

Authority: Scarborough Community Council
Item SC24.1, as adopted by City of Toronto
Council on June 8 and 9, 2021

CITY OF TORONTO

BY-LAW 633-2021

To amend the former City of Scarborough Wexford Community Zoning By-law 9511, as amended by Zoning By-law 1138-2018, with respect to the lands municipally known in the year 2021 as 2180 Lawrence Avenue East.

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 Council of the City of Toronto previously approved a site specific zoning by-law amendment for the lands subject to this by-law as reflected in By-law 1138-2018; 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, the Council of a municipality may in a By-law under Section 34 of the Planning Act, authorize increases in height or density of development beyond those otherwise permitted by the by-law 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 an increase in 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 or matters; and

Whereas the owner of the land hereinafter referred to has elected to provide the facilities, services and matters, as hereinafter set forth; and

Whereas the increases in the height or density permitted hereunder, beyond those otherwise permitted in the aforesaid lands by By-law 9511, as amended, are to be permitted in return for the provision of the facilities, services and matters set out in this By-law and are to be secured by one or more agreements between the owner of such lands and the City of Toronto (hereinafter referred to as the "City"); and

Whereas Council has required the owner of the aforesaid lands to enter into one or more agreements dealing with 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;

The Council of the City of Toronto hereby enacts as follows:

1. **Schedule "B" PERFORMANCE STANDARD CHART** of the Wexford Community Zoning By-law 9511, as amended, is amended as follows:
 - (i) **SECTION 37 BENEFITS** Performance Standard 136.(1) is amended by deleting sub-clause a;
 - (ii) **SECTION 37 BENEFITS** Performance Standard 136.(1)b. is amended by adding the following:
 - iv. \$700,000 to be allocated towards for the provision of new affordable housing and/or the Toronto Community Housing Corporation revolving capital fund for repairs to Toronto Community Housing Corporation housing in the local Ward, at the discretion of the Chief Planner and Executive Director, City Planning in consultation with the local Ward Councillor; and
 - v. \$90,000 for capital upgrades/improvements to City parks and/or playgrounds in the vicinity of the development;
 - (iii) **MISCELLANEOUS** Performance Standard 354. pertaining to minimum required **main wall** building separations is amended by deleting sub-clause (a) and replacing it with the following:
 - (a) Between **apartment buildings**, excluding one storey building linkage (connecting corridor) and balconies: 8 metres; and
 - (iv) **INTENSITY OF USE** Performance Standard 400. is deleted and replaced with the following:

400. Maximum 429 dwelling units, of which:

 - (a) A maximum 384 dwelling units may be within apartment buildings; and
 - (b) A maximum 45 dwelling units may be stacked townhouse dwelling units.

Enacted and passed on July 16, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)