

Authority: Scarborough Community Council Item SC22.2,
as adopted by City of Toronto Council on May 21 and 22,
2025

CITY OF TORONTO

Bill 585

BY-LAW -2025

To amend By-law 1022-2014, being a By-law to amend the L'Amoreaux Community Zoning By-law 12466, as amended, with respect to the lands municipally known in the year 2025 as 1251 Bridletowne Circle.

Whereas Council of the City of Toronto has the authority 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, as amended, 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 Subsection 37.1(3) of the Planning Act, R.S.O. c. P.13 Subsections 37(1) to (4) of the Planning Act, as they read on the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force, shall continue to apply to a by-law passed pursuant to the repealed Section 37(1), prior to the date that a municipality passes a community benefits charge by-law and this by-law was passed prior to that date; and

Whereas on August 15, 2022, City Council passed By-law 1139-2022 being the City's Community Benefits Charge By-law pursuant to Subsection 37(2) of the Planning Act; and

Whereas Council at its meeting of August 25, 26, 27, and 28, 2014 enacted By-law 1022-2014 being a by-law described in the repealed subsection 37(1) of the Planning Act and this By-law does not amend or remove the requirement to provide facilities, services and therefore subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force continue to apply; and

Whereas Subsection 37(3) of the Planning Act, as it read on the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020, came into force, 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 has elected to provide certain facilities, services and matters in return for certain increases in density and height as set out in the Zoning by-law Amendment herein in addition to those secured through By-law 1022-2014; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law 12466, as amended by 1022-2014, is permitted in return for the provision of the facilities, services and matters set out in this By-law;

The Council of the City of Toronto enacts:

1. Zoning By-law 1022-2014 is amended by deleting and replacing Schedule "C" Exception 85 (a) (ii) and (v) with the following:

85 (a)

- (ii) The owner will make a cash contribution to the City of Toronto in the amount of \$250,000, to be directed towards park improvements within proximity of the subject site, being the lands municipally known in the year 2025 as, 1251 Bridletowne Circle, in Ward 22 Scarborough-Agincourt.
- (v) In the event the cash contribution referred to in subsections (a)(i) and (a)(ii) above has not been used for the intended purpose within three (3) years of this 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 of City Planning, in consultation with the local Councillor, provided that the purpose(s) is/are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lot.

Enacted and passed on June , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)