

Authority: Scarborough Community Council Item SC19.21, as adopted by City of Toronto Council on January 31, 2017

CITY OF TORONTO

BY-LAW 255-2017

To amend former City of Scarborough Zoning By-law 12466, L'Amoreaux Community Zoning By-law, as amended, with respect to the lands municipally known as 2100-2122 Bridletowne Circle.

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 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 Section 5.1.1 of the City of Toronto Official Plan contains provisions relating to the authorization of increases in density and height of development; 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 and density of development otherwise permitted by the By-law that will be permitted in return for the provision of such facilities, services and matters as 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 owners of the lands referred to herein have elected to provide the facilities, services and matters as hereinafter set forth; and

Whereas the increase in density and height of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands in By-law 12466, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured by one or more agreements between the owners of such lands and the City of Toronto;

The Council of the City of Toronto enacts:

1. **SCHEDULE "A"** of the L'Amoreaux Community Zoning By-law 12466, is further amended by deleting the current zoning and adding the following zoning as shown outlined on Schedule '1' attached hereto and forming part of this By-law, together with the following letters and numerals:

A – 80X-280-325-415-500-501-502-503-504-505

2. **SCHEDULE "B", PERFORMANCE STANDARD CHART**, of the L'Amoreaux Community Zoning By-law 12466 is further amended by adding the following Performance Standards:

FLOOR AREA

80X. Maximum gross floor area shall not exceed 6,700 square metres.

INTENSITY OF USE

325. Maximum number of dwelling units is 60.

BUILDING SETBACKS FROM STREETS

415. The main walls shall be setback:

- (i) minimum 0.3 metres from the **side lot line** adjacent to Bridletowne Circle;
and
- (ii) minimum 0.0 metres from the **front lot line** adjacent to Echo Point.

MISCELLANEOUS

500. The main walls shall be setback:

- (i) minimum 0.9 metres from the west side lot line; and
- (ii) minimum 9.5 metres from the rear lot line.

501. Maximum lot coverage, including terraces and trellis over parking spaces is 67 percent.

502. Maximum **height** is 12.8 metres.

503. A minimum of 1 **parking space** per dwelling unit shall be provided for residents. A minimum of 6 visitor **parking spaces** shall be provided, of which a minimum of 1 accessible parking space shall be provided. The accessible parking space shall be 3.9 metres wide and 5.6 metres in perpendicular length, and have a vertical clearance of 2.1 metres with a minimum 6.0 metre wide access aisle.

504. One loading space with dimensions of 13 metres in length, 4.0 metres in width and 6.1 metres in vertical clearance shall be provided.

505. Minimum of 0.5 **bicycle parking spaces** per dwelling unit shall be provided for the use of residents.

- (i) The minimum dimension of a bicycle parking space is:
 - (a) Minimum length of 1.8 metres;
 - (b) Minimum width of 0.6 metres; and
 - (c) Minimum vertical clearance from the ground of 1.9 metres.

- (ii) The minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, structure or mechanical device is:
 - (a) Minimum length or vertical clearance of 1.9 metres;
 - (b) Minimum width of 0.6 metres; and
 - (c) Minimum horizontal clearance from the wall of 1.2 metres.
 - (iii) If a stacked **bicycle parking space** is provided, the minimum vertical clearance for each bicycle parking space is 1.2 metres.
3. **SCHEDULE "C", EXCEPTIONS LIST**, is amended by deleting Exception No. 24.
4. **SCHEDULE "C", EXCEPTIONS MAP**, is amended by deleting Exception No. 24 from the lands as shown on Schedule '1'.
5. **SCHEDULE "C", EXCEPTIONS LIST**, is amended by adding the following **EXCEPTION** No. 95 to the lands as shown outlined on the attached Schedule '2':
95. On those lands identified as Exception No. 95, on the accompanying Schedule "C" map, the following provisions shall apply:
- (a) **CLAUSE V - INTERPRETATION, Sub-Clause (f) Definitions**: The definition of **Height** shall not apply.
 - (b) **CLAUSE V – INTERPRETATION, Sub-Clause (f) Definitions**: The definition of **Apartment Building** shall not apply.
 - (c) **CLAUSE VI - PROVISIONS FOR ALL ZONES, Sub-Clause 6. Coverage** shall not apply.
 - (d) **CLAUSE VII - GENERAL PARKING REGULATIONS FOR ALL ZONES, Sub-Clause 1.1.1 General Parking Requirements** shall not apply.
 - (e) **CLAUSE VII - GENERAL PARKING REGULATIONS FOR ALL ZONES, Sub-Clause 2.1.1 Street Yard Parking** shall not apply.
 - (f) Only the following uses are permitted:

Permitted Uses:

 - **Apartment building**; and
 - a temporary sales office for the sale and/or lease of residential **dwelling units** on the property.

For the purposes of this exception, the following definitions shall apply:

- **Apartment building** shall mean a building that has five or more dwelling units, with at least one dwelling unit entirely or partially above another, and each dwelling unit has a separate entrance directly from outside or through a common inside area;
- **Height** shall mean the vertical distance measured from the established grade of 178.6 metres Canadian Geodetic Datum to the highest point on the building, excluding trellises, stairways and stair enclosures, chimneys, guard rails, pergolas, eaves, screens, roof drainage, architectural features, landscaping, skylights, vents, antennae, elevator machine rooms, parapet walls, and a one-storey garbage room at grade; and
- **Bicycle parking space** means an area used for parking or storing a bicycle.

(g) Permitted Projections:

Notwithstanding, the definition of **Main Wall** in Clause V - Definitions, the following Projections and their supporting structural members shall not be considered part of the **main wall**, except that no such projection shall extend into a public street:

- Deck, porch, terrace, balcony, decorative or screen wall, exterior steps or ramps, bay window, box window or other projecting window, roof overhang, eave, or roof of dormer window, chimney, pilaster, projecting columns.

(h) Exception No. 95 shall apply to all of the lands collectively regardless of future severance, partition or division.

(i) Matters to be provided pursuant to Section 37 of the *Planning Act*, as amended:

- (i) The density of development permitted by this By-law is permitted subject to the owner of the lands, at its sole expense and in accordance with and subject to the execution and registration of the agreements referred to in Section (ii) herein, providing or funding the following facilities, services and matters, as follows:
 - (a) \$150,000.00 to be used for improvements to Fundy Bay Park, paid prior to the issuance of an above grade building permit.

- (ii) The owner of the lands shall enter into one or more agreements with the City of Toronto pursuant to Section 37 of the *Planning Act*, as amended, to secure the facilities, services and matters referred to in Section (i) herein, which agreement shall be registered as a first priority on title to the lands to which this By-law applies.
- (iii) The payment set out in (i) above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of registration of the Section 37 Agreement to the date of payment of the funds by the owner to the City.

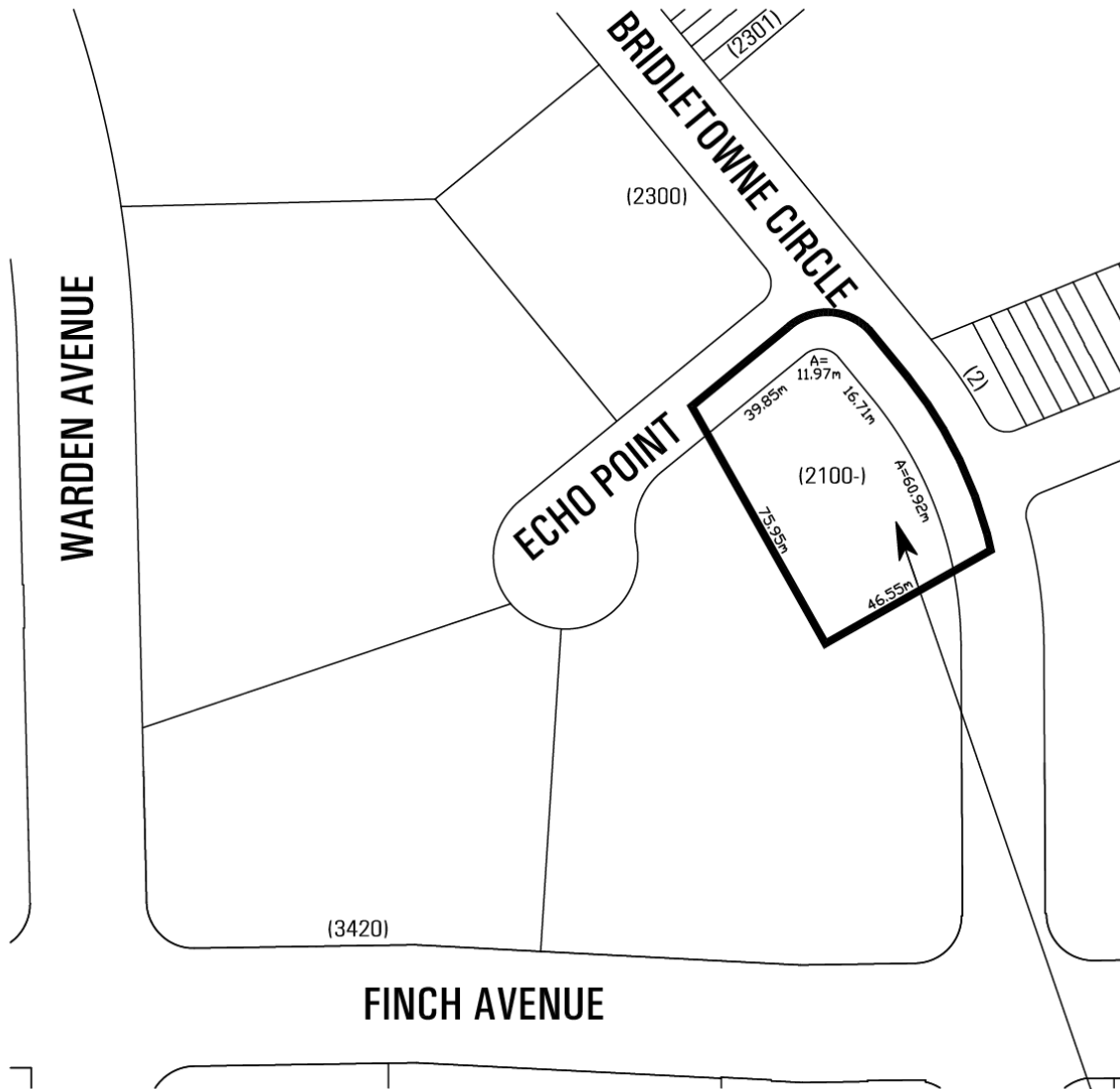
Enacted and passed on March 9, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'




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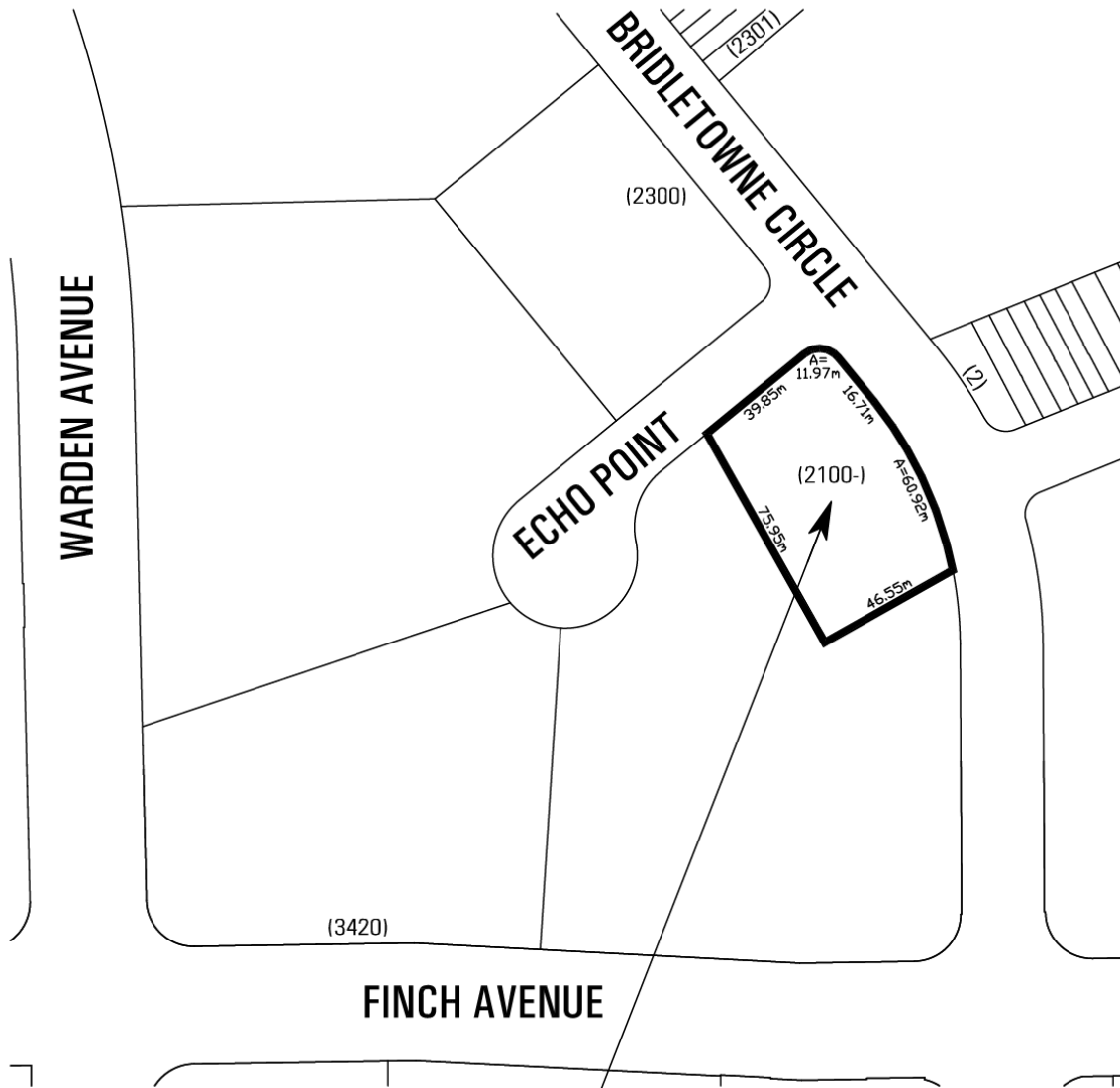
Toronto City Planning Division
Zoning By-Law Amendment

2100-2122 Bridletowne Circle
File # 16 117808 ESC 39 OZ

 Area Affected By This By-Law

L'Amoreaux Bylaw
Not to Scale
12/06/16


Schedule '2'



Exception No.95

 **Toronto** City Planning Division
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2100-2122 Bridletowne Circle
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