

PUBLIC APPENDIX "C"

Authority: Ontario Land Tribunal Decision issued on <*> 202<*> and Ontario Land Tribunal Order effective on <*> 202<*> in Tribunal File No. OLT-<*>

CITY OF TORONTO

Bill No. <*>

BY-LAW No. <*>-202<*>

To amend former City of Scarborough, Employment Districts Zoning By-law No. 24982, as amended (Progress Employment District), With respect to the lands municipally known as, 670, 680 and 690 Progress Avenue.

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 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, 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 Employment Districts Zoning By-law No. 24982 (Progress Employment District), 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;

The Council of the City of Toronto **HEREBY ENACTS** as follows:

1. **Schedule "A"** of the former City of Scarborough Districts Zoning By-law No. 24982 (Progress Employment Districts), as amended, is further amended by deleting the current zoning and replacing it with the following Schedule '1' so that the amended zoning shall read as follows:

2. This By-law applies to the lands delineated by a solid line on Schedule “1” attached to and forming part of this By-law.
3. The lot comprises the lands delineated by dashed line on Schedule ‘2’ attached to and forming part of this By-law and identified as Block 1, Block 2, Block 3, Block 4A, and Block 4B.
4. **Schedule “B”, PERFORMANCE STANDARD CHART** of the former City of Scarborough Employment Districts Zoning By-law No. 24982 (Progress Employment District), as amended, is further amended by adding the following Performance Standards:

INTENSITY OF USE

708. **Gross floor area** of all uses shall not exceed 201,500 square metres (excluding **basements**, gross include below-grade parking structures and associated parking spaces, ramps, driveways, aisles, washrooms, electrical, utility, mechanical and ventilation rooms; loading facilities; bicycle parking spaces; shower and change facilities required for bicycle parking spaces; indoor amenity space; moving rooms; elevator shafts; garbage handling and storage areas, including garbage shafts; mechanical penthouse; mail and parcel rooms; central alarm and control facilities; and exit stairwells in the building), and subject to the following:

- a. A maximum of 47,500 square metres of **gross floor area** on Block 1, as identified on Schedule ‘2’;
- b. A maximum of 27,250 square metres of **gross floor area** on Block 2, as identified on Schedule ‘2’;
- c. A maximum of 35,750 square metres of **gross floor area** on Block 3, as identified on Schedule ‘2’;
- d. A maximum of 56,750 square metres of **gross floor area** on Block 4A, as identified on Schedule ‘2’; and
- e. A maximum of 33,750 square metres of **gross floor area** on Block 4B, as identified on Schedule ‘2’.

704. Maximum 3,500 **dwelling units**, of which a minimum 15% shall be two-bedroom units and a minimum 10% shall be three-bedroom units or larger.

SETBACKS

913. The setbacks and setbacks from the **lot** line(s) to the **main wall**(s) of any building(s) and additional setbacks from the **main wall**(s) of any building(s) to the **main wall**(s) of any building(s) shall be the minimum distance in metres specified by the numbers of Schedule ‘2’ of By-law (Clerk to insert By-law #), subject to the following:

- a. Despite Clause <*> above, a minimum building setback of 5.0 metres is required from the Progress Avenue lot line between grade and a height of 8.7 metres;
- b. The following building elements and structures may encroach into a required minimum building setback, stepback and minimum separation distance identified on Schedule '3': cornices, light fixtures, ornamental elements, parapets, art and landscape features, patios, decks, pillars, trellises, balconies, terraces, eaves, window sills, planters, ventilation shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, architectural features, columns or structural supports, elements or structures on any portion of a roof used for outside or open air recreation, including residential amenity spaces, and underground garage ramps and associated structures: no restriction; and
- c. Balconies may encroach into the required minimum building setbacks identified on Schedule '3' by a maximum of <*> metres;
- d. On Block 4A, as identified on Schedule '2', balconies that encroach into the required minimum building setbacks identified on Schedule '3' or only permitted within the Balcony Projection Zones identified on Schedule '<*>'

MISCELLANEOUS

2106. Indoor and outdoor **amenity space** to be provided at a minimum rate of 4.0 square metres for each **dwelling unit**, of which:

- a. A minimum of 2.0 square metres for each **dwelling unit** must be indoor **amenity space**, which may include a guest suite containing a bathroom; and
- b. A minimum of 2.0 square metres for each **dwelling unit** must be outdoor **amenity space**;
- c. A maximum of 25% of the outdoor amenity component may be a green roof.

For the purposes of the above, **amenity space** shall mean indoor or outdoor space on a **lot** that is communal and available for use by the occupants of a building on the **lot** for recreational or social activities.

INTENSITY OF USE – HEIGHT

1846. The height of any building or structure is measured from established grade, which is the Canadian Geodetic Datum elevation of <*> metres, and shall not exceed the height in metres

specified by the numbers following the symbol HT on Schedule '3' of By-law (Clerk to insert By-law #), subject to the following:

1846. The height of any **building** or **structure** shall not exceed the height specified by the numbers following the symbol HT on Schedule '3' of this By-law (Clerk to insert #), except for the following equipment and **structures** located on the roof of a building, which may exceed the height limits specified on Schedule '3' by a maximum of <*> metres:

- a. wind screens, elevator overruns, mechanical equipment and any associated enclosure structures, parapets, awnings, fences, guard rails, railings and dividers, pergolas, trellises, balustrades, eaves, screens, stairs, stair enclosures, roof drainage, window sills, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, landscaping, cooling towers, and elements of a green roof.

PARKING

1568. Parking spaces shall be provided at the following rates:

- a. A minimum of 0.36 parking spaces per **dwelling unit** for Block 1 and Block 2 as identified on Schedule '2';
- b. A minimum of 0.42 parking spaces per **dwelling unit** on Blocks 3, Block 4A, and Block 4B as identified on Schedule '2'
- c. A minimum of 2 parking spaces plus 0.01 parking spaces per **dwelling unit** for residential visitors;
- d. No parking spaces required for retail stores or **personal service shops** (200 square metres **gross floor area** or less
- e. Parking spaces for permitted non-residential uses on the lands may be shared with parking spaces for residential visitors on a non-exclusive basis;
- f. Parking spaces for permitted non-residential uses on the lands may be provided in a **commercial parking garage**;
- g. Parking spaces required by this By-law may be provided on a block other than the block containing the use for which the parking space is required;
- h. A maximum of 15 per cent of the parking spaces required by this By-law may be provided as obstructed parking spaces;
- i. The required minimum parking spaces for **dwelling units** shall be reduced by up to 4 parking spaces for each car share parking space provided, subject to the following:
 - j. The maximum reduction permitted is capped by the following formula: Four (4) multiplied by the total number of **dwelling units** divided by 60, and rounded down to the nearest whole number;

For the purposes of this By-law, **car-share** or **car-sharing** shall mean the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable;

For the purposes of this By-law, **car-share parking space** shall mean a parking space that is exclusively reserved and actively used for car-sharing;

LOADING

2904. Loading spaces shall be provided as follows:

- a. Two Type G **loading spaces** and one Type C **loading space** on Block 1, as identified on Schedule '2';
- b. One Type C **loading space** and one Type G **loading space** on Block 2, as identified on Schedule '2';
- c. One Type G **loading space**, one Type B **loading space**, and one Type C **loading space** on Block 3, as identified on Schedule '2';
- d. Two Type G **loading spaces** and one Type C **loading space** on Block 4A, as identified on Schedule '2'; and
- e. One Type G **loading space** and one Type C **loading space** on Block 4b, as identified on Schedule '2'

For the purposes of this By-law, **Type G loading space** shall mean a loading space that is a minimum of 4.0 metres wide, 13.0 metres long, and has a minimum vertical clearance of 6.1 metres;

For the purposes of this By-law, **Type B loading space** shall mean a loading space that is a minimum of 3.5 metres wide, 11.0 metres long, and has a minimum vertical clearance of 4.0 metres.

For the purposes of this By-law, **Type C loading space** shall mean a loading space that is a minimum of 3.5 metres wide, 6.0 metres long, and has a minimum vertical clearance of 3.0 metres.

BICYCLE PARKING

A minimum supply of **bicycle parking spaces** shall be provided and maintained on the lands, in accordance with the following:

- a. A minimum of 0.75 bicycle parking spaces for each **dwelling unit** in an apartment building or a mixed use building, allocated as 0.68 long-term bicycle parking spaces per

dwelling unit and 0.07 short-term bicycle parking spaces per **dwelling unit**;

- b. If a bicycle parking space is required for uses on a **lot**, other than a **dwelling unit**, and the total **gross floor area** of all such uses on the **lot** is 2,000 square metres or less, then no bicycle parking space is required.
- c. Required long-term **bicycle parking spaces** may be located as follows:
 - i. on the first **storey** of the building;
 - ii. on the second **storey** of the building;
 - iii. on levels of the **building** below-ground commencing with the first level below-ground and moving down.
- f. Short-term **bicycle parking spaces** may be located outdoors or indoors, including within a secured room or enclosure.
- g. **Bicycle parking spaces** may be provided in an area that is equipped with a bicycle rack, caged locker, or bicycle stacker, provided in accordance to the following:
 - iv. If placed in a horizontal position, **bicycle parking spaces** shall have a minimum length of 1.8 metres, a minimum width of 0.5 metres and a minimum height of 1.9 metres;
 - v. If placed in a vertical position, **bicycle parking spaces** shall have a minimum length of 1.2 metres, a minimum width of 0.5 metres, and a minimum height of 1.8 metres;
 - vi. If placed on a bicycle rack or in a **stacked bicycle parking space**, **bicycle parking spaces** may be located in a secured room or area, in a bicycle locker, or on a rack/hook fixed to a wall associated with a **vehicle parking space**, and in such cases, the dimension in (i) and (ii) above shall not apply.
- h. If a **building** has uses, other than **dwelling units** for which a long-term bicycle parking space is required, shower and change facilities must be provided for each gender at the following rate:
 - vii. none if less than 5 required long-term bicycle parking spaces;
 - viii. 1 for 5 to 60 required long-term bicycle parking spaces;

- ix. 2 for 61 to 120 required long-term bicycle parking spaces;
- x. 3 for 121 to 180 required long-term bicycle parking spaces; and
- xi. 4 for more than 180 required long-term bicycle parking spaces

For the purposes of this By-law, **stacked bicycle parking space** shall mean a horizontal bicycle parking space that is positioned above or below another bicycle parking space and equipped with a mechanical device providing floor level access to both bicycle parking spaces.

d. Schedule “C” EXCEPTIONS LIST, as amended, is further amended by adding the following Exception <*>:

Exception <*>. The following additional uses are permitted:

- b. **Day nurseries;**
 - c. **Financial institutions**
 - d. **Personal service shops;**
 - e. **Recreational uses**
 - f. **Restaurants;**
 - g. Retail stores
 - h. **Hotels**
- e. **Schedule “C” EXCEPTIONS LIST and EXCEPTIONS MAP**, as amended, is further amended by deleting Exception 549 and replacing it with Exception <*>.

ENACTED AND PASSED this <*> day of <*>, A.D. 20<*>.

OLIVA CHOW,
Mayor

(Corporate Seal)

JOHN ELVIDGE
City Clerk

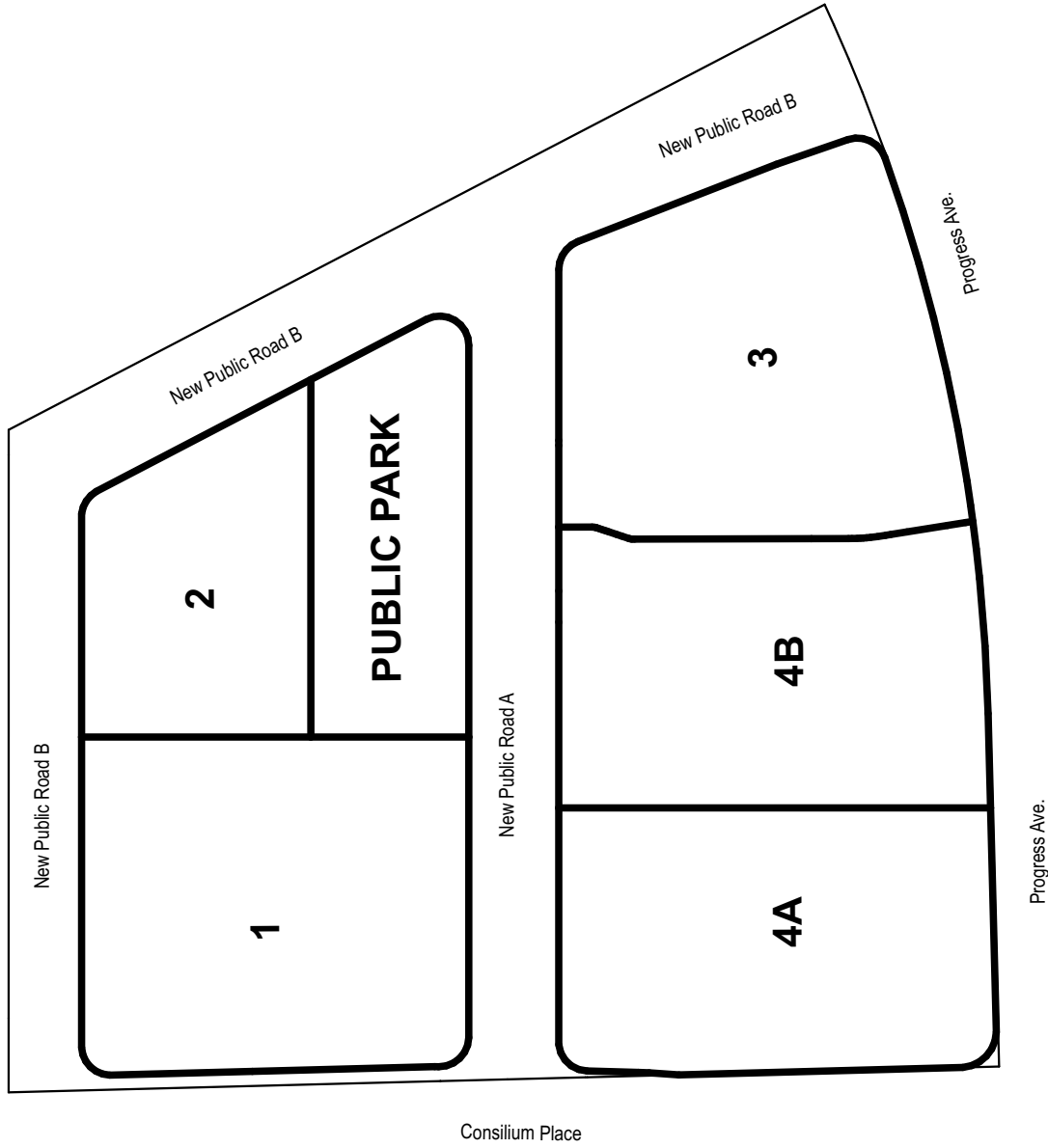


DIAGRAM 2

City of Toronto By-Law No.:

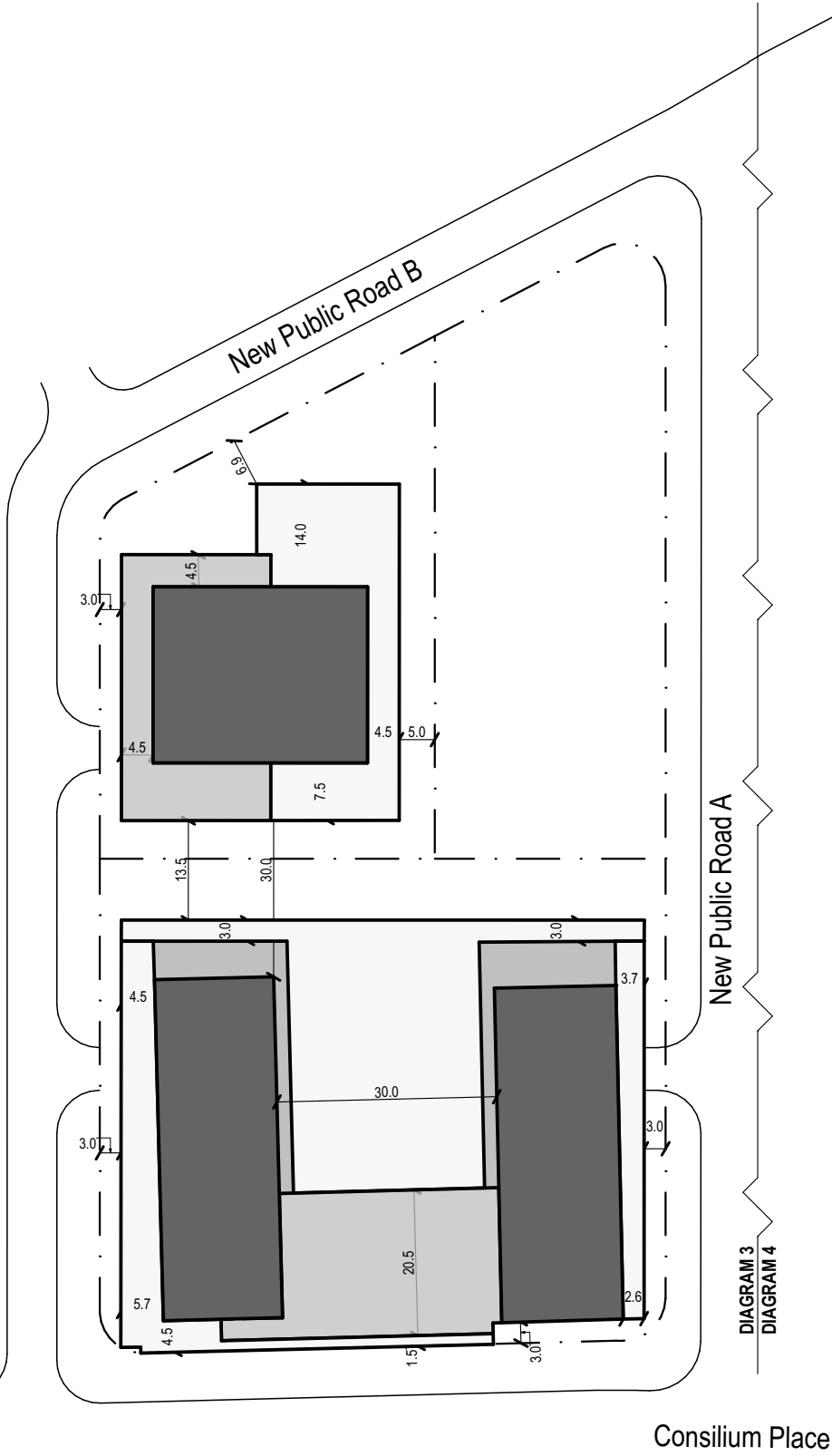
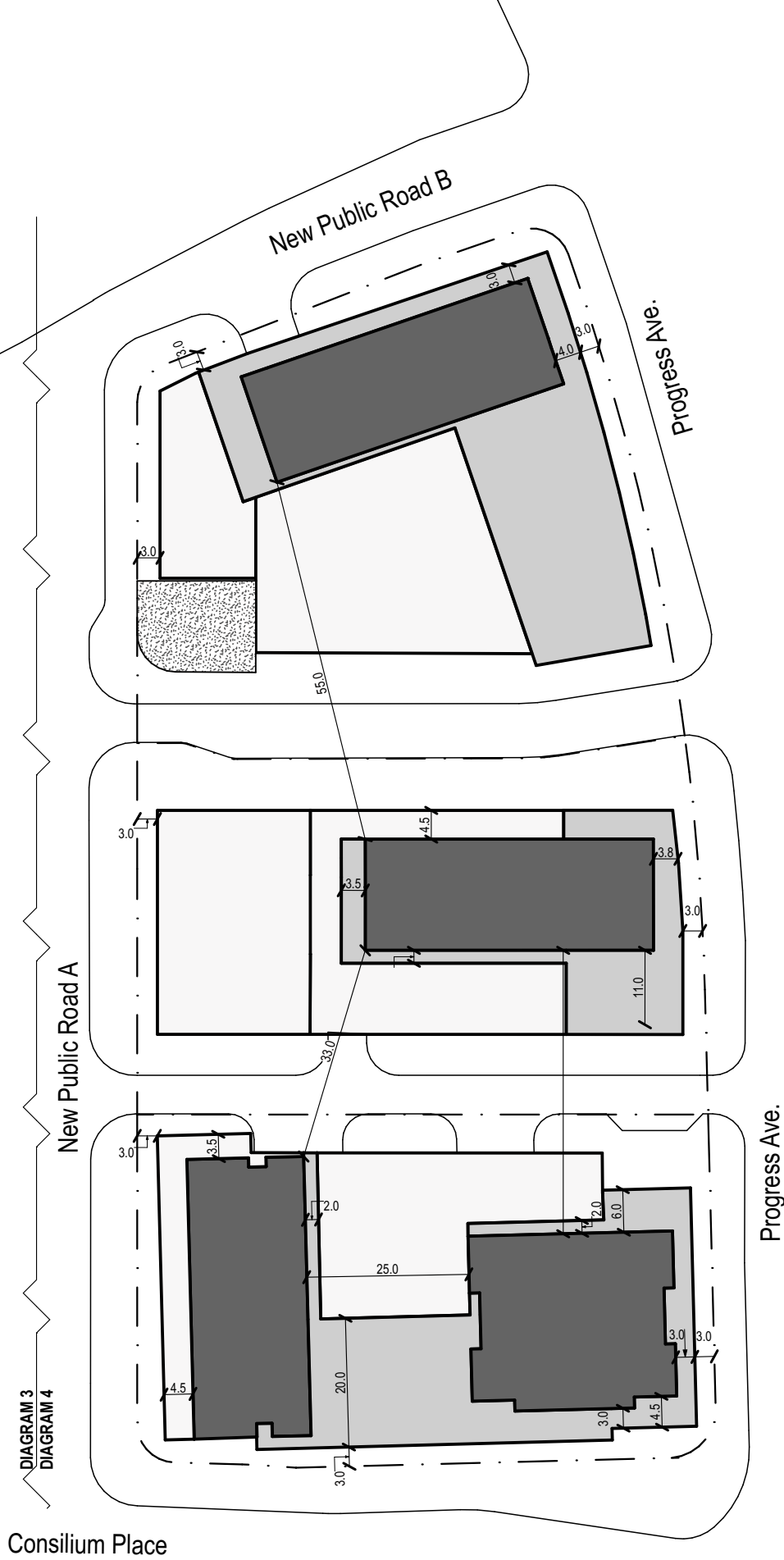


DIAGRAM 3



Consilium Place

DIAGRAM 4

OUTDOOR PLAY AREA



City of Toronto By-Law No.:

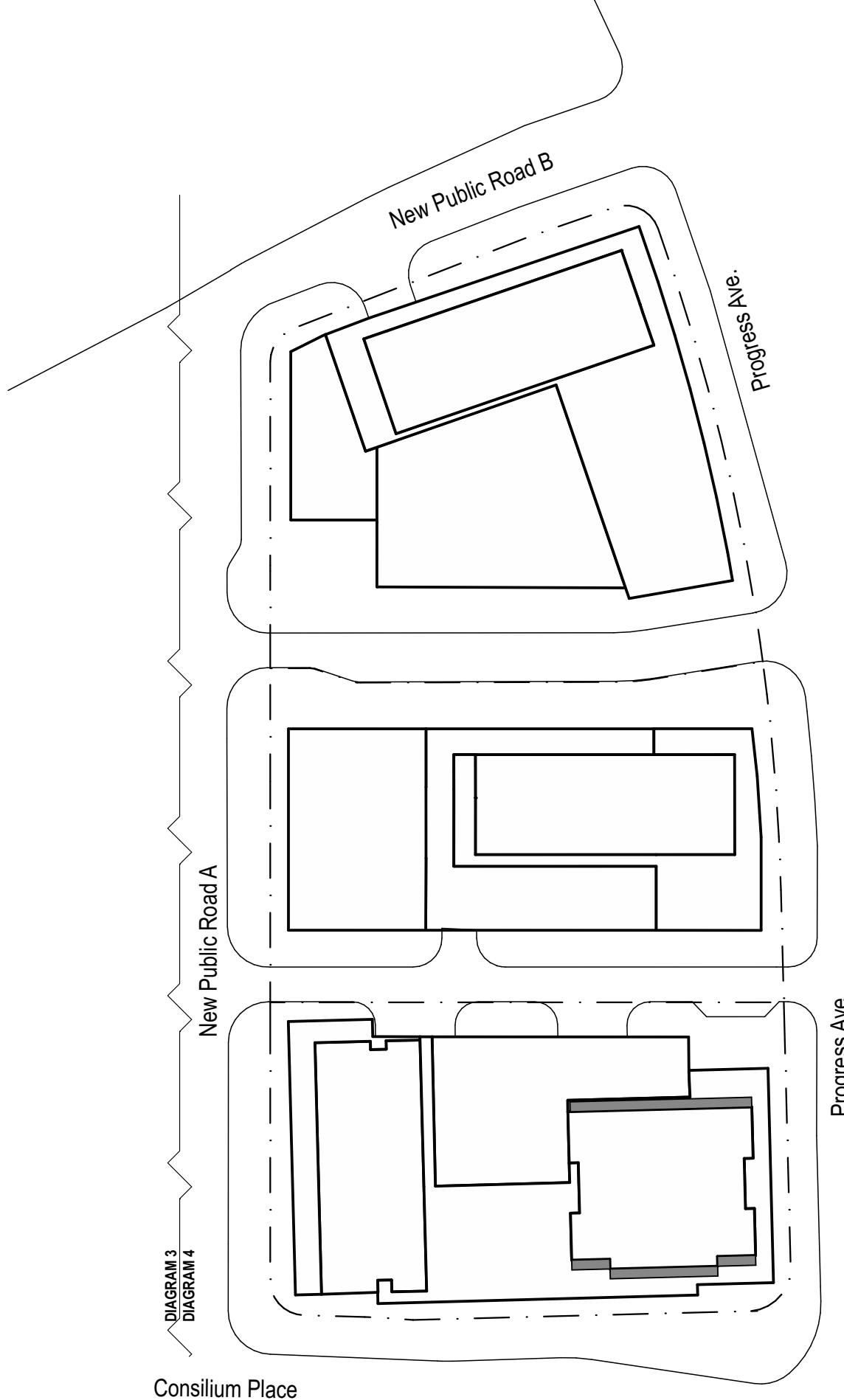


DIAGRAM 3
DIAGRAM 4

Consilium Place

DIAGRAM 5

PROJECTED BALCONIES

