

Authority: Scarborough Community Council Item 37.31, adopted as amended,  
by City of Toronto Council on August 25, 26 and 27, 2010  
Enacted by Council: August 27, 2010

**CITY OF TORONTO**

**BY-LAW No. 1158-2010**

**To amend former City of Scarborough L'Amoreaux Community Zoning By-law No. 12466,  
as amended, with respect to lands municipally known as 2900 Warden Avenue.**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of a municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize increases in the height or density of development beyond that otherwise permitted by L'Amoreaux Community Zoning By-law No. 12466, as amended, 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 or matters in return for any increase in the height of 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 lands hereinafter referred to has elected to provide the facilities, services and matters, as hereinafter set forth; and

WHEREAS the increases in the density or height permitted hereunder, beyond those otherwise permitted on the lands by L'Amoreaux Community Zoning By-law No. 12466, as amended, and are to be permitted subject to the provision of the facilities, services and matters set out in this By-law and to be secured by one or more agreements between the owner of the lands and the City of Toronto; and

WHEREAS Council has required the owner of the aforesaid lands to enter into one or more agreements to secure certain facilities, services and matters in return for the increases in height and density in connection with the aforesaid lands as permitted in 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*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedule "A" is amended by deleting the current zoning and replacing it with the following as shown on Schedule '1':

A – 232–233–286–317–318–319–412–413–414 (31) (North Block)

CC – 118–243–317–320–413–414 (Mid Block)

A and CC–231–232–233–287–317–318–319–320–413–414 (31) (South Block)

2. Schedule "B" PERFORMANCE STANDARDS CHART is amended by amending Performance Standard 243 as follows:

243. Parking shall be provided at the following minimum rates:

- a. a minimum of 2.6 parking spaces per 100 square metres of gross floor area for offices; and
- b. a minimum of 3.3 parking spaces per 100 square metres of gross floor area, minus the gross floor area of public walkways and malls and truck access, for all other commercial uses.

3. Schedule "B" PERFORMANCE STANDARDS CHART of the L'Amoreaux Community Zoning By-law No. 12466, is amended by adding the Performance Standards 317, 318, 319, 320, 286, 287, 231, 232, 233 and 412 as follows:

**INTENSITY OF USE**

317. Maximum **Gross Floor Area** shall not exceed a total of 142 510 square metres for the "North Block", "Mid-Block" and "South Block"

318. Maximum Residential **Gross Floor Area** shall not exceed a total of 91 260 square metres as follows:

- a. on lands identified as "North Block", shown on Schedule 'A', the Residential **Gross Floor Area** shall not exceed 41 650 square metres;
- b. on lands identified as "South Block", shown on Schedule 'A', the Residential Gross Floor Area shall not exceed 49 610 square metres; and;
- c. notwithstanding 318(a) and 318(b), the Residential **Gross Floor Area** may be increased by up to an additional 10% for either the "North Block" or the "South Block", provided the combined residential Gross Floor Area does not exceed 91 260 square metres.

319. Maximum 975 dwelling units as follows:

- a. on lands identified as the "North Block", as shown on Schedule 'A', a maximum of 445 dwelling units are permitted;
- b. on lands identified as the "South Block", as shown on Schedule 'A', a maximum of 530 dwelling units are permitted; and
- c. notwithstanding Performance Standards 319(a) and 319(b), the number of units may be increased by up to an additional 10% for either the "North Block" or the "South Block", provided the combined number of units does not exceed 975.

320. Maximum non-residential **Gross Floor Area** shall not exceed a total of 51 250 square metres as follows:
- a. on lands identified as the "Mid-Block", as shown on 'A', a maximum gross floor area of 38 000 square metres is permitted.
  - b. on lands identified as the 'South Block", as shown on Schedule 'A', a maximum gross floor area of 13 250 square metres is permitted.

### **MISCELLANEOUS**

286. Maximum **height** shall be 7 storeys and 23.0 metres, except as follows:

- a. one building with a maximum height up to 19 storeys and 60.0 metres shall be permitted fronting on Warden Avenue, provided that it is located no closer than 65 metres to the centreline of Bridletowne Circle at its intersection with the centre line of Warden Avenue; and
- b. one building with maximum height of 10 storeys and 32.0 metres shall be permitted fronting on Bridletowne Circle, provided that it is located no closer than 100 metres to the centreline of Bridletowne Circle at its intersection with the centre line of Warden Avenue;

provided that the calculation of height in storeys and in metres shall exclude mechanical penthouses, chimneys, vents, skylights, antennae, elevator machine rooms, and parapet walls, and shall be measured from an elevation of 183.0 metres CGD.

287. Maximum **height** shall be 7 storeys and 29.0 metres, except as follows:

- a. one building with a maximum height up to 23 storeys and 78.0 metres shall be permitted fronting on Warden Avenue, provided that it is located no further than 120 metres from the centreline of Finch Avenue East;
- b. one building with a maximum height up to 25 storeys and 85.0 metres shall be permitted fronting on Finch Avenue East, provided that it is located no further than 110 metres from the centreline of Warden Avenue; and
- c. one building with a maximum height up to 23 storeys and 78.0 metres shall be permitted fronting on Finch Avenue East, provided that it is located no closer than 80 metres to the centreline of Bridletowne Circle at its intersection with the centre line of Finch Avenue East; and only if the existing on-site commercial gfa exceeds 38 000 square metres.

provided that the calculation of height in storeys and in metres shall exclude mechanical penthouses, chimneys, vents, skylights, antennae, elevator machine rooms, and parapet walls, and shall be measured from an elevation of

181.5 metres CGD.

413. The provisions of the By-law shall apply collectively to this land, notwithstanding its future division into two or more parcels of land.
414. Within the lands identified as "North Block", "Mid-Block" and "South Block" as shown on Schedule '1', no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- i) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

### **PARKING**

231. Vehicle parking spaces per dwelling unit shall be provided as follows:

Residential:

- a. Bachelor **dwelling unit**: minimum 1.0 spaces/unit;
- b. One-bedroom **dwelling unit**: minimum 1.0 spaces/unit;
- c. Two-bedroom **dwelling unit**: minimum 1.0 space/unit; and
- d. Three-bedroom **dwelling unit**: minimum 1.2 spaces/unit.

Visitor:

A minimum 0.2 parking spaces per **dwelling unit** shall be provided for visitors.

Community Commercial Uses (CC):

- a. 1.5 parking spaces per 100 square metres of gross floor area for business and professional offices to a maximum of 3,850 square metres, 50% of which may be shared with residential visitor parking; and
- b. 2.7 parking spaces per 100 square metres of gross floor area for all other gross floor area.

232. Bicycle parking spaces shall be provided as follows:

Residential

- a. a minimum of 0.5 bicycles parking spaces per unit

Commercial

- a. minimum of 0.25 bicycles parking spaces per 100 square metres of gross floor area.

233. Vehicle parking spaces per dwelling unit shall be provided as follows:

Residential:

- a. Bachelor **dwelling unit**: minimum 1.0 spaces/unit;
- b. One-bedroom **dwelling unit**: minimum 1.0 spaces/unit;
- c. Two-bedroom **dwelling unit**: minimum 1.0 space/unit; and
- d. Three-bedroom **dwelling unit**: minimum 1.2 spaces/unit.

Visitor:

A minimum 0.2 parking spaces per **dwelling unit** shall be provided for visitors.

**BUILDING SETBACKS FROM STREETS**

412. Minimum building setback 2.5 metres from the street line of Bridletowne Circle, and minimum building setback of 5.5 metres from the street line of Bridletowne Circle to any portion of the building greater than 3 storeys in height.

4. 'C', **EXCEPTIONS LIST**, is amended by adding the following Exception No. 31 as follows:

31. On those lands identified as Exception No. 31 on the accompanying Schedule 'C' Map (Schedule '2' of this Zoning By-law), the following provisions shall apply:

1. Pursuant to Section 37 of the *Planning Act*, the **height** and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law including the provision by the owner of the lot of the facilities, services and matters set out below, to the City at the owner's sole expense and in accordance with and subject to the agreement referred to in Exception 31.2 of this By-law.
2. Upon execution and registration of an agreement or agreements with the owner of the lot pursuant to Section 37 of the *Planning Act* securing the provision of the facilities, services or matters set out in below, the lot is subject to the provisions of this By-law, provided that in the event the said agreement(s) requires the provision of a facility, service or matter as a precondition to the issuance of a building permit, the owner may not erect or use such building until the owner has satisfied the said requirements.

3. Pursuant to Section 37 of the *Planning Act* and subject to compliance with the provisions of this By-law, the increase in height and density of development on the lands is permitted in return for the provision by the owner of the following facilities, services and matters to the City at the owner's sole expense:
- a) A cash contribution of \$1,600,000 (indexed annually in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto from the date the Zoning by-law comes into full force and effect) payable to the City of Toronto, as follows:
    - i. \$800,000 payable prior to the issuance of the first building permit on the north block (Phase 1) towards capital improvements for the expansion of the Bridlewood Library;
    - ii. \$800,000 payable prior to the issuance of the first building permit on the south block (Phase 2) towards capital improvements for the expansion of the Bridlewood Library.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

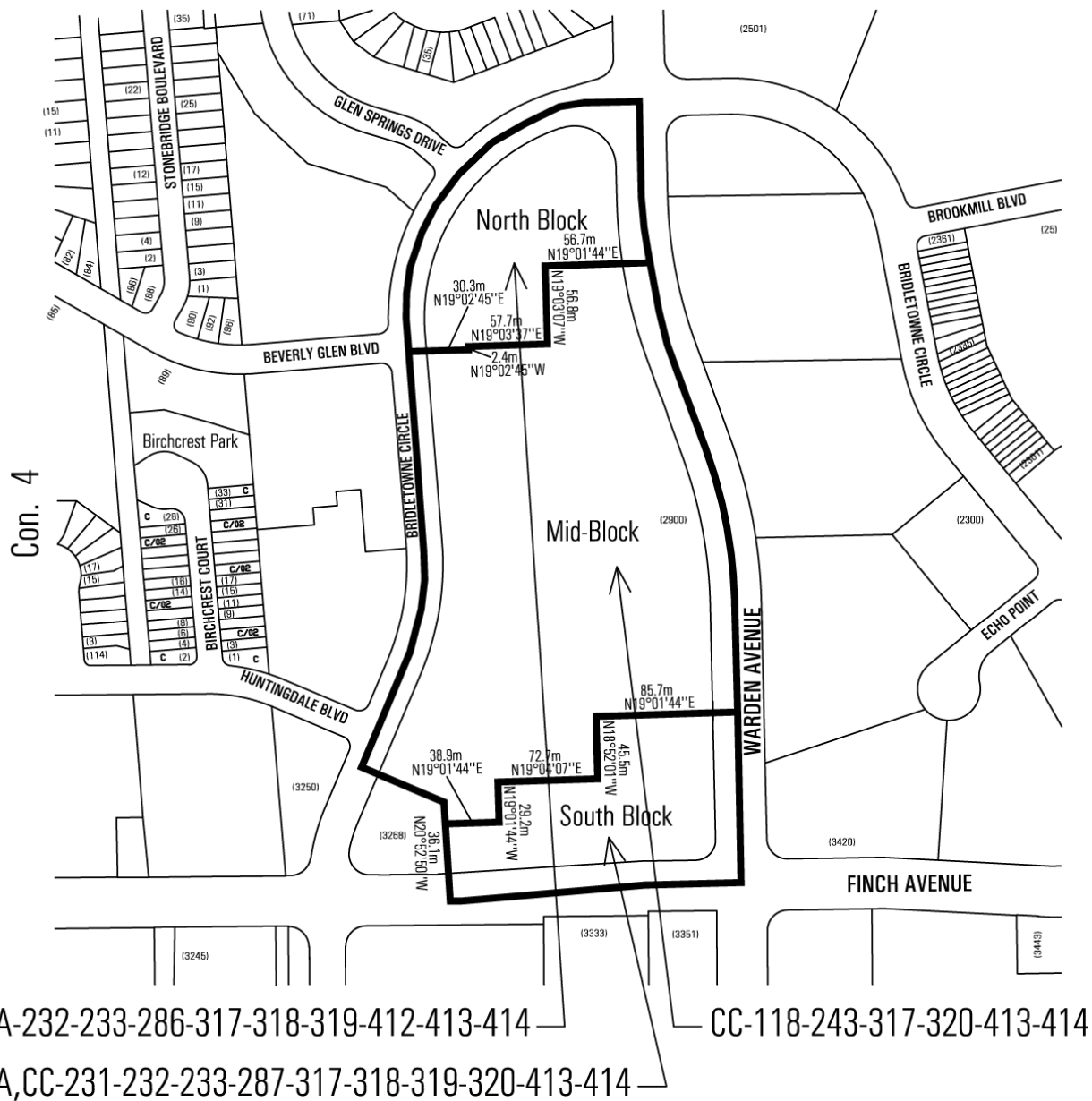
DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## Schedule '1'

Lot 33



**Toronto** City Planning Division  
**Zoning By-Law Amendment**

2900 Warden Avenue

File # 08-143653 0Z

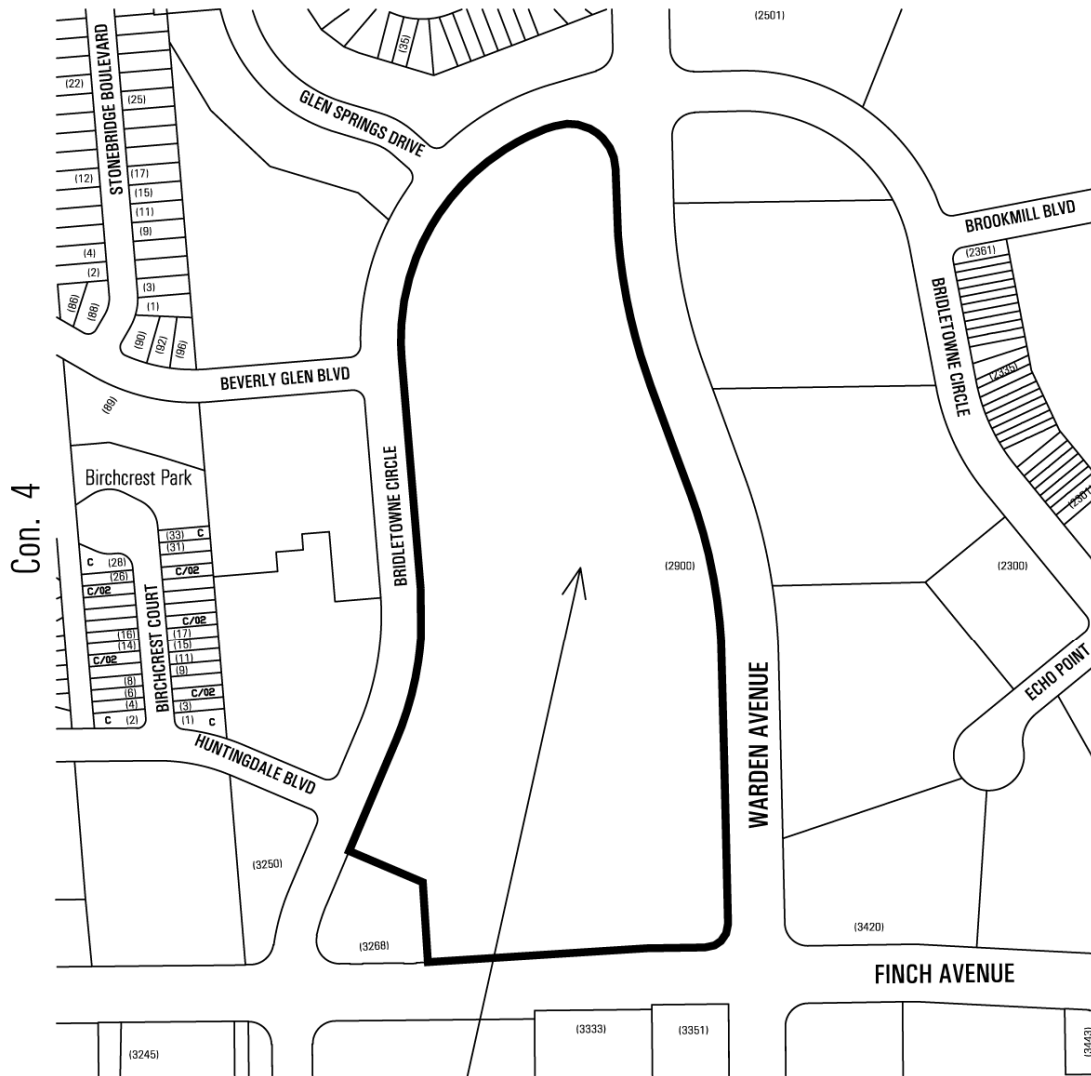
 Area Affected By This By-Law

L'Amoreaux Community Bylaw  
 Not to Scale  
 08/26/10



## Schedule '2'

Lot 33



Exception No. 31

**Toronto** City Planning  
Division  
**Zoning By-Law Amendment**

2900 Warden Avenue

File # 08-143653 OZ



Area Affected By This By-Law

L'Amoreaux Community Bylaw  
Not to Scale  
07/30/10

