

Authority: Toronto and East York Community Council  
Item TE28.5, adopted as amended, by City of Toronto  
Council on December 5, 6, 7, and 8, 2017

## CITY OF TORONTO

### BY-LAW 223-2021

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known as 1182 and 1221 King Street West.**

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

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, 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 matter 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 and density permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013, as amended, are 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. The lands subject to this By-law are outlined in heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black

lines to CR 4.0 (c3.0; r2.0) SS2 (x129), CR 2.5 (c0.5; r2.0) SS2 (x130), and OR as shown on Diagram 2 attached to this By-law.

4. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number 129 so that it reads:

**Exception CR 129**

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
- (i) Despite 40.10.40.70(2)(E) and 40.10.40.70(2)(G), the **angular plane** requirements do not apply;
  - (ii) Despite 40.10.40.70(2)(B), the **rear yard setback** requirements do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category;
- (B) On 1182 King Street West, shown as Block A on Diagram 1 of By-law 223-2021, if the requirements in Section 6 and Schedule A are complied with, none of the provisions of 40.10.40.10(2), 40.10.40.40(1), and (A) above, apply to prevent the erection or use of **buildings** or **structures** permitted in compliance with (C) to (O) below;
- (C) Despite Section 150.5, a **home occupation** located in a **dwelling unit** on the first **storey** or on the second floor of a **dwelling unit** located on the first **storey** may:
- (i) Sell, rent or lease physical goods directly from the **dwelling unit**;
  - (ii) be a **personal service shop**;
  - (iii) be an office or medical office for a professional regulated under the College of Physicians and Surgeons of Ontario;
  - (iv) be an office or medical office for a professional regulated under the Regulated Health Professions Act, 1991, S.O. 1991. C. 18., as amended;

- (v) be a **manufacturing use**;
  - (vi) for all uses including an **education use**, have clients or customers attending the **premises** for consultations, receiving services or obtaining physical goods;
  - (vii) include music or dance instruction and training;
  - (viii) have an employee working in the **dwelling unit** who is not the business operator;
- (D) Despite regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** must not exceed 32,000 square metres, of which:
- (i) the **gross floor area** of **buildings** or **structures** used for residential uses symbolized by the letter 'r', permitted by Regulations 40.10.20.10(1)(B) and 40.10.20.20(1)(B), must not exceed 29,600 square metres; and
  - (ii) the **gross floor area** of **buildings** and **structures** used for non-residential uses symbolized by the letter 'c', permitted by Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), must not exceed 2,400 square metres;
- (E) Despite regulation 40.5.40.10(1), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 92.3 metres and the highest point of the **building** or **structure**;
- (F) Despite Paragraph (A) and regulations 40.5.40.60(1), 40.5.40.10(3), 40.5.40.10(4), 40.5.40.10(8), 40.5.40.10(1) and 40.10.40.10(2), no portion of any **building** or **structure**, inclusive of mechanical penthouse elements, is to have a **height** greater than the **height** in metres specified by the number following the "H" symbol as shown on Diagram 3 attached to and forming part of By-law 223-2021, excluding:
- (i) wind screens, parapets, guard rails, railings and dividers, pergolas, trellises, eaves, screens, stair tower, heating, cooling or ventilating equipment, chimneys, chimney-like structures, roof drainage, window washing equipment, lightning rods, architectural features, landscaping, garbage chute, terrace build-up, and elements of a green roof, which may project up to a maximum of 5.0 metres above the height limits shown on Diagram 3;
- (G) Despite 40.10.40.10(5), the required minimum height of the first **storey** is 3.9 metres;
- (H) Despite Paragraph (A) and regulations 40.5.40.60(1), 40.10.40.60(1) and 40.10.40.70(2), all portions of a **building** or **structure** above ground must be

located within the areas delineated by heavy lines on Diagram 3 attached to and forming part of By-law 223-2021, excluding:

- (i) art and landscape features, light fixtures, ornamental elements, parapets, patios, decks, pergolas, trellises, balconies, eaves, planters, ventilation shafts, guardrails, balustrades, railings, stair enclosures, doors, fences, screens, site servicing features, window washing equipment, and underground garage ramps and associated structures, which may extend a maximum of 2.5 metres beyond the heavy lines shown on Diagram 3 of said By-law; and
  - (ii) terraces, which may encroach beyond the areas delineated by heavy lines on Diagram 3 attached to and forming part of By-law 223-2021 to the same extent as the **main walls** of the **building** below them;
- (I) Despite regulation 200.5.1.10(2), **parking spaces** obstructed in accordance with 200.5.1.10(2)(D) may have minimum dimensions of 2.4 metres x 5.6 metres;
- (J) The provisions of By-law 579-2017 shall not apply to accessible **parking spaces**;
- (K) Despite 200.15.1.5(4), accessible **parking spaces** may be located anywhere within the underground parking levels located on the Block A;
- (L) Despite regulation 200.5.10.1, **parking spaces** must be provided and maintained in accordance with the following:
- (i) a minimum of 0.3 **parking spaces** per **dwelling unit** must be provided for the residents of the **dwelling units**;
  - (ii) a combined minimum of 66 **parking spaces** must be provided on the lot for the non-residential use(s) and visitors to the dwelling units and may be provided on a shared basis;
  - (iii) up to a maximum of 1 of the required parking spaces for residential visitors and non-residential uses in the building may be used for the purpose of a car-share parking space;
  - (iv) car-share means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (v) car-share **parking space** means a **parking space** that is exclusively reserved and actively used for car-sharing;

- (vi) each car-share **parking space** may reduce the minimum resident parking required by four (4) **parking spaces**;
- (M) Despite 230.5.10.1 (1), a combined minimum of 51 short-term **bicycle parking spaces** must be provided for residential visitors and non-residential uses and may be provided on a shared basis;
- (N) Despite regulation 230.5.1.10(9), a required **bicycle parking** space for a **dwelling unit** in an **apartment building** or **mixed-use building** may be located shall be permitted on any level of the **building** below-ground, and on a mezzanine level; and
- (O) Despite 220.5.10(1), a minimum of one **loading space** – Type 'G' and one **loading space** – Type 'B' must be provided.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(2) 270(a) of former City of Toronto By-law 438-86.

5. Zoning By-law 569-2013, as amended, is further amended by adding to Article 900.11.10 Exception Number 130 so that it reads:

**Exception CR 130**

The lands, or a portion thereof, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections.

Site Specific Provisions:

- (A) In a Commercial Residential zone, where the maximum **lawfully** permitted height exceeds the width of the right-of-way of the **street** it abuts then:
  - (i) despite 40.10.40.70(2)(E) and 40.10.40.70(2)(G), the **angular plane** requirements do not apply;
  - (ii) despite 40.10.40.70(2)(B), the **rear yard setback** requirements do not apply; and
  - (iii) if the rear **main wall** of a **building** does not contain windows or openings:
    - (a) the **building** must be set back at least 3.0 metres from any **rear lot line** that abuts a **lot** in the Residential Zone category; and
    - (b) no **building setback** is required from any other zone category;
- (B) On 1221 King Street West, shown as Block B on Diagram 1 of By-law 223-2021, if the requirements of Section 6 and Schedule A are complied with, none of the

provisions of 40.10.40.10(2), 40.10.40.40(1), and (A) above, apply to prevent the erection or use of **buildings** or **structures** permitted in compliance with (C) to (O) below;

- (C) Despite regulation 40.10.40.40(1), the total **gross floor area** of all **buildings** and **structures** must not exceed 23,000 square metres, of which:
- (i) the **gross floor area** of **buildings** or **structures** used for residential uses symbolized by the letter 'r', permitted by Regulations 40.10.20.10(1)(B) and 40.10.20.20(1)(B), must not exceed 21,400 square metres; and
  - (ii) the **gross floor area** of **buildings** and **structures** used for non-residential uses symbolized by the letter 'c', permitted by Regulations 40.10.20.10(1)(A) and 40.10.20.20(1)(A), must not exceed 1,600 square metres;
- (D) Despite regulation 40.5.40.10(1), the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic Datum elevation of 92.3 metres and the highest point of the **building** or **structure**;
- (E) Despite Paragraph (A) above and regulations 40.5.40.10(1), 40.5.40.10(3), 40.5.40.10(4), 40.5.40.10(8), 40.5.40.60(1) and 40.10.40.10(2), no portion of any **building** or **structure**, inclusive of mechanical penthouse elements, is to have a **height** greater than the **height** in metres specified by the number following the "H" symbol as shown on Diagram 4 attached to and forming part of By-law 223-2021, excluding:
- (i) wind screens, parapets, guard rails, railings and dividers, pergolas, trellises, eaves, screens, stair tower, heating, cooling or ventilating equipment, chimneys, chimney-like structures, roof drainage, window washing equipment, lightning rods, architectural features, landscaping, garbage chute, terrace build-up, and elements of a green roof, which may project up to a maximum of 5.0 metres above the height limits shown on Diagram 4;
- (F) Despite 40.10.40.10(5), the required minimum height of the first **storey** is 3.4 metres;
- (G) Despite Paragraph (A) above and regulations 40.5.40.60(1), 40.10.40.60(1) and 40.10.40.70(2), all portions of a **building** or **structure** above ground must be located within the areas delineated by heavy lines on Diagram 4 attached to and forming part of By-law 223-2021, excluding:
- (i) art and landscape features, light fixtures, ornamental elements, parapets, patios, decks, pergolas, trellises, balconies, eaves, planters, ventilation shafts, guardrails, balustrades, railings, stair enclosures, doors, fences, screens, site servicing features, window washing equipment, and underground garage ramps and associated structures, which may extend a

maximum of 2.5 metres beyond the heavy lines shown on Diagram 4 of said By-law; and

- (ii) terraces, which may encroach beyond the areas delineated by heavy lines on Diagram 4 attached to and forming part of By-law 223-2021 to the same extent as the **main walls** of the **building** below them;
- (H) Despite regulation 40.10.40.50(1), a minimum of 3.4 square metres per **dwelling unit** of **amenity space** must be provided and maintained on the land;
- (I) The provisions of By-law 579-2017 shall not apply to accessible **parking spaces**;
- (J) Despite 200.15.1.5(4), accessible **parking spaces** may be located anywhere within the underground parking levels located on the Block B;
- (K) Despite regulation 200.5.10.1, **parking spaces** must be provided and maintained, in accordance with the following:
- (i) a minimum of 0.3 **parking spaces** per **dwelling unit** must be provided for the residents of the **dwelling units**;
  - (ii) a combined minimum of 57 **parking spaces** must be provided on the lot for the non-residential uses and visitors to the dwelling units and may be provided on a shared basis;
  - (iii) up to a maximum of 1 of the required parking spaces for residential visitors and non-residential uses in the building may be used for the purpose of a car-share parking space;
  - (iv) car-share means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
  - (v) car-share **parking space** means a **parking space** that is exclusively reserved and actively used for car-sharing;
  - (vi) each car-share **parking space** may reduce the minimum resident parking required by four (4) **parking spaces**;
- (L) Despite regulation 230.5.10.1(1) a combined minimum of 39 short-term **bicycle parking spaces** must be provided for residential visitors and non-residential uses and may be provided on a shared basis;

- (M) Despite regulation 230.5.1.10(9), a required **bicycle parking** space for a **dwelling unit** in an **apartment building** or **mixed-use building** may be located shall be permitted on any level of the **building** below-ground, and on a mezzanine level; and
- (N) Despite 220.5.10(1), a minimum of one **loading space** – Type 'G' and one **loading space** – Type 'B' must be provided.

Prevailing By-laws and Prevailing Sections: (None Apply)

6. 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 density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1 of 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 and density pursuant to Exception CR 129 and CR 130 of By-law 569-2013, as amended, unless the provisions of Schedule A of such Bylaw are satisfied.

Enacted and passed on April 8, 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
Interim City Clerk

(Seal of the City)



**SCHEDULE A**  
**Section 37 Provisions**

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height of the proposed development on the lands as shown on Diagram 1 of this By-law and secured in an agreement or agreements under Section 37(3) of the Planning Act whereby the owner agrees as follows:

1. An indexed cash contribution in the amount of \$2,100,000.00 to be allocated as follows:
  - (a) \$200,000.00 towards capital improvements to parkland in Ward 4; and
  - (b) \$1,900,000.00 towards affordable rental housing in Ward 4.
2. In the event the cash contributions referred to in 1 (a) and (b) above have not been used for the intended purpose within five (5) 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, 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 lands.
3. The Owner shall provide a minimum fifteen percent (15 percent) of the residential units located at 1182 King Street West having at least three bedrooms, and a minimum of ten percent (10 percent) of the residential units located at 1221 King Street West also having at least three bedrooms.
4. The Owner shall submit a wind study to the satisfaction of the Chief Planner and Executive Director, City Planning, and securing of any wind mitigation measures as set out in the submitted wind study to be secured as part of any site plan approval.
5. Prior to the issuance of the first Above Grade Building Permit for the Development, the Owner shall enter into and register a Section 118 Restriction pursuant to the Land Titles Act on the 308 square metre portion of the lands that will be dedicated for future public parkland (the "City Park"), to the satisfaction of the City Solicitor. Additionally, prior to the issuance of the first Above Grade Building Permit for the Development, the Owner shall provide the City with a Letter of Credit for 100 percent of the value of the City Park, which will be released to the Owner after the conveyance of the City Park.
6. Prior to the earlier of: the issuance of any permit after the first Above Grade Building Permit, or November 15, 2021, the Owner shall convey the City Park for parkland purposes pursuant to Section 42 of the Planning Act. The City Park is to be free and clear, above and below grade, of all physical obstructions and easements, encumbrances and encroachments, including surface and subsurface easements, unless otherwise approved by the General Manager, Parks, Forestry and Recreation. For greater certainty, the Parties acknowledge and agree that the General Manager, Parks, Forestry and Recreation has approved the Owner's installation of tie-backs and caissons below the City Park and these tie-backs and caissons shall be a permitted

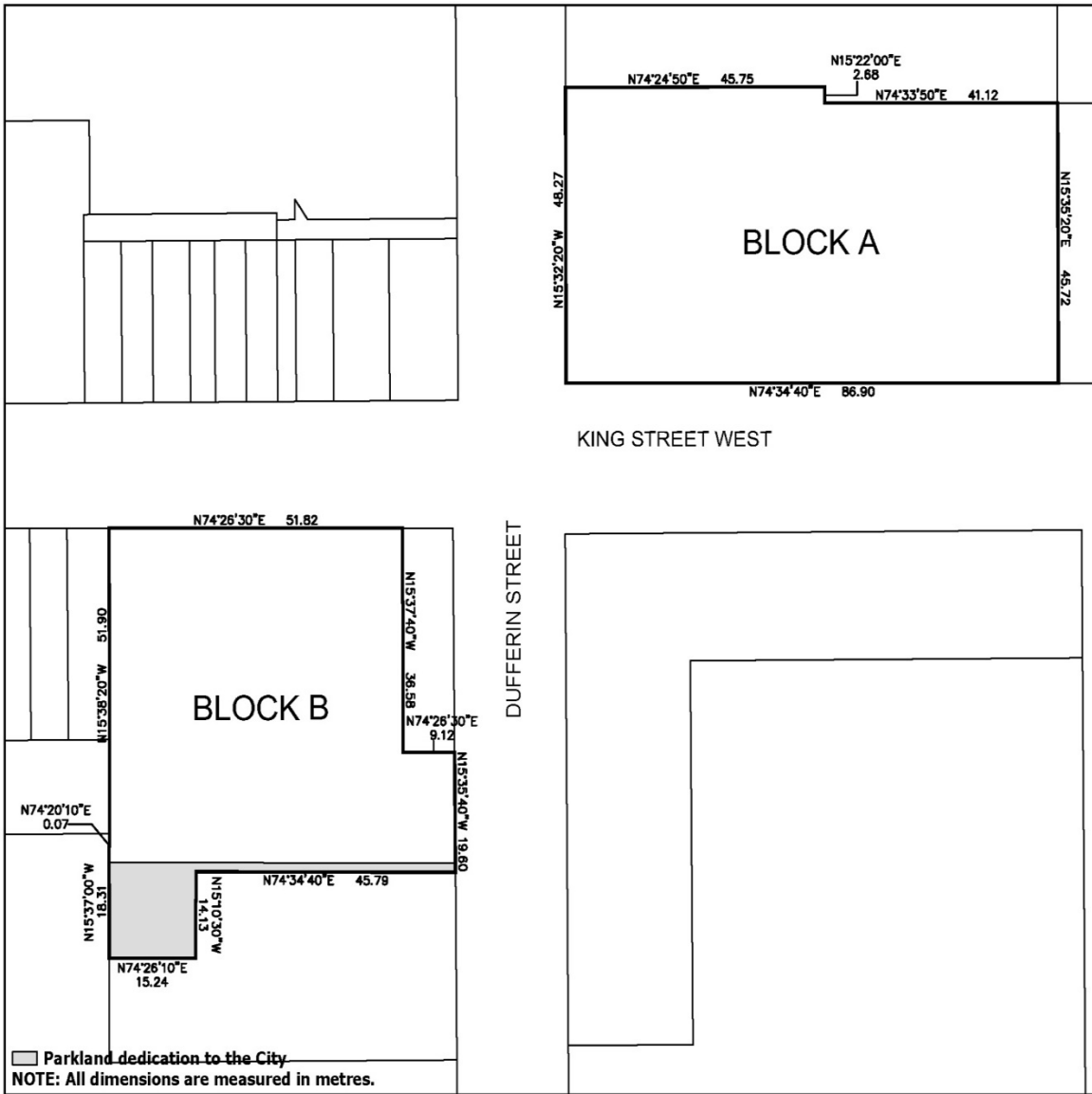
- encumbrance on the City Park. The Owner acknowledges and agrees that there will be no building permits of any kind (i.e. conditional or any other) issued for the future building to be located at 1182 King Street West until after the City Park is conveyed to the City, with the exception of any demolition, shoring and excavation permits required for site remediation purposes.
7. The Owner shall pay for the costs of the preparation and registration of all relevant documents. The Owner shall provide, to the satisfaction of the City Solicitor, all legal descriptions and applicable reference plans of survey for the City Park.
  8. Prior to the issuance of the first Above Grade Building Permit, the Owner shall satisfy the remaining Parkland Dedication requirement through a cash-in-lieu payment to the City.
  9. Prior to the fee simple conveyance of the City Park to the City, the City Park shall nonetheless be deemed to be parkland in respect of the limiting distance requirements of the Ontario Building Code Act, 1992. The Owner shall design the Development to achieve Ontario Building Code (the "OBC") setbacks related to fire separation on their own lands on the portions of the Development that abut the City Park. Prior to the issuance of any Above Grade Building Permit, the Owner shall demonstrate that the Ontario Building Code requirements have been achieved to the satisfaction of the General Manager, Parks, Forestry and Recreation.
  10. The City Park and the Dufferin-King Parkette may contain encumbrances in the form of tie-backs (non de-stressed) for a period of up to six (6) months from the date of completion of construction of the ground floor slab of the Development. Thereafter, from the date of completion of construction of the ground floor slab of the Development, the City Park and the Dufferin-King Parkette may contain encumbrances in the form of de-stressed tie-backs (the "Tie-Back Encumbrances"), where such encumbrances are deemed acceptable to the satisfaction of the General Manager, Parks, Forestry and Recreation. The Tie-Back Encumbrances under the City Park are subject to additional compensation to be paid by the Owner to the City, with such payment being made at the time the parkland is conveyed, all to the satisfaction of the General Manager, Parks, Forestry and Recreation.
  11. The additional compensation being paid by the Owner to the City for the Tie-Back Encumbrances under the existing Dufferin-King Parkette shall be a total of three hundred and eight thousand three hundred and seventy six dollars and fifty cents (\$308,376.50) plus HST under the existing Dufferin-King Parkette.
  12. Prior to issuance of the first Building Permit for the Development, the Owner shall provide drawings showing the number and location of the Tie-Back Encumbrances, and the plane area of such Tie-Back Encumbrances, all to the satisfaction of the General Manager, Parks, Forestry and Recreation.
  13. The value of the additional compensation for any accepted Tie-Back Encumbrances related to the future City Park, to be paid by the Owner to the City, is to be calculated

by the City's Real Estate Services and shall be to the satisfaction of the General Manager, Parks, Forestry and Recreation.

14. The Owner acknowledges that, following the expiry of six (6) months from the date of completion of construction of the ground floor slab of the Development, the Tie-Back Encumbrances will be de-stressed and will no longer provide physical support to any element or part of the building or structure located on the lands. For further clarity, the City shall require the Owner to de-stress all of the Tie-Back Encumbrances from the City Park and Dufferin-King Parkette. The Owner agrees that the Owner shall provide its full cooperation to the City with respect thereto.
15. The Owner releases, waives and forever discharges the City and its officers, agents, servants, contractors, representatives, employees, elected and appointed officials, successors and assigns (collectively the "Released Persons") of and from any and all manner of claims, demands, damages, costs, expenses, actions and causes of actions, whether in law or equity, in respect of death, injury, loss or damage to the person or any property of the Owner, the City or others howsoever caused, which the Owner may at any time hereafter have against any of the Released Persons arising or to arise by reason of the City de-stressing and removing any and all Tie-Back Encumbrances that remain on the parkland after conveyance.
16. The Owner shall prepare and submit one (1) Record of Site Condition (RSC) for the entire lands; the Owner shall not separate the Record of Site Condition for the Parkland Dedication and building components. Prior to conveying the City Park to the City, the Owner must:
  - (a) Submit a Qualified Person Preliminary Statement Letter, that is dated and signed by the applicant's Qualified Person, as defined in the Record of Site Condition Regulation Ontario Regulation 153/04 (O. Reg. 153/04) , as amended, describing the lands to be conveyed to the City, and identifying what environmental documentation will be provided to the City's peer reviewer to support this conveyance; all environmental documentation consistent with O. Reg. 153/04 requirements shall be submitted with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with O. Reg. 153/04, as amended, insurance requirements or such greater amount specified by the Chief Engineer and Executive Director, Engineering and Construction Services and copy to the General Manager, Parks, Forestry and Recreation. (See the Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City under the Planning Act. adopted by City Council on February 10 and 11, 2015);
  - (b) Pay all costs associated with the City retaining a third-party peer reviewer including all administrative costs to the City (7 percent), and submit an initial deposit of \$8,000.00 towards the cost of the peer review in the form of a certified cheque, to the Chief Engineer and Executive Director, Engineering and Construction Services. The Owner must submit further deposits, when requested, to cover all costs of retaining a third-party peer reviewer;

- (c) Submit, to the satisfaction of the City's peer reviewer, all Environmental Site Assessment reports prepared in accordance with O. Reg. 153/04, (as amended) describing the current conditions of the parkland to be conveyed to the City and the proposed Remedial Action Plan based on the site condition standards approach, to the Chief Engineer and Executive Director, Engineering and Construction Services;
- (d) At the completion of the site assessment/remediation process, submit a Statement from the Qualified Person based on the submitted environmental documents, to the Chief Engineer and Executive Director, Engineering and Construction Services for peer review and concurrence, which states:
  - (i) In the opinion of the Qualified Person:
    - (A) It is either likely or unlikely that there is off-site contamination resulting from past land uses on the lands that has migrated onto adjacent City lands that would exceed the applicable Site Condition Standards; and
    - (B) To the extent that the opinion in (i) above is that past migration is likely, it is either possible or unlikely that such off-site contamination on adjacent City lands poses an adverse effect to the environment or human health.
  - (ii) Lands to be conveyed to the City meets either:
    - (A) the applicable Ministry of the Environment, Conservation and Parks, including its successors and predecessors, Generic Site Condition Standards (Tables 1, 2, 3, 6, 7, 8 and 9; subject to applicable exemptions as stated in O. Reg. 153/04) for the most environmentally sensitive adjacent land use; or
    - (B) the Property Specific Standards as approved by the Ministry of the Environment, Conservation and Parks, including its successors and predecessors for a Risk Assessment / Risk Management Plan which was conducted in accordance with the conditions set out herein.
- (e) The Qualified Person's statement, referenced in 16(a) above, will include a Reliance Letter that is dated and signed by the Owner's Qualified Person, as defined in O. Reg. 153/04, as amended, confirming that both the City and the City's peer reviewer can rely on the environmental documentation submitted, consistent with O. Reg. 153/04 requirements, and the Qualified Person's opinion as to the conditions of the site; all environmental documentation consistent with O. Reg. 153/04 requirements and opinions shall be submitted with reliance extended to the City and its peer reviewer and any limitation on liability and indemnification is to be consistent with O. Reg. 153/04, as amended, insurance requirements or such greater amount specified by the Chief Engineer and Executive Director, Engineering and Construction Services.

- (f) For conveyance of lands requiring an Record of Site Condition:
  - (i) File the Record of Site Condition on the Ontario Environmental Site Registry; and
  - (ii) Submit the Ministry's Letter of Acknowledgement of Filing of the Record of Site Condition confirming that the Record of Site Condition has been prepared and filed in accordance with O. Reg. 153/04, as amended, to the Chief Engineer and Executive Director, Engineering and Construction Services and to the General Manager, Parks, Forestry and Recreation.



1182 & 1221 King Street West, Toronto

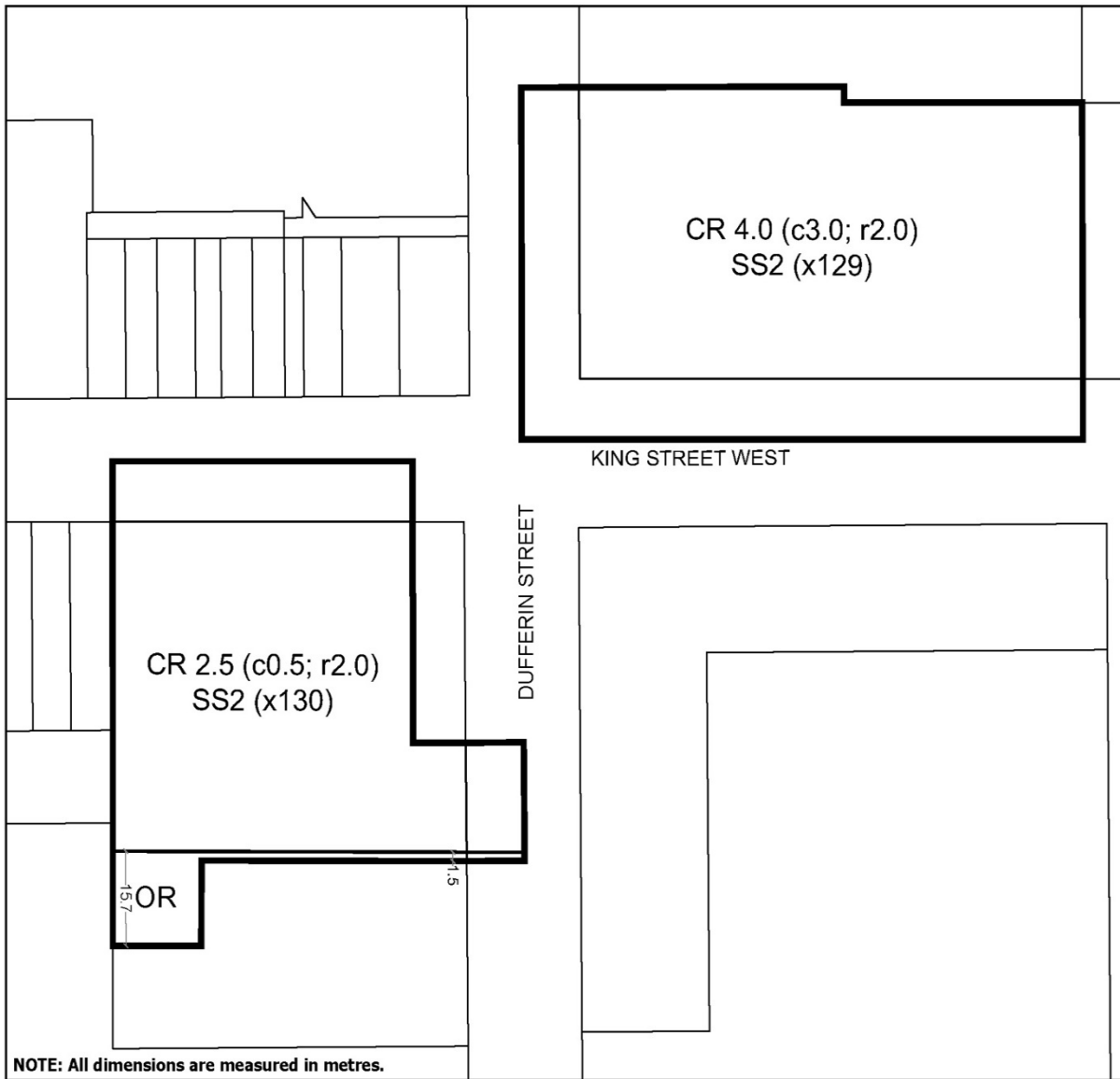


Diagram 1

File #15 \_\_\_\_\_



Not to Scale



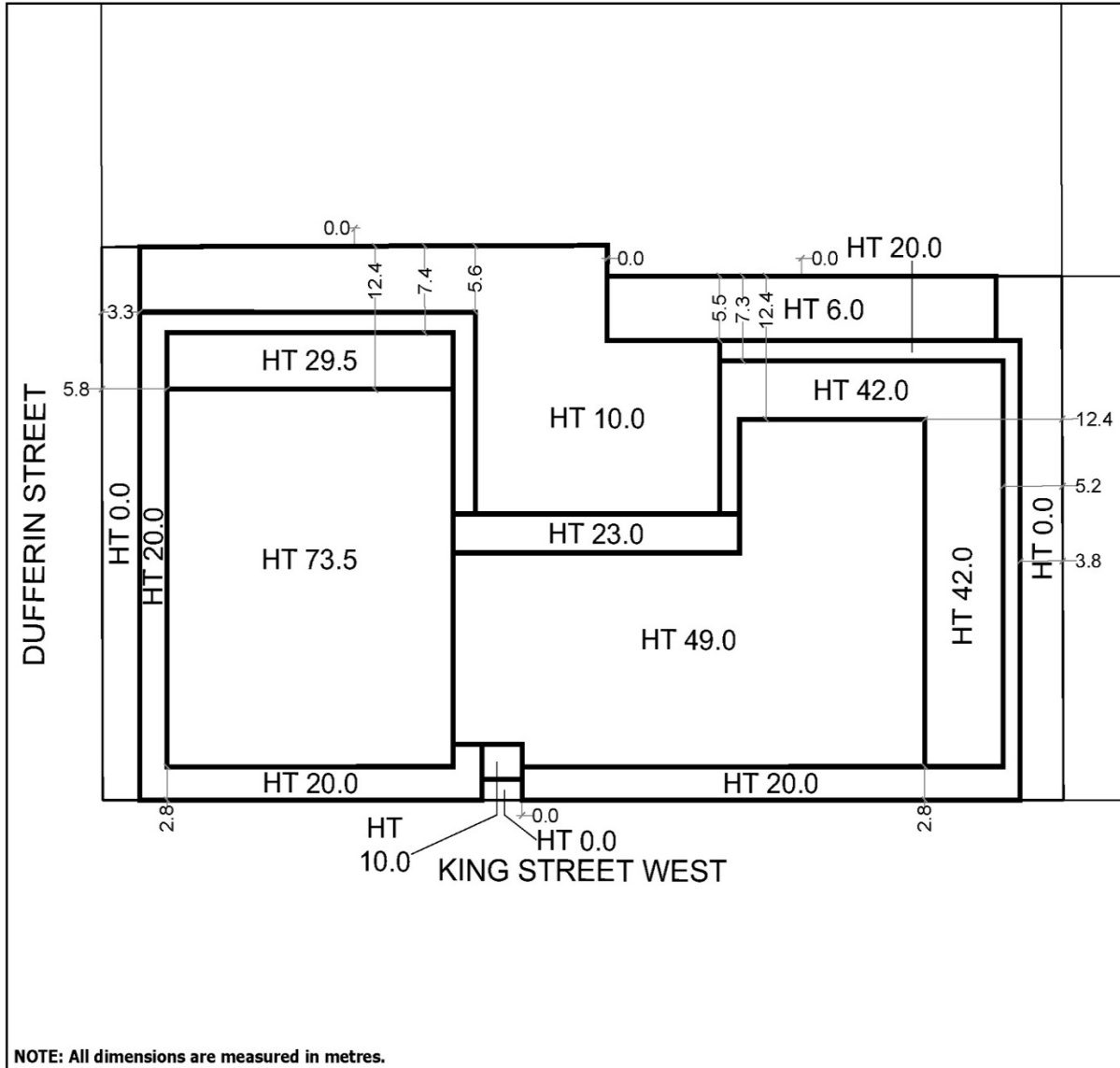
1182 & 1221 King Street West, Toronto

Diagram 2

File #15 \_\_\_\_\_



Not to Scale



1182 King Street West, Toronto

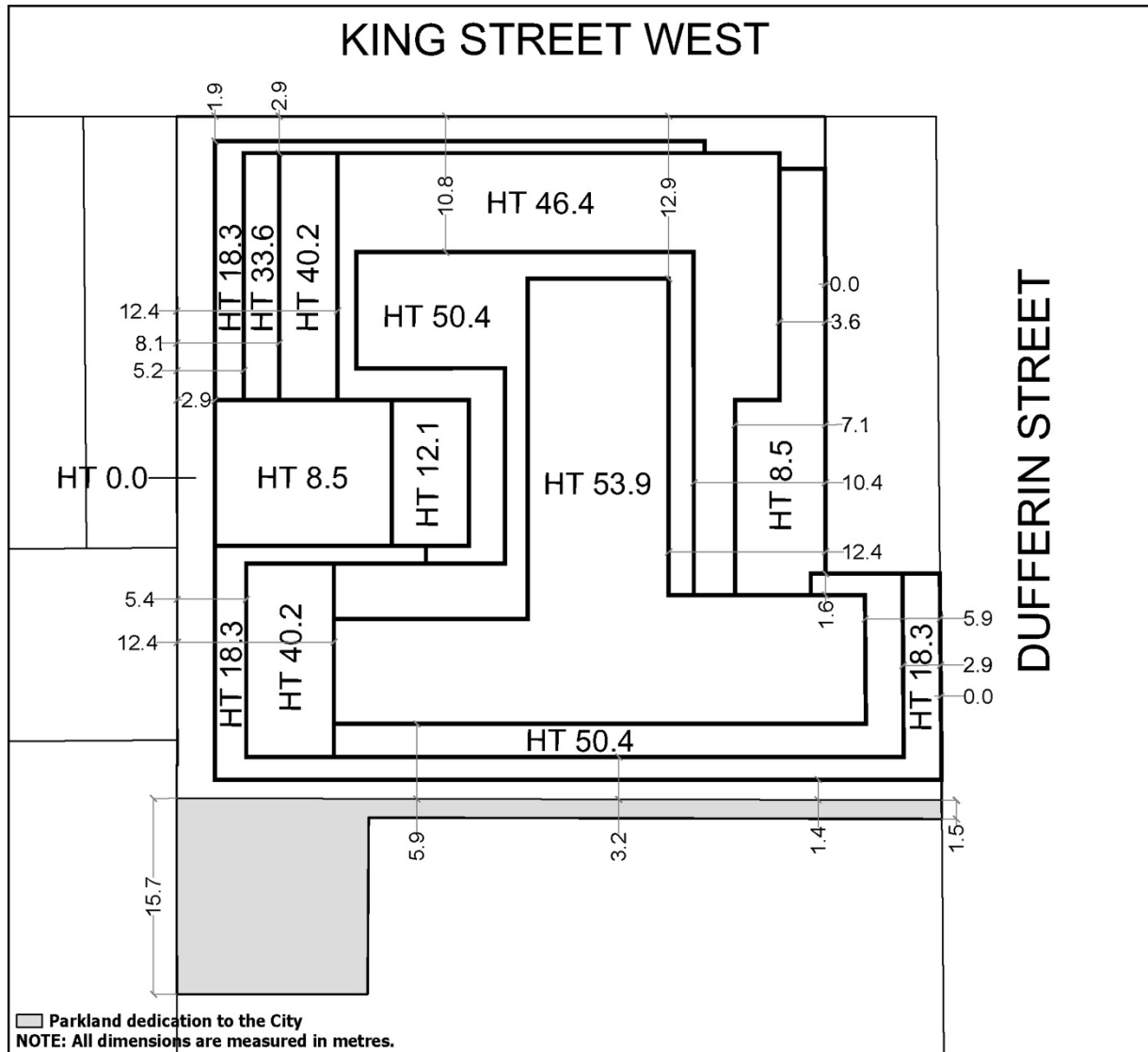
Diagram 3

File #15



Not to Scale





1221 King Street West, Toronto



Diagram 4

File #15



Not to Scale