

Authority: North York Community Council Item NY12.35 as adopted by City of Toronto Council on March 10, 2016

CITY OF TORONTO

BY-LAW 107-2017

To amend former City of North York Zoning By-law 7625, as amended, with respect to the lands municipally known as 1-35, 45-69 and 6-66 Adra Villaway, 1-25, 2-24, 30-44 and 37-53 Grado Villaway 1-29 and 2-28 Tomar Villaway.

Whereas authority is given to Council by Sections 34 and 37 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 pursuant to Section 37 of the *Planning Act*, the council of a municipality may, in a By-law passed under Section 34 of the *Planning Act*, authorize increases in the height and density of development otherwise permitted by the By-law that will be permitted in return for the provision of such facilities, services and 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 or matters in return for an increase in the height and 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 owners of the lands hereinafter referred to have elected to provide the facilities, services and matters as hereinafter set forth; and

Whereas the increase in the density of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands by the By-law, 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 to be secured by one or more agreements between the owners of such lands and the City of Toronto; and

Whereas the City of Toronto has required the owners of the aforesaid lands to enter into one or more agreements having been executed dealing with certain facilities, services and matters in return for the increase in density in connection with the aforesaid lands as permitted by this By-law;

The Council of the City of Toronto enacts:

1. Schedules "B" and "C" of By-law 7625 of the former City of North York are amended in accordance with Schedule 1 attached to this By-law;
2. Section 64.16 of By-law 7625 of the former City of North York is amended by adding the following Section:

64.16(103) RM1(103)

DEFINITIONS

- a. For the purpose of this exception the following definitions will apply:
 - i. "Established Grade" shall mean 147.29 metres above sea level;
 - ii. "Recreational Amenity Area" shall mean a private area that is available to the occupants of a dwelling unit for social and recreational purposes including indoor or outdoor space; and
 - iii. "Temporary Rental and/or Sales Office" shall mean a building or a portion of a building, or sales trailer, used exclusively for the marketing, initial sale and/or initial renting of dwelling units to be erected on any portion of the lands;

PERMITTED USES

- b. The only permitted uses shall be:
 - i. Multiple Attached Dwelling and uses accessory thereto, including a Recreational Amenity Area; and
 - ii. Temporary Rental and/or Sales Office;

USE QUALIFICATIONS

- c. An outdoor Recreational Amenity Area may be located on a rooftop;
- d. No regulations shall apply to a Temporary Rental and/or Sales Office;

EXCEPTION REGULATIONS

- e. The maximum number of dwelling units shall be 48;

YARD SETBACKS

- f. Notwithstanding Section 16.2.4 (Yard Setbacks) the minimum yard setbacks shall be as shown on Schedule RM1(103);

GROSS FLOOR AREA

- g. The maximum permitted gross floor shall be 5,394 square metres;

BUILDING HEIGHT

- h. Notwithstanding Section 16.2.6 (Building Height) the maximum building heights shall not exceed the maximum heights in metres and number of storeys as shown on Schedule RM1(103);
- i. Penthouse(s) or other roof structure(s) which are used only as an ornament, for a landscaping feature such as a trellis, serve a building function such as vents, antennae, stair access to roof or roof terrace, or constitute or house mechanical equipment:
 - i. Does not constitute a storey and shall be disregarded in calculating the height of the building; and
 - ii. Shall cover no more than 50 percent of the area of the roof for any other building;
- j. Notwithstanding Section 16.2.6 (Building Height) the maximum building heights shall not exceed the maximum heights in meters and number of storeys as shown on Schedule RM1(103);

BUILDING ENVELOPES

- k. The maximum above ground building envelope for Blocks A and B excluding parking garages and mechanical structures, shall be as set out on Schedule RM1(103);
- l. Permitted projections outside of building envelopes include:
 - i. Canopies, balconies, porches and decks shall be permitted to project outside of the building envelopes a maximum of 1.8 metres;
 - ii. Belt courses, chimney breasts, cornices, eaves or gutters, pilasters and sills shall be permitted to project outside of the building envelopes a maximum of 0.5 metres; and
 - iii. Exterior stairways, ramps, pergolas and gazebos, rooftop access stairwells are permitted to project outside of building envelopes;

PARKING

- m. Notwithstanding Section 6A(2) (Parking Requirements) of By-law 7625, there shall be a minimum of 1.15 spaces per dwelling unit of which 0.15 spaces per dwelling unit shall be for the use of visitors;
- n. Notwithstanding Section 6A(4)(a) (Location of Parking Spaces) of By-law 7625, all required parking may be provided within the lands shown on Schedule RM1(103);

OTHER PROVISIONS

- o. The provisions of Section 15.8 (Landscaping) and of Sections 16.2.1 (Lot Area), 16.2.2 (Lot Coverage), 16.2.3 (Street Frontage), 16.2.5 (Floor Area) and 16.3.2 (Distance Between Buildings) shall not apply;
- p. No person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - i. All new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - ii. All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational; and

LAND DIVISION

- q. Notwithstanding any severance, partition or division of the lands shown on Schedule RM1(103), the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.
- 3. Section 64.16 of By-law 7625 of the former City of North York is amended by adding Schedule RM1(103) attached to this By-law.
 - 4. Section 64.18 of By-law 7625 of the former City of North York is amended by adding the following Section:

64.18(105) RM3(105)**DEFINITIONS**

- a. For the purpose of this exception the following definitions will apply:
 - i. "Apartment House Dwelling" and uses accessory thereto, including a Recreational Amenity Area, Administrative Office and Caretaker Room, shall mean a building containing more than four (4) dwelling units, each having access either from an internal corridor system or direct access at grade, or any combination thereof;
 - ii. "Bicycle Parking" shall mean an area below established grade or at the first floor that is equipped with bicycle racks or lockers for the purpose of parking and securing bicycles, but is not intended for general storage use;
 - iii. "Established Grade" shall mean 147.29 metres above sea level;

- iv. "Gross Floor Area" shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any areas used as enclosed balconies, but excluding:
 - A. any space used exclusively for motor vehicle parking, including ancillary areas, ramps and driveways;
 - B. any space used exclusively for bicycle parking;
 - C. any space used exclusively for loading;
 - D. the floor area of unenclosed residential balconies; and
 - E. Recreational Amenity Area;
- v. "Recreational Amenity Area" shall mean an area that is communal and available to all occupants of a building for social and recreational purposes including indoor or outdoor space;
- vi. "Temporary Rental and/or Sales Office" shall mean a building or a portion of a building, or sales trailer, used exclusively for the marketing, initial sale and/or initial renting of dwelling units to be erected on any portion of the lands;
- vii. "Administrative Office" shall mean an area that is used by the operator and owner to conduct all administrative functions associated with the Apartment House Dwelling; and
- viii. "Caretaker Room" shall mean an area that is used by a custodian, tradesman or any other staff member or contractor of the Apartment House Dwelling operator used for making repairs, storage and general maintenance related to the upkeep of the Apartment House Dwelling;

PERMITTED USES

- b. The only permitted uses shall be:
 - i. Apartment House Dwelling and uses accessory thereto, including Recreational Amenity Area, Administrative Office and Caretaker Room; and
 - ii. Temporary Rental and/or Sales Office;

USE QUALIFICATIONS

- c. An outdoor Recreational Amenity Area may be located on a rooftop.

- d. No regulations shall apply to a Temporary Rental and/or Sales Office;

EXCEPTION REGULATIONS

- e. The maximum number of dwelling units shall be 67;

YARD SETBACKS

- f. Notwithstanding Section 18.3.4 (Yard Setbacks) the minimum yard setbacks shall be as shown on Schedule RM3(105);
- g. The minimum yard setback for parking structures and structures associated thereto below established grade shall be 0.0 metres from any lot line;

GROSS FLOOR AREA

- h. Notwithstanding Section 18.3.5 (Gross Floor Area) the maximum permitted gross floor shall be 9,313 square metres;

BUILDING HEIGHT

- i. Notwithstanding Section 18.3.6 (Building Height) the maximum building height building heights shall not exceed the maximum heights in meters and number of storeys as shown on Schedule RM3(105);
- j. Penthouse(s) or other roof structure(s) which are used only as an ornament, for a landscaping feature such as a trellis, serve a building function such as vents, antennae, stair access to roof or roof terrace, or constitute or house mechanical equipment:
 - i. Does not constitute a storey and shall be disregarded in calculating the height of the building; and
 - ii. Shall cover no more than 50 percent of the area of the roof for any other building;

BUILDING ENVELOPES

- k. The maximum above ground building envelope for Block C excluding parking garages and mechanical structures, shall be as set out on Schedule RM3(105);
- l. Permitted projections outside of building envelopes include:
 - i. Canopies, balconies, porches and decks shall be permitted to project outside of the building envelopes a maximum of 1.8 metres;

- ii. Belt courses, chimney breasts, cornices, eaves or gutters, pilasters and sills shall be permitted to project outside of the building envelopes a maximum of 0.5 metres; and
- iii. Exterior stairways, ramps, pergolas and gazebos, rooftop access stairwells are permitted to project outside of building envelopes;

RECREATIONAL AMENITY AREA

- m. A minimum of 2.0 square metres per dwelling unit of indoor recreational amenity area shall be provided;
- n. A minimum of 2.0 square metres per dwelling unit of outdoor recreational amenity area shall be provided;

PARKING

- o. Notwithstanding Section 6A(2) (Parking Requirements) of By-law 7625, there shall be a minimum of 1.15 spaces per dwelling unit of which 0.15 spaces per dwelling unit shall be for the use of visitors;

BICYCLE PARKING

- p. A minimum of 0.75 bicycle parking spaces per dwelling unit of which 0.07 spaces shall be provided for the use of visitors;

LOADING

- q. Notwithstanding Section 6A(16) (Loading Requirements) of By-law 7625, loading shall be provided as follows:
 - i. a minimum of one (1) Type 'G' loading space shall be provided;
- r. A Type 'G' loading space means a loading space that is a minimum of 4.0 metres wide, a minimum of 13.0 metres long and has a minimum vertical clearance of 6.1 metres;

OTHER PROVISIONS

- s. The provisions of Section 15.8 (Landscaping) and of Sections 18.3.1 (Lot Area), 18.3.2 (Lot Coverage), and 18.3.3 (Lot Frontage) shall not apply;
- t. No person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - i. All new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and

- ii. All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational; and

LAND DIVISION

- u. Notwithstanding any severance, partition or division of the lands shown on Schedule RM3(105), the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred.
5. Section 64.18 of By-law 7625 of the former City of North York is amended by adding Schedule RM3(105) attached to this By-law.
6. Section 64.20-A of By-law 7625 of the former City of North York is amended by adding the following Section:

64.20-A (240) RM6(240)

DEFINITIONS

- a. For the purpose of this exception the following definitions will apply:
 - i. "Apartment House Dwelling" shall mean a building containing more than four dwelling units, each having access either from an internal corridor system or direct access at grade, or any combination thereof;
 - ii. "Bicycle Parking" shall mean an area below established grade or at the first floor that is equipped with bicycle racks or lockers for the purpose of parking and securing bicycles, but is not intended for general storage use;
 - iii. "Established Grade" shall mean 146.365 metres above sea level;
 - iv. "Gross Floor Area" shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any areas used as enclosed balconies, but excluding:
 - A. any space used exclusively for motor vehicle parking, including ancillary areas, ramps and driveways;
 - B. any space used exclusively for bicycle parking;
 - C. any space used exclusively for loading;
 - D. the floor area of unenclosed residential balconies; and
 - E. Recreational Amenity Area;

- v. "Recreational Amenity Area" shall mean an area that is communal and available to all occupants of a building or a group of buildings within a zone for social and recreational purposes including indoor or outdoor space, playgrounds, tennis courts, lawn bowling greens, indoor or outdoor swimming pools, exercise or entertainment rooms, and other similar uses;
- vi. "Storey" shall be as defined in By-law 7625 except that it shall not include the mechanical penthouse level of a building and it shall not include a mezzanine level located between the first storey and the second full storey of a building provided that the gross floor area of the mezzanine level shall not exceed 50 percent of the gross floor area of the first storey in the building; and
- vii. "Temporary Rental and/or Sales Office" shall mean a building or a portion of a building, or sales trailer, used exclusively for the marketing, initial sale and/or initial renting of dwelling units to be erected on any portion of the lands;

PERMITTED USES

- b. The following uses shall be permitted:
 - i. Apartment House Dwelling and uses accessory thereto, including Recreational Amenity Areas; and
 - ii. Temporary Rental and/or Sales Office;

USE QUALIFICATIONS

- c. Outdoor Recreational Amenity Areas may be located on balconies or roof top terraces;
- d. No regulations shall apply to a Temporary Rental and/or Sales Office;

EXCEPTION REGULATIONS

COVERAGE

- e. The provisions of Section 20-A.2.2 (Lot Coverage) shall not apply;

LANDSCAPING

- f. The provisions of Section 15.8 (Landscaping) shall not apply;

DWELLING UNITS

- g. A maximum of 529 dwellings units shall be permitted;

YARD SETBACKS

- h. The provisions of Sections 20-A.2.4 (Yard Setbacks) and 20-A.2.4.1 (Distance Between Buildings) of By-law 7625 shall not apply;
- i. The minimum yard setbacks for buildings and structures above established grade shall be as shown on Schedule RM6(240);
- j. The minimum yard setback for parking structures and structures associated thereto below established grade shall be 0.0 metres from any lot line;

PERMITTED PROJECTIONS INTO MINIMUM YARD SETBACKS

- k. The permitted projections into required yard setbacks shall be as set out in Section 6(9) of By-law 7625 except that open balconies may project a maximum of 1.8 metres into any yard setback;

GROSS FLOOR AREA

- l. Notwithstanding Section 20.A.2.5 (Gross Floor Area) of By-law 7625, the maximum residential gross floor area shall be 53,375 square metres;

BUILDING HEIGHT

- m. Notwithstanding Section 20-A.2.6 (Building Height) the maximum building heights shall not exceed the maximum heights in metres and number of storeys as shown in Schedule RM6(240);
- n. Penthouse(s) or other roof structure(s) which are used only as an ornament, for a landscaping feature such as a trellis, serve a building function such as vents, antennae, stair access to roof, or constitute or house mechanical equipment:
 - i. Does not constitute a storey and shall be disregarded in calculating the height of the building; and
 - ii. Shall cover no more than 50 percent of the area of the roof for any other building;

BUILDING ENVELOPES

- o. The maximum above ground building envelope for Block D excluding parking garages and mechanical structures, shall be as set out on Schedule RM6(240);
- p. Permitted projections outside of building envelopes include:
 - i. Canopies, balconies, porches and decks shall be permitted to project outside of the building envelopes a maximum of 1.8 metres;

- ii. Belt courses, chimney breasts, cornices, eaves or gutters, pilasters and sills shall be permitted to project outside of the building envelopes a maximum of 0.5 metres; and
- iii. Exterior stairways, ramps, pergolas and gazebos, rooftop access stairwells are permitted to project outside of building envelopes;

RECREATIONAL AMENITY AREA

- q. A minimum of 2.0 square metres per dwelling unit of indoor recreational amenity area shall be provided;
- r. A minimum of 2.0 square metres per dwelling unit of outdoor recreational amenity area shall be provided;
- s. The indoor and outdoor recreational amenity area for each building on the lands shown on Schedule RM6(240) may be provided anywhere on the lands shown on Schedule RM6(240);

PARKING

- t. Notwithstanding Section 6A(4)(a) (Location of Parking Spaces) of By-law 7625, all required parking shall be provided within the lands shown on Schedule RM6(240);
- u. All required parking shall be provided below-grade with the exception of surface parking spaces intended for short term parking and delivery.
- v. Notwithstanding Section 6A(2) (Parking Requirements) of By-law 7625, parking shall be provided in accordance with the following minimum requirements:
 - i. Bachelor Unit (up to 45 square metres) 0.6 spaces per dwelling unit;
 - ii. Bachelor Unit (more than 45 square metres) 1.0 spaces per dwelling unit;
 - iii. 1-Bedroom Unit 0.7 spaces per dwelling unit;
 - iv. 2-Bedroom Unit 0.9 spaces per dwelling unit;
 - v. 3 or more Bedrooms 1.0 space per dwelling unit;
 - vi. Visitors 0.15 spaces per dwelling unit.
- w. The maximum number of parking spaces shall be calculated in accordance with the following:
 - i. Bachelor Unit (up to 45 square metres) 0.9 spaces per dwelling unit;
 - ii. Bachelor Unit (more than 45 square metres) 1.3 spaces per dwelling unit;
 - iii. 1-Bedroom Unit 1.0 spaces per dwelling unit;
 - iv. 2-Bedroom Unit 1.3 spaces per dwelling unit;
 - v. 3 or more Bedrooms 1.5 space per dwelling unit;
 - vi. Visitors 0.15 spaces per dwelling unit;

BICYCLE PARKING

- x. A minimum of 0.75 bicycle parking spaces per dwelling unit of which 0.07 spaces shall be provided for the use of visitors;

LOADING

- y. Notwithstanding Section 6A(16) (Loading Requirements) of By-law 7625, loading shall be provided as follows:
 - i. A minimum of one (1) Type 'G' and one (1) Type C loading space shall be provided;
- z. A Type 'G' loading space means a loading space that is a minimum of 4.0 metres wide, a minimum of 13.0 metres long and has a minimum vertical clearance of 6.1 metres;
- aa. A Type 'C' loading space means a loading space that is a minimum of 3.5 metres wide, a minimum of 6.0 metres long and has a minimum vertical clearance of 3.0 metres;

LAND DIVISION

- bb. Notwithstanding any severance, partition or division of the lands shown on Schedule RM6(240), the provisions of this By-law shall apply to the whole of the lands as if no severance, partition or division occurred;

OTHER

- cc. No person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - i. All new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
 - ii. All water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational;

SECTION 37 AGREEMENT

- dd. Pursuant to Section 37 of the *Planning Act*, the heights and density of development permitted by this exception are permitted subject to compliance with the conditions set out in this exception and in return for the provision by the Owner of the site of the facilities, services and matters set out in this clause (dd), the provisions of which shall be secured by an agreement or agreements pursuant to Subsection 37(3) of the *Planning Act* and in a form satisfactory to the City with conditions providing for indexed escalation of financial contributions (where

specified), no credit for development charges(except where specified), indemnity, insurance, GST, termination and unwinding, and registration and priority of agreement. Upon execution and registration of an agreement or agreements with the Owner of the site, pursuant to Section 37 of the *Planning Act*, securing the provision of the facilities, services and matters set out herein, the site is subject to the provisions of this exception, provided that in the event the said agreement(s) requires the provision of a facility, service or matter as a precondition to the issuance of a building permit, the Owner may not erect or use such building until the Owner has satisfied the said requirements. The Owner of the site, at the Owner's expense and in accordance with, and subject to the agreements referred to above, shall provide or fund the following facilities, services and/or matters on terms satisfactory to the City of Toronto, in order to permit the increase in gross floor area and height authorized under this exception regulation, including the following:

- A. Prior to the issuance of the first above-grade building permit for any building on the lands shown on Schedule RM6(240) of this By-law the Owner shall pay to the City the sum of \$1,100,000 to be allocated towards capital improvements in the vicinity of the development site and towards on-site public art, as follows:
 - i. Improvements to the East Don River Trail system in the vicinity of the Site, including the removal of the existing stairs that connect the Site to the existing trail system and the construction of new stairs that align with the proposed pedestrian walkway from the courtyard of the condominium;
 - ii. Streetscape improvements along the west side of Leslie Street between the Site and Sheppard Avenue East, which include improvements to the existing pedestrian/cycling entrances to the East Don River Trail system, such streetscape improvements may also include removal of the existing guard rail on the Leslie Street public boulevard;
 - iii. An on-site public art installation on the Site through Arts Starts, a non-profit community-building group within the Villaways, or another non-profit arts-based community group in consultation with the Chief Planner and Executive Director, City Planning, and the Ward Councillor;
 - iv. \$200,000 of the contribution to be directed towards eligible on-site improvements to be identified through a participatory budgeting process with the Ward Councillor; and
 - v. \$900,000 to be directed for such purposes as determined by the Chief Planner, in consultation with the Ward Councillor.

The financial contribution shall be indexed in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City;

- B. Provision for a minimum of 2.0 square metres of indoor private recreational amenity area per dwelling unit to a maximum of 1,058 square metres provided that such gross floor area is used solely for the purposes of indoor private recreational amenity area, and such area shall be exempted from the calculation of gross floor area in clause (I);
- C. Prior to the registration of the first market condominium building for the Site, the Owner shall convey approximately 3,174 square metres of land (Block E on the Draft Plan of Subdivision), at nominal cost, to the Toronto and Region Conservation Authority to the satisfaction of the City Solicitor and the Toronto and Region Conservation Authority;
- D. The Owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council at its meeting held on October 26 and 27, 2009 through the adoption of Item PG32.3 of the Planning and Growth Committee;
- E. The provision and maintenance, including the conveyance to the City of a public easement and rights of support, at nominal cost of a Privately Owned Public Open Space (POPS) on the southern portion of the lands having a minimum area of 707 square metres and designed to include a playground facility, to be completed, ready for use prior to the registration of the plan of condominium on Schedule RM6(240) of this By-law and such conveyance to be completed to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor;
- F. The Owner shall provide and maintain one hundred and fifteen (115) replacement social housing units on the 1-35, 45-69, 6-66 Adra Villaway and 1-25, 2-24, 30-44, 37-53 Grado Villaway and 1-29, 2-28 Tomar Villaway site for a period of at least 25 years, all of which will have rents geared to income, comprising the following:

Unit Type	Number of Units
3-Bedroom Townhouse	28
3-Bedroom Apartment	60
4-Bedroom Townhouse	20
4-Bedroom Apartment	7
Total	115

- i. Where a 3-Bedroom replacement social housing unit shall not comprise less than 73.4 square metres with all 3-Bedroom units having an average of 100.4 square metres;
- ii. Where a 4-Bedroom replacement social housing unit shall not comprise less than 96.6 square metres, with all 4-Bedroom units having an average of 110.3 square metres; and
- iii. With all detailed floor plans to the satisfaction of the Chief Planner and Executive Director, City Planning;

G. The Owner shall provide and maintain six (6) replacement social housing units on the 3, 5, 11, 17, 21 Allenbury Gardens and 3, 5 Kingslake Road site for a period of at least 25 years, all of which will have rents geared to income, comprising the following:

Unit Type	Number of Units
3-Bedroom Apartment	3
4-Bedroom Apartment	3
Total	6

- i. All of the 115 onsite Replacement Social Housing Units shall be fully completed and Available for Occupancy prior to no more than 50 percent of the total number of dwelling units comprising the market condominium building developed on the Block D Lands being ready and Available for Occupancy;
- ii. The 6 social housing replacement units on the 3, 5, 11, 17, 21 Allenbury Gardens and 3, 5 Kingslake Road sites shall be completed and available for occupancy no later than the day that 50 percent of the dwelling units located in Building D at 3, 5, 11, 17, 21 Allenbury Gardens and 3, 5 Kingslake Road (as referenced in the City of Toronto By-law 615-2013) are made available for occupancy;

H. The Owner shall provide tenant relocation assistance for tenants in the existing buildings to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Shelter Support and Housing Administration; and

I. The Owner shall prepare a Construction Mitigation and Tenant Communication Strategy, prior to the issuance of the first building permit (including demolition and/or excavation permit) to the satisfaction of the Chief Planner and Executive Director, City Planning.

7. Section 64-20-A of By-law 7625 of the former City of North York is amended by adding Schedule RM6(240) attached to this By-law.

8. Section 64.37 of By-law 7625 of the former City of North York is amended by adding the following Section:

64.37(48) O1(48)

PERMITTED USES

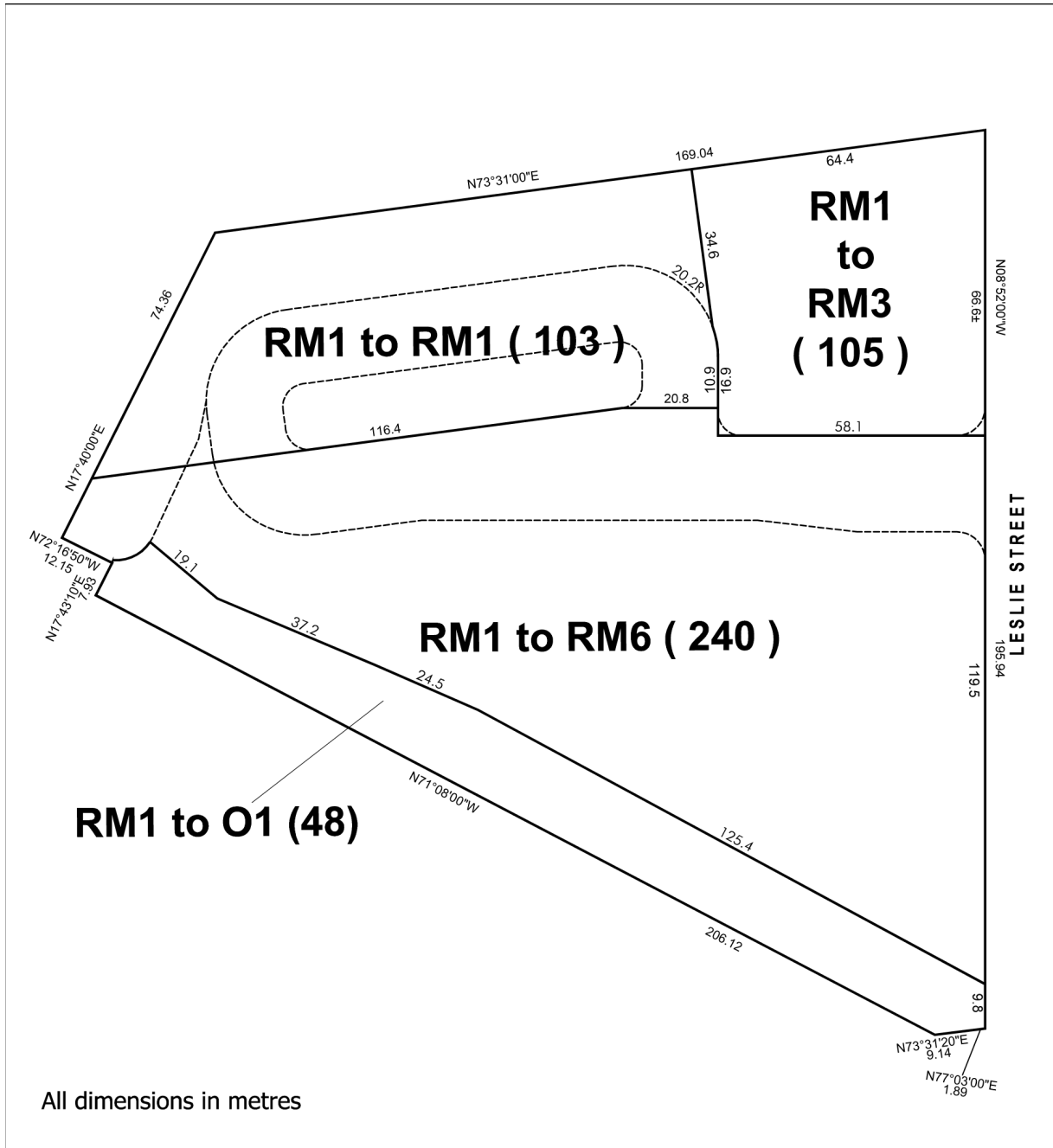
- a. The only permitted uses shall be landscaped open space, paved surfaces and public utilities. No buildings or structures, above or below grade, and no parking spaces, shall be permitted.

Enacted and passed on January 31, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



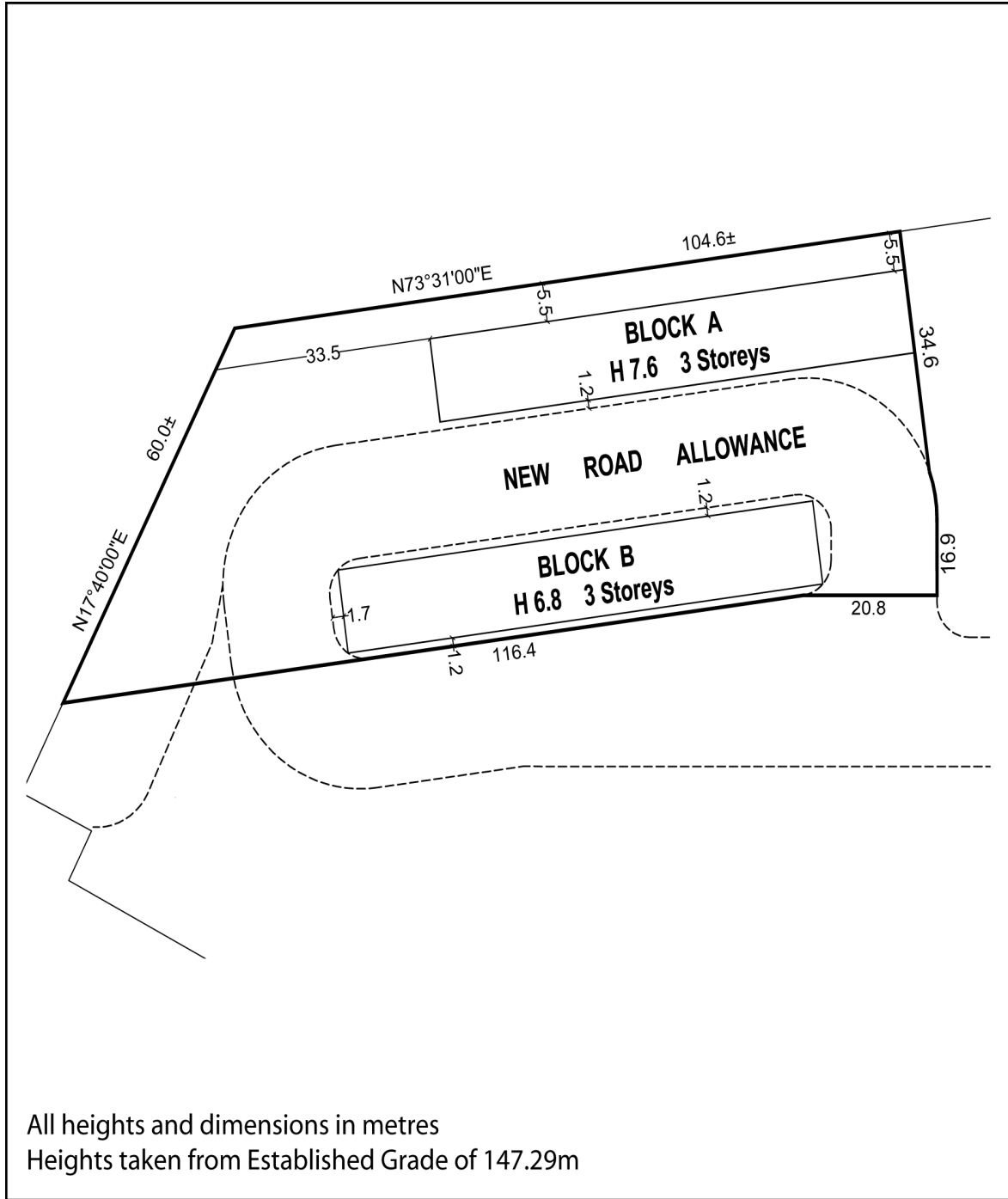
Schedule 1

From Applicant's Drawing

File # 11 330323 NNY 33 0Z

Date: 08/12/2016
Approved by: S.F.

↑
Not to Scale



All heights and dimensions in metres
Heights taken from Established Grade of 147.29m



Schedule RM1(103)

From Applicant's Drawing

File # 11 330323 NNY 33 0Z

Date: 08/12/2016
Approved by: S.F.

↑
Not to Scale

