

Authority: Scarborough Community Council Item 29.9,
as adopted by City of Toronto Council on February 19 and 20, 2014

CITY OF TORONTO

BY-LAW No. 233-2014

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

Whereas authority is given to Council by Section 34 and Section 37 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*;

The Council of the City of Toronto enacts:

1. Schedule "A" of the L'Amoreaux Community Zoning By-law is amended for the lands outlined in the attached Schedule 'I' by deleting current zoning so that the amended zoning reads as follows:

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

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

A and CC-231-232-233-287-317-318-319-320-413-414 (South Block)
2. Schedule 'C' of the L'Amoreaux Community Zoning By-law No. 12466, **EXCEPTIONS LIST**, is amended by deleting Exception No.'s 10, 22 and 38.
3. Schedule 'C' of the L'Amoreaux Community Zoning By-law No. 12466, **EXCEPTIONS LIST and MAP**, is further amended by adding Exception No. 31 as follows:
 31. On those lands identified as Exception No. 31 on the accompanying Schedule 'C' Map, 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 residential 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 residential building permit on the south block (Phase 2) towards capital improvements for the expansion of the Bridlewood Library.

Enacted and passed on March 20, 2014.

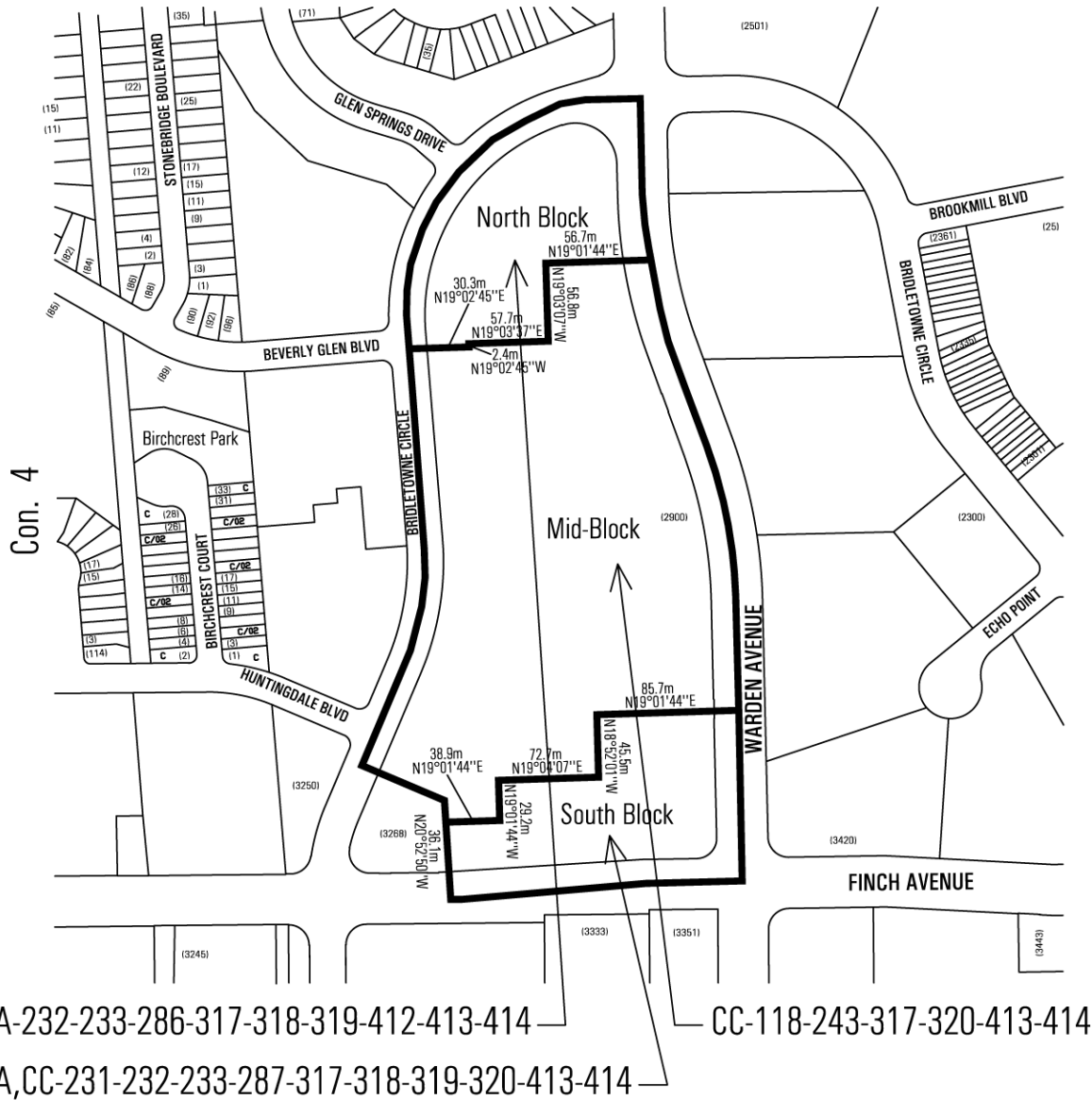
Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule '1'

Lot 33



Toronto City Planning
Division
Zoning By-Law Amendment

2900 Warden Avenue
File # 08-143653 OZ

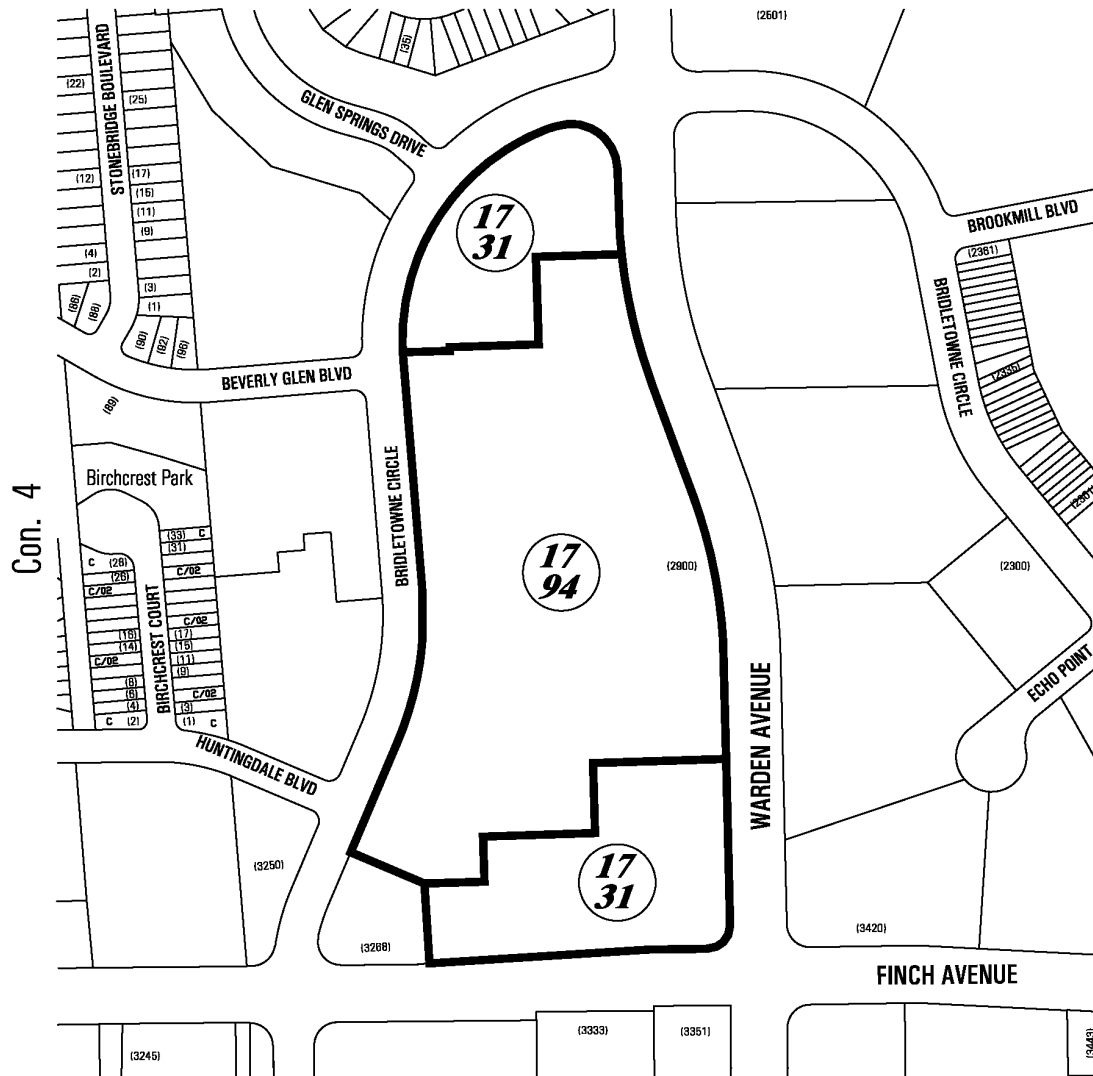
 Area Affected By This By-Law

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



Schedule 'C'

Lot 33



Exception No.'s



Zoning By-Law Amendment

2900 Warden Avenue

File # 08-143653 0Z



Area Affected By This By-Law

L'Amoreaux Community Bylaw
Not to Scale
12/06/13