

2. HIGHLAND CREEK COMMUNITY SECONDARY PLAN

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

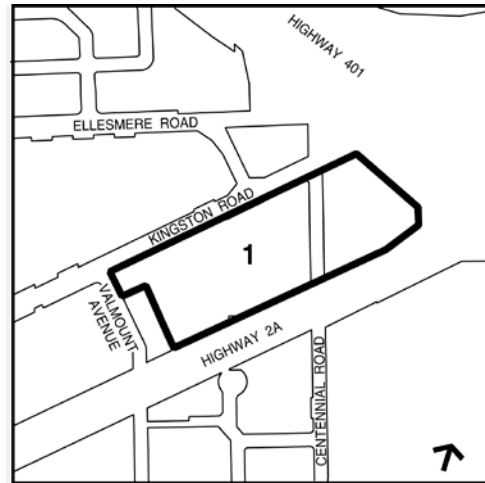
1. GENERAL POLICIES

- 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.
- 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 2-2 illustrates potential residential infill development to ensure continuity of roads and to provide for a compatible lotting pattern.
- 1.4 The core area of the Highland Creek Community, which is located in the Highland Creek Village in the vicinity of Kingston and Morrish Roads, is designated *Mixed Use Areas*, providing for a variety of uses, including residential uses at a density not exceeding 37 units per hectare. Development within the Village will proceed in accordance with the urban design guidelines for the area.
- 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

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.



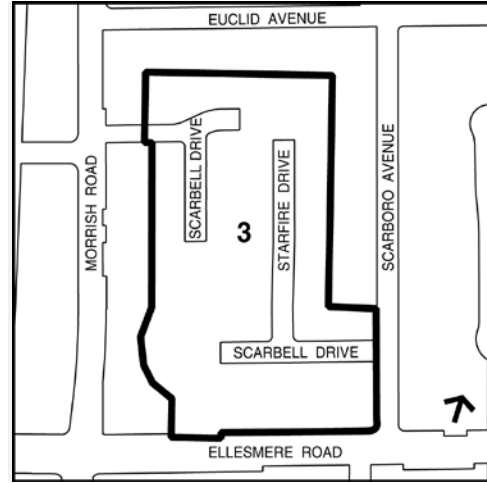
2. Residential Land Bounded by Ellesmere Road, Morrish Road, Highway 401 and Conlins Road

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



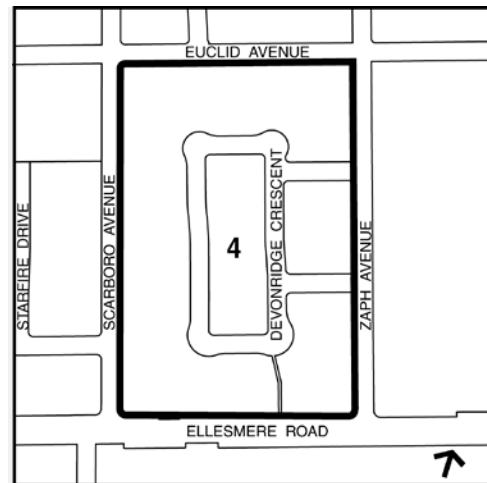
3. Lands North of Ellesmere Road, West of Scarboro Avenue

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



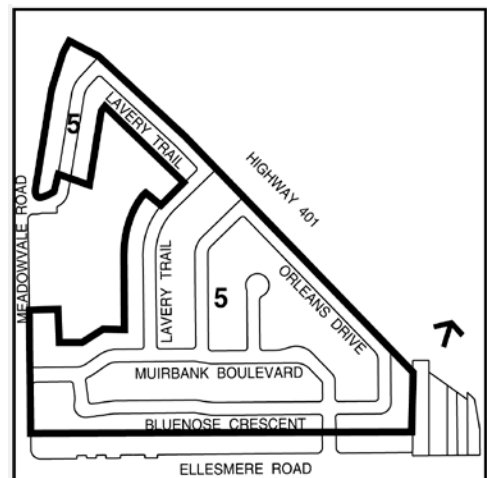
4. Lands North of Ellesmere Road, Between Scarboro and Zaph Avenues

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



5. Lands Bounded by Meadowvale Road, Highway 401 and Ellesmere Road

For the lands shown as 5 on Map 2-1, residential lots with a minimum lot area of 370 square metres are permitted.



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:

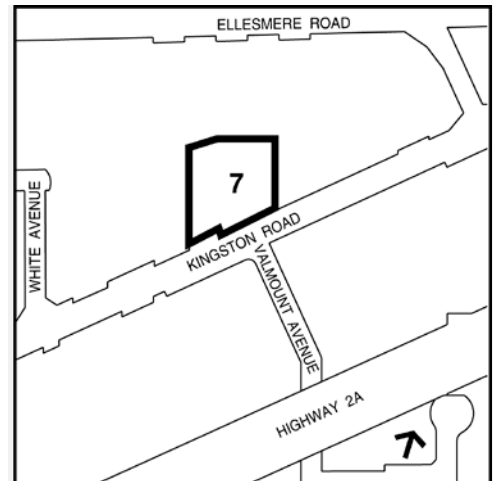
- (a) detached, semi-detached and street townhouse dwellings are permitted; and
- (b) the minimum lot size requirement of 450 square metres does not apply.



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:

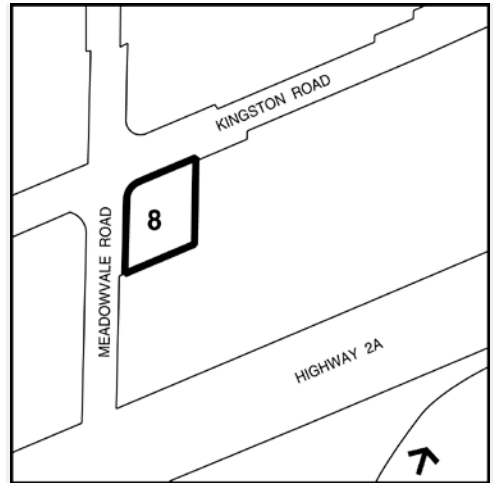
- (a) detached, semi-detached and street townhouse dwellings, with no requirement for the minimum lot size of 450 square metres; and
- (b) businesses which sell, maintain and repair vehicles or install vehicle accessories, retail and office uses, day nurseries, fraternal organizations, places of worship,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



8. Southeast Corner of Meadowvale Road and Kingston Road

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

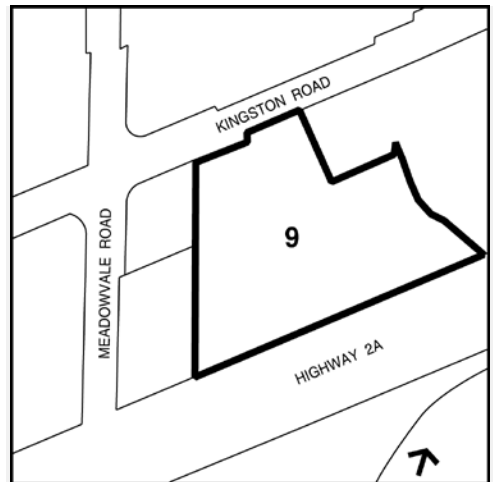
- (a) only detached, semi-detached, street townhouse and block form townhouse dwellings are permitted; and
- (b) the minimum lot size requirement of 450 square metres does not apply.



9. South side of Kingston Road, East of Meadowvale Road

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

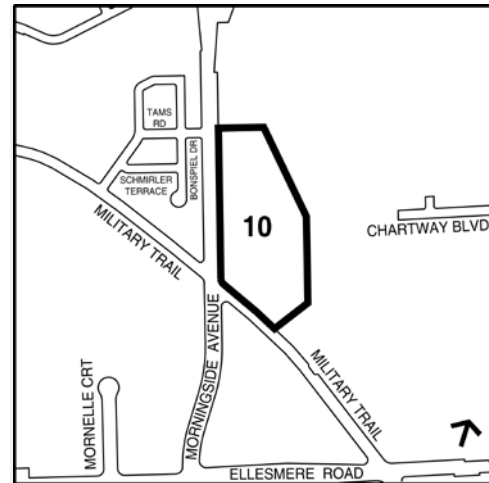
- (a) only detached, semi-detached, street townhouse and block form townhouse dwellings are permitted; and
- (b) the minimum lot size requirement of 450 square metres does not apply.



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

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

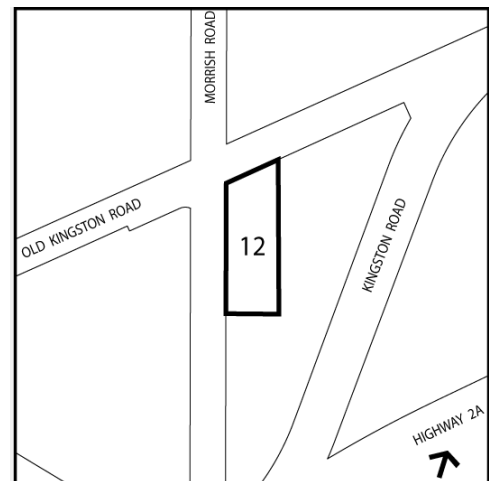
- (a) Development will proceed generally in accordance with design guidelines entitled "The Pan American/ParaPan Aquatics Centre, Field House and Canadian Sport Institute Ontario Design Guidelines" dated April 2011 adopted by City Council on June 14 and 15, 2011 in its consideration of Item SC7.18.



12. **363 Old Kingston Road**

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

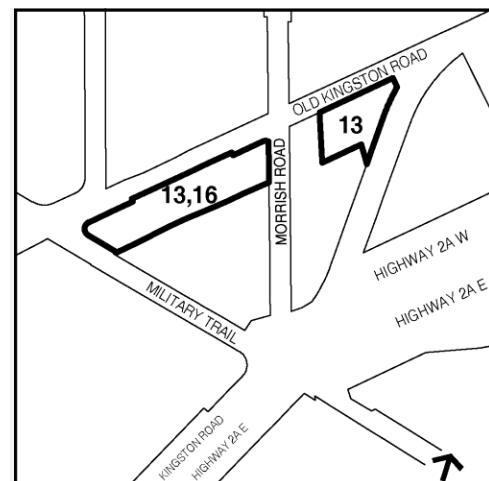
- (a) A maximum of 39 residential dwelling units are permitted.



13. **271, 275, 277A, 285, 287, 291, 297, 371 and 385 Old Kingston Road**

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

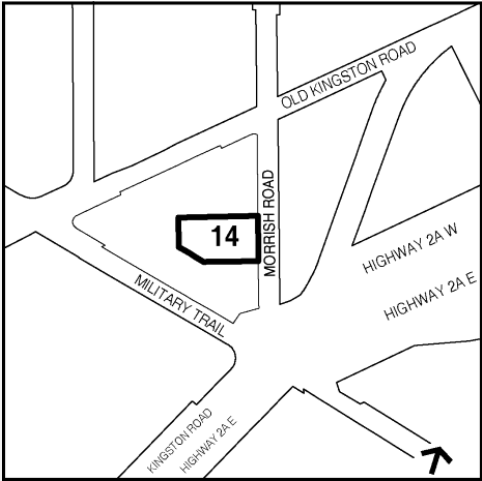
- (a) To allow adequate space for the pedestrian environment, as a condition of development approval, an additional 3.0 metres of land on the south side of Old Kingston Road, will be secured and required to be dedicated to the City.



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

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

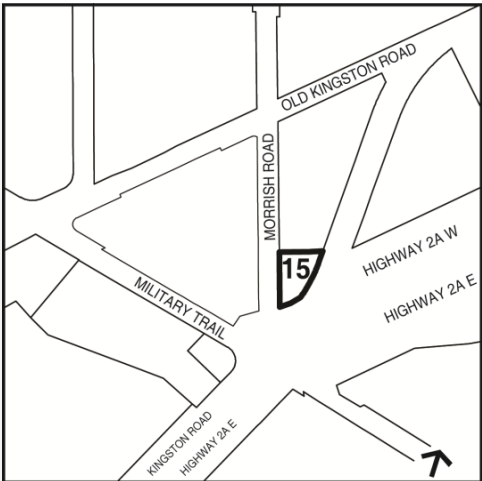
- (a) Policies of this Plan prohibiting the disposal of City owned land in the *Green Space System* or *Parks and Open Space Areas* do not apply, provided that a minimum of 2,800 square metres of land is retained for the sole purpose of providing city owned parkland.
- (b) Public or private underground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



15. 21 Morrish Road, 6030 and 6032 Kingston Road

For the lands shown as 15 on Map 2-1:

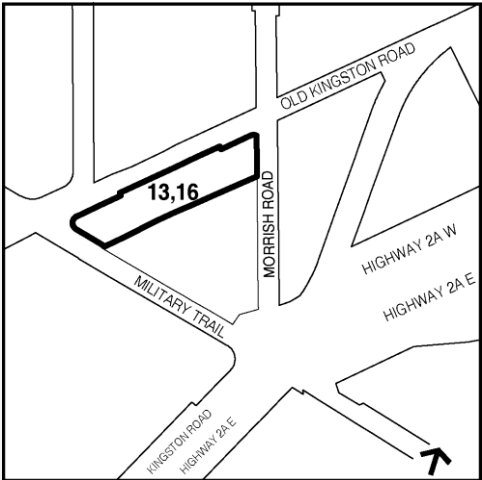
- (a) Building heights of up to 6 storeys (20 metres), not including mechanical penthouses, may be considered, by way of a Zoning By-law Amendment.



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.



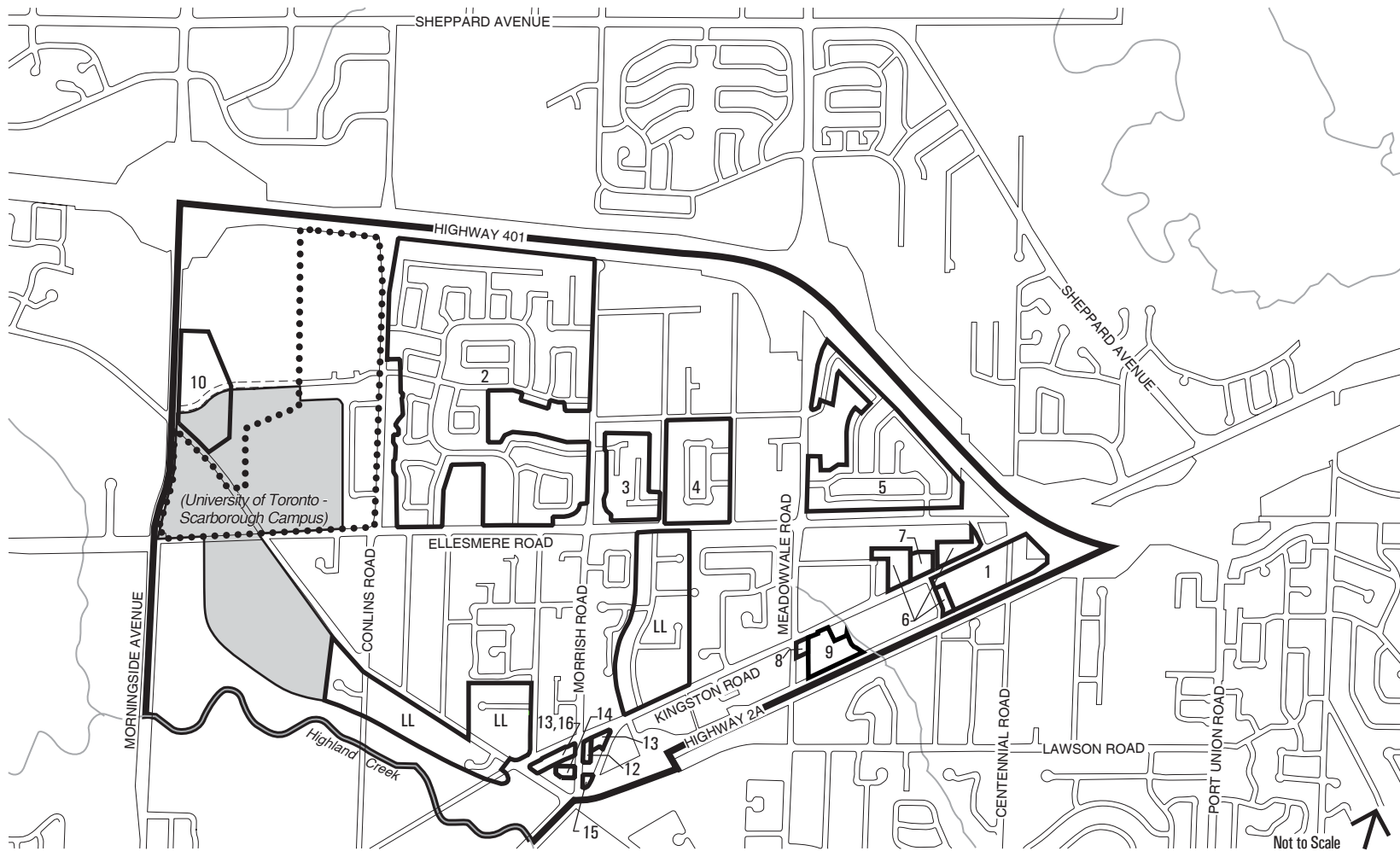
List of Maps

For the electronic version, please note some of these files may take some time to download.

Map 2-1 Urban Structure Plan

Map 2-2 Highland Creek Village Plan

Map 2-3 Tertiary Plan



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



— Secondary Plan Boundary

- - - Highland Creek Village

..... Future Public Laneway

1 Site and Areas Specific Policies

LL Large Lot Areas

① The Main Street

② The South Village

③ The East Village



Not to Scale 

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