

Authority: Scarborough Community Council Item SC20.17, as adopted by City of Toronto Council on March 9, 2017

CITY OF TORONTO

Bill 1071

BY-LAW -2017

To amend former City of Scarborough Employment Districts Zoning By-law 24982 (South Agincourt Employment District), as amended, with respect to lands within a Plan of Subdivision, being Blocks 1-9, Plan 66M-2460, and municipally known in the year 2017 as 0, 125, 135, 151, 181, 225, 255, 275, 290, 295, 310, 315, 330 and 335 Village Green Square.

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of 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*; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development; and

Whereas pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act*, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law; and

Whereas subsection 37(3) of the *Planning Act* provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in density permitted beyond that otherwise permitted on the aforesaid lands by By-law 24982, as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto;

The Council of the City of Toronto enacts:

- 1. SCHEDULE 'A'** of Employment Districts Zoning By-law 24982 (South Agincourt Employment District) is amended by deleting the current zoning provisions for the lands municipally known as 225 Village Green Square , shown as Block 10 on Schedule '1' ,and replacing them with the following zoning provisions as shown on Schedule '1' attached hereto and forming part of this by-law:

(Block 10) CR-1640-2029-2047-2375-2384

2. **SCHEDULE 'B'** of Employment Districts Zoning By-law No. 24982, **Performance Standards Chart – Miscellaneous** is amended by deleting Performance Standard 2047 clause (b), and by deleting Performance Standard 2047 clauses (c) and (h) and replacing them as follows:

(c) Total number of **dwelling units** on Blocks 1, 2, 3, 6, 7, 9 and 10 shall not exceed 2,609 **dwelling units**.

(h) The area outlined as "Block 10" shall be zoned **Commercial/Residential Zone (CR)**. No buildings or structures shall be permitted on "Block 10" except as follows:

(i) Only the following uses are permitted:

- Apartments
- Medical Offices
- Offices
- **Personal Service Shops**
- **Restaurants** (maximum **gross floor** area 500 square metres)
- Retail Stores

(ii) Minimum street yard setback 3 metres;

(iii) **CLAUSE V – GENERAL PROVISIONS**, sub-clause 6 **Underground Structures** shall not apply;

(iv) **Dwelling units** shall be located a minimum of 50 metres from the north lot line abutting the Canadian Pacific Railway line;

(v) Maximum **height** – 95 metres, and excluding mechanical penthouse;

(vi) Recreational amenity area (indoor and outdoor space) shall be provided at a minimum rate of 4.0 square metres for each **dwelling unit**, with a minimum 2.0 square metres for each **dwelling unit** being indoor space;

(vii) **CLAUSE V – GENERAL PROVISIONS**, sub-clause 7.2 Table **of Required Parking Rates** shall not apply;

(viii) **Parking spaces** shall be provided in accordance with the parking rates set out below:

Dwelling unit in an Apartment (Tenant requirement) minimum rate of:

- 0.8 for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres;
- 0.9 for each one bedroom **dwelling unit**;
- 1.0 for each two bedroom **dwelling unit**; and

- 1.2 for each three or more bedroom **dwelling unit**;

Dwelling unit in an Apartment (Visitor requirement) minimum rate of:

- 0.2 for each **dwelling unit**;

Medical Offices:

- Minimum rate of 3.0 for each 100 square metres of **gross floor area**;

Offices:

- Minimum rate of 1.5 for each 100 square metres of **gross floor area**;

Personal Service Shops:

- Minimum rate of 1.5 for each 100 square metres of gross floor area; and
- If the **gross floor area** is 200 square metres or less, no **parking space** is required;

Restaurants:

- Where the **gross floor area** is 200 square metres or more but less than 500 square metres, **parking spaces** must be provided at a minimum rate of 3.0 for each 100 square metres of **gross floor area**; and
- If the **gross floor area** is 200 square metres or less, no **parking space** is required;

Retail Stores:

- Minimum rate of 1.5 for each 100 square metres of **gross floor area**; and
- If the **gross floor area** is 200 square metres or less, no **parking space** is required;

- (ix) **CLAUSE V – GENERAL PROVISIONS**, sub-clause 7.4 **Parking Structures** shall not apply;
- (x) **CLAUSE V – GENERAL PROVISIONS**, sub-clause 7.1.3 **Sum of Requirements** shall not apply; and
- (xi) Calculation of Parking Space Requirements – Rounding:
If the calculation of the number of required parking spaces results in a

number with a fraction, the number is rounded down to the nearest whole number, but there may not be less than one **parking space**.

3. **SCHEDULE 'B'** of the Employment Districts Zoning By-law 24982, **Performance Standards Chart – Section 37** is amended by adding the following Performance Standard:

2384. Pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended and subject to compliance with the provisions of this By-law, the increase in density of development on the lands is permitted in return for the provision of the following facilities, services and matters to the City at the Owner's expense:
- (1) Prior to the issuance of an above grade building permit for a building or structure on Block 10 on Schedule '1', the Owner shall make a financial (cash) contribution to the City of \$750,000.00 to be allocated as follows, with such amount to be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date the payment is made:
 - (i) \$250,000.00 towards capital improvements to the Agincourt District Branch of the Toronto Public Library;
 - (ii) \$150,000.00 towards the capital construction costs of the proposed Agincourt multi-use pathway connection to Collingwood Park; and
 - (iii) \$350,000.00 towards the capital construction costs of the proposed Bridlewood YMCA Community Hub.
 - (2) In the event the cash contribution referred to in (1) above has not been used within three (3) years of the By-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor, provided that the purpose is identified in the Official Plan and will benefit the community in the general vicinity of the Site.
 - (3) The Owner of the lands shall enter into one or more agreements with the City pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended which are registered on title to the lands by the City to secure the matters provided for in (1) above.

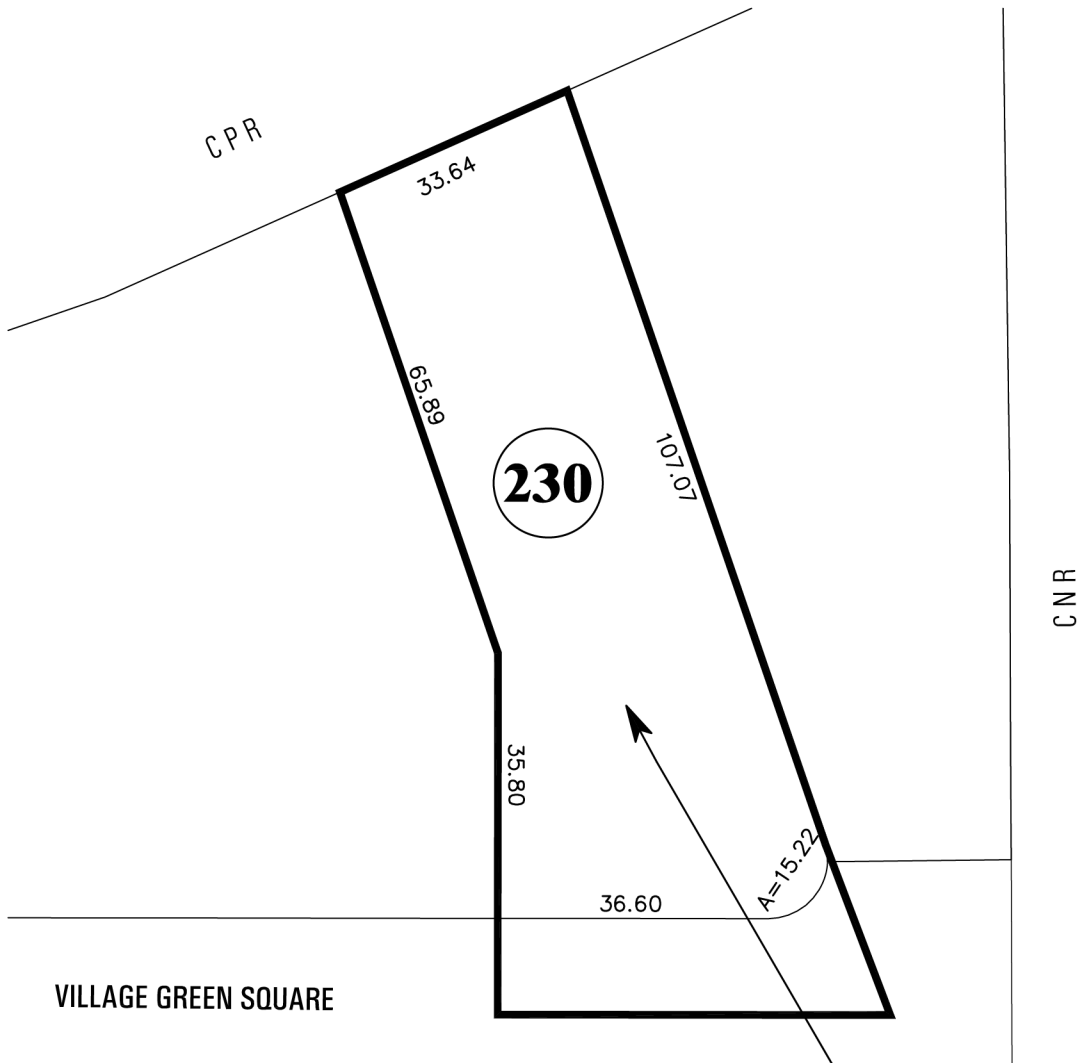
Enacted and passed on October , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'



CR-1640-2029-2047-2375-2384

Toronto
Zoning By-Law Amendment

225 Village Green Square
File # 14 203075 ESC 40 OZ

 Area Affected By This By-Law

south Agincourt Employment Bylaw
Not to Scale
01/27/17
