

Authority: Etobicoke York Community Council Item EY15.1, as adopted by City of Toronto Council on July 12, 13, 14 and 15, 2016

CITY OF TORONTO

BY-LAW 575-2017

To amend By-law 751-2003 with respect to the lands municipally known as 11 Dunbloor Road (formerly known as 5145 Dundas Street West).

Whereas authority is given to the Council of the City of Toronto by Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas the 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 Council of the City of Toronto wishes to amend the Section 37 provisions that are set out in By-law 751-2003;

The Council of the City of Toronto enacts:

1. Section 10(iii) of By-law 751-2003 is deleted and replaced by the following:

"10 (iii)

The following density bonuses shall be permitted on the Site:

A density (Floor Space Index) bonus of 1.0 times the lot area shall be permitted if the additional density (Floor Space Index) from 3.5 to 4.5 times the lot area is devoted to the construction of seniors housing/senior citizen apartment building, provided that a contribution of \$225,000.00 is made to the City to be used for capital funds for streetscape improvements and heritage initiatives within Ward 5, as deemed appropriate by the City, which contribution shall be provided prior to the issuance of any building permit which causes the gross Floor Space Index (FSI) for the Site to exceed 3.50 times the lot area.

In the event the cash contributions have not been used for the intended purpose within three (3) years of this by-law coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director of City Planning, in consultation with the local Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in the vicinity of the property."

Enacted and passed on May 26, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)