

Attachment 2: Draft Zoning By-law Amendment amending By-law 22913

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 Woburn Community By-law 9510 and 22913, as amended,
With respect to the lands municipally known as 515 Markham Road

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 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 the day before Section 1 of Schedule 17 to
the COVID-19 Economic Recovery Act, S.O. 2020, c. 18 came into force continue to
apply where a municipality passes a by-law described in the repealed subsection 37(1)
prior to the date that a community benefits charge by-law is passed under subsection
37(2) provided the by-law is not amended to remove the requirement to provide any of
the facilities, services or matters secured therein or repealed; and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 March 26, 1990 enacted By-law 22913
being a by-law described in the repealed subsection 37(1) of the Planning Act and this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 this By-law can set out additional eligible facilities, services of matters for
which the previous increases in height and density as set out in the Zoning By-law
22913 were secured to fund.

The Council of the City of Toronto enacts:

1. Section 4 (a) (ii) is amended to add the words, prior to the period, "or for general park improvements, including a splashpad in the Ward".
2. A new Section 4 (c)) is added to read "In the event the cash contributions referred to in Section 4 of this By-law have not been used for the intended purpose within 3 years

of the enactment of By-law 22913, the cash contributions 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 purposes are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands.”

Enacted and passed on Month Day, 2025.

Frances Nunziata, John D. Elvidge,
Speaker City Clerk

(Seal of the City)