

Authority: Scarborough Community Council Item X, as adopted by City of Toronto Council on ~~, 2020

**CITY OF TORONTO
BY-LAW XXX-2020**

To amend the former City of Scarborough Zoning By-law No. 12797, Agincourt North Community By-law, as amended, with respect to the lands municipally known in the year 2020 as 1571 Sandhurst Circle

Whereas authority is given to Council of the City of Toronto under 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 such 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 or 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, a 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 permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013, 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 secured by one or more agreements between the owner of the land and the City of Toronto;

The Council of the City of Toronto enacts:

- 1. SCHEDULE “A”** of the Agincourt North Community By-law No. 12797 is further amended by deleting the current zoning and adding the following zoning as shown on Schedule ‘1’ attached hereto and forming part of this By-law, together with the following letters and numerals:

CR-xx1-xx2-xx3-xx4-xx5-xx6-xx7-xx8-xx9-xx10-xx11-xx12-xx13-xx14-xx15

- 2. SCHEDULE “B”, PERFORMANCE STANDARD CHART** of the Agincourt North Community Zoning By-law 12797 is further amended by adding the following Performance Standards:

CR - XXX

MISCELLANEOUS

- xx1. For the purpose of **CLAUSE V – INTERPRETATION, SECTION (f), Definitions**, the **front lot line** shall be deemed the lot line coincident with Finch Avenue East as shown on Schedule 1 of By-law -2020 [Clerks to insert number].
- xx2. Minimum building **setbacks** in metres shall comply with those shown on Schedule B, B1, B2 and B3 of By-law -2020 [Clerks to insert number].
- xx3. Notwithstanding Performance Standard xx2, the following building elements may extend into the required building **setback** shown on Schedule 3 as follows;
- a. 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, elevated pedestrian bridge, awnings and canopies, and underground garage ramps and associated structures;
- xx4. Notwithstanding the definition of **height** in **CLAUSE V - INTERPRETATION, Section (f), Definitions**, for the purposes of this By-law, the height of any building shown on Schedule 3 of By-law -2020 [Clerks to insert number], is measured from of 181.80 metres on Phase 1; 181.83 metres on Phase 2; 181.09 metres on Phase 3; 183.53 metres on Phase 4; 183.96 metres on Phase 5; above the Canadian Geodetic Datum elevation and the elevation of the highest point on the building or structure, shall not exceed the height in metres specified by the numbers following the symbol HT of By-law -2020 [Clerks to insert number].
- xx5. Notwithstanding Performance Standard xx4, the following building elements may extend above the permitted heights shown on Schedule 3 as follows;
- 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, roof drainage, window sills, window washing equipment, chimneys, vents, terraces, lightning rods, light fixtures, architectural features, landscaping, and elements of a green roof
- xx6. All waste and recyclable material must be stored in a wholly enclosed building.

INTENSITY OF USE

- xx7. Maximum **gross floor area** of 3.0 times the area of the lot.
- xx8. Maximum 2600 **dwelling units**, of which a minimum of 10% of all **dwelling units** must be 3-bedroom units;

PARKING

- xx9. Minimum vehicle **parking spaces** as follows:
 - a. Minimum of 0.8 **parking spaces** for each one-bedroom dwelling unit;
 - b. Minimum of 0.9 **parking spaces** for each two-bedroom dwelling unit;
 - c. Minimum of 1.1 **parking spaces** for each three-bedroom dwelling unit;
 - d. Minimum of 0.3 **parking spaces** for each dwelling unit within a retirement home;
 - e. **Parking spaces** provided for residential uses and non-residential uses may be provided in a shared **parking garage**; and
 - f. Minimum of 1.0 **parking spaces** and a maximum of 4.0 **parking spaces** for each 100 square metres of non-residential gross floor area.
 - g. Minimum number of **parking spaces** required for each use, is calculated using the following **parking space** rate and occupancy rate:

Land Use	Parking Rate	Parking Rate Occupancy		
		AM	PM	Eve
Resident Visitor	0.15 spaces	10%	35%	100%
Office	1.0 space / 100 square metres GFA	100%	60%	0%
Retail	1.0 space / 100 square metres GFA	20%	100%	100%

- xx10. Car share parking spaces are permitted;
 - a. “car-share” means the practice whereby a number of people share the use of one or more motor vehicles that are owned by a profit or non-profit car-sharing organization and such **car-share** motor vehicles are made available to at least the occupants of the **building** for short term rental, including hourly rental; and

Draft Zoning By-law Amendment (May 2020)

- b. “car-share **parking space**” means a **parking space** exclusively reserved and signed for a car used only for car-share purposes;
- xx11. For each car-share **parking space** provided, the minimum number of **parking spaces** for residents/tenants required, may be reduced by four **parking spaces** up to a maximum of fifteen (15) **parking spaces** where:
- a. the maximum reduction in resident parking spaces resulting from the number of car-share **parking spaces** provided is:

4 x (total number of units / 60), rounded down to the nearest whole number
- xx12. Despite regulations above, non-residential **parking spaces** may be provided on a non-exclusive basis, may be provided within a **public parking** facility.
- xx13. **Loading spaces** will be provided in accordance with Section 220.5.10.1 of Zoning By-law 569-2013, as amended;

BICYCLE PARKING

- xx14. **Bicycle parking spaces** shall be provided at a rate of:
- a. 0.68 long term **bicycle parking spaces** for each **dwelling unit**;
 - b. 0.07 short term **bicycle parking spaces** for each **dwelling unit**;
 - c. 0.13 long term **bicycle parking spaces** per 100 square metres of office **gross floor area**;
 - d. **3 spaces plus** 0.15 short term **bicycle parking spaces** per 100 square metres of office **gross floor area**;
 - e. 0.13 long term **bicycle parking spaces** per 100 square metres of retail **gross floor area**;
 - f. **3 spaces plus** 0.25 short term **bicycle parking spaces** per 100 square metres of retail **gross floor area**;
- xx15. Minimum **amenity space** for all buildings shall be provided in accordance with the following rates:
- a. A minimum of 5,230 square metres of indoor amenity space; and
 - b. A minimum of 4,500 square metres of outdoor amenity space;

SCHEDULE "C", EXCEPTIONS LIST

3. SCHEDULE "C", EXCEPTIONS MAP is amended by deleting Exception No. 1 and 29 from the lands as shown on Schedule 1.
4. 4. SCHEDULE "C", EXCEPTIONS LIST and MAP is amended by adding the following EXCEPTION No. **XXX** to the lands as shown outlined on the attached Schedule 2:

Section 37 Provisions

- (A) Pursuant to Section 37 of the *Planning Act*, and subject to compliance with this By-law, the increase in height of the development is permitted beyond that otherwise permitted on the lands shown as Schedule '1' attached to this By-law, 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; and
- (C) The owner must not use, or permit the use of a **building** or **structure** erected with an increase in height pursuant to this By-law unless the provisions of Schedule A of this By-law are satisfied

Enacted and passed on ~~, 2020

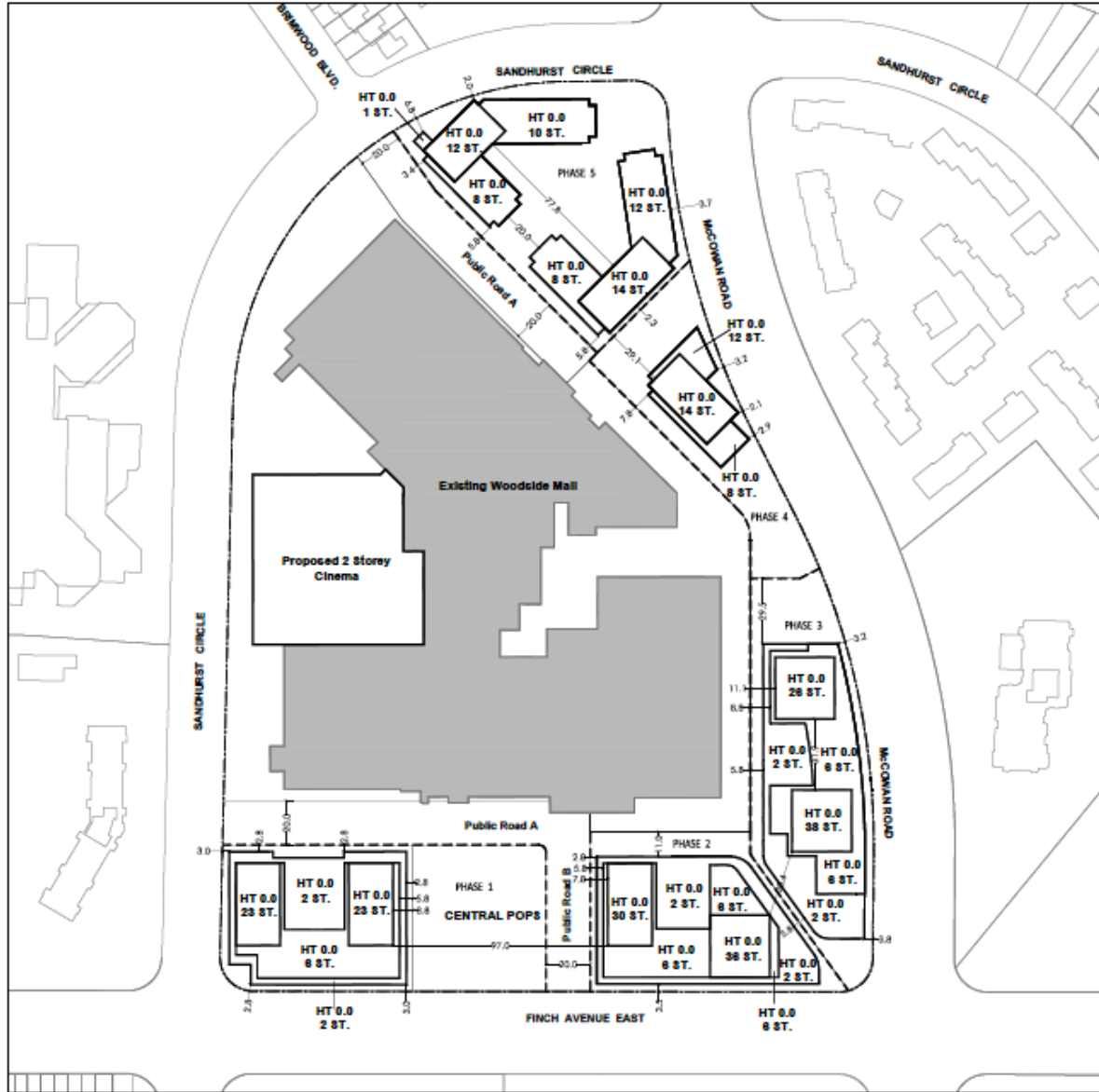
Frances Nunziata,
Speaker

(Seal of the City)

Ulli S. Watkiss,
City Clerk

City of Toronto By-law No. _____-2020

SCHEDULE 'B'



Woodside Mall, Toronto

Zoning By-Law Amendment

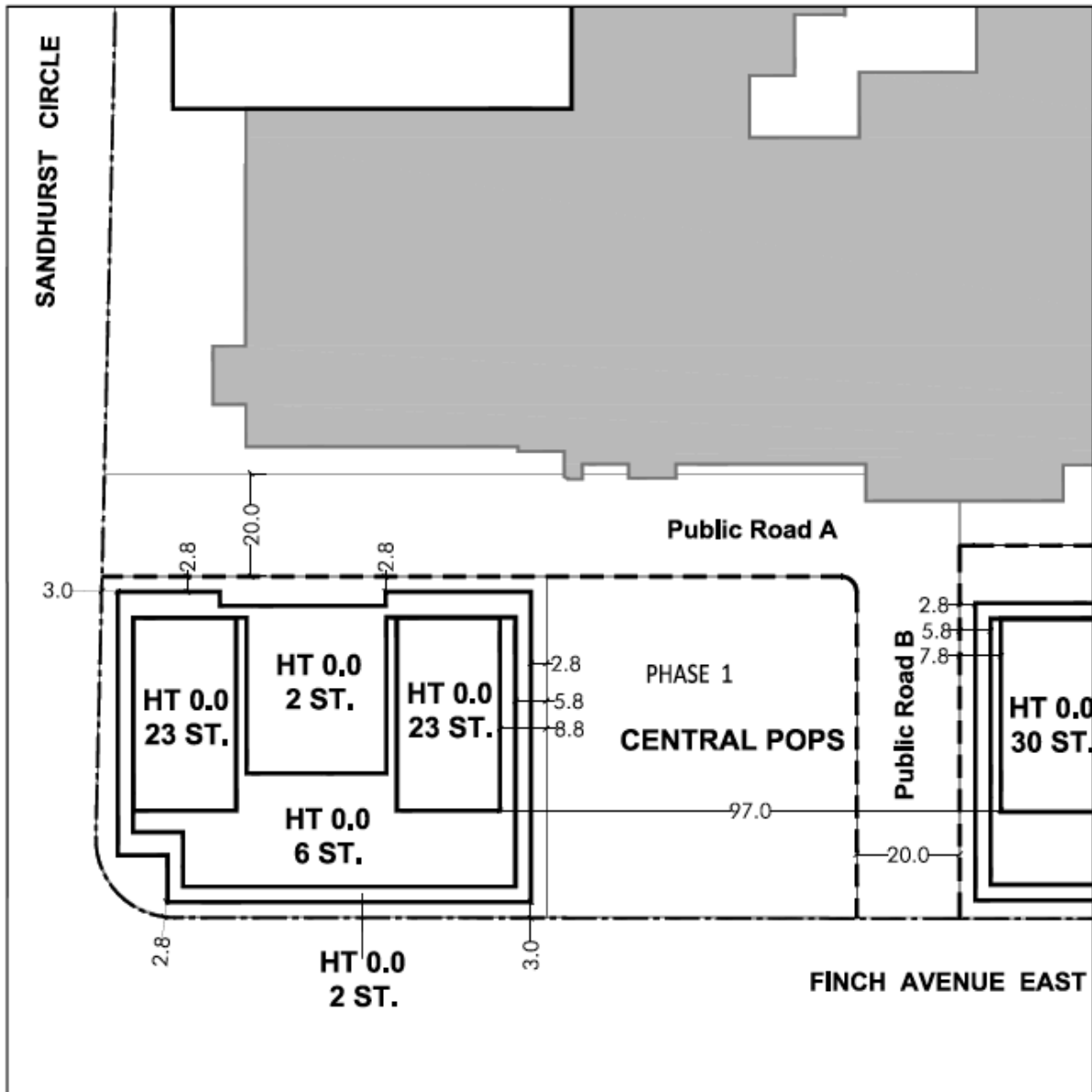
File # _____

 Area Affected by this By-law



Not to Scale

SCHEDULE 'B1'



Zoning By-Law Amendment

Woodside Mall, Toronto

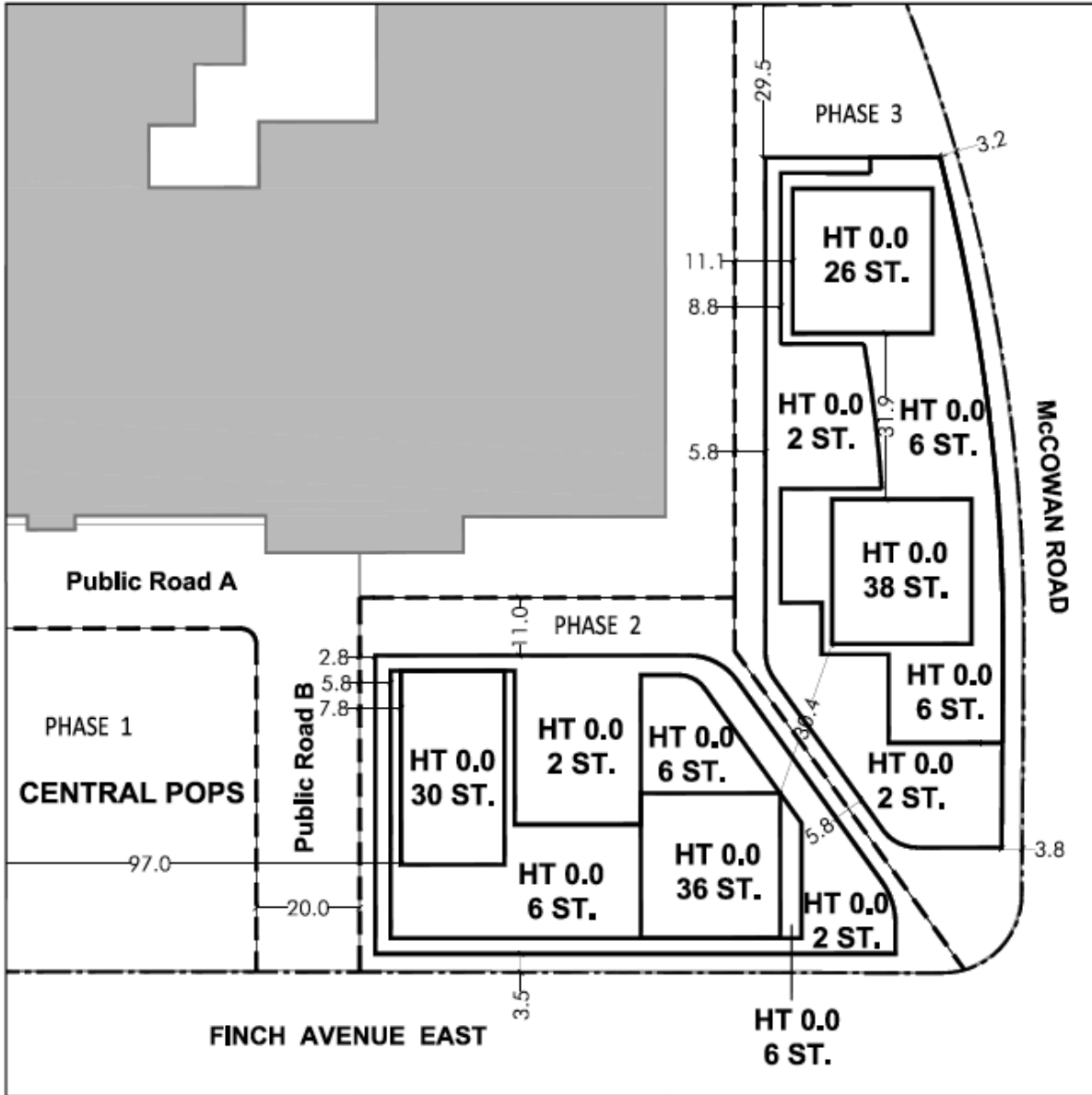
File # _____

 Area Affected by this By-law



Not to Scale

SCHEDULE 'B2'



Woodside Mall, Toronto

Zoning By-Law Amendment

File # _____

 Area Affected by this By-law



Not to Scale

SCHEDULE 'B3'

