a minimum lot area of 270 square metres are permitted.



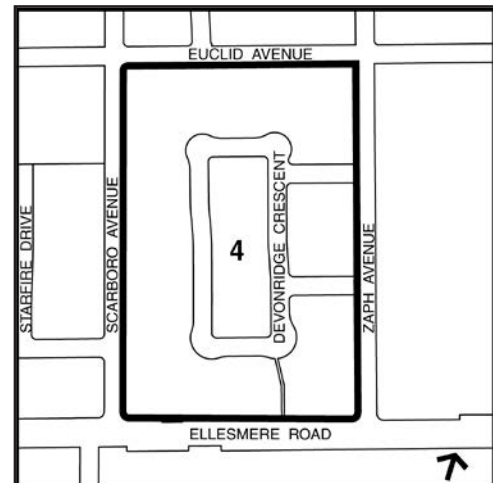
2.3. **Lands North of Ellesmere Road, West of Scarboro Avenue**

For the lands shown as 3 on Map 2-1, residential lots with a minimum lot area of 290 square metres are permitted.



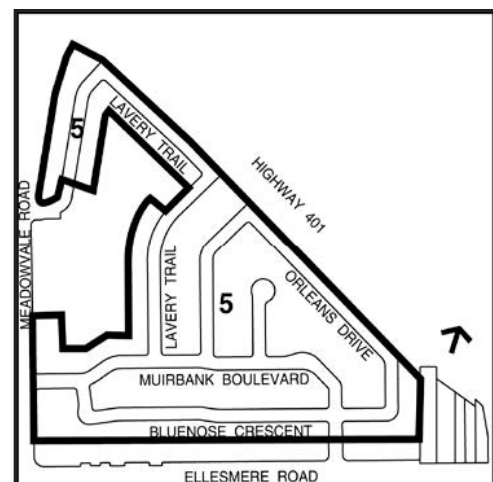
2.4. **Lands North of Ellesmere Road, Between Scarboro and Zaph Avenues**

For the lands shown as 4 on Map 2-1, residential lots with a minimum lot area of 420 square metres are permitted.



2.5. **Lands Bounded by Meadowvale Road, Highway 401 and Ellesmere Road**

For the lands shown as 3 on Map 2-1, residential lots with a minimum lot area of 290 square metres are permitted.



2.6. **Lands North of Kingston Road, West of Valmount Avenue, and North of Kingston Road, West of Ellesmere Road and on the East Side of Valmount Avenue**

For the lands shown on 6 on Map 2-1:

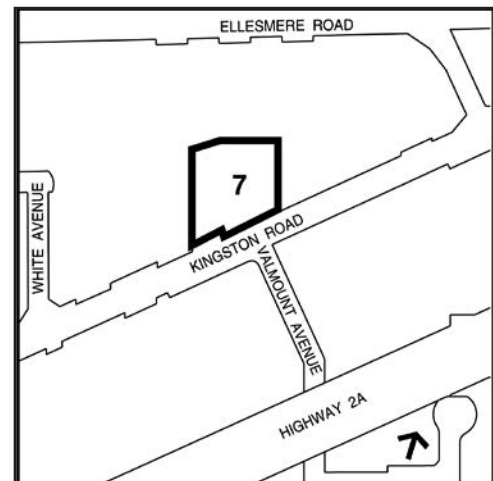
- a) detached, semi-detached and street townhouse dwellings are permitted; and
- b) the minimum lot size requirement of 450 square metres does not apply.



2.7. **Lands on the North Side of Kingston Road, Opposite Valmount Avenue**

Only the following uses are permitted on the lands shown as 7 on Map 2-1:

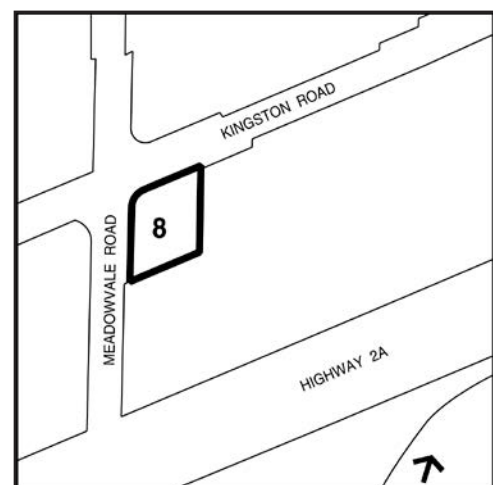
- a) detached, semi-detached and street townhouse dwellings, with no requirement for the minimum lot size of 450 square metres; and
- b) businesses which sell, maintain and repair vehicles or install vehicle accessories, retail and office uses, day nurseries, fraternal organizations, places of worship, restaurants, recreational uses, funeral homes and hotels and motels.



2.8. **Southeast Corner of Meadowvale Road and Kingston Road**

For the lands shown as 8 on Map 2-1:

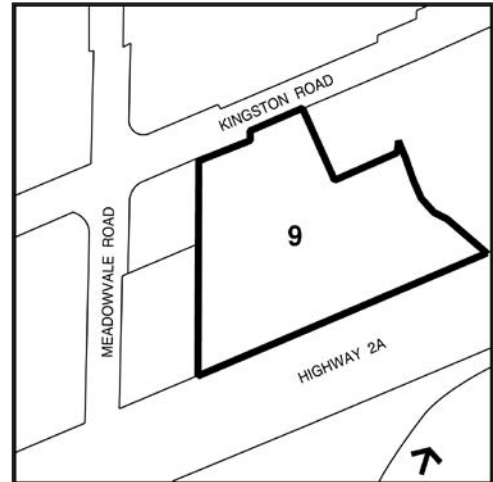
- a) only detached, semi-detached, street townhouse and block form townhouse dwellings are permitted; and
- b) the minimum lot size requirement of 450 square metres does not apply.



2.9. **South side of Kingston Road, East of Meadowvale Road**

For the lands shown as 9 on Map 2-1:

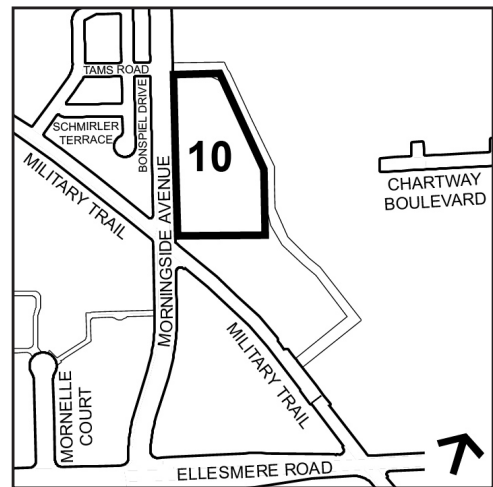
- a) only detached, semi-detached, street townhouse and block form townhouse dwellings are permitted; and
- b) the minimum lot size requirement of 450 square metres does not apply.



2.10. **Northeast corner of Morningside Avenue and Military Trail**

For the lands shown as 10 on Map 2-1:

- a) Development will proceed generally in accordance with design guidelines entitled “The Pan American/ParaPan Aquatics Centre, Field House and Canadian Sport Institute Ontario Design Guidelines” dated April 2011 adopted by City Council on June 14 and 15, 2011 in its consideration of Item SC7.18.

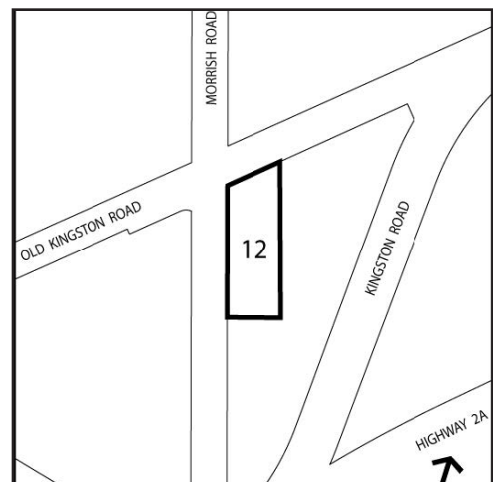


2.11. **[Intentionally blank as of this consolidation]**

2.12. **363 Old Kingston Road**

For the lands shown as 12 on Map 2-1:

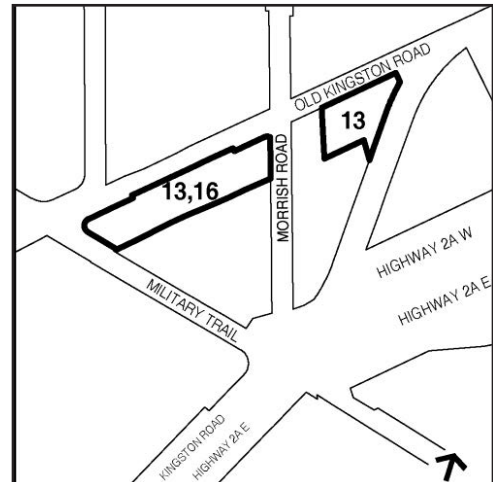
- a) A maximum of 39 residential dwelling units are permitted.



2.13. **271, 275, 277A, 285, 287, 291, 297, 371 and 385 Old Kingston Road**

For the lands shown as 13 on Map 2-1:

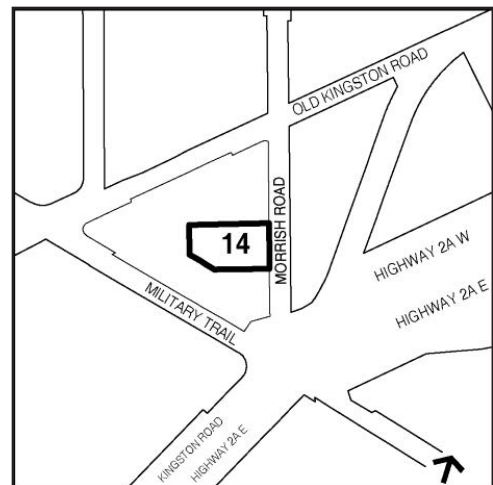
- a) To allow adequate space for the pedestrian environment, as a condition of development approval, an additional 3.0 metres of land on the south side of Old Kingston Road, will be secured and required to be dedicated to the City.



2.14. **Lands on the west side of Morrish Road South of Old Kingston Road**

For the lands shown as 14 on Map 2-1:

- a) Policies of this Plan prohibiting the disposal of City owned land in the *Green Space System* or *Parks and Open Space Areas* do not apply, provided that a minimum of 2,800 square metres of land is retained for the sole purpose of providing city owned parkland.
- b) Public or private underground parking is permitted on the lands provided that no part of a parking structure or related structure or equipment is visible at grade.

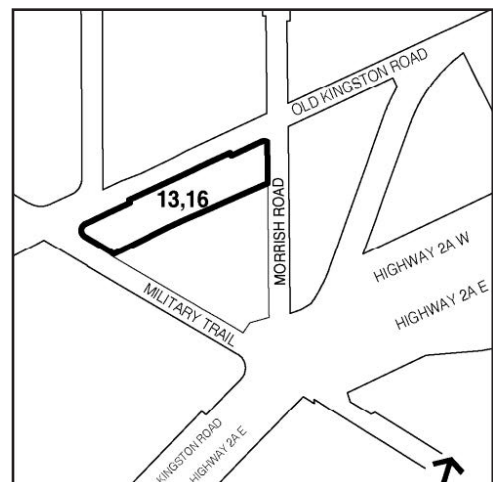


2.15. **[Intentionally blank as of this consolidation]**

2.16. **271, 275, 277A, 285, 287, 291 and 297 Old Kingston Road**

For the lands shown as 16 on Map 2-1:

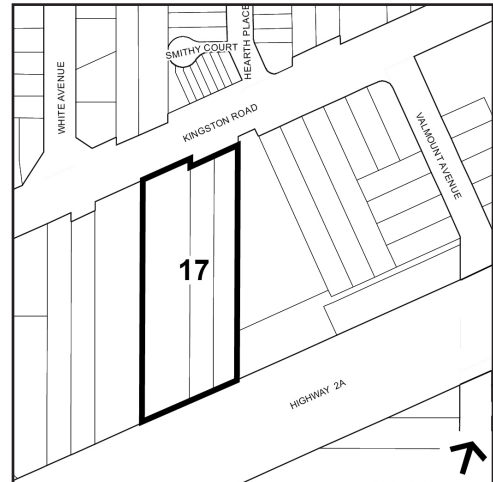
- a) To serve and provide vehicular access to the properties on the south side of Old Kingston Road between Lawson Road and Morrish Road, as a condition of development, a 7.5 metre public lane, including a 1.5 metre landscaped strip, will be secured and required to be dedicated to the City.



2.17. **6435, 6441 and 6443 Kingston Road**

For the lands shown as 17 on Map 2-1:

- a) Only detached and semi-detached dwellings are permitted; and
- b) The minimum lot size requirement of 450 square metres does not apply.

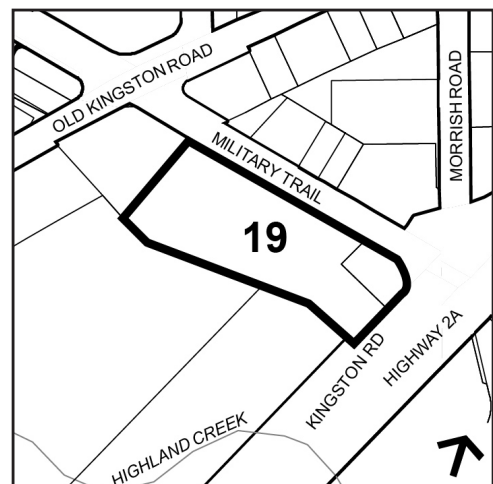


2.18. **[Intentionally blank as of this consolidation]**

2.19. **1625 Military Trail and 6000 Kingston Road**

On the lands shown as 17 on Map 2-1:

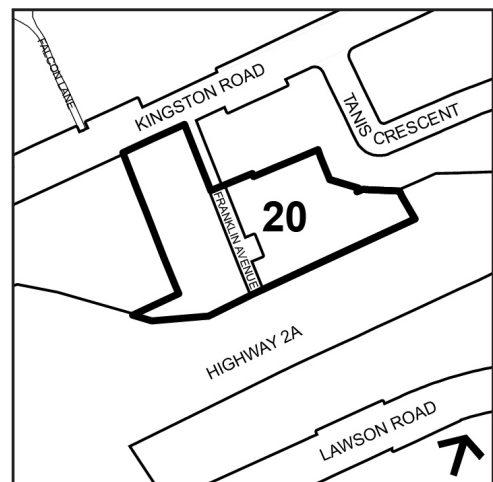
- a) Building heights of up to 8-storeys, not including mechanical penthouses, are permitted.



2.20. **6175, 6183 Kingston Road and 1, 2, 4, 5, 7, 10 and 11 Franklin Avenue**

For the lands shown as 20 on Map 2-1:

- a) detached, semi-detached and townhouse dwellings are permitted; and
- b) the minimum lot size requirement of 450 square metres does not apply.



LIST OF MAPS

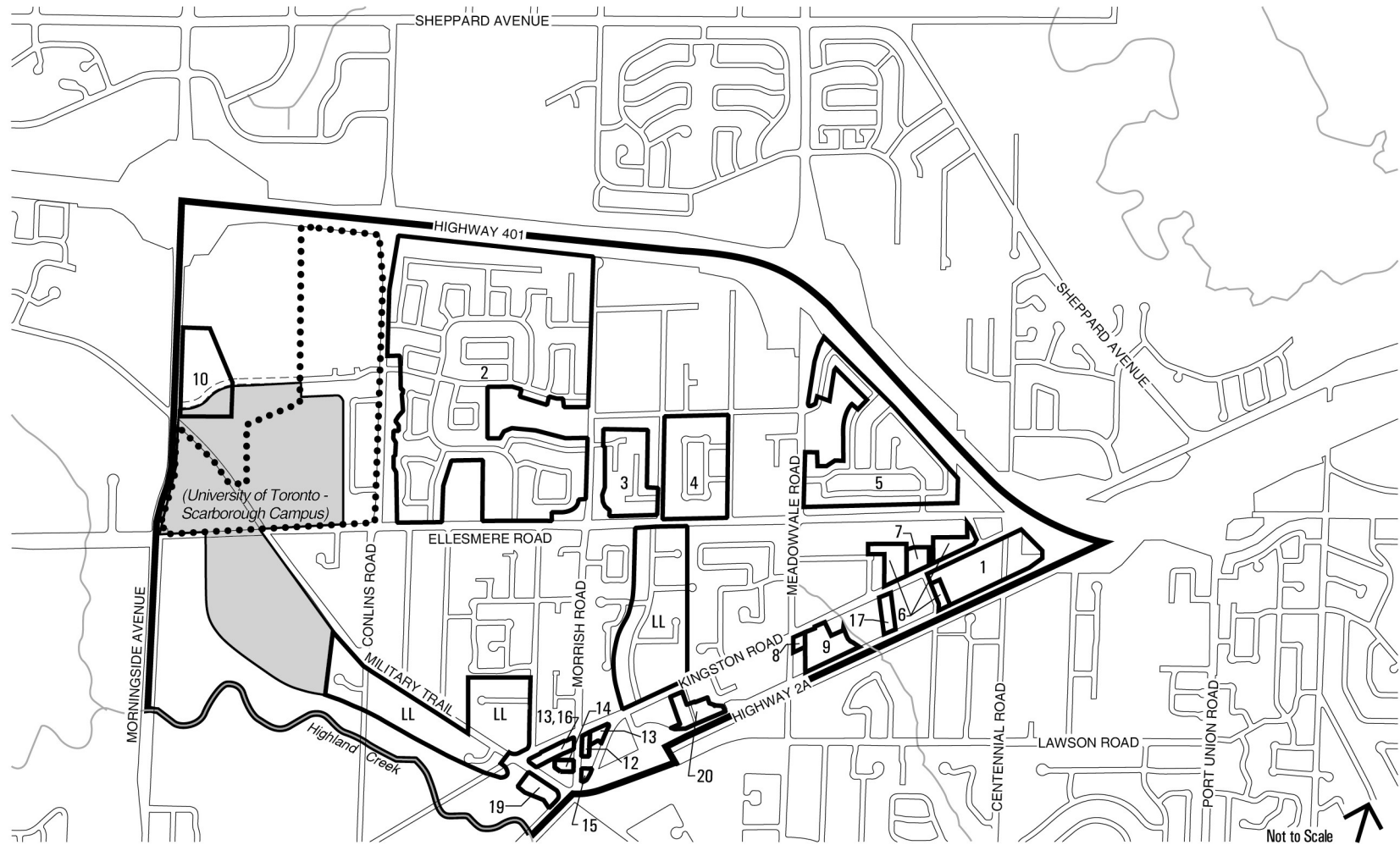
The maps listed below are shown on the pages that follow.

Map 2-1: Urban Structure Plan

Map 2-2: Highland Creek Village Plan

Map 2-3: Tertiary Plan

MAP 2-1: URBAN STRUCTURE PLAN

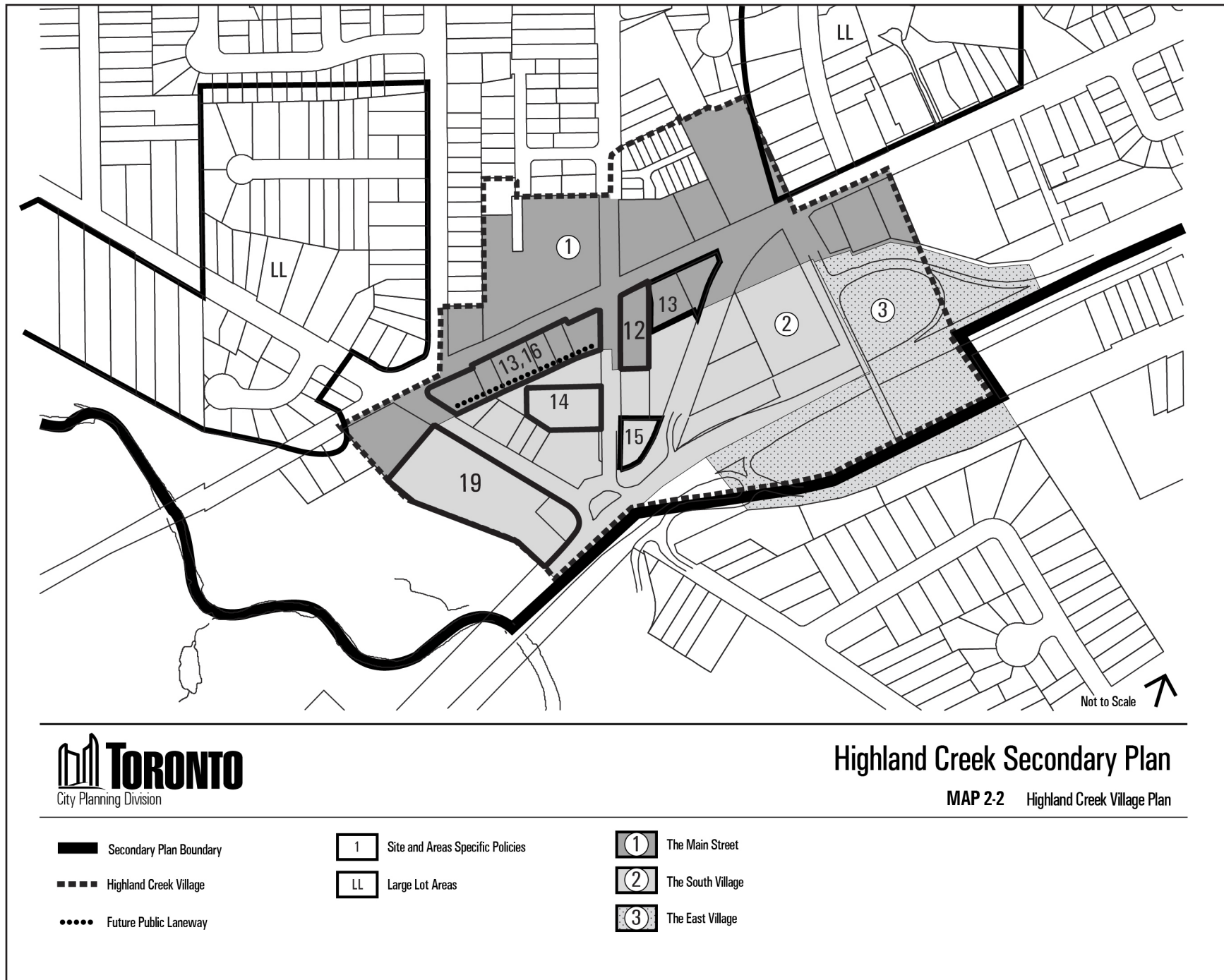


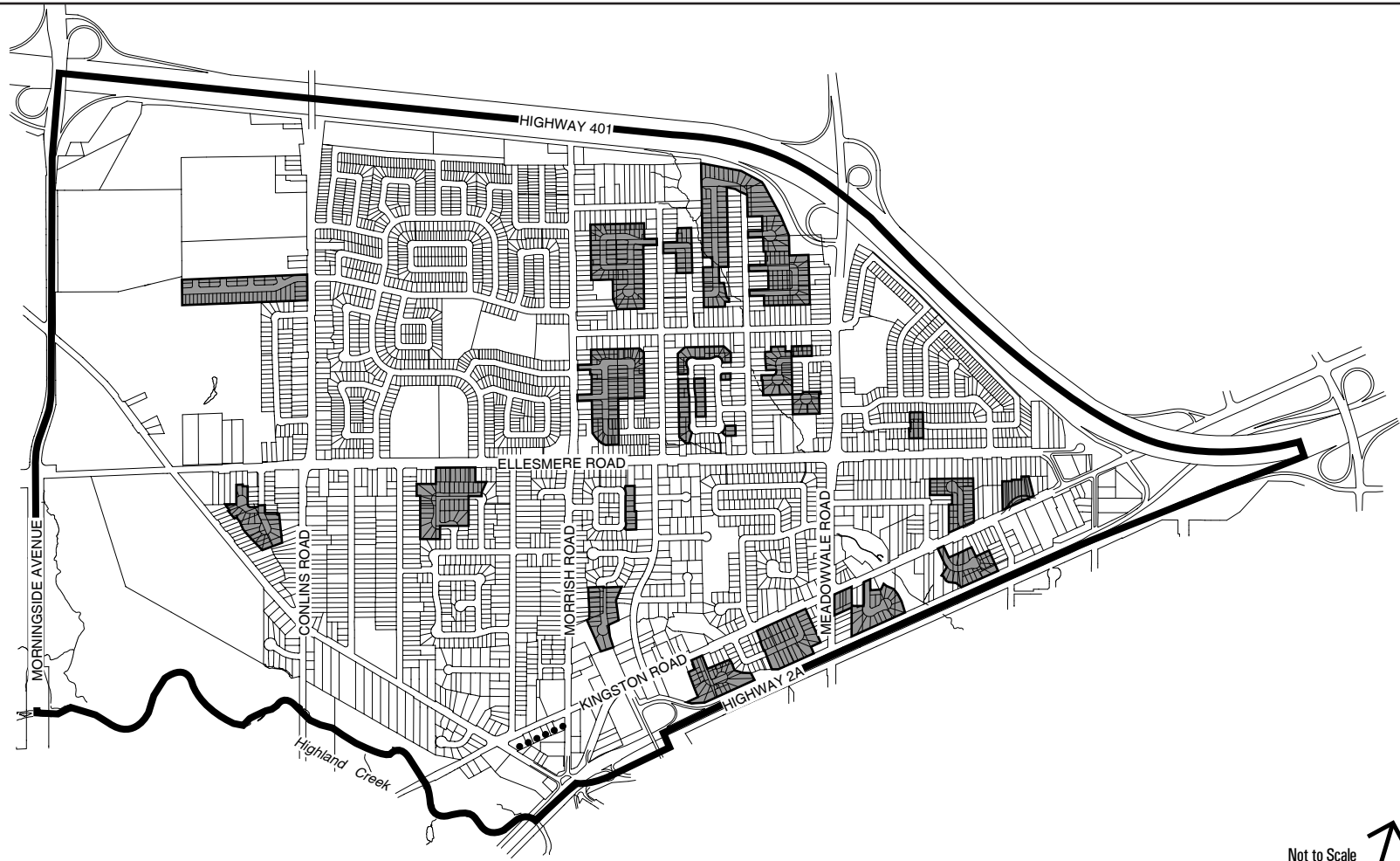
Highland Creek Secondary Plan

MAP 2-1 Urban Structure Plan

- Secondary Plan Boundary
- Proposed Road
- Area 'A'
- 1 Site and Areas Specific Policies
- LL Large Lot Areas

November 2023





Not to Scale ↑



Highland Creek Secondary Plan

MAP 2-3 Tertiary Plan

- Secondary Plan Boundary
- Existing Roads and Lots
- Potential Roads and Lots
- Future Public Laneway

October 2012