

**175, 185, 195, 205 & 215 Bonis Avenue (Development Site) and 3850 & 3900 Sheppard Avenue East and 2330 & 2350-2362 Kennedy Road (Agincourt Mall lands) – Zoning Amendment Application – Final Report**

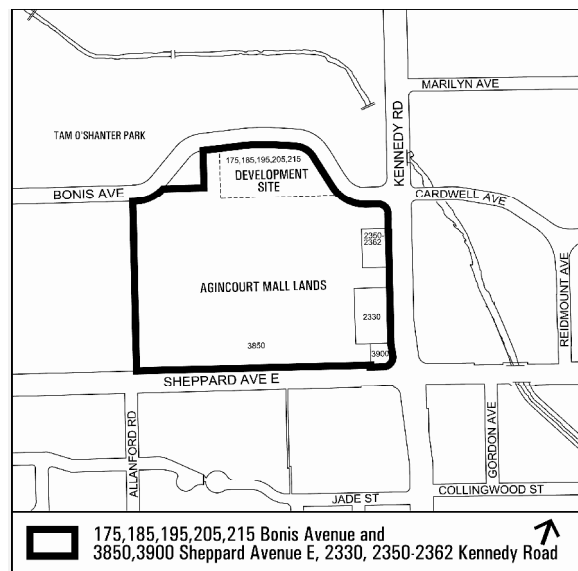
<b>Date:</b>	May 23, 2012
<b>To:</b>	Scarborough Community Council
<b>From:</b>	Acting Director, Community Planning, Scarborough District
<b>Wards:</b>	Ward 40 – Scarborough Agincourt
<b>Reference Number:</b>	11 316949 ESC 40 OZ

**SUMMARY**

This application proposes to amend the Tam O'Shanter Community Zoning By-law No. 12360 of the former City of Scarborough to permit a residential development comprised of two apartment towers, 20 and 22 storeys in height with 527 dwelling units along with 51 three-storey stacked townhouse units on vacant lands located on the south side of Bonis Avenue and municipally known as 175, 185, 195, 205 and 215 Bonis Avenue.

Existing zoning standards apply collectively to the above-noted Bonis Avenue lands and the adjacent Agincourt Mall lands which are known as 3850 & 3900 Sheppard Avenue East and 2330 & 2350-2362 Kennedy Road. As a result, the zoning application also applies to these properties despite no new development proposed on the Agincourt Mall lands.

Existing zoning currently permits 470 dwelling units on the Bonis Avenue lands and collectively, 955 units are permitted on these and the abutting Agincourt Mall lands. An increase of 108 dwelling units on the Bonis Avenue lands is proposed



along with amendments related to parkland dedication and gross floor area. No change in permitted building heights is proposed. The requested zoning amendments have been evaluated and are considered appropriate and will not result in unacceptable impacts to the local area.

This report reviews and recommends approval of the application to amend the zoning by-law.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend the Tam O'Shanter Community Zoning By-law No. 12360, as amended, for the lands at 175, 185, 195, 205 & 215 Bonis Avenue and 3850 & 3900 Sheppard Avenue East and 2330 & 2350-2362 Kennedy Road substantially in accordance with the draft zoning by-law amendment attached as Attachment No. 8.
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.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

### **Agincourt Mall Lands**

In the mid 1990's, a master plan was prepared by the owners of the Agincourt Mall lands to permit the gradual transformation of the approximately 12.4 hectare (30.6 acres) site from a suburban shopping centre to a mixed-use node based, in part, on the future extension of the Sheppard subway.

In 1998 the Ontario Municipal Board (OMB) granted official plan and zoning permissions (including density permissions) based upon the proposed master plan. The plan included 955 residential units, an expanded foodstore and Walmart as anchor tenants, an upgraded mall, hotel/entertainment complex and parking structure. Redevelopment was to occur in phases, subject to market conditions and adequate traffic capacity on nearby streets.

The mall lands have been divided up over time into a number of separate parcels; however, the existing zoning applies collectively to all the lands. Accordingly, the lands have numerous municipal addresses assigned to them (see Attachment 6). The vacant Bonis Avenue lands (development site) is one of these parcels. The current Bonis Avenue addresses were assigned in anticipation of the proposed development at the request of the owners.

Recent re-investment on the mall lands includes the construction of the 6-storey commercial and medical office building at 2330 Kennedy Road.

### **Bonis Avenue Lands (development site)**

These lands were recently conveyed by the owners of the Agincourt Mall lands to the current owners (Gemterra Developments). Prior to this, in 1996, the previous owners secured site plan approval and entered into a site plan agreement to permit a high density residential development with 470 dwelling units in two apartment towers and townhouse blocks in keeping with the proposed master plan and the approved zoning. Gemterra purchased the lands with these permissions in place and with an intention to proceed with a similar but not identical development. The proposal deviates from the existing zoning (see Reasons for the Application section) resulting in the need to seek both minor variances and a zoning by-law amendment.

A minor variance application was submitted in 2011 (A106/11SC) seeking relief from existing zone provisions on the Bonis Avenue lands only in order to allow phase one of development to proceed. These included a reduction in the required floor area of the dwelling units, building projections into the required street yard setback and a reduction in the required residential parking rate. The Committee of Adjustment refused these variances but they were subsequently approved by the OMB in early January 2012.

## **ISSUE BACKGROUND**

### **Proposal**

The proposal consists of two residential apartment towers, 20 and 22 storeys in height, with 527 dwelling units along with 51 three-storey stacked townhouse units and a one-storey common indoor amenity space. Two levels of underground parking are proposed. The development is proposed to be condominium tenure.

Development is proposed in two phases (see Attachment 1), with the westerly 20-storey apartment tower (282 units), west block of 21 townhouse units, common indoor amenity space and the west portion of the underground parking structure proposed as phase one.

Vehicle access to both phases is proposed from a single shared driveway access from Bonis Avenue.

A total of 671 parking spaces are proposed. Eight surface parking spaces are proposed with the balance within two levels of underground parking.

For further project details please refer to the Application Data Sheet (Attachment 7).

## **Development Site and Surrounding Area**

The development site, being the Bonis Avenue lands, is approximately 1.3 hectares (3.2 acres) in area and is currently vacant. The lands have over 220 metres of frontage on the south side of Bonis Avenue.

Abutting uses are as follows:

North: Three condominium apartment buildings ranging in height from 16-24 storeys and 2-4 storey townhouse units, zoned Apartment (A) and Multiple-Family Residential (M);

South: Agincourt Mall lands and associated surface and underground parking. Includes the mall proper with a No Frills foodstore and Walmart as anchor tenants, a single-storey commercial building containing a Beer Store, bank and LCBO outlet and a 6-storey commercial medical office building. The mall lands are zoned Apartment (A), Multiple-Family Residential (M) and Community Commercial (CC) and subject to a Holding (H) provision;

East: 24-storey apartment building at the northwest corner of Kennedy Road and Bonis Avenue, zoned Apartment (A) and Multiple-Family Residential (M); and

West: Agincourt Library and associated surface parking area, zoned Community Commercial (CC). West of the library is the Shepherd Village senior's complex, comprised of buildings ranging in height from 5-11 storeys and zoned Institutional-Social Welfare (I-SW).

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

City Council's planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

All of the lands are designated "Mixed Use Areas" on the Land Use Plan with an "Avenues" overlay on the Sheppard Avenue frontage of the Agincourt Mall lands as shown on the Urban Structure Map (Map 2).

The lands are also located within the Agincourt Secondary Plan area and subject to Site and Area Specific Policy 1. These policies acknowledge that the Agincourt Mall lands are intended to redevelop over time into a more intense mixed use and employment, pedestrian-friendly community which emphasizes and supports a future subway or other transit facilities in the area. A maximum density of development of 1.5 FSI (floor space index) and 150 dwelling units per hectare is permitted as shown on Map 1-2 Maximum Densities Pre-Subway. As noted earlier, the Bonis Avenue lands were previously part of the mall land holdings and for planning purposes are designated and zoned collectively with the adjacent mall lands.

Chapter 3 of the Official Plan contains alternative parkland dedication policies. An alternative parkland dedication rate of 0.4 hectares per 300 units is applied to proposals for residential development provided the development proposal is in a priority area where Council has identified a need for parkland and enacted an alternative parkland dedication by-law. Please refer to the Parkland Dedication section of this report for specific details on the application of this policy to this development proposal.

## **Zoning**

The Bonis Avenue development site and the adjacent Agincourt Mall lands are zoned collectively under the Tam O'Shanter Community By-law No. 12360, as amended, of the former City of Scarborough.

The lands are zoned Apartment Residential (A), Multiple Family Residential (M) and Community Commercial (CC) and are also subject to a Holding (H) provision (see Attachment 6).

The following uses are permitted prior to and upon removal of the holding provision: existing uses, as well as all uses permitted within the Community Commercial (CC) zone, including recreational uses and places of entertainment; bowling alley; billiard hall or pool hall; games arcade; community facilities, including, but not limited to, libraries; apartment buildings; multiple family dwellings; ancillary recreational/amenity uses; parking for libraries; hotels; and subway stations, transit and ancillary facilities.

Prior to the removal of the holding (H) provision, in whole or in part, a maximum of 470 dwelling units and a maximum of 36,850 square metres of non-residential gross floor area are permitted.

Upon removal of the holding provision, the maximum gross floor area for all uses on site shall not exceed 1.55 times the area of the lands and a maximum of 955 dwelling units shall be permitted. The by-law further stipulates that no more than 470 dwelling units shall be permitted on the Bonis Avenue lands. The remaining 485 dwelling units are only permitted on the northwest portion of the mall lands, south of the Agincourt Library lands, but only once building permits have been issued for a cumulative total non-residential gross floor area of not less than 80,000 square metres.

The holding provision may be removed in whole, or in part, when Council is satisfied as to the following:

- availability of transportation improvements which are necessary to accommodate the proposed stage of development and that any necessary agreements between the applicant and the City have been entered into; and
- that the proposed development of the lands will not preclude a subway station, transit and ancillary facilities on the lands.

The zoning by-law also contains a site specific definition of gross floor area.

The zoning also establishes a site specific cash-in-lieu parkland dedication rate of 0.7 hectares per 1,000 persons generated by development and a related occupancy factor for both multiple family and apartment dwellings.

### **Site Plan Control**

The lands are located within a site plan control area. A site plan agreement was registered on the Bonis Avenue lands in 2006 to permit the previous residential development proposal (see Decision History section).

The current owners of the site wish to proceed with a similar development on the site; however, the proposed changes to the plans are significant enough to warrant the submission of a new site plan application which the owners have done. This will also allow the City to secure matters related to the Toronto Green Standards Checklist and the green roof by-law, among other matters, that were not in effect when the existing agreement was entered into.

As noted in the Proposal section, the development is proposed in two phases. Phase one can proceed under the existing zoning whereas phase two requires the approval of the zoning by-law amendment.

### **Reasons for Application**

A zoning amendment is required in order to increase the number of dwelling units permitted on the Bonis Avenue development lands from 470 to 578 (an increase of 108 units). To ensure the existing zoning permissions remain intact for the adjacent Agincourt Mall lands, a corresponding increase in the total number of permitted dwelling units must also be approved. Specifically, this would increase the total from 955 to 1,063 dwelling units. The holding provision (H) is also required to be removed from the Bonis Avenue lands only in order to permit the increase in units subject to the submission of an acceptable transportation impact study. The (H) provision will remain on the Agincourt Mall lands.

The applicants have also requested an amendment to the site specific definition of gross floor area to exclude elevator and other utility shafts from the calculation of gross floor area and that the site specific parkland dedication rate be deleted.

## **Agincourt Mall Owner's Concurrence**

The owners of the Agincourt Mall lands, through their legal counsel, have advised in writing that they are aware of this application, that they have reviewed the planning rationale report submitted and support or have no objection to the applicant's proposed amendments to the zoning by-law.

## **Community Consultation**

Prior to the zoning application being filed, the Ward Councillor held a community information session in September 2011 to ensure local community awareness of the proposal.

A community consultation meeting, hosted by the City Planning Division, was held on March 21, 2012. Notice was sent to landowners and residents within 120 metres of all the lands affected by the proposed zoning amendment and, in addition, to landowners and residents on Bonis Avenue and King Henry Boulevard and on Cardwell Avenue from Kennedy Road to Reidmount Avenue in keeping with the direction of Scarborough Community Council.

The meeting was attended by the applicants and their representatives, City Planning and Transportation Services staff along with staff from the Ward Councillor's office. Approximately thirty members of the public attended.

Issues raised related to the development process, project phasing and timing, traffic impacts and parking. The community was advised and understood that a residential development on the site is already permitted.

## **Agency Circulation**

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

## **COMMENTS**

### **Provincial Policy Statement and Provincial Plans**

The proposal is consistent with the PPS. Among other matters, the proposal will provide for an efficient development pattern and use of land, add to the City's supply and diversity of housing, utilize public infrastructure and services and promote the use of public transit.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. It focuses an appropriate type and scale of development near an identified intensification corridor. The development is also transit supportive and proposes an appropriate transition of built form to nearby uses.

## **Land Use**

The proposed residential use is permitted under the existing zoning. The zoning allows both apartment and multiple family dwellings. The number and type of dwelling units within each phase, however, may change from what is currently proposed provided the total number of permitted dwelling units is not exceeded and all zoning requirements are met. These matters will be secured at the site plan approval stage.

## **Height and Massing**

There is no increase in the height of development proposed beyond what is permitted in the existing zoning.

Building massing is similar to what was previously approved on the site. The proposed townhouse blocks address the Bonis Avenue street frontage and the existing townhouse units on the north side of Bonis Avenue as well as the library site to the west. The two apartment towers are positioned appropriately on the site and maintain a suitable front yard setback. The one-storey indoor amenity building at the south end of the site provides functional amenity space for future residents and also helps define the south limit of the development where it interfaces with the Agincourt Mall site.

## **Gross Floor Area**

The Tam O'Shanter By-law defines gross floor area and what areas are excluded. Existing exclusions include: above and below grade parking structures; utility rooms; basement washrooms and storage rooms; public utilities; enclosed areas for pedestrian walkways; any mezzanine area used for storage purposes for the occupants of the building or buildings; and subway stations, transit and ancillary facilities.

The applicants have requested that voids such as elevator and other utility shafts/ducts also be excluded. Staff have reviewed this request and consider it acceptable as it is largely in keeping with the current directives of the City's ongoing City-wide Zoning By-law review.

## **Increase in Dwelling Units and Removal of Holding (H) provision**

As noted in the Zoning section, a total of 470 units are permitted on the Bonis Avenue lands, with the remaining 485 units permitted on the Agincourt Mall lands. The proposed zoning amendment would increase the permitted unit count on the Bonis lands to 578. This is achieved by a reduction in units sizes from what was previously required and this reduction has already been authorized by the Ontario Municipal Board (see Decision History). In order to ensure that 485 units continue to be permitted on the Agincourt Mall lands, a corresponding increase in the number of permitted uses on these lands must also be approved. The resulting permissions are as follows:

Total number of dwelling units on all lands: 1,063

Maximum dwelling units on Bonis Avenue lands: 578



Maximum dwelling units on Agincourt Mall lands: 485

The increase in dwelling units requires the removal of the holding (H) provision from the Bonis Avenue lands provided the transportation impact study demonstrates no unacceptable impacts on nearby streets (see below). The holding (H) provision will remain on the adjacent Agincourt Mall lands.

### **Traffic Impact & Parking**

A traffic impact study was prepared by BA Group to determine the impact of the additional 108 units proposed. This firm also prepared the initial study in 1997 in support of the existing zoning permissions. The new study found that there is no significant increase in traffic anticipated and that no additional road improvements other than those identified previously are required. The City has accepted the findings of this study.

Recommendations of the initial study that have already been implemented are:

- Construction of a new driveway to Agincourt Mall from Bonis Avenue near the west limit of the Mall lands.
- Modify the adjacent Agincourt Library parking lot and driveway accesses, including shared parking arrangements between the Library and Agincourt Mall.

Previously identified road improvements which are still required to be implemented are as follows:

- Introduce an exclusive northbound right turn lane at the Kennedy/Sheppard signalized intersection (financial securities have already been provided for this work).
- Restripe the existing pavement along Bonis Avenue, generally across the site frontage to provide a three-lane cross section. Detailed functional drawings and pavement marking plans are required as part of the site plan approval process for phase one.

A residential parking rate of 1.13 parking spaces per dwelling unit, of which a minimum of 0.93 spaces per dwelling unit shall be enclosed and designated for residents and 0.2 spaces per dwelling unit shall be designated for visitors, is proposed. This rate has already been approved by the OMB (see Decision History).

### **Parkland Dedication**

The existing zoning contains a parkland dedication rate that has been determined by City Legal staff to be no longer applicable given the City has adopted a new City-wide parkland dedication by-law (By-law No. 1020-2010) which prevails in the event of a conflict with existing zoning provisions related to this matter. Given this determination, the existing site specific zoning standard is proposed to be deleted from the zoning for both the Bonis Avenue development site and the adjacent Agincourt Mall lands.

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows the local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.8 + 1.56 hectares of local parkland per 1,000 people.

The site is in the second lowest quintile of current provision of parkland. The site is also in a parkland priority area, as per the City-wide Parkland Dedication By-law No. 1020-2010.

The owner has applied for site plan approval to permit the construction of two towers, 20 and 22 storeys in height with 527 units and 3 blocks of stacked townhouses (51 units) within a site area of 1.324 hectares (13,240 square metres). At the alternative rate of 0.4 hectares per 300 units specified in By-law No. 1420-2007, the parkland dedication would be 0.7026 hectares (7,026 square metres), which equates to 53% of the site. However, a cap of 15% applies and hence the parkland dedication would be 0.1986 hectares (1,986 square metres).

The applicant is required to satisfy the parkland dedication through a cash-in-lieu payment. The parkland dedication for the subject site is too small to be functional; also the site is in close proximity to an existing City park (Tam O'Shanter). The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit. This parkland payment is required under Section 42 of the Planning Act, and is required as a condition of the building permit application process.

### **Toronto Green Standard**

On October 27, 2009 City Council adopted the two-tiered Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Tier 1 is required for new development. Tier 2 is a voluntary, higher level of performance with financial incentives. Achieving the Toronto Green Standard will improve air and water quality, reduce greenhouse gas emissions and enhance the natural environment.

The applicant is required to meet Tier 1 of the TGS for new residential development.

Features such as bicycle parking, pedestrian connections and lighting, tree planting and other landscape treatments, glass treatments to minimize bird collisions, stormwater management and retention, and collection of recycling and organic waste will all be secured during the site plan approval process.

The development is subject to the Green Roof By-law. A green roof is proposed on top of the one-storey indoor amenity building and the details will also be secured as part of the site plan approval process.

New energy efficiency requirements of the Ontario Building Code will apply to this development and will be secured as part of the building permit process through Toronto Building.

## **School Capacity**

The Toronto District School Board (TDSB) advises that there is insufficient space at the local elementary and secondary schools to accommodate students anticipated from this development and others in the area. At this time, the schools anticipated to serve the development are unknown.

The TDSB advises that the status of local school accommodation should be conveyed to potential purchasers of the proposed units. Specifically, the Board requests that the applicant/developer agree to post and maintain signs on site and include warning clauses in all offers of purchase and sale advising purchasers of the status of local school accommodation. This matter can be addressed during the site plan approval process.

## **Development Charges**

It is estimated that the development charges for this project will be \$4,999,077.00. This is an estimate. The actual charge is assessed and collected upon issuance of the building permit.

## **CONTACT**

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Tel. No. (416) 396-7029  
Fax No. (416) 396-4265  
E-mail: [dmuirhe@toronto.ca](mailto:dmuirhe@toronto.ca)

## **SIGNATURE**

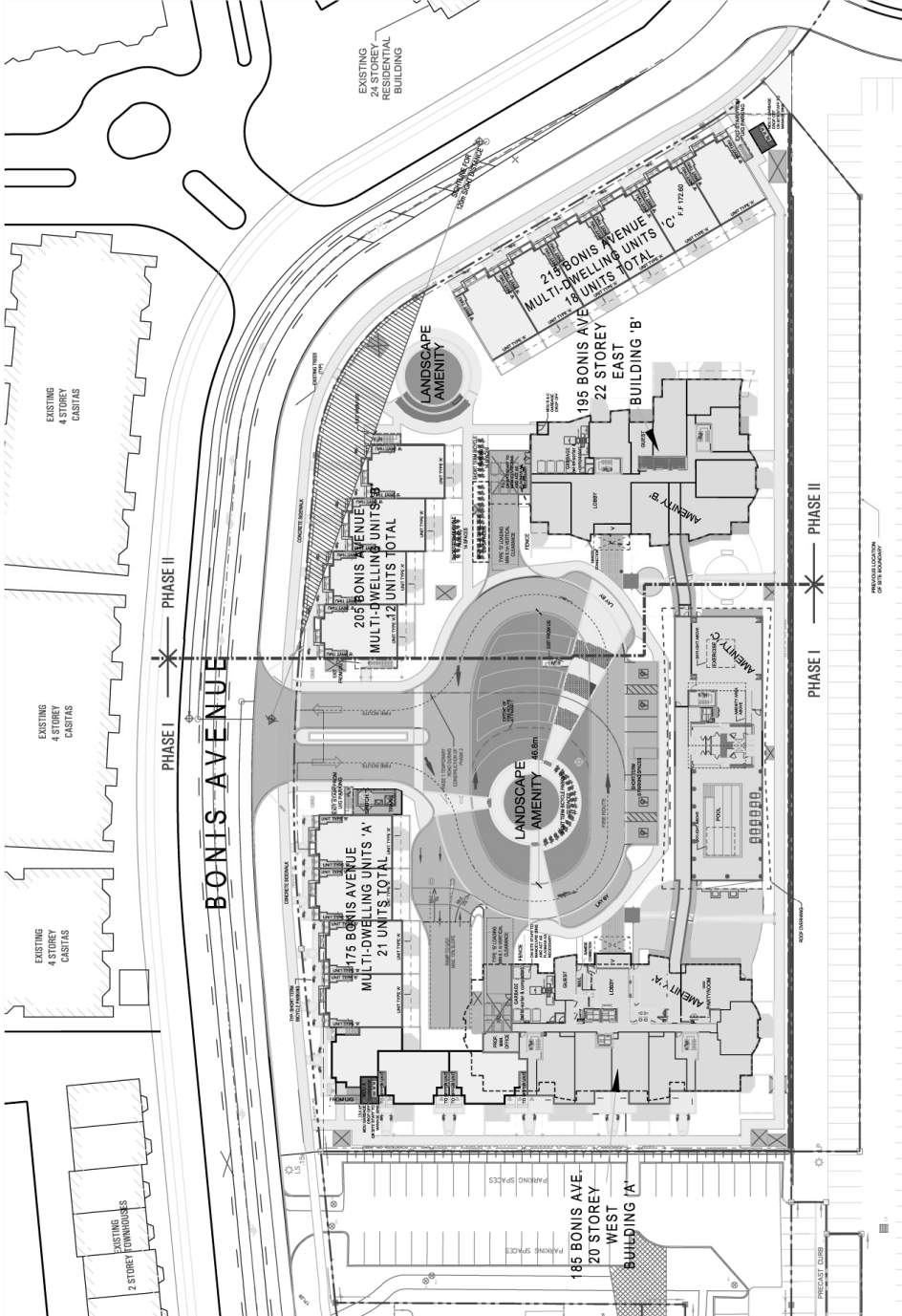
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Victor Gottwald, Acting Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North Elevation  
Attachment 3: South Elevation  
Attachment 4: West Elevation  
Attachment 5: East Elevation  
Attachment 6: Zoning  
Attachment 7: Application Data Sheet  
Attachment 8: Draft Zoning By-law Amendment

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

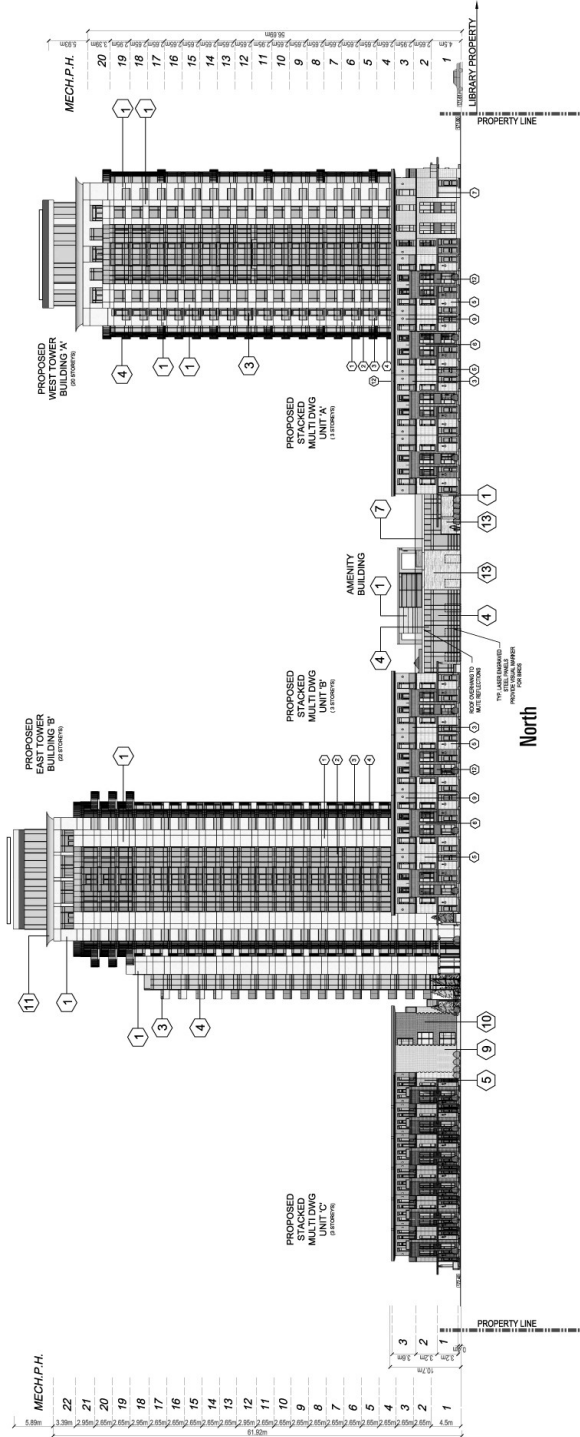
Not to Scale  
1/3/2012



175, 185, 195, 205, 215 Bonis Avenue

File # 11 316949 0Z

# Attachment 2: North Elevation



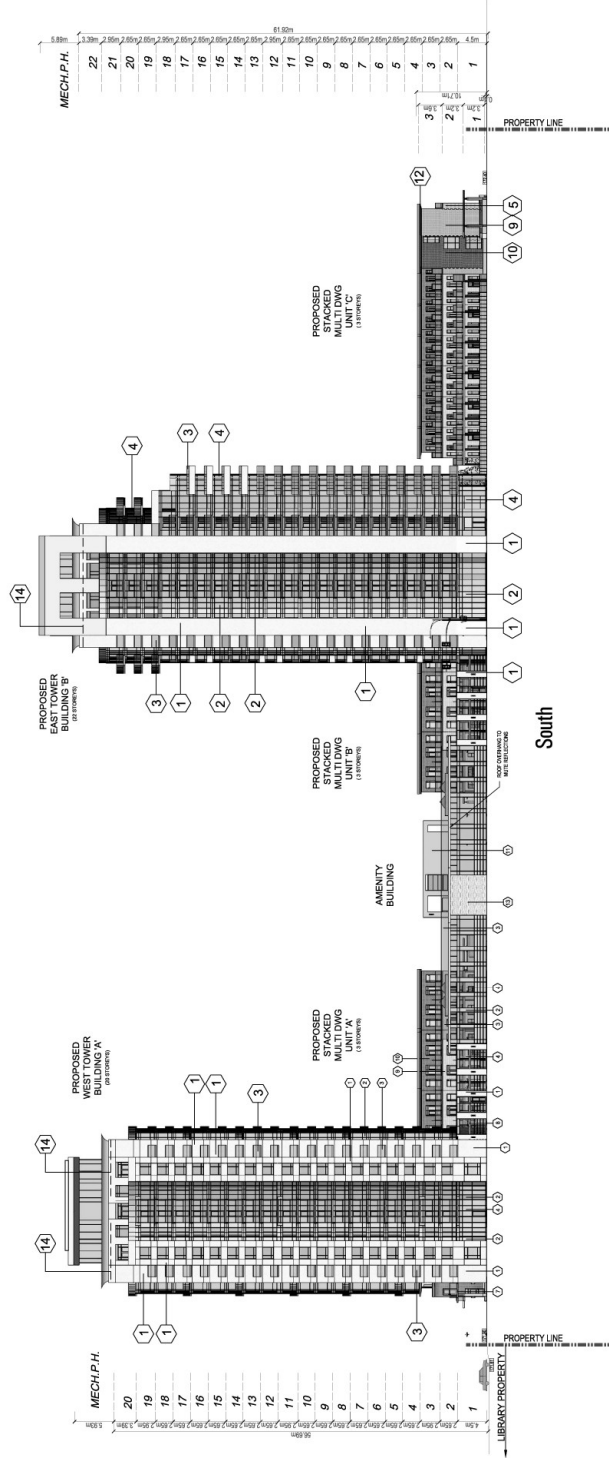
175, 185, 195, 205, 215 Bonis Avenue

Elevations  
Applicant's Submitted Drawing

Not to Scale  
12/15/2011

File # 11 316949 0Z

# Attachment 3: South Elevation



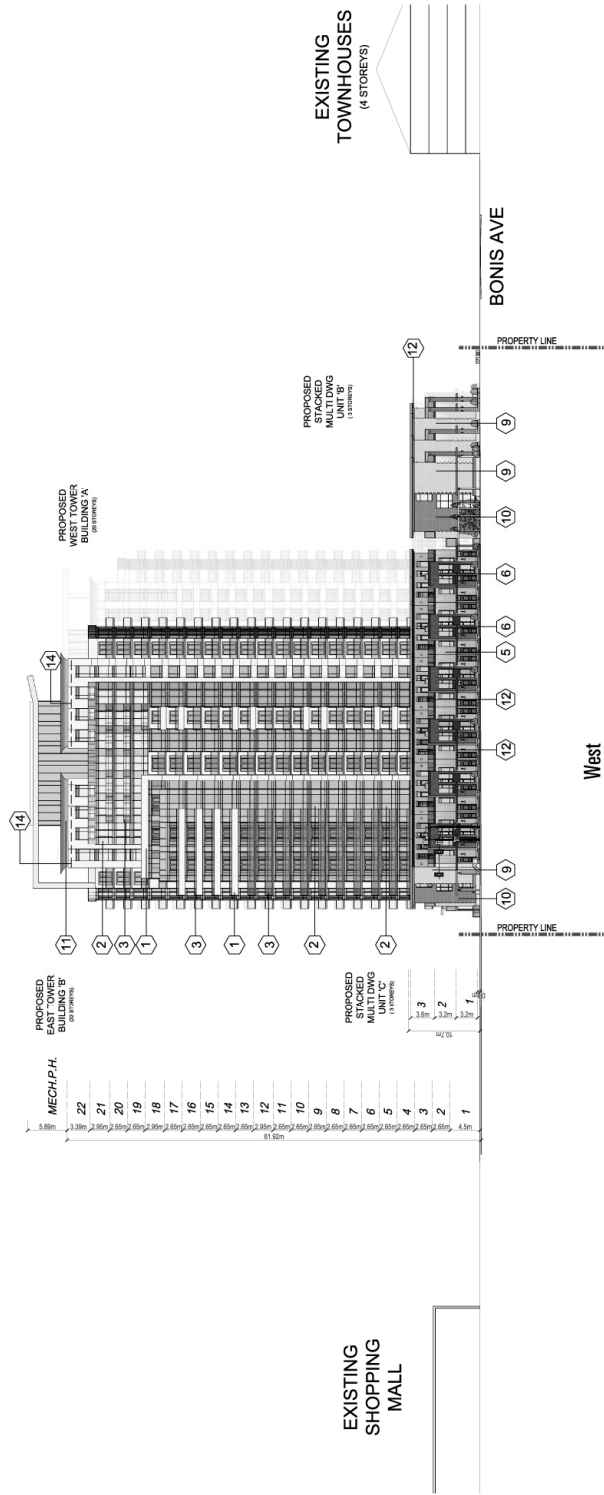
175, 185, 195, 205, 215 Bonis Avenue

Elevations  
Applicant's Submitted Drawing

Not to Scale  
12/15/2011

File # 11 316949 0Z

**Attachment 4: West Elevation**



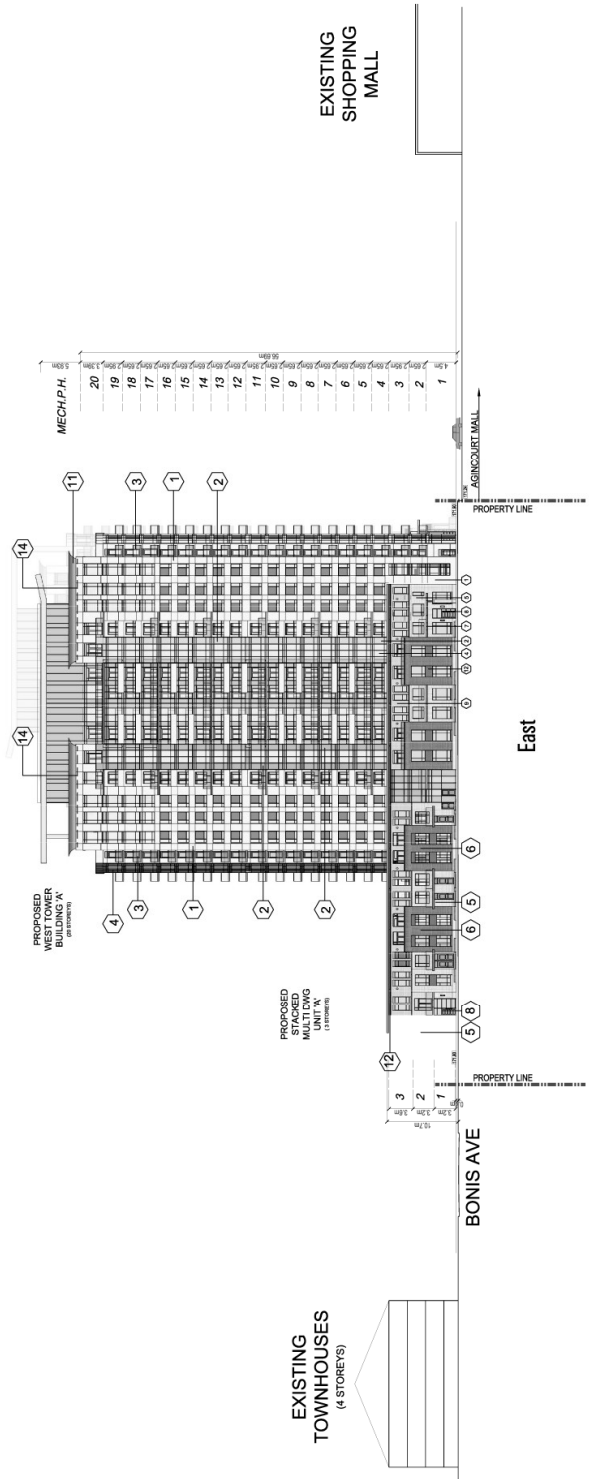
**175, 185, 195, 205, 215 Bonis Avenue**

**Elevations**  
 Applicant's Submitted Drawing

Not to Scale  
 12/15/2011

File # 11 316949 0Z

Attachment 5: East Elevation



175, 185, 195, 205, 215 Bonis Avenue

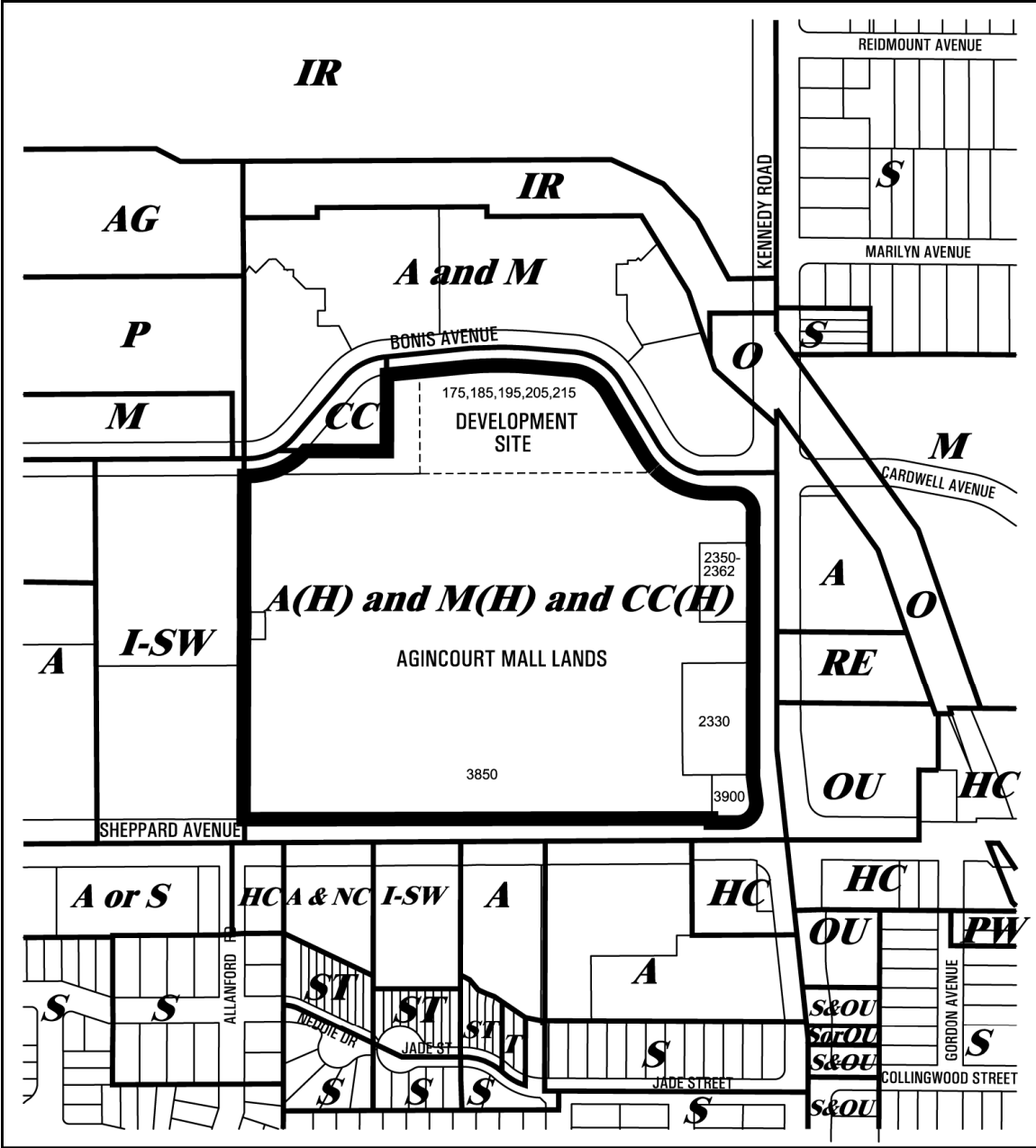
Elevations  
Applicant's Submitted Drawing

File # 11 316949 0Z

Not to Scale  
12/15/2011



Attachment 6: Zoning



**Toronto** City Planning Division  
**Zoning**

175, 185, 195, 205, 215 Bonis Avenue and  
 3850, 3900 Sheppard Avenue E, 2330, 2350-2362 Kennedy Road  
 File # 11-316949 OZ

<i>S</i> Single-Family Residential	<i>NC</i> Neighbourhood Commercial	<i>I-SW</i> Institutional - Social Welfare	Tam O'Shanter Community Bylaw
<i>T</i> Two-Family Residential	<i>CC</i> Community Commercial	<i>RE</i> Residential / Employment	Not to Scale
<i>ST</i> Street Townhouse Residential	<i>HC</i> Highway Commercial	<i>OU</i> Office Uses	↑
<i>M</i> Multiple-Family Residential	<i>PW</i> Place(s) Of Worship	<i>P</i> Park	12/20/11
<i>A</i> Apartment Residential	<i>IR</i> Institutional - Private And Public Recreational		

## Attachment 7: Application Data Sheet

Application Type	Rezoning	Application Numbers:	11 316949 ESC 40 OZ 11 193693 ESC 40 SA
Details	Rezoning, Standard	Application Date:	November 28, 2011

Municipal Address: 115, 185, 195, 205 & 215 BONIS AVE (Development site) and 3850 & 3900 SHEPPARD AVE E and 2330 & 2350-2362 KENNEDY RD (Agincourt Mall lands)

Location Description: PLAN 66M2255 PT BLK 3 RP 66R21456 PART 22 (Bonis lands) AND PT BLK D PLAN M-1366, PT LOT 29, CON 3 & PT BLK A RP 5260 AND PT BLK 3, PLAN 66M-2255 (Agincourt Mall lands)\*\*GRID E4005

Project Description: Application to amend the existing zoning to remove existing H symbol from Bonis Ave lands only, to increase no. of dwelling units on Bonis Ave site from 470 to 578, to permit a corresponding increase in total permitted dwelling units on adjacent Agincourt Mall lands and to address a no. of technical matters, including the definition of gross floor area and parkland dedication rate.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owners:</b>
GEMTERRA DEVELOPMENTS CORP	MAURICE LERMAN c/o GEMTERRA	TURNER FLEISCHER ARCHITECTS INC.	GEMTERRA DEVELOPMENTS CORPORATION (Bonis Ave) & 1098748 ONTARIO LIMITED (Agincourt Mall lands)

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	1
Secondary Plan Area:	Agincourt Secondary Plan	Historical Status:	N/A
Zoning:	A(H) and M(H) and CC(H)	Site Plan Control Area:	YES
Height Limit (m):	64		

### PROJECT INFORMATION (Bonis Avenue development lands)

Site Area (sq. m):	13253.2	Height:	Storeys:	20 & 22
Frontage (m):	223		Metres:	61.7
Depth (m):	85.3			
Total Ground Floor Area (sq. m):	4472.2		<b>Total</b>	
Total Residential GFA (sq. m):	44127.9		Parking Spaces:	671
Total Non-Residential GFA (sq. m):	0		Loading Docks	2
Total GFA (sq. m):	44127.9			
Lot Coverage Ratio (%):	33.7			
Floor Space Index:	3.3			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	381
2 Bedroom:	146
3 + Bedroom:	51
Total Units:	578

### FLOOR AREA BREAKDOWN (upon project completion)

		Above Grade	Below Grade
Residential GFA (sq. m):	44127.9		0
Retail GFA (sq. m):	0	0	0
Office GFA (sq. m):	0	0	0
Industrial GFA (sq. m):	0	0	0
Institutional/Other GFA (sq. m):	0	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Doug Muirhead, Senior Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 396-7029</b>

## Attachment 8: Draft Zoning By-law Amendment

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 Tam O'Shanter Community Zoning By-law No. 12360, as amended, of  
the former City of Scarborough  
With respect to the lands municipally known as,  
175, 185, 195, 205 & 215 Bonis Avenue and  
3850 & 3900 Sheppard Avenue East and 2330 & 2350-2362 Kennedy Road**

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*;

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

1. **SCHEDULE "A"** of the Tam O'Shanter Community Zoning By-law No. 12360 is amended by removing the Holding Provision (H) from the lands known as 175, 185, 195, 205 and 215 Bonis Avenue as shown on Schedule '1' attached hereto and forming part of this by-law.
2. **SCHEDULE "B", PERFORMANCE STANDARD CHART**, is amended by deleting Performance Standards 305 and 306 and replacing them with the following:

#### **INTENSITY OF USE**

305. The maximum **gross floor area** of all uses combined on the lands identified as Exceptions 7 and 9 as shown on the accompanying Schedule "C" map, not including any portion of the lands dedicated to the municipality for road purposes, shall not exceed 1.55 times the area of the lands.

Notwithstanding Clause V (f) **gross floor area** shall also exclude the following areas: any mezzanine area used for storage purposes for the occupants of the building or buildings; enclosed areas used for pedestrian walkways; above grade parking structures; public utilities; subway

stations, transit and ancillary facilities; elevator shafts; mechanical penthouse; stairwells; and heating, cooling and ventilation ducts or utility shafts.

306. A maximum of 1,063 **dwelling units** shall be permitted on the lands identified as Exception 9 as shown on the accompanying Schedule "C" map, of which no more than 485 **dwelling units** shall be permitted on Parts C and D of Exception 9 as shown on the accompanying Schedule "C" map and no more than 578 **dwelling units** shall be permitted on Parts A and B of Exception 9 as shown on the accompanying Schedule "C" map.

**3. SCHEDULE "C", EXCEPTIONS LIST**, is amended as follows:

EXCEPTION 9 is hereby amended as follows:

The provisions of Exception 9 (iii) are deleted and replaced as follows:

- (iii) Prior to the removal of the Holding Provision (H) in whole or in part from the lands, the following intensity of uses shall be permitted:

Intensity of Uses Prior to the (H) Removal:

- A maximum non-residential **gross floor area** of 36,850 m<sup>2</sup> as defined in Performance Standard 305.

The provisions of Exception 9 (vii) are deleted in their entirety.

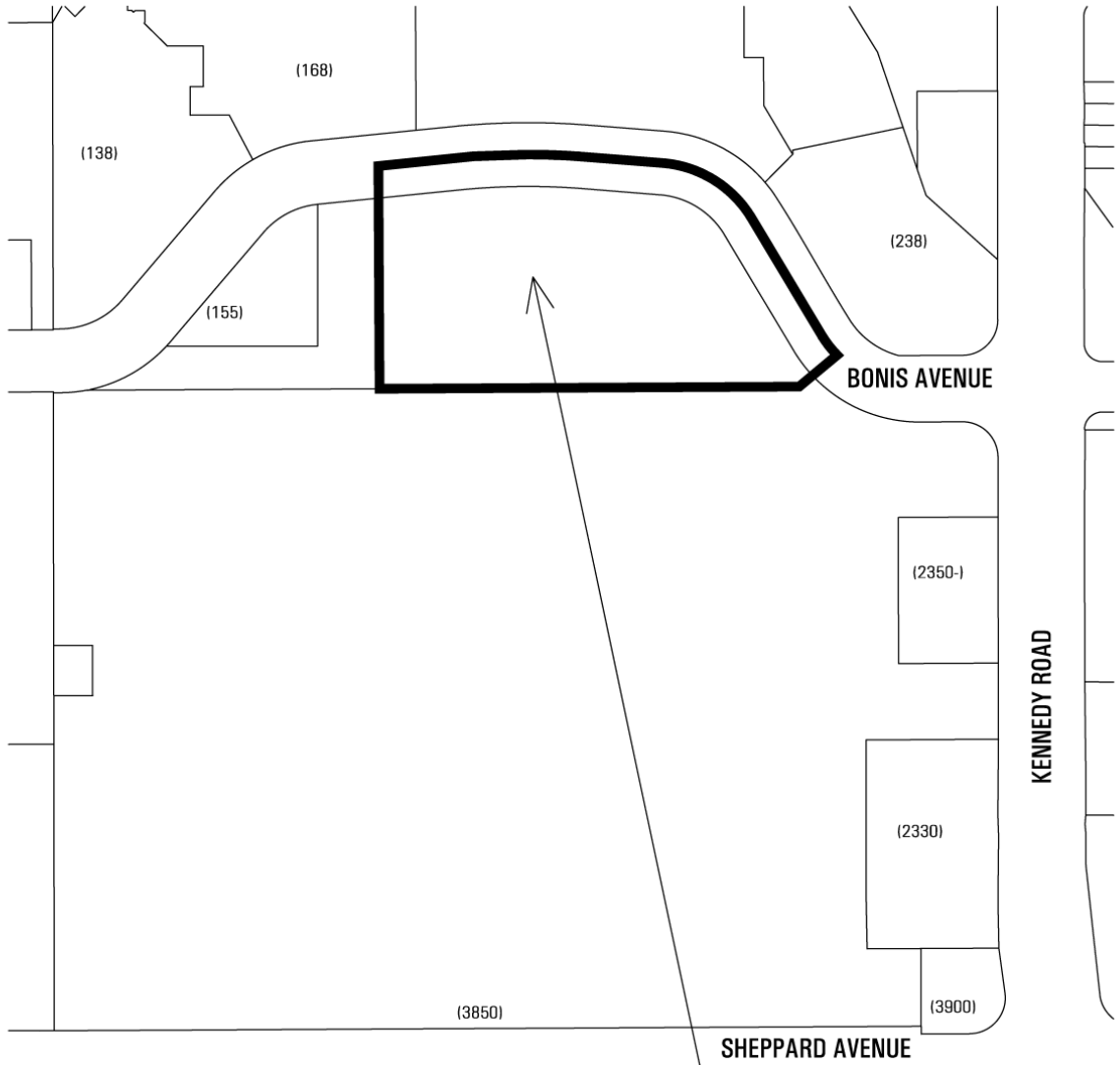
ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

# Schedule '1'



A and M and CC-790-86-  
201-305-306-426-452

**TORONTO** City Planning  
Division  
**Zoning By-Law Amendment**

175, 185, 195, 205, 215 Bonis Avenue and  
3850, 3900 Sheppard Ave. East; 2330, 2350-2362 Kennedy Rd.  
File # 11 316949 ESC 40 OZ

 Area Affected By This By-Law

Tam O'Shanter Com. Bylaw  
Not to Scale  
05/10/12

