

Authority: Scarborough Community Council Item X, as adopted by City of Toronto Council on ~~, 2021

**CITY OF TORONTO
BY-LAW XXX-20201**

To amend former City of Scarborough Employment Districts Zoning By-law No. 24982 (Oakridge Employment District), as amended by By-law No. 951-2005, with respect to the lands municipally known in the year 2020 as 683-683 Warden Avenue

Whereas Council of the City of Toronto has the authority to 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; 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 By-law 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;

The Council of the City of Toronto enacts:

1. **SCHEDULE “A”** of the Oakridge Employment District, as amended by By-law 951-2005, 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

2. SCHEDULE “B”, PERFORMANCE STANDARD CHART of the Oakridge Employment District is further amended by adding the following Performance Standards:

PERMITTED USES

xx1. Permitted Uses:

- Residential
- Retail

INTENSITY OF USE

xx2. Notwithstanding the definition of **gross floor area** in **CLAUSE IV - DEFINITIONS**, **gross floor area** means the sum of the total area of each floor level of a **building**, above and below the ground, measured from the exterior of the **main wall** of each floor level. The **gross floor area** is reduced by the area used in the building for:

- a. parking, loading and bicycle parking below-ground;
- b. required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
- c. storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
- d. shower and change facilities required by this By-law for required bicycle parking spaces;
- e. amenity space required by this By-law
- f. elevator shafts;
- g. garbage shafts
- h. mechanical penthouse; and
- i. exit stairwells in the building.

xx3. Maximum **gross floor area** of 124,500 square metres:

- Maximum residential **gross floor area** of 123,000 square metres; and
- Maximum non-residential **gross floor area** of 1,500 square metres.

xx4. Maximum 1,538 **dwelling units**.

SETBACKS

xx5. Minimum building **setbacks** in metres shall comply with those shown on Schedule 2 of By-law -2021 [**Clerks to insert number**].

xx6. Notwithstanding Performance Standard xx5, the following building elements may extend into the required building **setbacks** shown on Schedule 2 as follows:

- a. balconies, bay windows, terraces, cornices, windowsills, parapets, trellises, pillars, patios, decks, guardrails, balustrades and railings, ornamental elements, architectural features, art and **landscape** features, pilasters, eaves, light fixtures and standards, ornamental elements and railings may encroach to a maximum of (-) metres;
- b. doors, wheelchair ramps, fences, screens, site servicing features, air vents and air intakes, elevated pedestrian bridge, wind mitigation elements, and underground garage ramps and associated **structures** may encroach to a maximum of (-) metres;
- c. awnings and canopies may encroach;

HEIGHT

- xx7. Notwithstanding the definition of **height** in **CLAUSE IV - DEFINITIONS**, the height of a building, as shown on Schedule 2 of By-law -2021 [**Clerks to insert number**], is measured from the Canadian Geodetic Datum elevation of 146.75 metres to the elevation of the highest point of the **building** or **structure**;
- xx8. The maximum **height** of a building must not exceed the height in metres specified by the numbers following the symbol HT as shown on Schedule 2 of By-law -2021 [**Clerks to insert number**].
- xx9. Notwithstanding Performance Standard xx8, the following building elements may extend above the permitted **heights** shown on Schedule 2 as follows:
 - a. equipment used for the functional operation of a **building** including electrical, utility, ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts and overruns, chimneys and vents, solar panels and related equipment, **building** maintenance units, site servicing features and crane **structures** by a maximum of (-) metres;
 - b. architectural features, parapets, planters, **landscaping** features, guard rails, screens, trellises, pergolas, pool equipment and associated decks and platforms, light standards, **green roofs**, seating areas, wheelchair ramps, retaining walls, public art, canopies and awnings, divider screens and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, flagpoles, antennae and satellite dishes by a maximum of (-) metres;
 - c. chillers, flues, cooling towers and window washing equipment by a maximum of (-) metres;
 - d. mechanical penthouse by a maximum of (-) metres;

PARKING

xx10. **Parking spaces** shall be provided at a rate of:

- a. minimum of 0.55 **parking spaces** per **dwelling unit** for residents;
- b. minimum of 0.1 **parking spaces** per **dwelling unit** for visitors of residents; and
- c. minimum of 1 **parking space per 100 square metres** of interior floor area for non-residential uses;

BICYCLE PARKING

xx11. **Bicycle parking spaces** shall be provided at a rate of:

- 0.9 long term **bicycle parking spaces** for each **dwelling unit**;
- 0.1 short term **bicycle parking spaces** for each **dwelling unit**;

AMENITY

xx12. Minimum **amenity space** for buildings containing 20 or more dwelling units shall be provided at a minimum rate of 4.0 square metres for each dwelling unit, of which:

- at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;
- at least 4.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**; and
- no more than 25% of the outdoor component may be a **green roof**

SCHEDULE "C", EXCEPTIONS LIST

3. SCHEDULE "C", EXCEPTIONS MAP is amended by deleting Exception No. 202 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 and/or density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 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 shall not use, or permit the use of, a building or structure erected with an increase in height or density pursuant to this By-law unless all provisions of Schedule A are satisfied.

Enacted and passed on ~~, 2021

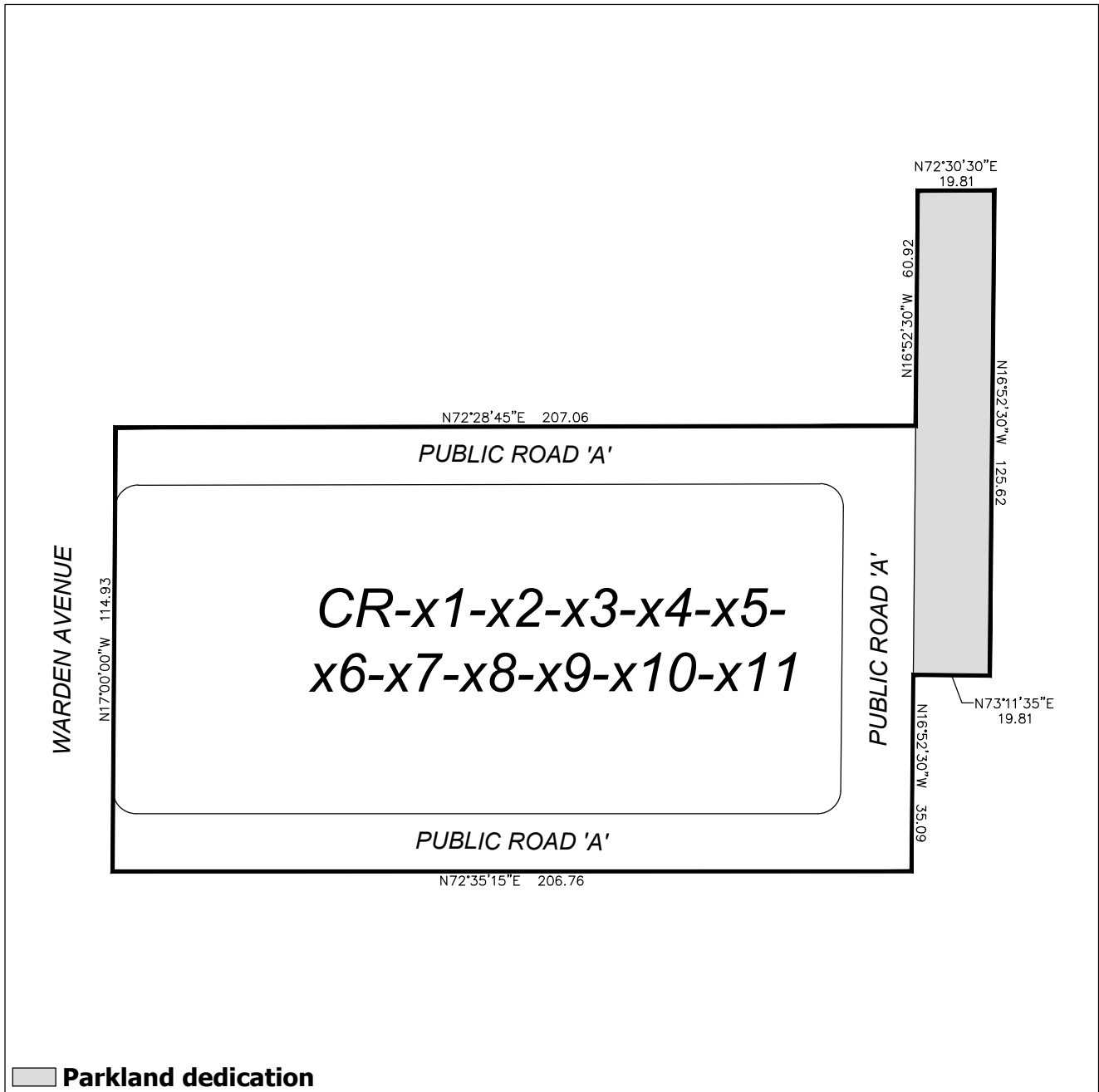
Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

[Insert Schedule A]

SCHEDULE '1'



685 Warden Avenue

Zoning By-Law Amendment

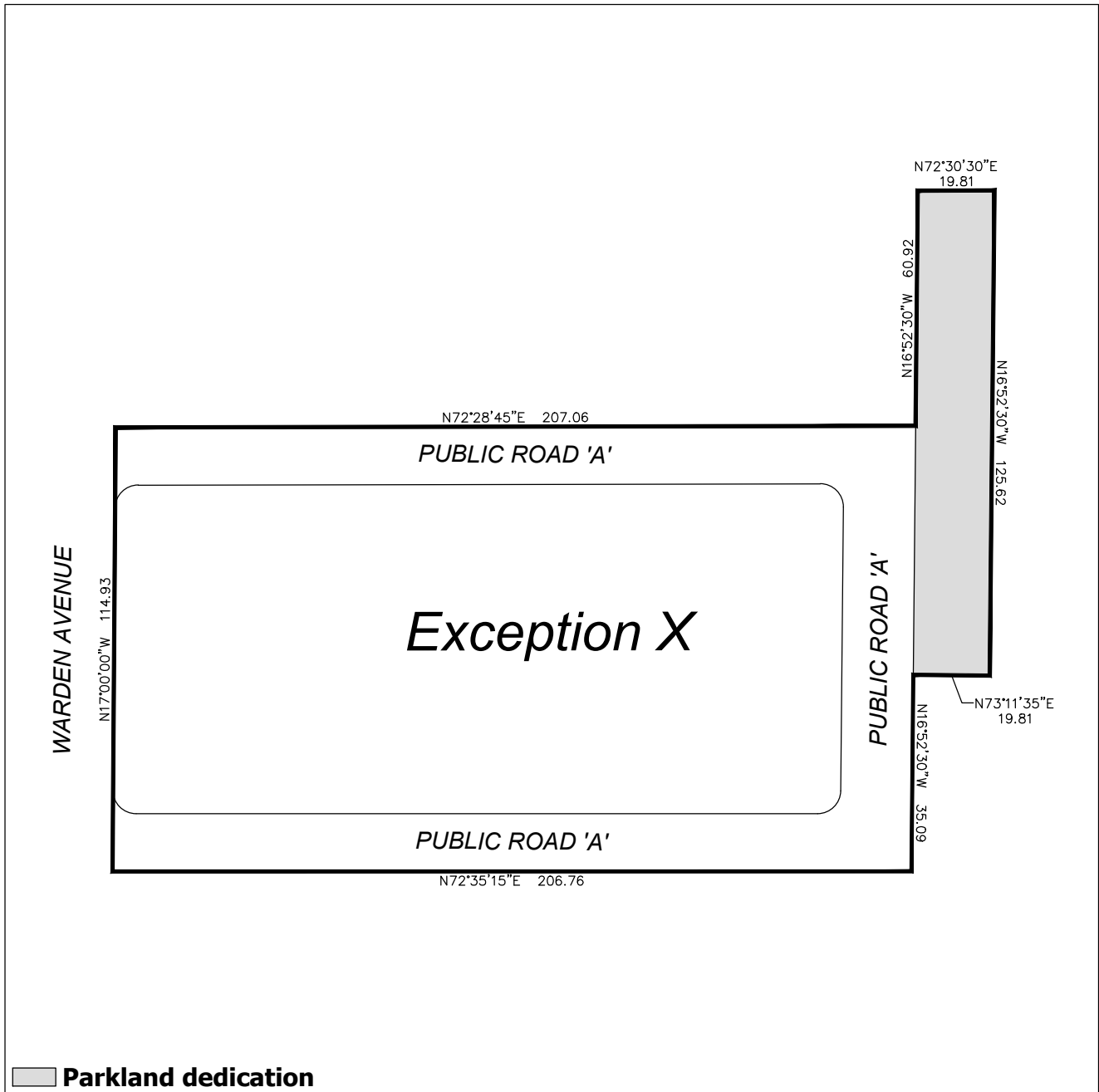
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 Area Affected By This By-law



Not to Scale

SCHEDULE '2'



685 Warden Avenue

Zoning By-Law Amendment

File # _____

 Area Affected By This By-law



Not to Scale