

**2100-2122 Bridletowne Circle - Zoning Amendment
Application – Final Report**

Date:	December 16, 2016
To:	Scarborough Community Council
From:	Acting Director, Community Planning, Scarborough District
Wards:	Ward 39 – Scarborough-Agincourt
Reference Number:	16 117808 ESC 39 OZ

SUMMARY

This application proposes to permit a 60-unit residential stacked townhouse development in three townhouse blocks at 2100-2122 Bridletowne Circle. The proposal would consist of 13 ground floor residential units and 47 back-to-back multi-storey residential units stacked above the ground floor. The existing commercial plaza on the site is to be demolished.

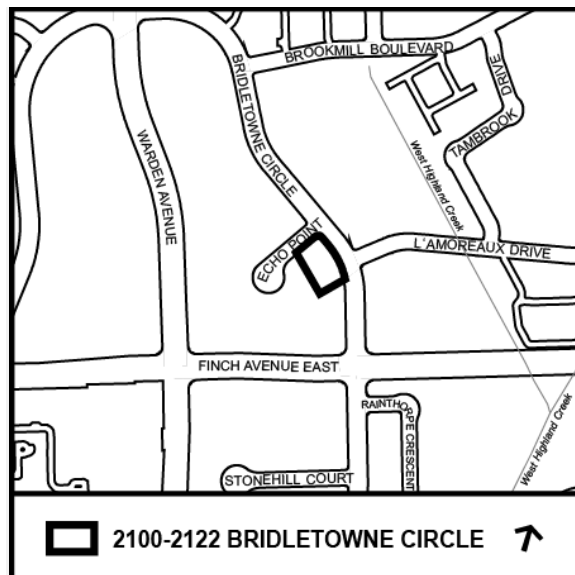
The proposal implements the Official Plan and is consistent with the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe.

This report reviews and recommends approval of the application to amend the Zoning By-laws.

The amendments to the former City of Scarborough L'Amoreaux Community Zoning By-law No. 12466 and City of Toronto By-law 569-2013 would permit the proposed residential use and provide applicable development standards to support the proposed development.

RECOMMENDATIONS

The City Planning Division recommends that:



1. City Council amend the L'Amoreaux Community Zoning By-law 12466, for the lands at 2100-2122 Bridletowne Circle substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 12 to the report dated December 16, 2016.
2. City Council amend Zoning By-law 569-2013, for the lands at 2100-2122 Bridletowne Circle substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 13 to the report dated December 16, 2016.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.
4. Before introducing the necessary Bills to City Council for enactment, require the Owner to enter into an Agreement pursuant to Section 37 of the Planning Act as follows:
 - a. The community benefits recommended to be secured in the Section 37 Agreement are as follows:
 - i. Prior to issuance of an above grade building permit the owner shall provide the City with a cash payment of One Hundred and Fifty Thousand dollars (\$150,000.00) to be paid by way of certified cheque payable to the City of Toronto, to be directed towards improvements to Fundy Bay Park in Ward 39.

The \$150,000.00, until paid in full by the Owner to the City, is to be indexed upwardly from the date of the registration of the Section 37 Agreement to the date the payment is made in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto.
 - ii. In the event the cash contribution referred to in Section (i) 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 lands.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The Finch Warden Revitalization Study initiated in 2008 and approved by City Council, August 27, 2010, outlined a community vision and established parameters for redevelopment/intensification of the study area. The Finch Warden Revitalization Study Area includes sites fronting on, or in close proximity to Finch Avenue East between Victoria Park Avenue and Birchmount Avenue which are designated *Mixed Use Areas* in the Official Plan and have the potential for redevelopment or intensification. Specific attention was paid to the existing context to determine appropriate densities, heights as well as to identify improvements to parks, transportation, community and social service infrastructure for all segments of the population. Attachment 8: Finch Warden Revitalization Study Area

shows the Revitalization Study area and the subject site. The Finch Warden Revitalization Study can be found at: <http://www.toronto.ca/legdocs/mmis/2010/sc/bgrd/backgroundfile-32292.pdf>

The Finch Warden Revitalization Study Area is included as Site and Area Specific Policy 347 (SASP 347) in the Official Plan. The intent of SASP 347 is to support private and public investment in the renewal of the area. The subject site is located within the boundaries of the Finch Warden Revitalization Study Area. However, the land use designation of the site is *Apartment Neighbourhoods* and not *Mixed Use Areas* in the Official Plan. As such, the site is not shown as a potential development site under the Finch Warden Revitalization Study. SASP 347 includes Council adopted Urban Design Guidelines which are contained within Chapter 5 of the Finch Warden Revitalization Study that provide detailed guidance on the design and organization of the built environment within the Revitalization Area. The guidelines provide recommendations on site planning, building massing and design as well as public realm improvements. SASP 347 requires consideration of these guidelines during the review of development applications within the Site and Area Specific Policy Area.

Proposal

This application proposes to demolish the existing one-storey, nine unit commercial plaza on the site in order to permit three stacked townhouse blocks containing 60 residential units on the lands. Townhouse Blocks 'A', 'B' and 'C' would contain 13 ground floor residential units and 47 back-to-back multi-storey residential units stacked above the ground floor. The total gross floor area proposed for this townhouse development is 6,636 square metres (71,429 sq. ft.). The density or relationship between the proposed gross floor area and lot area is 1.67 FSI (Floor Space Index). The FSI results from using the lot area after the conveyance to the City of a 0.4 metre wide strip of the property for a future road widening required under the City's Official Plan. The maximum building height proposed is 12.8 metres (42 ft.).

Attachment 1: Site Plan and Attachment 2: Ground Floor Plan shows the location of the proposed townhouse blocks, pedestrian corridors to access dwelling units and parking, driveways and surface parking areas of the development proposal.

Townhouse Block 'A'

Townhouse Block 'A' would be located along the Bridletowne Circle property frontage and would contain 39 dwelling units. Block 'A' would contain 5 ground level two bedroom units and 3 one bedroom units in the front portion of the townhouse block. Fourteen, 2-storey two bedroom units and one three bedroom unit would be stacked above the ground floor units. Sixteen, 3-storey three bedroom units would be stacked above the surface parking contained within the rear of the building. Roof top terraces are proposed for the front and rear facing multi-storey residential units of this block.

Attachment 5: Building Section shows the cross-section through Townhouse Block 'A'. The proposed townhouse units would have direct street access at grade through gated access corridors. The corridors would also be accessible from the rear parking area. The corridors would provide pedestrian access to the ground floor units and pedestrian access to separate stairwells to the upper-level back-to-back townhouse units.

Townhouse Block 'B'

Townhouse Block 'B' adjacent to Echo Point road would contain 11 dwelling units. Three, ground floor residential dwelling units (one two bedroom and two bachelor units) are proposed. Four, 2-storey two bedroom townhouse units facing Echo Point road would be located above the ground floor units. The rear part of this townhouse block would contain four, 3-storey three bedroom units above the surface

parking level. Pedestrian corridor access to dwelling units and parking would be the same as in Townhouse Block 'A'.

Townhouse Block 'C'

Townhouse Block 'C' proposed to face the south property boundary would contain 10 dwelling units. One, two bedroom unit and one bachelor unit would be located on the ground floor. Four, 2-storey two bedroom townhouse units facing the south property boundary are proposed to be stacked above the ground floor. The part of Townhouse Block 'C' facing the interior of the site would contain four, 3-storey three bedroom townhouse units stacked above the surface parking level. Two enclosed storage areas for bulk material and garbage storage, as well as two mechanical rooms, would be located on the ground floor.

Both Townhouse Blocks 'B' and 'C' would have second floor terraces extending from the rear of the inward facing multi-storey units. Roof top terraces would be proposed for the outward facing multi-storey units. Similar pedestrian corridor access to dwelling units and parking as in the other proposed townhouse blocks would also occur in Townhouse Block 'C'.

Vehicular access to the site would be from Bridletowne Circle and Echo Point roads. The Echo Point driveway would be used for vehicular access into and out of the site by residents. The driveway from Bridletowne Circle would only be used for delivery/garbage removal and fire route access. A large loading space would be located on the southerly driveway extending from Bridletowne Circle.

A total of 71 surface vehicle parking spaces are proposed. Some parking spaces for the proposed townhouse blocks would be located: at the rear of the Townhouse Block A under the first storey; under the terraces for Townhouse Blocks B and C; and under the decorative trellis proposed along the west side of the north-south driveway. Six visitor parking spaces would be provided, inclusive of an accessible parking space.

A summary of the proposed development is detailed in Attachment 11: Application Data Sheet.

Site and Surrounding Area

The site is located at the southwest corner of Bridletowne Circle and Echo Point road, north of Finch Avenue East. The site has a curved lot frontage along Bridletowne Circle of approximately 77 metres (253 ft.) and a lot depth of approximately 46 metres (151 ft.). The site's lot frontage along Echo Point road is approximately 40 metres (131 ft.). The site area is 0.405 hectares (1 ac.). The lands are almost rectangular in shape and generally flat. A one-storey commercial plaza is situated on the site.

The site currently has vehicular access from both Bridletowne Circle and Echo Point road. Attachment 10: Site Context Image shows the development proposal within the area to the northeast of the Finch Avenue East and Warden Avenue intersection. This context image was submitted by the applicant with the rezoning application.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility

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in their implementation provided that provincial interests are upheld. City Council's planning decisions are required, by the *Planning Act*, to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required, by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff reviewed the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The lands are designated *Apartment Neighbourhoods* on Map 19 – Land Use Plan in the Official Plan. *Apartment Neighbourhoods* are comprised of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents.

The Official Plan seeks to ensure that residents of *Apartment Neighbourhoods* have a high quality urban environment, safety, quality services and residential amenities. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*. Townhouses are permitted in the *Neighbourhoods* land use designation. Attachment 7: Official Plan shows the *Apartment Neighbourhoods* land use designation for the site.

Significant growth is generally not intended within developed *Apartment Neighbourhoods*. However, the Official Plan recognizes that opportunities for additional infill development on underutilized sites exist in the City and the Plan includes criteria to evaluate these situations. The criteria that will be used to evaluate development in *Apartment Neighbourhoods* in this case are set out in Policy 4.2.2 and include the following considerations:

- locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of the Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*; adequately limiting shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes; frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- including sufficient off-street motor vehicle and bicycle parking for residents and visitors and locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development, and providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces.

The development proposal was evaluated for conformity with the Healthy Neighbourhoods policies of the Official Plan. Healthy Neighbourhoods Policy 2.3.1.1 considers *Neighbourhoods* and *Apartment*

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Neighbourhoods to be physically stable areas and that development within *Neighbourhoods* and *Apartment Neighbourhoods* will be consistent with this objective. Development will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.

The Healthy Neighbourhoods policies identify that development in *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will be compatible with those neighbourhoods, provide a gradual transition of scale and density through stepping down of buildings and setbacks, maintain adequate light and privacy for residents and attenuate resulting traffic and parking impacts on adjacent neighbourhood streets.

The Built Form policies (Section 3.1.2) of the Official Plan seek to ensure that new development is located and organized to fit with its existing and/or planned context. New development should:

- frame and support streets, parks and open spaces to improve safety, pedestrian interest and casual views to these spaces from the development, preserve existing trees, as well as give prominence on a corner lot;
- provide ground floor uses that have views into and where possible, access to adjacent streets, parks and open spaces;
- locate and organize vehicle parking, vehicular access and service areas and utilities to minimize their impact on the property and on surrounding properties to improve the safety and attractiveness of adjacent streets, parks and open spaces; and
- be massed and its exterior facade designed to fit harmoniously into its existing planned context and to provide amenity for adjacent streets and open spaces to make these areas attractive, comfortable and functional for pedestrians.

The Housing policies of the Official Plan support a full range of housing in terms of form, tenure and affordability, across the City and within neighbourhoods. New Housing supply will be encouraged through intensification and infill that is consistent with the Official Plan.

This application was assessed for consistency with other relevant policies of the Official Plan, such as, Transportation.

The Toronto Official Plan is available on the City's website at:
www.toronto.ca/planning/official_plan/introduction.htm.

Zoning

On May 9, 2013, Toronto City Council enacted City-wide Zoning By-law 569-2013. The new City-wide Zoning By-law is currently under appeal to the Ontario Municipal Board. The site is zoned Commercial Local CL 0.33 (x94) under City of Toronto Zoning By-law 569-2013. The CL zone does not permit residential uses. Only commercial uses are permitted.

The site is zoned Neighbourhood Commercial (NC) under the former City of Scarborough L'Amoreaux Community Zoning By-law No. 12466. The NC zone for the property is subject to certain performance standards and is also governed by Exception 24. The only uses permitted on the site under Exception 24 are: Domestic Retail uses, such as, the sale of food and soft drinks for consumption off the premises, the

sale of household hardware and the sale of drugs, cosmetics, pharmaceuticals and tobaccos; Service Uses, such as, a barber shop and beauty parlour, business and professional office, shoe repair shop, laundry and dry cleaning pick-ups and laundromats. Also market place signs are permitted under Exception 24. Residential uses are not permitted on the site under the NC zone. An amendment to the Neighbourhood Commercial zone is required. Attachment 9: Zoning shows the zoning for the site.

Urban Design Guidelines for Infill Townhouses

The City's Urban Design Guidelines for Infill Townhouses were approved by City Council in 2003. While the guidelines are not specific to stacked townhouse development, the guidelines do provide a framework that has applicability to the proposed stacked townhouses.

The stacked townhouse development proposal has been reviewed to ensure that the proposal is in keeping with the City's Infill Townhouse Design Guidelines on matters such as separation distances, relationship of buildings to grade and the public streets and streetscapes including tree planting.

Site Plan Control

The proposed development is subject to Site Plan Control approval. A Site Plan Control application has been submitted and is under review.

Tree Preservation

City of Toronto By-laws provide for the protection of trees situated on both private and City property. An Arborist report and Tree Preservation Plan were submitted with the application.

Reasons for Application

The Zoning By-laws do not permit residential uses on the site. Development standards related to the proposed stacked back-to-back townhouse development would be required, should this application be approved.

Community Consultation

A Community Consultation Meeting was held on September 8, 2016. The purpose of the meeting was to present and provide an opportunity for comment on the development proposal. Scarborough Community Council directed staff to expand the notification area.

Approximately 63 people attended the meeting. Also in attendance was the Ward Councillor, the landowner and their planning consultant, transportation consultant and architect.

Comments and concerns raised at the community meeting were as follows:

- (a) what type of housing tenure is proposed;
- (b) increase in vehicle traffic on Echo Point and in the neighbourhood as well as certain operational issues such as vehicular left turns onto Bridletowne Circle;
- (c) Bridletowne Circle is suppose to be a ring road to help remove traffic from the main roads, now Bridletowne Circle is experiencing an increase in development;
- (d) how much parking is being provided;
- (e) operation of the garbage pick-up;
- (f) size of the townhouse units;
- (g) are basements being proposed;

- (h) are there any recreational facilities;
- (i) has the developer built elsewhere in the City;
- (j) are there any improvements being proposed to Bridletowne Park;
- (k) pedestrian safety of the nearby crosswalk across Bridletowne Circle in light of the increase in traffic;
- (l) the possibility of traffic signals to replace the crosswalk;
- (m) the site should be maintained for commercial uses or a mixed-use development with commercial uses; and
- (n) increase in dust as a result of construction and the impact on the adjacent outdoor swimming pool for an apartment.

A petition signed by 141 residents of York Condominium Corporation # 426 (2050 Bridletowne Circle) was submitted to City Planning staff requesting that the site remain zoned as Commercial and not be re-classified as residential only.

Several residents wrote letters expressing certain concerns and opposition with the development proposal. Concerns were expressed in regard to: the additional density proposed on the site; hydrogeological issues regarding water underneath the lands, lack of recreational and office facilities for board or owner meetings in the proposal; fire fighting capability; the composition of the floors and the increase in noise in the neighbourhood due to demolition and construction.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate By-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The 2014 Provincial Policy Statement (PPS) ensures that healthy, liveable and safe communities are sustained by accommodating an appropriate range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs. Residential uses include the provision of a range and mix of housing including affordable housing and housing for older persons as part of building healthy, safe and livable communities. While flexibility in interpretation is provided for, and intensification is encouraged in areas with appropriate infrastructure, the integrity of provincial interests is to be upheld.

This application is a proposal to change the use of this land from the existing use, a commercial plaza to 60 residential stacked townhouse units. The proposed development introduces a mix of housing form through appropriate intensification. The subject proposal represents an efficient use of land and resources. The proposal is transit-supportive given the site's proximity to public transit on Warden and Finch Avenues. The proposal is consistent with the Provincial Policy Statement, 2014.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

The Official Plan would permit the stacked townhouse development proposal in *Apartment Neighbourhoods* since the use of the site for stacked townhouses would also be permitted in a *Neighbourhoods* land use designation. The *Neighbourhoods* land use designation provides for a mix of

residential uses in lower scale buildings, including townhouses and walk-up apartments up to 4 storeys. The proposal represents an appropriate introduction of residential built form at an appropriate height, in a location immediately adjacent to Bridletowne Circle, opposite the low density residential buildings on the east side of Bridletowne Circle and park. The stacked townhouses would provide a desirable transition of built form between the taller apartment buildings that exist nearby and the *Neighbourhoods* designated lands to the east. The proposal would support the Healthy Neighbourhoods policies of the Official Plan by fostering land uses that are compatible with nearby *Neighbourhoods* designated lands.

Built Form

The *Apartment Neighbourhoods*, and Built Form and Healthy Neighbourhoods policies of the Official Plan require new development to fit harmoniously into the existing and/or planned context. The Built Form Policy 3.1.2.4 of the Official Plan requires that new development will enhance the streetscape by locating new development to frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views into these spaces. Attention to the streetscape, through landscaping and building setbacks for both public and private streets, will ensure that these realms are attractive, comfortable and functional for pedestrians.

The proposal generally meets the intent of the built form policies of the Official Plan. The site is located on a corner lot. The development proposal has been designed to frame the adjacent streets, with the largest residential block extending parallel along the Bridletowne Circle street frontage. Townhouse Block 'B' would be located along Echo Point to further support the flanking street frontage of the site. The two proposed buildings would frame the street edges with good proportion and a pedestrian-friendly streetscape. The proposed 4-storey height would ensure that an acceptable transition between the existing high-rise apartment buildings to the south and west of the site and the lower residential dwellings to the east and nearby park are achieved. The development would fit into the existing planned context and enhance the character of the neighbourhood.

Townhouse Block 'C', located near the south property line, would be accessed via a pedestrian walkway from Bridletowne Circle. A green space, proposed to be landscaped with trees, would be adjacent to the walkway leading to Townhouse Block 'C' creating an aesthetically pleasing area of the development proposal.

The organization of the proposed buildings would maximize visual screening of the on-site parking areas from the streets and contribute to a built form that enhances the relationship between the public and private realms.

The development criteria for new buildings in *Apartment Neighbourhoods* requires that service areas and garbage areas be located and screened to minimize impact on the adjacent street and residences. The development proposal provides for one large loading space to be located on the driveway near the south property line to accommodate delivery/garbage pick-up. The loading space would only be accessed from Bridletowne Circle. Garbage and bulk storage for the site would be located inside Townhouse Block 'C'. The Bridletowne Circle access to the site would be used only by fire fighting vehicles and solid waste trucks.

An existing outdoor swimming pool is located on the apartment building lands immediately west of the site. Townhouse Blocks 'B' and 'C' have been designed without any windows on the west elevations, in order to mitigate any potential privacy or overlook issues. The building facades along the west property line would be treated with architectural banding to enhance visual interest.

The site's organization and building design are generally in keeping with the City's Urban Design Guidelines for Infill Townhouses. Staff is of the opinion that the applicant has satisfactorily addressed the Built Form policies of the Official Plan.

Traffic Impact, Access, Parking

The applicant submitted a traffic operations assessment (TOA) for the proposal dated February 2016 prepared by MMM Group. A revised TOA was submitted to the City for review with the revision date of June 24, 2106. A Supplementary TOA dated September 7, 2016 was further submitted for review. The Supplementary TOA concluded that,

“The proposed secondary access/egress from Bridletowne Circle will serve fire and delivery/garbage trucks only. This driveway will fully satisfy the fire route access, delivery and waste collection requirements for the site with no ‘overlap’ of the space required for each of these individual services. Finally based on our AutoTurn assessment, all anticipated vehicles can enter, manoeuvre within, park and exit the site with no issues. Therefore, the site is fully functional from a manoeuvrability perspective.”

Transportation Services further requires the conveyance to the City of a 0.4 metre wide strip of land from the site along the Bridletowne Circle frontage and revised corner rounding at the southeast corner of Bridletowne Circle and Echo Point to satisfy the Official Plan requirement of a 27 metre wide right-of-way abutting the site. The owner is also required to provide and maintain parking and a loading space on the site in accordance with any amending zoning by-law, should the application be approved.

Servicing

Engineering and Construction Services staff has reviewed the Functional Servicing Study and Stormwater Management report submitted with the application. Engineering staff has advised that the report indicates that the existing municipal water and sewer infrastructure can support the proposed development and no upgrades or improvement to the system are required. Engineering further advises that the Functional Servicing component of the report is acceptable.

Engineering staff has also advised that certain technical revisions and additional information related to servicing and grading matters, for instance, would be addressed through the Site Plan Control application review.

Open Space/Parkland

Parks, Forestry and Recreation staff has advised that the site is in an area with 1.57 – 2.99 hectares of local parkland per 1,000 people. The site is in the fourth highest quintile of current provision of parkland, as per Map 8B of the Official Plan. The site is not subject to the Alternative Parkland Dedication By-law, but is subject to a 5% residential parkland dedication rate as per Chapter 415, Article III of the Toronto Municipal Code.

At the parkland dedication rate of 5% as specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication rate would be 0.020247 hectares (202.47 square metres). The parkland dedication for the site is too small to be functional.

The applicant is required to satisfy the parkland dedication through a cash-in-lieu payment. The actual determination of cash-in-lieu to be paid would be determined at the time of issuance of the building permit.

Street Trees and Private Trees

Staff of Urban Forestry advises that they have no objection to the rezoning application, on the condition that the 5 proposed street trees and 10 proposed private trees indicated on the most recently reviewed landscape plan (revised to September 14, 2016) are provided and planted to Urban Forestry's satisfaction, in terms of both species and soil volume. Two of the 10 private trees (both flanking the west entrance off Echo Point road) currently do not have access to satisfactory soil volumes. Plans demonstrating satisfactory soil volumes will be required under the Site Plan Control application review.

Toronto District School Board

The Toronto District School Board (TDSB) has advised that the projected accommodation levels at the local elementary and middle schools warrant the use of warning clauses on site and in agreements of purchase and sale, as a result of the cumulative impact arising from all development in the schools' attendance area.

The TDSB further advises that the status of local school accommodation should be conveyed to potential purchasers as well as communicated to the existing community to inform them that children from new development will not displace existing students at local schools. In addition, alternative arrangements will be identified consistent with optimizing enrolment levels at all schools across the TDSB. At this time, the schools anticipated to serve the development are unknown.

The TDSB has requested that as a condition of approval, the applicant/developer enter into an agreement to erect and maintain signs on the site advising that sufficient accommodation might not be locally available for all students. The signs shall be to the Board's specifications and be erected prior to registration or the issuance of any building permit. The TDSB also requires warning clauses in all offers of purchase and sale of residential units advising of the inability to accommodate students locally and on bussing procedures.

Toronto Green Standard

In 2013 City Council updated the two-tiered Toronto Green Standard (TGS) that was adopted by City Council on October 27, 2009. The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce green house gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS.

The site-specific zoning by-laws will secure the provision of bicycle parking infrastructure. Other applicable TGS performance measures will be secured through the Site Plan Control approval process (ie. tree planting canopy and stormwater, for instance).

Section 37

The gross floor area of the proposed development falls below the threshold of 10,000 m², under Policy 5.1.1.4 of the Official Plan, for the application of Section 37. The property owner has, however, agreed

to a voluntary contribution of \$150,000.00 intended, in consultation with the Ward Councillor, to be used for improvements to Fundy Bay Park.

Tenure

The owner indicates the proposed stacked townhouse development is intended to become a condominium. A condominium application has not yet been filed with the City.

Proposed Zoning By-law Amendment

Under the new City-wide Zoning By-law 569-2013, the proposed stacked townhouse development would be considered an apartment building use by definition. Staff proposes that the site be rezoned from Commercial Local (CL) to Residential Multiple Dwelling Zone (RM). An exception would also be used to ensure the development standards would pertain specifically to the development proposal.

Planning staff propose that the site be rezoned from Neighbourhood Commercial (NC) to Apartment Residential (A) under L'Amoreaux Zoning By-law 12466. An exception would be used to ensure the development standards would pertain specifically to this development proposal.

Section 37 provisions are also included in the draft zoning by-laws resulting from the voluntary payment proposed by the applicant.

The proposed draft zoning by-law amendments are set out in Attachments 12 and 13.

Conclusion

Planning staff conclude that the overall proposal, represents an appropriate approach to redeveloping the site. The proposed housing form is in keeping with the policies of the Official Plan. The proposed draft Zoning By-law Amendments in Attachments 12 and 13 for the development proposal, would implement the existing *Apartment Neighbourhoods* land use designation for the site through the use of appropriate development standards.

It is recommended that the Zoning By-law Amendment application be approved.

CONTACT

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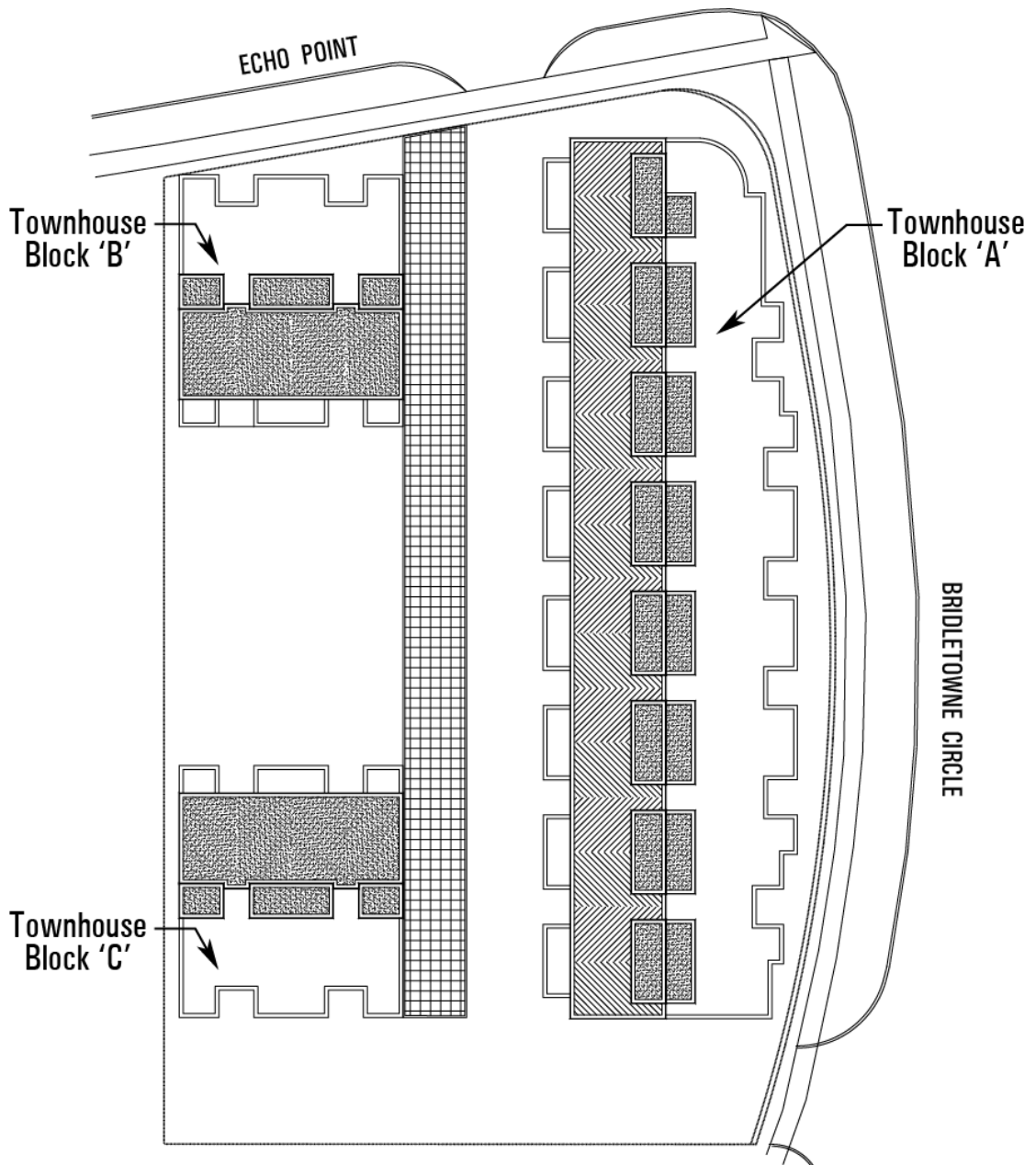
SIGNATURE

Paul Zuliani, Acting Director
Community Planning, Scarborough District

ATTACHMENTS

- Attachment 1: Site Plan
- Attachment 2: Ground Floor Plan
- Attachment 3: Elevations
- Attachment 4: Elevations
- Attachment 5: Building Section
- Attachment 6: 3D View Image
- Attachment 7: Official Plan
- Attachment 8: Finch Warden Revitalization Study Area
- Attachment 9: Zoning
- Attachment 10: Site Context Image
- Attachment 11: Application Data Sheet
- Attachment 12: Draft Zoning By-law Amendment (L'Amoreaux Community, By-law 12466)
- Attachment 13: Draft Zoning By-law Amendment (By-law 569-2013)

Attachment 1: Site Plan



Site Plan

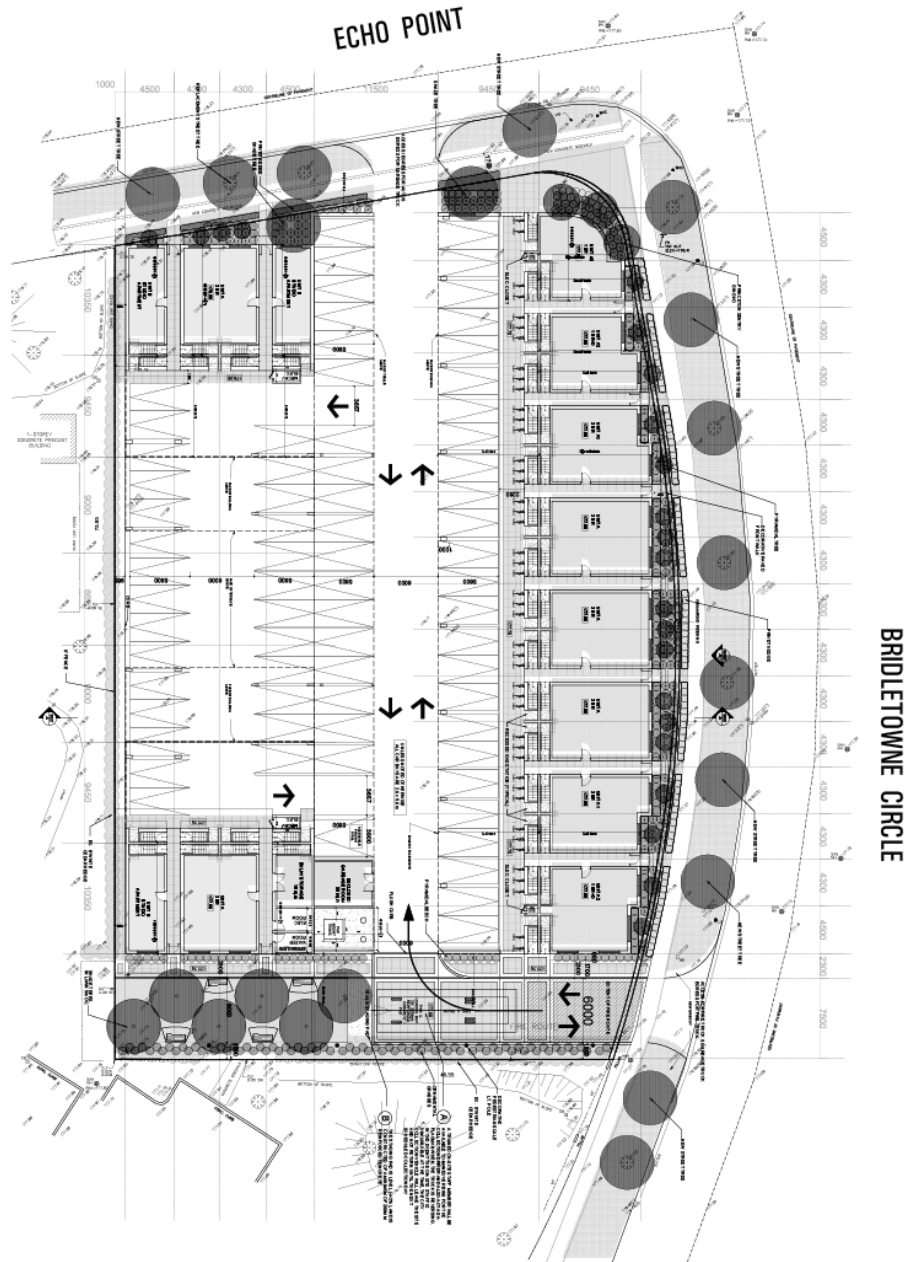
2100-2122 Bridletowne Circle

Applicant's Submitted Drawing

Not to Scale
12/06/16 

File # 16 117808 ESC 39 0Z

Attachment 2: Ground Floor Plan



Ground Floor Plan

Applicant's Submitted Drawing

Not to Scale 

2100-2122 Bridletowne Circle

File # 16 117808 ESC 39 0Z

Attachment 3: Elevations



Elevations

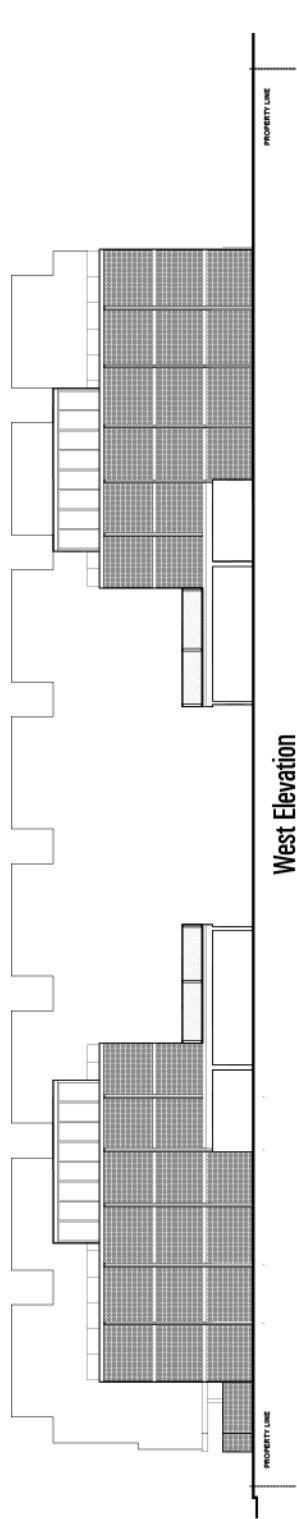
Applicant's Submitted Drawing

Not to Scale
12/06/16

2100-2122 Bridletowne Circle

File # 16 117808 ESC 39 0Z

Attachment 4: Elevations



Elevations

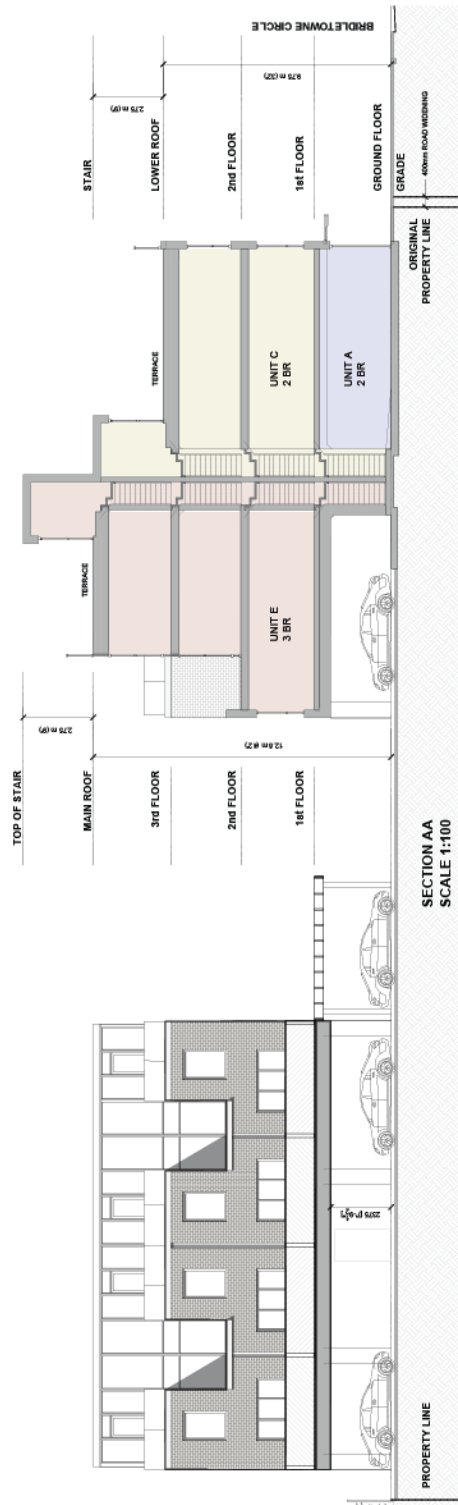
Applicant's Submitted Drawing

Not to Scale
12/06/16

2100-2122 Bridletowne Circle

File # 16 117808 ESC 39 0Z

Attachment 5: Building Section



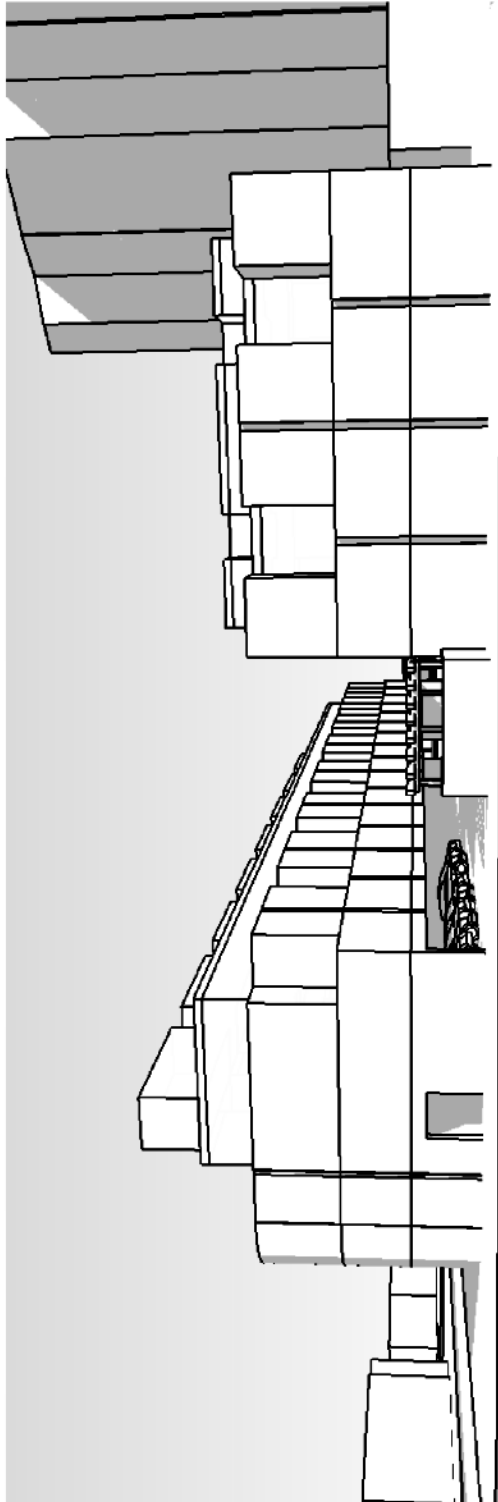
2100-2122 Bridletowne Circle

Section
Applicant's Submitted Drawing

Not to Scale
12/06/16

File # 16 117808 ESC 39 0Z

Attachment 6: 3D View Image



View of parking from Echo Road

3D View

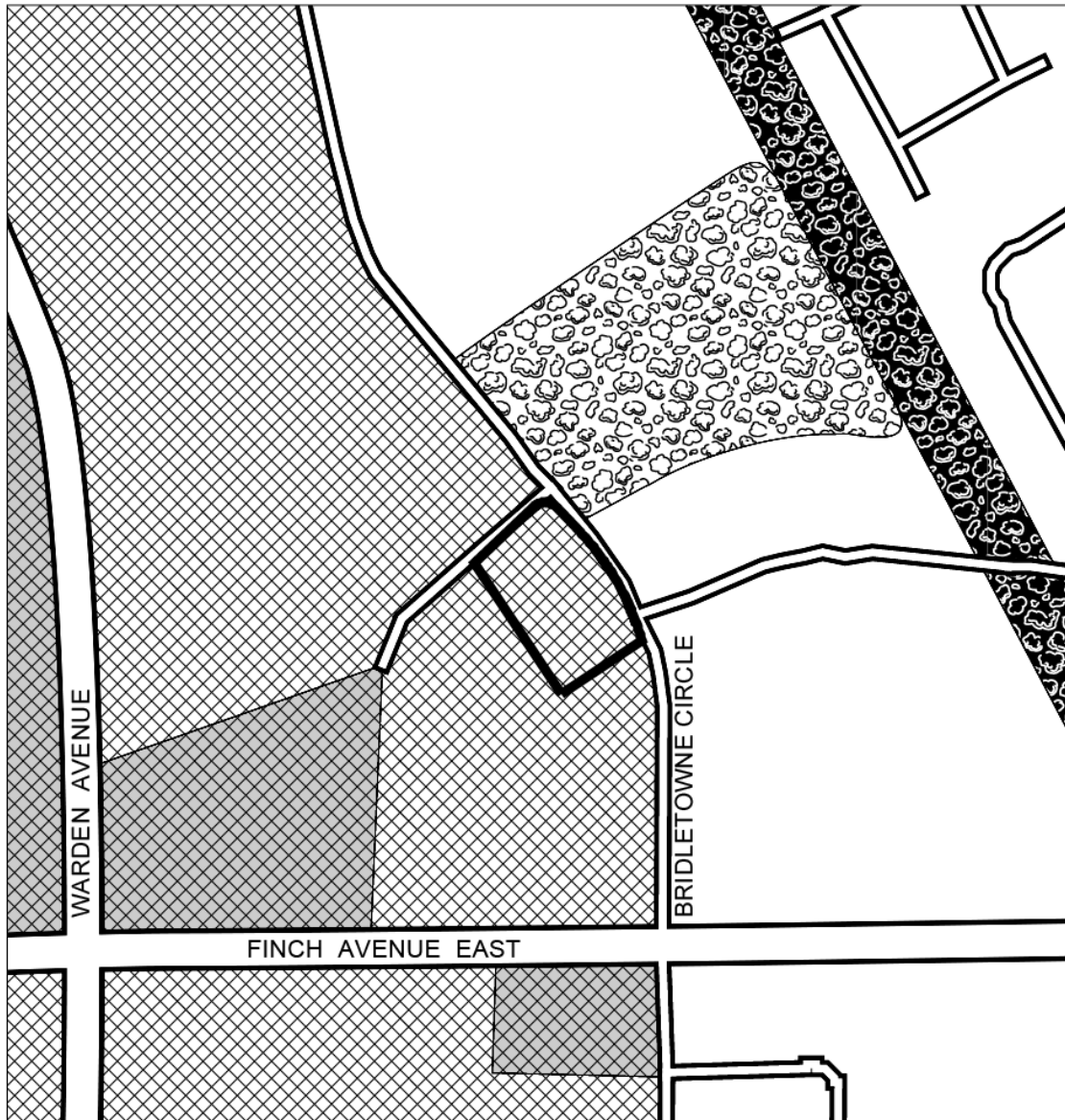
Applicant's Submitted Drawing

Not to Scale
12/12/16

2100-2122 Bridletowne Circle

File # 16 117808 ESC-39 0Z

Attachment 7: Official Plan



 **TORONTO** City Planning
Official Plan

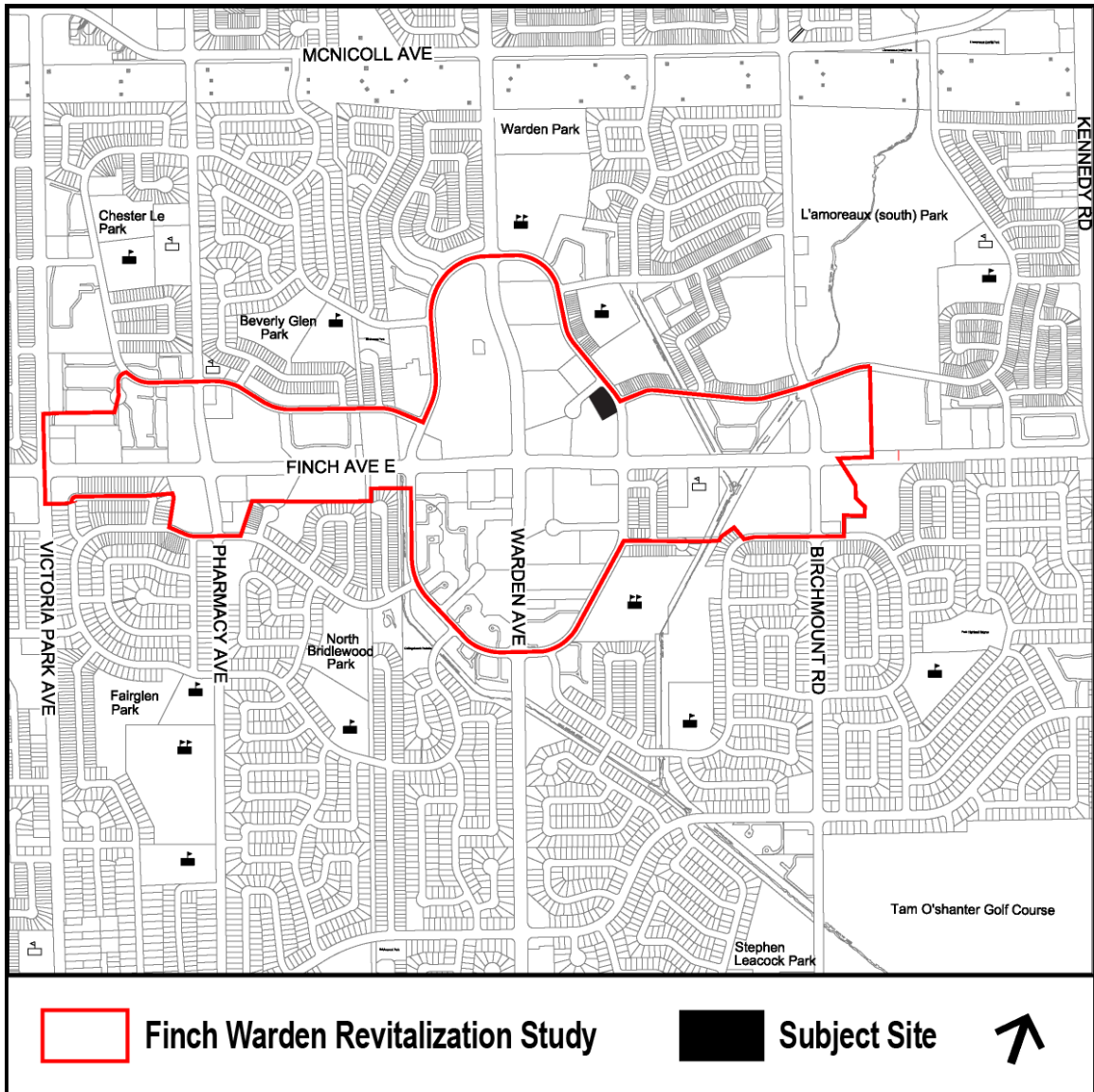
2100-2122 Bridletowne Circle

File # 16 117808 ESC 39 0Z

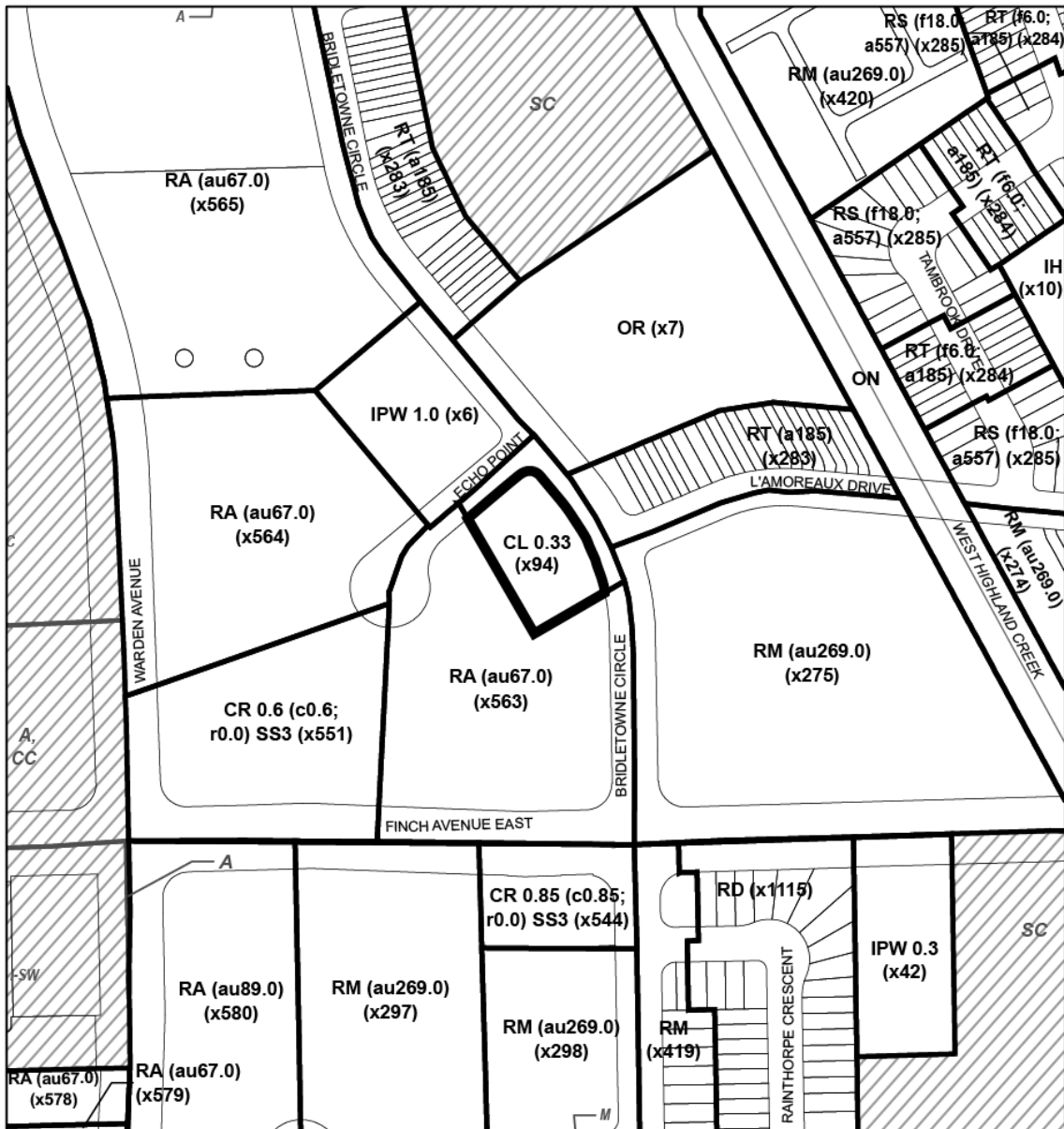
- | | |
|--|--|
|  Site Location |  Parks & Open Space Areas |
|  Neighbourhoods |  Natural Areas |
|  Apartment Neighbourhoods |  Parks |
|  Mixed Use Areas | |


Not to Scale
03/29/16

Attachment 8: Finch Warden Revitalization Study Area



Attachment 9: Zoning



Zoning By-Law No. 569-2013

2100-2122 Bridletowne Circle

File # 16 117808 ESC 39 0Z

Location of Application

- RD** Residential Detached
- RS** Residential Semi-Detached
- RT** Residential Townhouse
- RM** Residential Multiple
- RA** Residential Apartment

- CL** Commercial Local
- CR** Commercial Residential
- IH** Institutional Hospital
- IPW** Institutional Place of Worship
- ON** Open Space Natural
- OR** Open Space Recreation

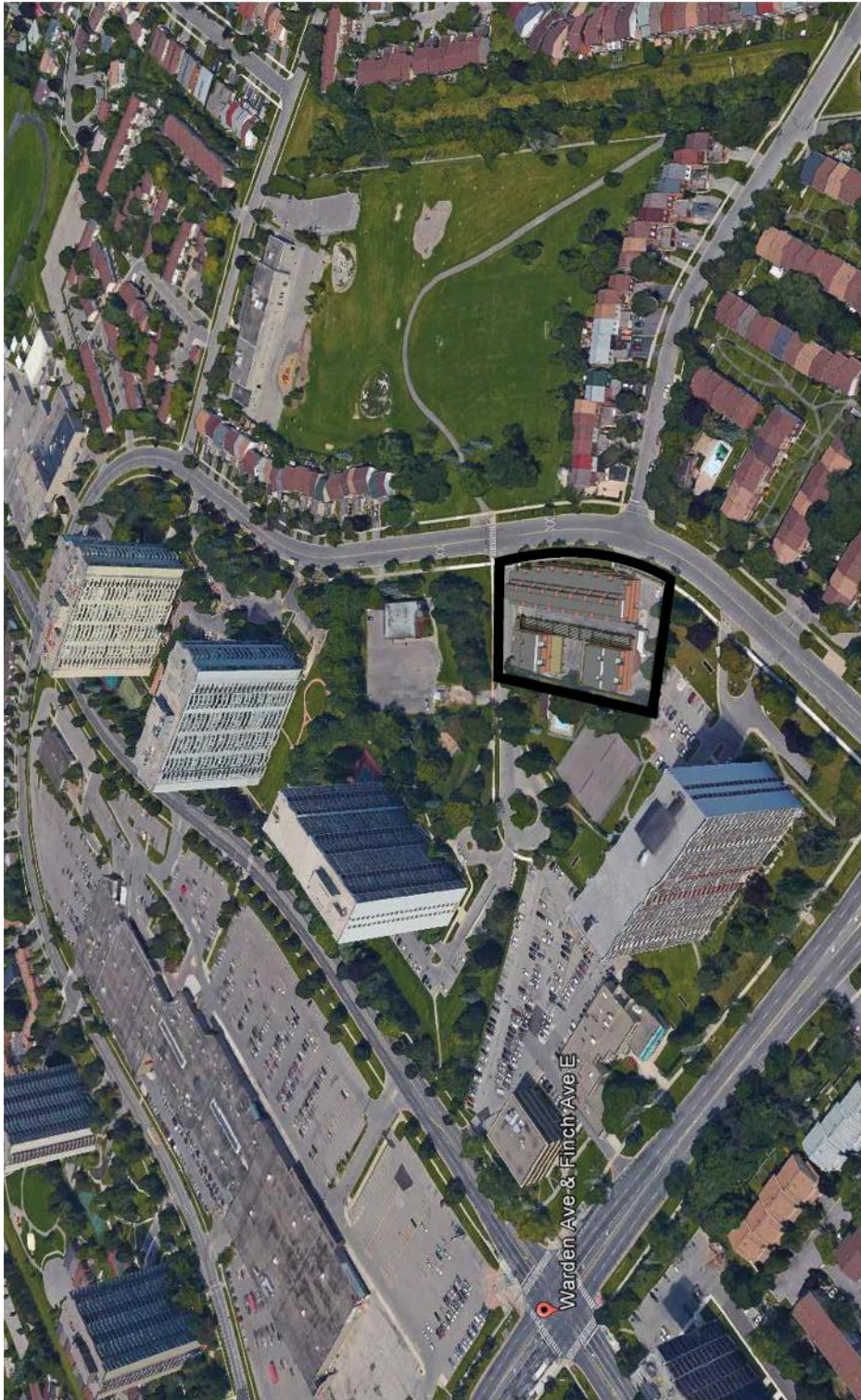
See Former City of Scarborough
L'Amoreaux Community By-Law No. 12466

- A** Apartment Residential
- CC** Community Commercial
- I-SW** Institutional - Social Welfare
- SC** School



Not to Scale
Extracted: 03/29/2016

Attachment 10: Site Context Image



Site Context Image

Applicant's Submitted Drawing

Not to Scale
04/07/16



Subject Site

2100-2122 Bridletowne Circle

File # 16 117808 ESC 39 0Z

Attachment 11: Application Data Sheet

Application Type	Rezoning	Application Number:	16 117808 ESC 39 OZ
Details	Rezoning, Standard	Application Date:	February 18, 2016

Municipal Address: 2100-2122 BRIDLETOWNE CIRCLE
 Location Description: PLAN 1430 BLK B **GRID E3902
 Project Description: This rezoning application is to permit the development of 60 stacked townhouse units. The existing commercial plaza on the site is to be demolished.

Applicant:	Agent:	Architect:	Owner:
BOUSFIELDS INC			ECHOBRI INC

PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	SASP 347
Zoning:	Neighbourhood Commercial (12466), Commercial Local Zone (569-2013)	Historical Status:	
Height Limit (m):	10m	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq. m):	4,049.4	Height:	Storeys: 4
Frontage (m):	77		Metres: 12.8
Depth (m):	46		
Total Ground Floor Area (sq. m):	2,590		Total
Total Residential GFA (sq. m):	6,636	Parking Spaces:	71
Total Non-Residential GFA (sq. m):	0	Loading Docks	1
Total GFA (sq. m):	6,636		
Lot Coverage Ratio (%):	64		
Floor Space Index:	1.67		

DWELLING UNITS

FLOOR AREA BREAKDOWN (upon project completion)

			Above Grade	Below Grade
Tenure Type:	Condo			
Rooms:	0	Residential GFA (sq. m):	6,636	0
Bachelor:	3	Retail GFA (sq. m):	0	0
1 Bedroom:	3	Office GFA (sq. m):	0	0
2 Bedroom:	29	Industrial GFA (sq. m):	0	0
3 + Bedroom:	25	Institutional/Other GFA (sq. m):	0	0
Total Units:	60			

CONTACT:	PLANNER NAME:	Greg Hobson-Garcia, Planner
	TELEPHONE:	(416) 396-5244

**Attachment 12: Draft Zoning By-law Amendment
(L'Amoreaux Community By-law 12466)**

Authority: Scarborough Community Council Item ~ as adopted by City of Toronto Council
on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend the former City of Scarborough Zoning By-law No. 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*;

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 No.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 HEREBY ENACTS as follows:

1. **SCHEDULE 'A'** of the L'Amoreaux Community Zoning By-law No. 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:

2. **SCHEDULE “B”, PERFORMANCE STANDARD CHART**, of the L’Amoreaux Community Zoning By-law No. 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.
- 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**.
- ii) minimum of 9.5 metres from the **rear lot line**.

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

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.

- a) 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: and

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.

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 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**
- 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.

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 the City of Toronto property abutting the lands (2100-2122 Bridletowne Circle) along Bridletowne Circle and along Echo Point:

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 and projecting columns.

(h) Exception 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, R.S.O. 1990, cP. 13, 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, R.S.O., 1990, c.P. 13 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 execution of the Section 37 Agreement to the date of payment of the funds by the owner to the City.

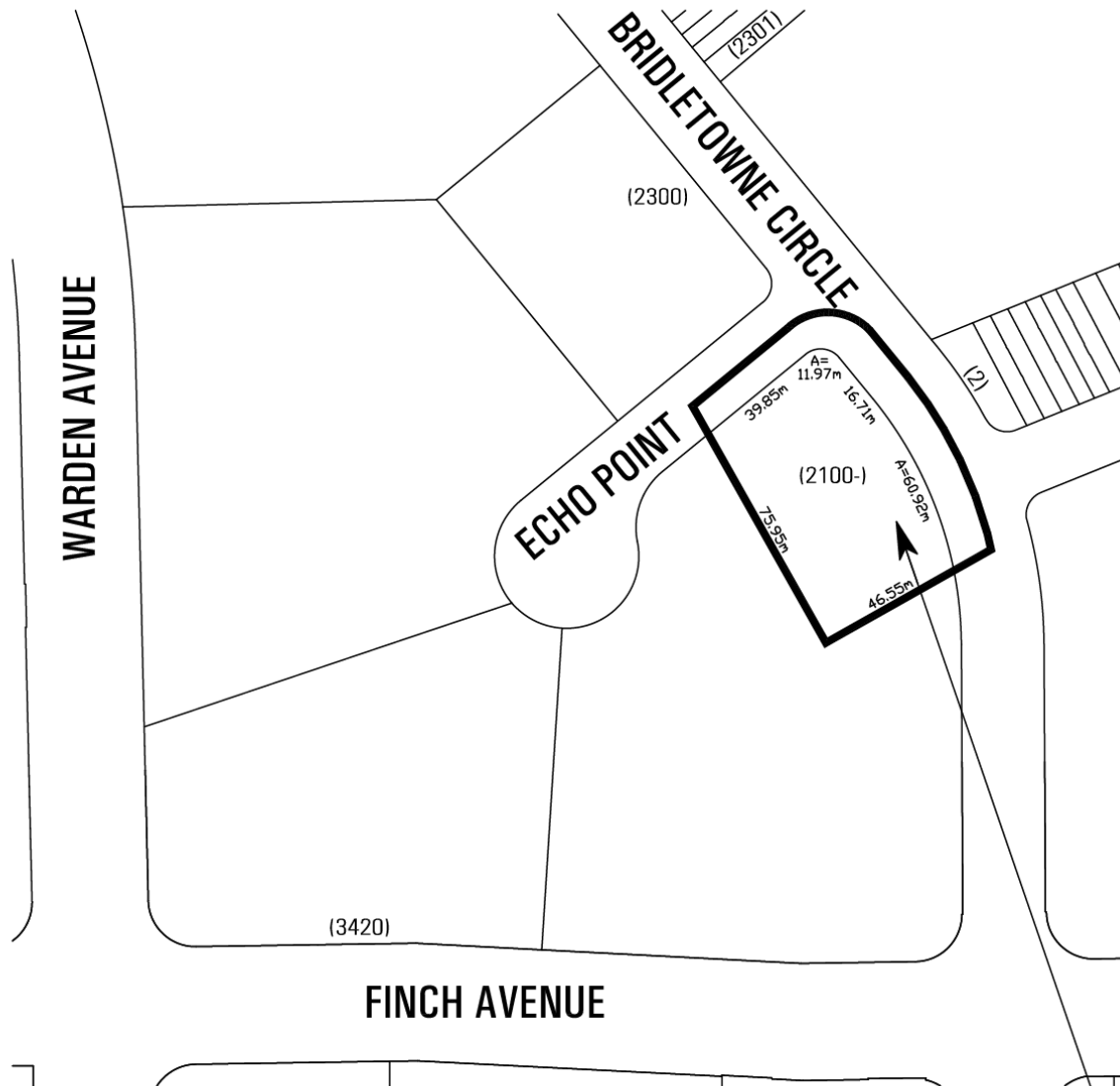
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

Schedule '1'



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




Zoning By-Law Amendment

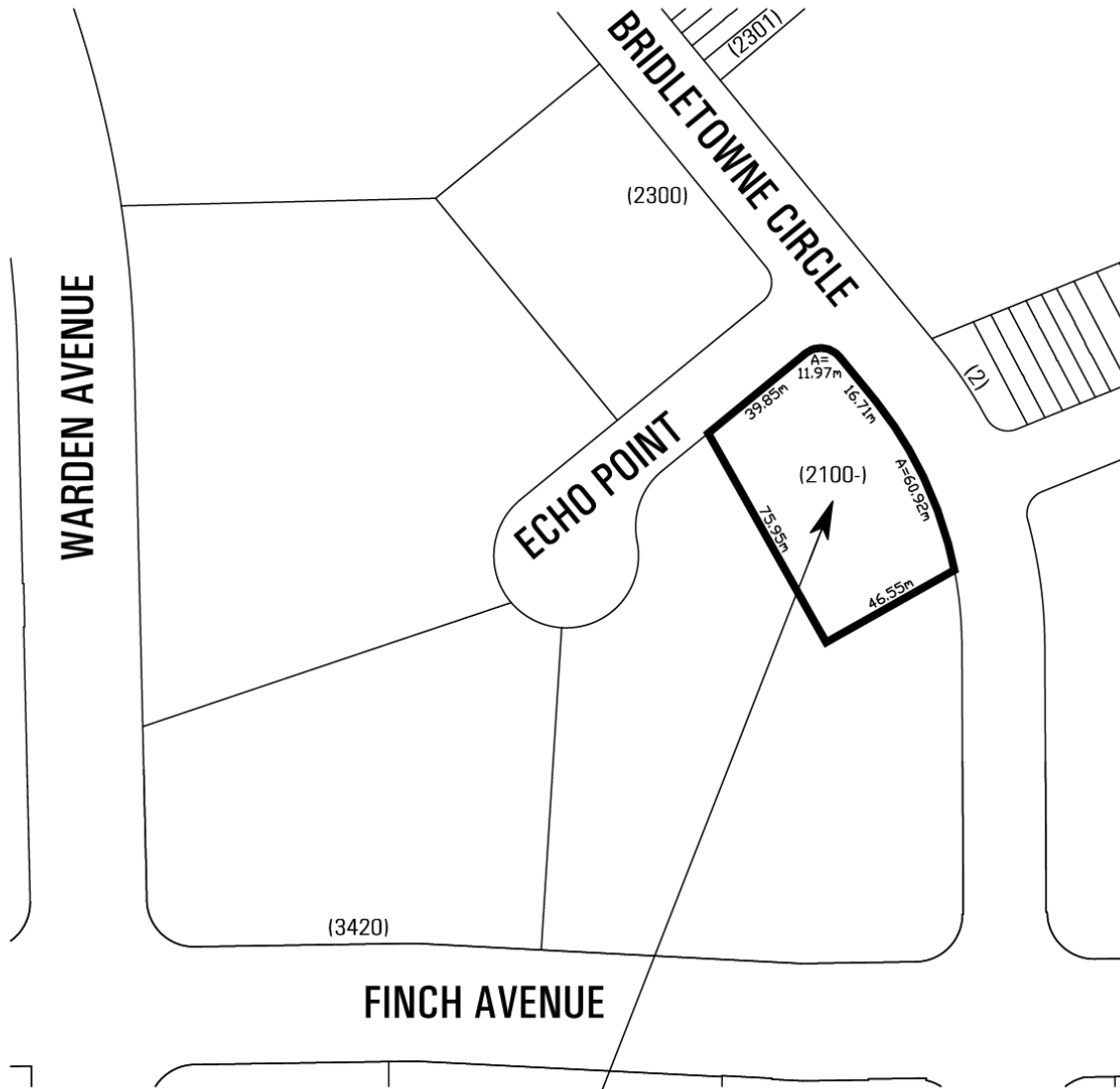
2100-2122 Bridletowne Circle

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
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


**Attachment 13: Draft Zoning By-law Amendment
(By-law 569-2013)**

Authority: Scarborough Community Council Item ##, as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. XXXX

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2016 as 2100-2122 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*; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the authorization of increases in height and density of development;

Whereas pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act*, may authorize increases in the height and density of development beyond those otherwise permitted by the by-law and that will be permitted 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 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 of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 569-2013 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto;

Whereas pursuant to Section 39 of the *Planning Act*, the council of a Municipality may, in a by-law passed under section 34 of the *Planning Act*, authorize the temporary use of land, buildings, or structures for any purpose set out therein that is otherwise prohibited by the by-law;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law;
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law No. 569-2013, Chapter 800 Definitions;
3. Zoning By-law No. 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines to RM (d1.67) (xxxx) as shown on Diagram 2 attached to this By-law;
4. Zoning By-law No. 569-2013, as amended, is further amended by amending the Lot Coverage Overlay Map in Section 995.30.1 for the lands subject to this By-law, from a lot coverage label of 33 % to 67 % as shown on Diagram 3 attached to this By-law;
5. Zoning By-law No. 569 -2013, as amended, is further amended by amending the Height Overlay Map in Section 995.20.1 for the lands subject to this By-law, from a height label of HT 10 to HT 13, as shown on Diagram 4 attached to this By-law;
6. Zoning By-law No. 569-2013, as amended, is further amended by adding to Article 900.6.10 Exception Number [###] so that it reads:

Exception RM [####]

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) On 2100-2122 Bridletowne Circle, if the requirements in Section 7 and Schedule 'A' of By-law (XXXX) are complied with, none of regulations 5.10.40.70 (1), 10.5.30.40 (2), 10.5.40.10 (4), 10.5.40.70(1), 10.5.80.1(2), 10.5.80.1(6), 200.15.1.5(1), 200.15.10(1)(B) and Clause 10.5.40.60 will prevent the erection of a **building** or **structure** in compliance with (B) to (M) below;
- (B) Despite regulation 10.5.80.10(3) a **parking space** may be in a **side yard**;
- (C) Despite regulation 200.5.10.1(1), the required minimum number of required **parking spaces** is:
 - i. 60 for the 60 **dwelling units**; and
 - ii. 6 for visitors to the **dwelling units**;

- (D) Of the required **parking spaces** 1 must be an accessible **parking space**.
- (E) Despite Regulation 10.5.50.10.(4), the required minimum of 14 percent of the **lot** must be used for **landscaping**;
- (F) **Established grade** is the Canadian Geodetic Datum elevation of 178.6 metres;
- (G) Despite regulation 10.80.40.10 (1), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters "HT" on Diagram 4 of By-law [Clerk to insert this By-law Number];
- (H) The following elements of a **building** may exceed to a maximum **building** height referred to in (G) above :
 - (i) trellises, terraces, stairways and stair enclosures, chimneys, guard rails, pergolas, eaves, screens, roof drainage, architectural features, landscaping, skylights, vents, antennae, elevator machine rooms, and parapet walls ;
- (I) Despite regulations 10.80.40.70 (1), 10.80.40.70 (2) and 10.80.40.70 (3) the required minimum **building setbacks** are shown on Diagram 5 of By-law (Clerk to insert this By-law Number);
- (J) Despite regulation 230.5.1.10 (6), “long-term” **bicycle parking spaces** may be located outside a **building**.
- (K) Despite regulations 230.5.10.1 (1), 230.5.10.1(2) and 230.5.10.1(5)(B), only 30 long-term **bicycle parking spaces**; are required to be provided;
- (L) No portion of a **building** or **structure** erected or used above **grade** may encroach into a **building setback** shown on Diagram 5 of by-law number [clerks to insert], except for:

Decks, porches, terraces, balconies, decorative or screen walls, exterior steps or ramps, bay windows, box windows or other projecting windows, roof overhangs, eaves, or roofs of dormer windows, chimneys, pilasters, projecting columns, which may extend into the building setbacks shown on Diagram 5 of this By-law, provided that in no case shall any of the aforementioned building and structural elements project above or below grade into the City of Toronto property abutting the lands (2100-2122 Bridletowne Circle) along Bridletowne Circle and along Echo Point;

- (M) None of the provisions of By-law 569-2013 will apply to prevent a temporary sales office use on the lands for the sale/lease of residential **dwelling units** for a period of three years the date of the passing of By-law [clerks to insert];

7. Section 37 Provisions

- (A) Pursuant to Section 37 of the Planning Act, and subject to compliance with this By-law, the increase in height and/or density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 2 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the Planning Act that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.
- (B) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
- (C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height and/or density pursuant to this By-law unless all provisions of Schedule A are satisfied.

8. By-law 569-2013 as amended is further amended by deleting exception 900.10.10(94)

Enacted and passed on month ##, 20##.

Name,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

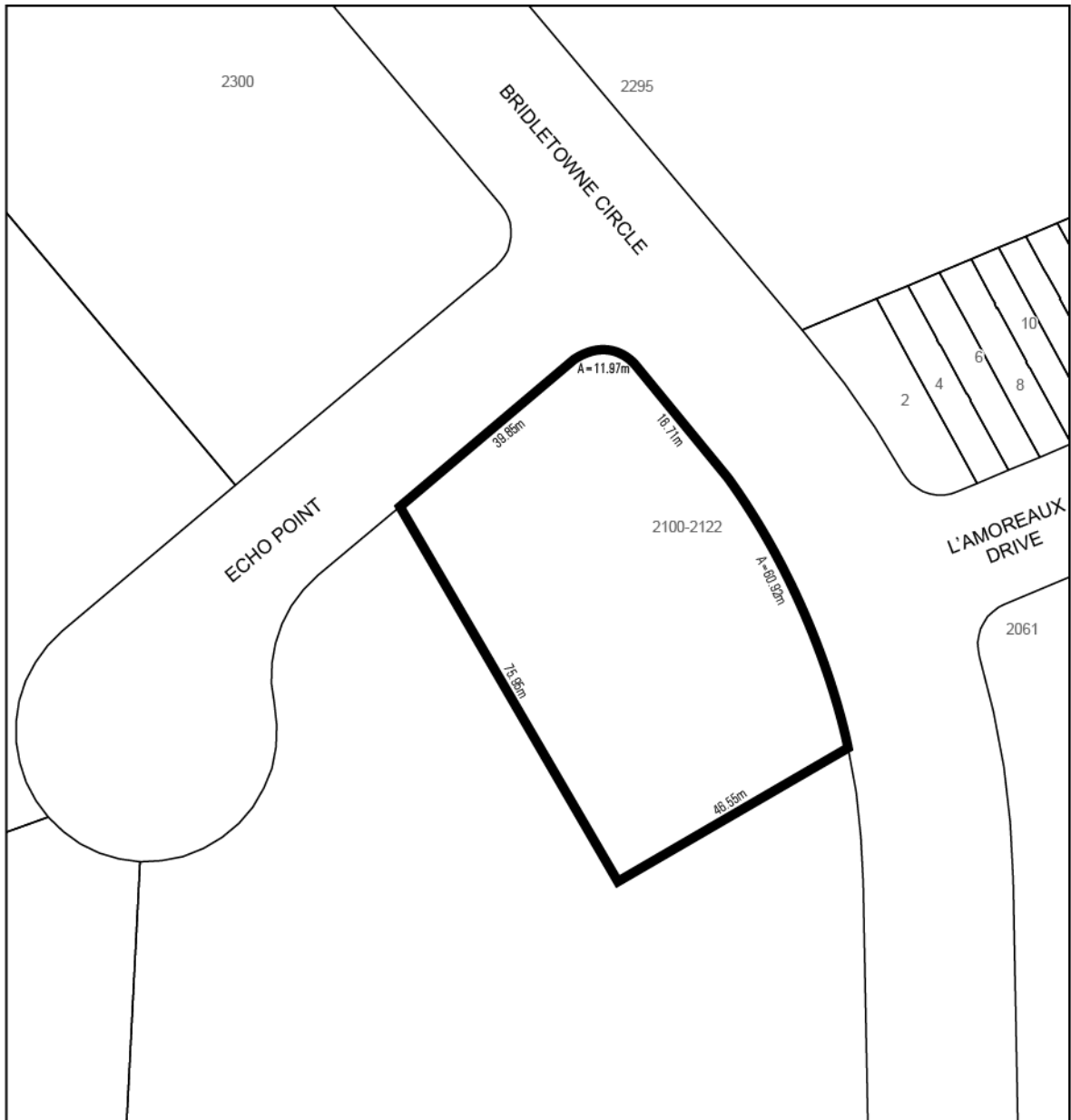
SCHEDULE A
Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and/or density of the proposed development on the lands as shown in Diagram 2 in this By-law and secured in an agreement or agreements under Section 37(3) of the Planning Act whereby the owner agrees as follows:

- (1) Prior to issuance of an above grade building permit the owner shall provide the City with a cash payment of One Hundred and Fifty Thousand dollars (\$150,000.00) to be paid by way of certified cheque payable to the City of Toronto, to be directed towards improvements to Fundy Bay Park in Ward 39.

The \$150,000.00, until paid in full by the Owner to the City, are to be indexed upwardly from the date of the registration of the Section 37 Agreement to the date the payment is made in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto.

- (2) In the event the cash contribution(s) referred to in Section(1) 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 lands.

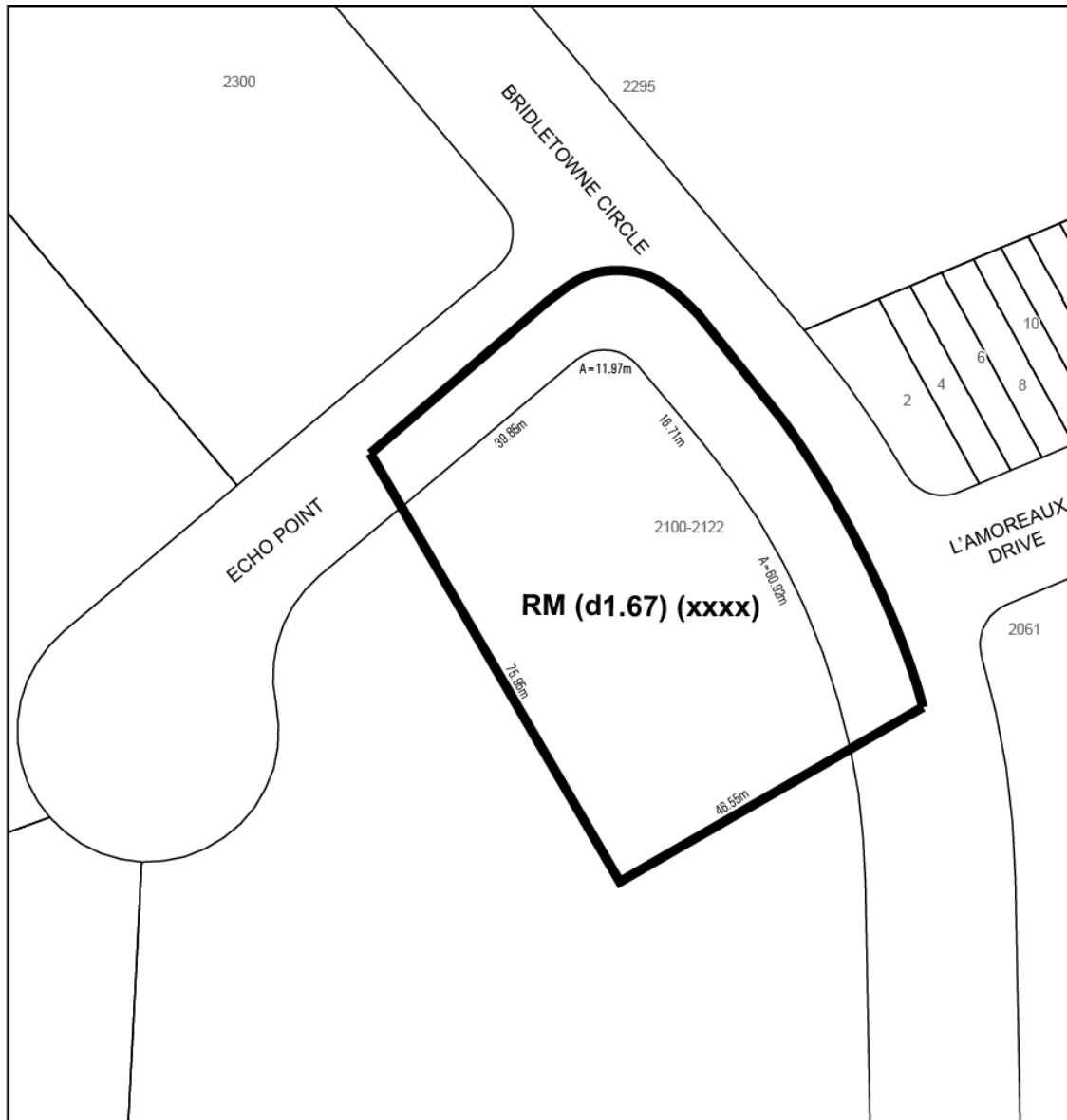


TORONTO City Planning
Diagram 1

2100-2122 Bridletowne Circle

File # 16 117808 ESC 39 0Z

City of Toronto By-Law 569-2013
 Not to Scale
 12/7/2016

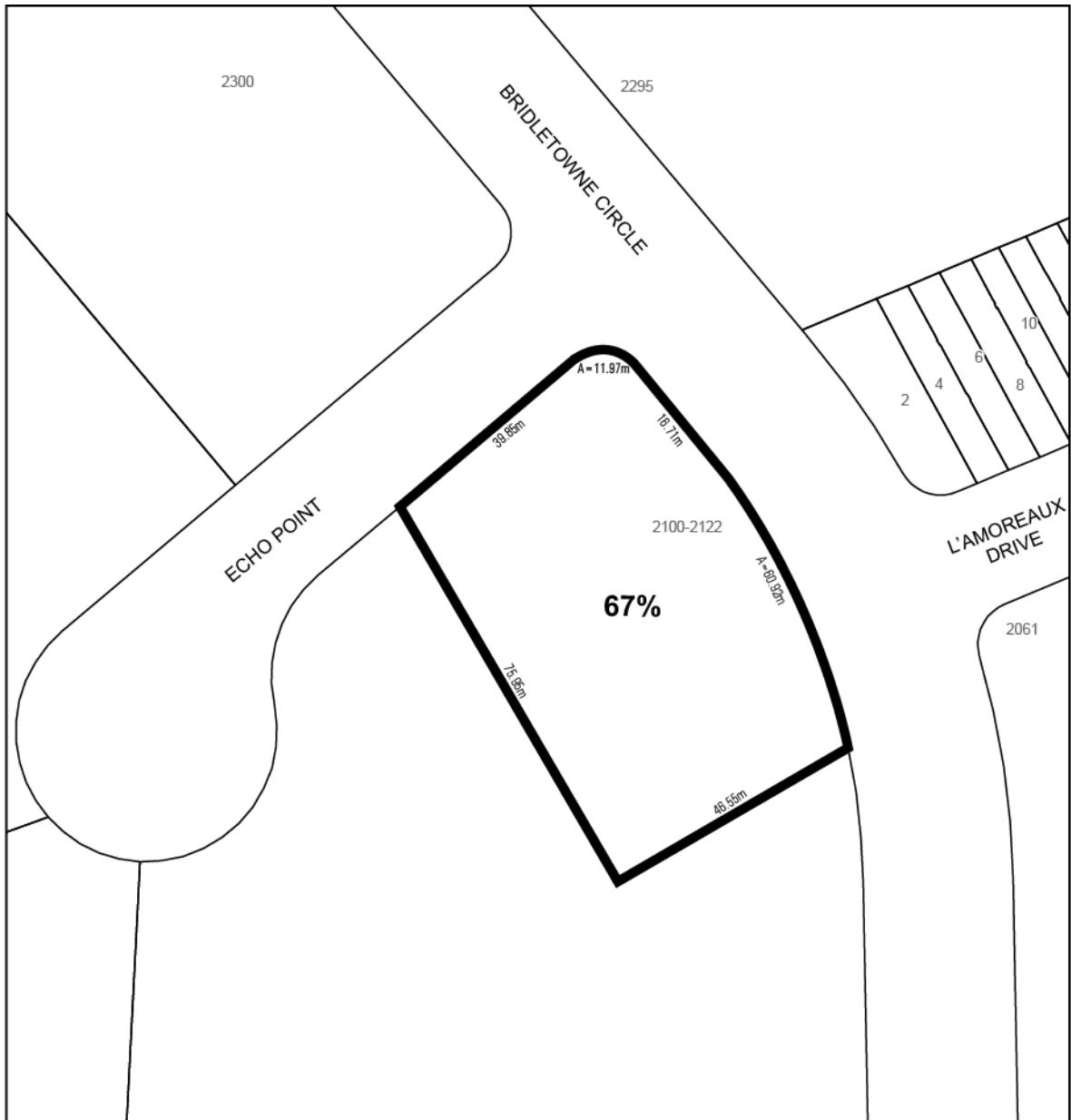


TORONTO City Planning
Diagram 2

2100-2122 Bridletowne Circle

File # 16 117808 ESC 39 0Z

City of Toronto By-Law 569-2013
 Not to Scale
 12/7/2016

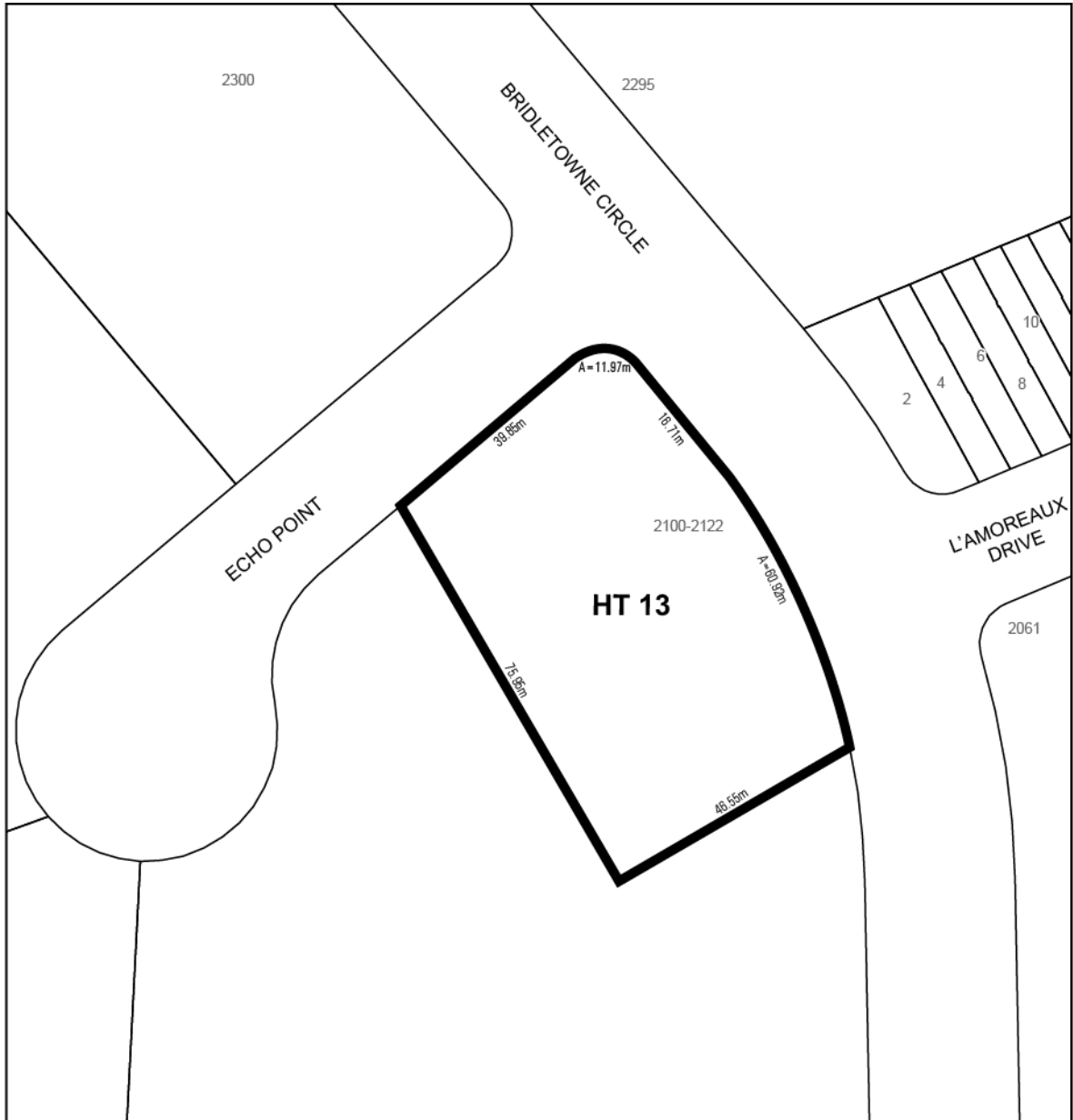


TORONTO City Planning
Diagram 3

2100-2122 Bridletowne Circle

File # 16 117808 ESC 39 0Z


City of Toronto By-Law 569-2013
 Not to Scale
 12/7/2016

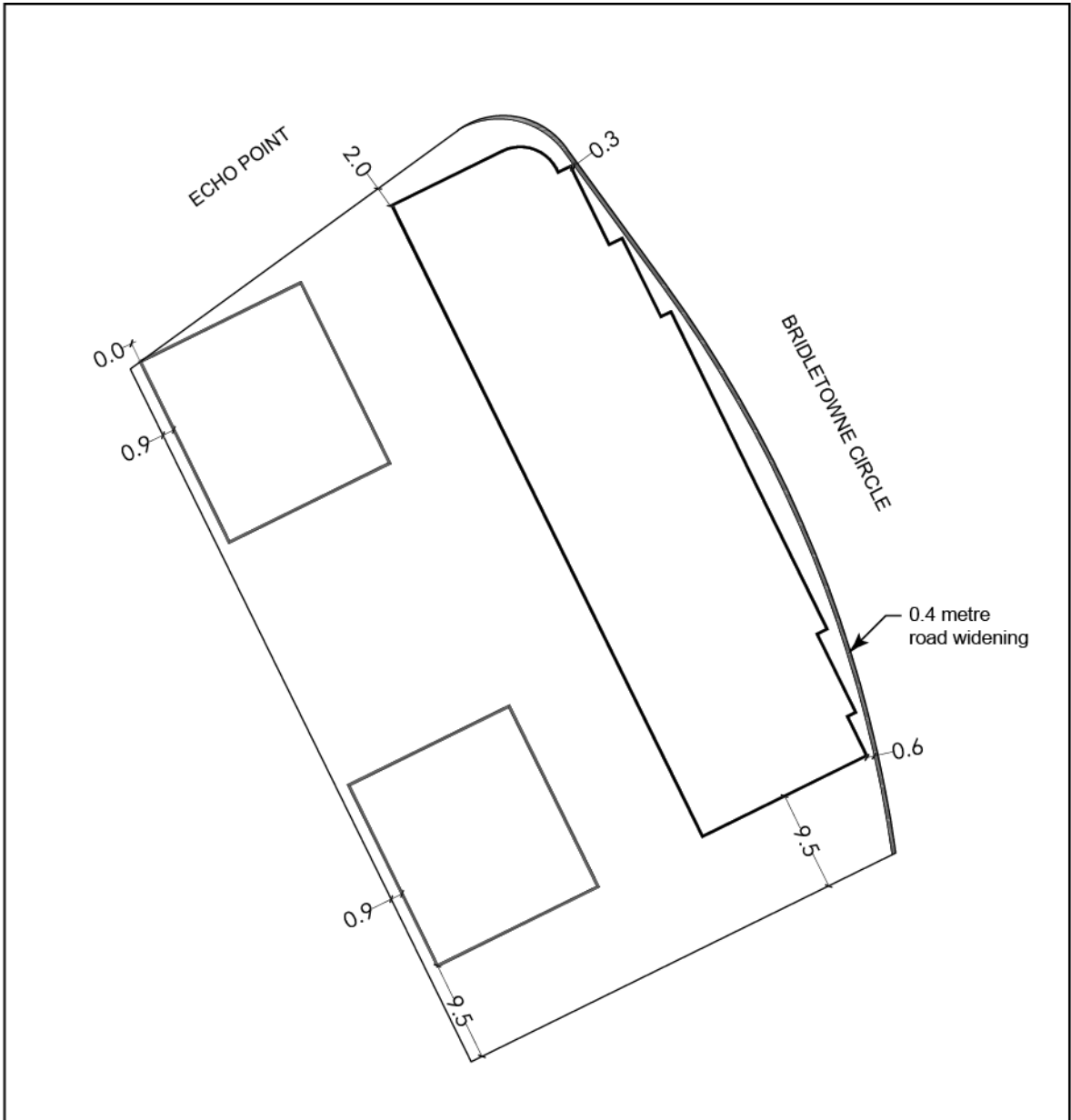


TORONTO City Planning
Diagram 4

2100-2122 Bridletowne Circle

File # 16 117808 ESC 39 0Z


 City of Toronto By-Law 569-2013
 Not to Scale
 12/7/2016



TORONTO City Planning
Diagram 5

2100-2122 Bridletowne Circle

File # 16 117808 ESC 39 0Z

City of Toronto By-Law 569-2013
 Not to Scale
 12/7/2016