

## **City-Initiated Zoning By-law Amendment – 1251 Bridletowne Circle - Re-allocating Section 37 Funds within Ward 22 - Decision Report - Approval**

Date: April 11, 2025

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: 22 - Scarborough-Agincourt

**Planning Application Number:** 25 124923 ESC 22 OZ

### **SUMMARY**

---

This report recommends City Council approve a City-initiated Zoning By-law Amendment which revises the Former City of Scarborough Zoning By-law 12466 (L'Amoreaux Community), as amended by Site Specific Zoning By-law 1022-2014, to re-allocate unspent Section 37 funds secured through the approval of the townhouse development at 1152 Bridletowne Circle.

The development permitted by By-law 1022-2014 is fully constructed and occupied. The proposed amendment would allow the re-allocation of \$250,000 secured through a Section 37 Agreement by the applicable site-specific zoning. The funds were intended to go towards the construction of the 1.5 metre pedestrian walkway between Timberbank Boulevard and the existing bridge over the channelized watercourse (Highland Creek - Bendale Branch). If approved, the recommended Zoning By-law Amendment would permit the funds to be applied towards general park improvements within proximity of the subject lands. No new development permissions are contemplated on the subject lands through the proposed the amendment.

### **RECOMMENDATIONS**

---

The Director, Community Planning, Scarborough recommends that:

1. City Council amend site specific Zoning By-law 1022-2014, for the lands at 1251 Bridletowne Circle substantially in accordance with the draft Zoning By-law Amendment included as Attachment 2 to this report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.

3. City Council authorize City officials to take such action as is necessary to implement the recommendations above, including execution of necessary agreements as required.

## **FINANCIAL IMPACT**

---

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

## **DECISION HISTORY**

---

At its meeting on August 25, 26, 27, and 28, 2014, City Council adopted the recommendations of the Final Report to approve the Zoning By-law Amendment on the subject lands that permitted the construction of a 282 unit townhouse development. The associated Zoning By-law 1022-2014 was enacted on August 28, 2014. The decision of Council can be found here: [Agenda Item History - 2014.SC34.31](#)

At its meeting on March 26, 27 and 28, 2025, City Council directed the Director, Community Planning, Scarborough District, to bring forward a Zoning By-law amendment for the subject lands, including scheduling a community meeting, to re-allocate the unspent Section 37 funds toward another capital facility. The decision of Council can be found here: [Agenda Item History - 2025.SC20.22](#)

## **APPLICATION BACKGROUND**

---

### **The Subject Lands**

The subject lands have an area of 2.84 hectares and located east of Warden Avenue and south of Finch Avenue East. They are currently contain a 282-unit townhouse development.

### **Reasons for City-initiated Amendment**

This City-initiated amendment is necessary to allow for the reallocation of the secured Section 37 funds.

The Section 37 provisions of Zoning By-law 1022-2014 secured the re-construction of a pedestrian walkway as a community benefit. Specifically, the provision required the owner to re-construct a 1.5-metre-wide pedestrian walkway between Timberbank Boulevard and the existing bridge over the channelized watercourse (Highland Creek - Bendale Branch, Section 14) with a maximum value of \$250,000.

The Section 37 provisions stipulated the owner submit a letter of credit as a security to guarantee the work, and to enter into a Municipal Infrastructure Agreement (MIA) with the City. The owner provided the letter of credit and executed the MIA. The reconstruction of the walkway is no longer contemplated to be completed as part of the overall pedestrian walkway network. However, as there is no re-allocation clause in By-law 1022-2014 and

the Section 37 Agreement for this community benefit, the \$250,000 letter of credit received cannot be released back to the owner, nor is the owner permitted to provide the equivalent amount in the form of cash to go towards another City capital facility. A Zoning By-law amendment is required to amend the Section 37 provisions to allow the re-allocation of funds.

## **PUBLIC ENGAGEMENT**

---

### **Community Consultation**

A virtual community consultation meeting was held on April 2, 2025. There were approximately 10 individuals in attendance, including the Ward Councillor and City staff. Comments, questions and concerns raised by members of the public included: why the pedestrian walkway was not being constructed; and lack of connectivity from the surrounding area to the existing bridge over the channelized watercourse leading to Timberbank Park.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members had an opportunity to view the oral submissions made at the statutory public meeting held by the Scarborough Community Council for this application, as these submissions were broadcast live over the internet and recorded for review.

## **COMMENTS**

---

### **Provincial Land-Use Policies**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the *Planning Act*. Staff has reviewed the draft Zoning By-law amendments for consistency with the Provincial Planning Statement (2024). In the opinion of Staff, the proposal is consistent with the PPS.

### **Community Benefits**

The Section 37 provisions under By-law 1022-2014, and the resulting Agreement include the requirement for the owner to re-construct a pedestrian walkway to a value of \$250,000. This benefit was secured in conjunction with the increased height and density for the 282-unit townhouse development on the subject lands. The Section 37 provisions required the owner's work be secured with the submission of a letter of credit and required the owner to enter into a MIA with the City. Both of these matters were fulfilled by the owner.

When it was applicable to use Section 37 to secure community benefits via zoning by-law amendment, it became standard practice when drafting these provisions include a clause that allows for the re-allocation of unspent Section 37 funds if such funds are not used within three years. This reallocation authority was at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor. However, in this instance, the \$250,000 secured for the re-construction did not include this standard re-

allocation clause in the event that the work was not done. Staff identified that there is no longer a need to re-construct the pedestrian walkway, given the existing pedestrian network that provides the same level of connectivity. Staff also identified potential safety issues due to the topography of the walkway, and maintenance issues associated with walkways adjacent to protected watercourses. On the east side of the creek a pedestrian walkway connects Timberbank Boulevard and the existing bridge, with a planned extension to Finch Avenue East under consideration. The future redevelopment of Bridletowne Hub (immediately north of the subject lands) will also provide pedestrian access opportunities to the existing bridge.

As such, it is proposed By-law 1022-2014 and the associated Section 37 Agreement be amended to require the cash payment of \$250,000 to go towards general park improvements in proximity of the site, and that this community benefit be subject to the standard re-allocation clause.

## **CONCLUSION**

---

The re-allocation instructions recommended within this report would allow unspent funds from this past development to be re-allocated. Changing the obligation and allowing the \$250,000 to be paid as cash towards general park improvements within proximity of the subject lands will provide the opportunity to realize improvements in the surrounding neighbourhood. Staff recommend that Council approve the proposed City-initiated zoning by-law amendment.

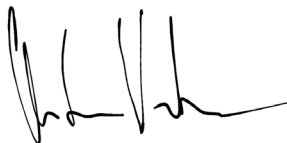
## **CONTACT**

---

Jacob Naidoo, Assistant Planner, Community Planning, Scarborough District, Tel. No. (416) 338-6666, E-mail: [Jacob.Naidoo@toronto.ca](mailto:Jacob.Naidoo@toronto.ca)

## **SIGNATURE**

---



Christian Ventresca, MScPl, MCIP, RPP  
Director, Community Planning  
Scarborough District

## **ATTACHMENTS**

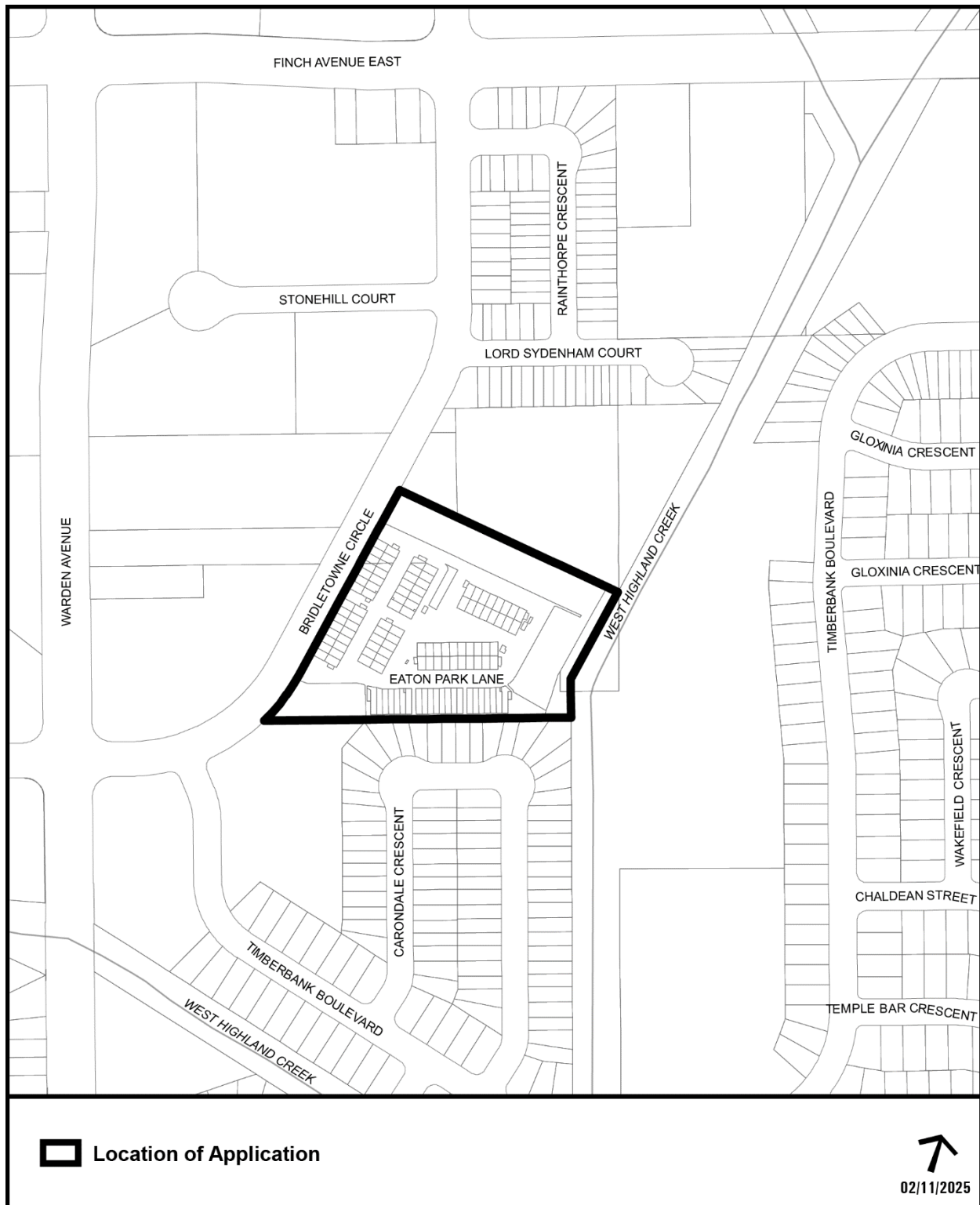
---

### **City of Toronto Information/Drawings**

Attachment 1: Location Map

Attachment 2: Draft Zoning By-law Amendment

## Attachment 1: Location Map



## **Attachment 2: Draft Zoning By-law Amendment**

Attached separately as a PDF