

Authority: Etobicoke York Community Council Item EY32.3, as adopted by City of Toronto Council on July 23, 24 and 25, 2018

CITY OF TORONTO

Bill 1288

BY-LAW -2018

To amend Chapters 320 and 324 of the former Etobicoke Zoning Code as amended by By-law 1088-2002 and By-law 735-2014 (OMB), with respect to certain lands located on the south side of Dundas Street West, known municipally as 5365 Dundas Street West.

Whereas authority is given to 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 with respect to the lands known municipally in the year 2017 as 5365 Dundas Street West; 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 Council may, in a by-law passed under Section 34 of the *Planning Act*, by the use of the holding provision ("h") in conjunction with any use designation, specify the use to which lands, buildings or structures may be put at such time in the future as the holding symbol is removed by amendment to the By-law; and

Whereas a Section 37 Agreement has already been registered on the lands known municipally as 5365 Dundas Street West; and

The Council of the City of Toronto enacts:

1. All of the provisions of By-law No. 735-2014 (OMB), including any minor variances finally approved under Section 45 of the *Planning Act*, shall continue to apply to the lands shown as Phase 1 on Schedule A attached hereto.
2. Notwithstanding the development standards contained herein, the provisions of the former Etobicoke Zoning Code shall continue to apply to the lands shown as Phase 2 and Phase 3 on Schedule A attached hereto.
3. By-law 735-2014 (OMB) does not apply to the lands shown as Phase 2 and Phase 3 on Schedule A attached hereto.
4. **Definitions**

For the purposes of this By-law, the following definitions shall be applicable:

- (a) "Amenity Space" means indoor or outdoor space that is communal and available for use by the occupants of a building for recreational or social activities;
- (b) "Bachelor Unit" means a residential dwelling unit consisting of a self-contained living area in which culinary and sanitary facilities are provided for the exclusive use of the occupant but not including a separate bedroom;
- (c) "Bicycle Parking Space" means an area used for parking or storing a bicycle and

must comply with the following:

- i. The minimum dimension of a Bicycle Parking Space is:
 - a. minimum length of 1.8 metres;
 - b. minimum width of 0.6 metres; and
 - c. minimum vertical clearance from the ground of 1.9 metres.
 - ii. The minimum dimension of a Bicycle Parking Space if placed in a vertical position on a wall, structure, or mechanical device is:
 - a. minimum length or vertical clearance of 1.9 metres;
 - b. minimum width of 0.6 metres; and
 - c. minimum horizontal clearance from the wall of 1.2 metres.
 - iii. If a Stacked Bicycle Parking Space is provided, the minimum vertical clearance for each Bicycle Parking Space is 1.2 metres;
 - iv. "Long-term" Bicycle Parking Spaces are Bicycle Parking Spaces for use by occupants or tenants of a building; and
 - v. "Short-term" Bicycle Parking Spaces are Bicycle Parking Spaces for use by visitors to a building.
- (d) "Building Envelope" means the building area permitted within the setbacks established in this By-law, as shown on Schedule B, as attached hereto;
- (e) "Drive-Through Facility" means a structure or a building or part thereof which is designated to provide or dispense products or services, either wholly or in part, to persons remaining in automotive vehicles that are queued in a designated service lane;
- (f) "Floor Plate Area" means the gross horizontal floor area of a single floor measured from the exterior walls of a building or structure;
- (g) "Grade" means 129.07 metres Canadian Geodetic Datum for Phase 2 and 129.62 metres Canadian Geodetic Datum for Phase 3;
- (h) "Gross Floor Area" means the total area of all floors in a building between the outside faces of the exterior walls, except for storage rooms where the floor level is at least 0.6 metres below grade, or parking areas for motor vehicles and mechanical rooms. In the case of commercial buildings, common pedestrian circulation areas in shopping centres and below-grade public washrooms and staff facilities shall be excluded. In the case of dwellings, laundry and recreation rooms

located in cellars shall be excluded. In addition, the following areas shall also be excluded:

- i. Mechanical Floor Area, which is further defined as a room or enclosed area, including its enclosing walls within the building or structure above, at grade, or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators), or telecommunications equipment that serves the building; and
 - ii. Indoor Amenity Space, as per the requirements of Section 10 of this By-law.
- (i) "Height" means the vertical distance between grade and the highest point of the roof surface of the building, but shall exclude mechanical equipment, mechanical penthouses, telecommunications equipment, green roof elements, equipment for the production of energy, decorative features, parapets, stairs and stair enclosures, located on the roof of such building provided the maximum height of the top of such elements is no higher than 5 metres above the roof line of the Phase 2 buildings and 5.5 metres of the Phase 3 buildings;
 - (j) "Minor Projections" means minor building elements which may project from the main wall of the building outside of required Building Envelopes and into required yards, including roof eaves, window sills, railings, cornices, guard rails, balustrades, porches, balconies and bay windows, vestibules, doors, canopies, exterior stairs and their associated covering, wheelchair and covered ramps, parapets and vents, awnings, skylights, ornamental elements, trellises, lighting fixtures, fences, landscape features and seating areas, retaining walls, ramps to an underground garage, all to a maximum projection of 1.5 metres;
 - (k) "Lands" means the areas shown as Phase 2 and Phase 3 on Schedule A attached hereto;
 - (l) "Landscaped Open Space" means a yard or court on a lot located at grade, above an underground parking area, above an underground parking structure, or a roof top, which is suitable for landscaping. It shall include any part of the Lands occupied by accessory recreational buildings, surfaced walks, patios or similar areas, sports or recreational areas and ornamental or swimming pools, but shall exclude streets, driveways, ramps, or motor vehicle parking areas;
 - (m) "Phase 1" means the lands shown as Phase 1 on Schedule A attached hereto.
 - (n) "Privately Owned, Publicly Accessible Space (POPS)" means a Landscaped Open Space area as shown on Schedule B attached hereto, which is open and accessible to the public;
 - (o) "Public Parking" means premises or facilities containing one or more parking spaces as a principal use and the parking spaces are available for public use without a fee;

- (p) "Temporary Sales Office" means a building, structure, facility or trailer on the Lands used for the purpose of the sale of dwelling units to be erected on the Lands.

5. Permitted Uses

The lands on Phase 1, 2 and 3 shall be zoned EC2. For the purposes of this By-law, only the following uses shall be permitted on the Phase 2 and Phase 3 Lands:

- (a) apartment buildings; townhouses; a senior citizens apartment building and a seniors community house; a lodging house; and a nursing home;
- (b) eating establishments; take-out eating establishments; temporary sales office; office; studio; shoe repair shops; tailor; operated automatic laundries; nursery schools and day nurseries; health centres; public parking; commercial schools; fitness clubs; one (1) food vending cart, except on a corner lot where a second food vending cart will be permitted; retail services; personal service shops; community centres; retail stores; art galleries; temporary construction facilities/operations/fencing and hoarding; and
- (c) Drive-Through facilities shall not be permitted.

6. Maximum Density

For the purposes of this By-law and notwithstanding Section 4 of By-law 735-2014 (OMB), the maximum Gross Floor Area permitted on the Lands shall be 83,015 square metres, provided that:

- (a) The maximum Gross Floor Area permitted on Phase 2 shall be 34,200 square metres, of which, a minimum of 570 square metres shall be for non-residential uses; and
- (b) The maximum Gross Floor Area permitted on Phase 3 shall be 49,640 square metres.

7. Number of Residential Units

- (a) A maximum of 519 residential units shall be permitted on Phase 2; and
- (b) A maximum of 715 residential units shall be permitted on Phase 3.

8. Minimum/Maximum Height

The maximum building height to be permitted on the Lands shall be shown following the letter H as shown on Schedule B, attached hereto.

The minimum building height shall be two storeys, except for the enclosed loading area for Phase 3.

9. Building Envelopes and Floor Plate Area

For the purposes of this By-law, and subject to permitted Minor Projections:

- (a) No building or structure above finished grade shall be located other than within the Building Envelopes shown on Schedule B attached hereto;
- (b) The minimum building setbacks above finished grade for any building or structure within a Building Envelope shall be as specified on Schedule B attached hereto;
- (c) The minimum separation distance between Building Envelope shall be in accordance with the following:
 - i. Phase 2: the minimum separation distance between Building Envelopes for Phase 2 shall be as specified on Schedule B attached hereto; and
 - ii. Phase 3 shall be constructed of 2 distinct podiums (above grade only) and these podiums shall be separated by a minimum of 11 metres. Towers on Phase 3, above a height of 17 metres or 4-storeys shall be separated by a minimum of 25 metres.
- (d) The minimum building setbacks shall be as follows:
 - i. Each tower permitted on Phase 3 shall be stepped back from the edge of the podium on which it is located by a minimum of 2.8 metres on the north and south sides and 3.0 metres on the east and west sides.
- (e) Notwithstanding the provisions of this By-law, a maximum floor plate area restriction of 750 square metres for Buildings A, B and E and 760 square metres for Building D, shall be applied to the portion of any building or structure above 17 metres in height, as shown on Schedule B, attached hereto; and
- (f) Notwithstanding any of the required building setbacks, setbacks and floor plate area restrictions, Minor Projections shall be permitted to encroach into the required building setbacks and setbacks.

10. Area Requirements

For the purposes of this By-law, the following area requirements shall apply to the Lands:

- (a) A minimum of 25 percent of the area of Phase 2 shall be reserved for Landscaped Open Space;
- (b) A minimum of 25 percent of the area of Phase 3 shall be reserved for Landscaped Open Space;
- (c) A minimum 1.5 square metres per dwelling unit of Indoor Amenity Space shall be

provided on Phase 2;

- (d) A minimum of 464 square metres of Outdoor Amenity Space shall be provided on Phase 2;
- (e) A minimum of 2.0 square metres per dwelling unit of Indoor Amenity Space shall be provided on Phase 3;
- (f) A minimum of 714 square metres of Outdoor Amenity Space shall be provided on Phase 3; and
- (g) A minimum of 995 square metres will be provided as Privately Owned Publicly Accessible Space as shown on Schedule B attached hereto.

11. Parking and Loading Requirements for Phase 2

- (a) Parking spaces shall be provided in accordance with the following minimum requirements for Phase 2:
 - i. Residential:
 - a. Bachelor unit less than 45 square metres: 0.6 parking spaces per unit;
 - b. Bachelor unit 45 square metres or greater and one bedroom unit: 0.7 parking spaces per unit;
 - c. Two bedroom unit: 0.9 parking spaces per unit;
 - d. Three bedroom unit or greater: 1.0 parking spaces per unit; and
 - e. Visitor: 0.1 parking spaces per unit.
 - ii. Non-residential
 - a. 1.0 parking spaces per 100 square metres of non-residential Gross Floor Area.
- (b) For the purposes of Section 11(a)(i)(e) of this By-law, excess residential visitor parking on Phase 1 or Phase 3 can be used to meet the visitor parking requirements for Phase 2.
- (c) For the purposes of Section 11(a)(ii) of this By-law, residential visitor parking spaces for Phase 2 can be shared with, and used to meet the parking requirements for non-residential uses on Phase 2.
- (d) Bicycle parking spaces shall be provided for residential uses on Phase 2, in accordance with the following minimum requirements:

- i. Long-term Bicycle Parking Spaces: 0.68 spaces per dwelling unit; and
 - ii. Short-term Bicycle Parking Spaces: 0.07 spaces per dwelling unit.
- (e) Two (2) Loading spaces shall be provided on Phase 2 in accordance with the following minimum requirements:
- i. One (1) loading space with a minimum length of 13.0 metres, a minimum width of 4.0 metres, and a minimum vertical clearance of 6.1 metres; and
 - ii. One (1) loading space with a minimum length of 6.0 metres, a minimum width of 3.5 metres, and a minimum vertical clearance of 3.0 metres.

12. Parking and Loading Requirements for Phase 3

- (a) Parking spaces shall be provided in accordance with the following minimum requirements for Phase 3:
- i. Residential:
 - a. Bachelor unit less than 45 square metres: 0.6 parking spaces per unit;
 - b. Bachelor unit 45 square metres or greater and one bedroom unit: 0.7 parking spaces per unit;
 - c. Two bedroom unit: 0.9 parking spaces per unit;
 - d. Three bedroom unit or greater: 1.0 parking spaces per unit; and
 - e. Visitor: 0.1 parking spaces per unit.
 - ii. Non-residential:
 - a. 1.0 parking spaces per 100 square metres of non-residential Gross Floor Area.
- (b) For the purposes of Section 12(a)(ii) of this By-law, residential visitor parking spaces for Phase 3 can be shared with, and used to meet the parking requirements for non-residential uses on Phase 3.
- (c) Bicycle parking spaces shall be provided for residential uses on Phase 3, in accordance with the following minimum requirements:
- i. Long-term Bicycle Parking Spaces: 0.68 spaces per dwelling unit; and
 - ii. Short-term Bicycle Parking Spaces: 0.07 spaces per dwelling unit.

- (d) A minimum of one (1) loading space shall be provided on Phase 3 with a minimum length of 13.0 metres, a minimum width of 4.0 metres, and a minimum vertical clearance of 6.1 metres; and
- (e) Should the residential unit count achieve 400 units or greater for either Building A or Building B, one (1) additional loading space would be required with a minimum length of 6.0 metres, a minimum width of 3.5 metres, and a minimum vertical clearance of 3.0 metres.

13. Parking Space Dimensions for Phase 2 and Phase 3

- (a) The minimum dimensions of a parking space accessed by a one-way or two-way drive aisle having a width of 6.0 metres or more measured at the entrance of the parking space, shall be:
 - i. Length: 5.6 metres;
 - ii. Height: 2.0 metres; and
 - iii. Width: 2.6 metres;

except that the minimum required width of a parking space shall be increased by 0.3 metres when one or both sides of the parking space are obstructed in accordance with Section 13(c) below.

- (b) The minimum dimensions of a parking space accessed by a one-way or two-way driveway having a width of less than 6.0 metres measured at the entrance to the parking space, shall be:
 - i. Length: 5.6 metres;
 - ii. Height: 2.0 metres; and
 - iii. Width: 3.0 metres;

except that the minimum required width of a parking space shall be increased by 0.3 metres when one or both sides of the parking space are obstructed in accordance with Section 13(c) below.

- (c) For the purposes of this by-law, the side of a parking space is obstructed when any part of a fixed object such as, but not limited to, a wall, column, bollard, fence or pipe is situated:
 - i. Within 0.3 metre of the side of the parking space, measured at right angles; and
 - ii. More than 1.0 metre from the front or rear of the parking space.

- (d) A minimum access driveway width of 6.0 metres shall be provided in front of all parking spaces, with the exception of parking spaces in tandem which shall provide a minimum three-metre access driveway to the side of each space. Despite Sections 11(a) and 11(b) above, parking spaces in tandem shall be a minimum of 6.7 metres in length by a minimum of 2.6 metres in perpendicular width throughout by a clear minimum height of 2.0 metres, except that the minimum required width of a parking space shall be increased by 0.3 metre when one side of the parking space is obstructed in accordance with Section 11(c) above; and
- (e) Every parking space shall have a minimum unobstructed vertical clearance of 2.0 metres for the entire length and width of the parking space.

14. Holding Provision (h)

Phase 3, as illustrated on Schedule B attached hereto, shall be subject to a Holding provision ("h"), whereby no person shall erect any building until such time as the ("h") is lifted, in whole or in part, and the uses as set out in this by-law shall be the only uses permitted on such lands. Prior to the lifting of the "h", the only permitted uses shall be the uses existing on the date of the passing of this by-law, construction staging and construction site office for the balance of the Site. The holding symbol shall be lifted once the below criteria has been satisfied:

- (a) The Owner is required to submit a Transportation Impact Study (TIS) for the Phase 3 development addressing the site accesses as well as the larger external road network to the satisfaction of the General Manager, Transportation Services. The Owner is required to undertake any road improvements, at no cost to the City, that may be needed as per the findings of the required TIS, including off-site road improvements, as required, to the satisfaction of the General Manager, Transportation Services, prior to Site Plan Approval for the Phase 3 lands.

15. Miscellaneous

- (a) If the calculation of the minimum number of parking spaces required by Sections 9 and 10 of this By-law results in a number with a fraction, the number is rounded down to the nearest whole number, but there may not be less than one parking space;
- (b) If the calculation of the minimum number of Bicycle Parking Spaces required by Sections 9 and 10 of this By-law results in a fraction, the number of required Bicycle Parking Spaces must be rounded up to the nearest whole number;
- (c) The provisions of Section 13 of By-law No. 735-2014 (OMB) with respect to facilities, services, and matters secured pursuant to Section 37 of the *Planning Act* shall continue to apply to the Lands, subject to the revisions set out in Appendix 1 for Phases 2 and 3;
- (d) Nothing in this By-law shall apply to prevent the phased construction of the

development permitted by the By-law on the Lands, provided that the requirements of the By-law are complied with for each phase, or earlier if otherwise specified in this By-law;

- (e) Notwithstanding any severance, partition, or division of the Lands, the provisions of this By-law shall apply to the whole of the Lands as if no severance, partition, or division occurred;
- (f) The provisions of this By-law will not apply until the Second Amending Section 37 Agreement has been registered on the title for lands known municipally as 5365 Dundas Street West to the satisfaction of the City Solicitor.
- (g) Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, By-law No. 1088-2002, and/or By-law No. 735-2014 (OMB) in respect of the Lands, the provisions of this By-law shall apply; and
- (h) Chapter 324, Site Specifics, of the Zoning Code is hereby amended to include reference to this By-law by adding the following to Section 324.1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
XXX-2018 XXX	5365 Dundas Street West	To amend the provisions of By-law No. 1088-2002 and By-law No. 735-2014 (OMB) and provide site-specific development standards to permit a mixed use development on the Lands, including placing a holding provision on the Phase 3 lands.

Enacted and passed on (), 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

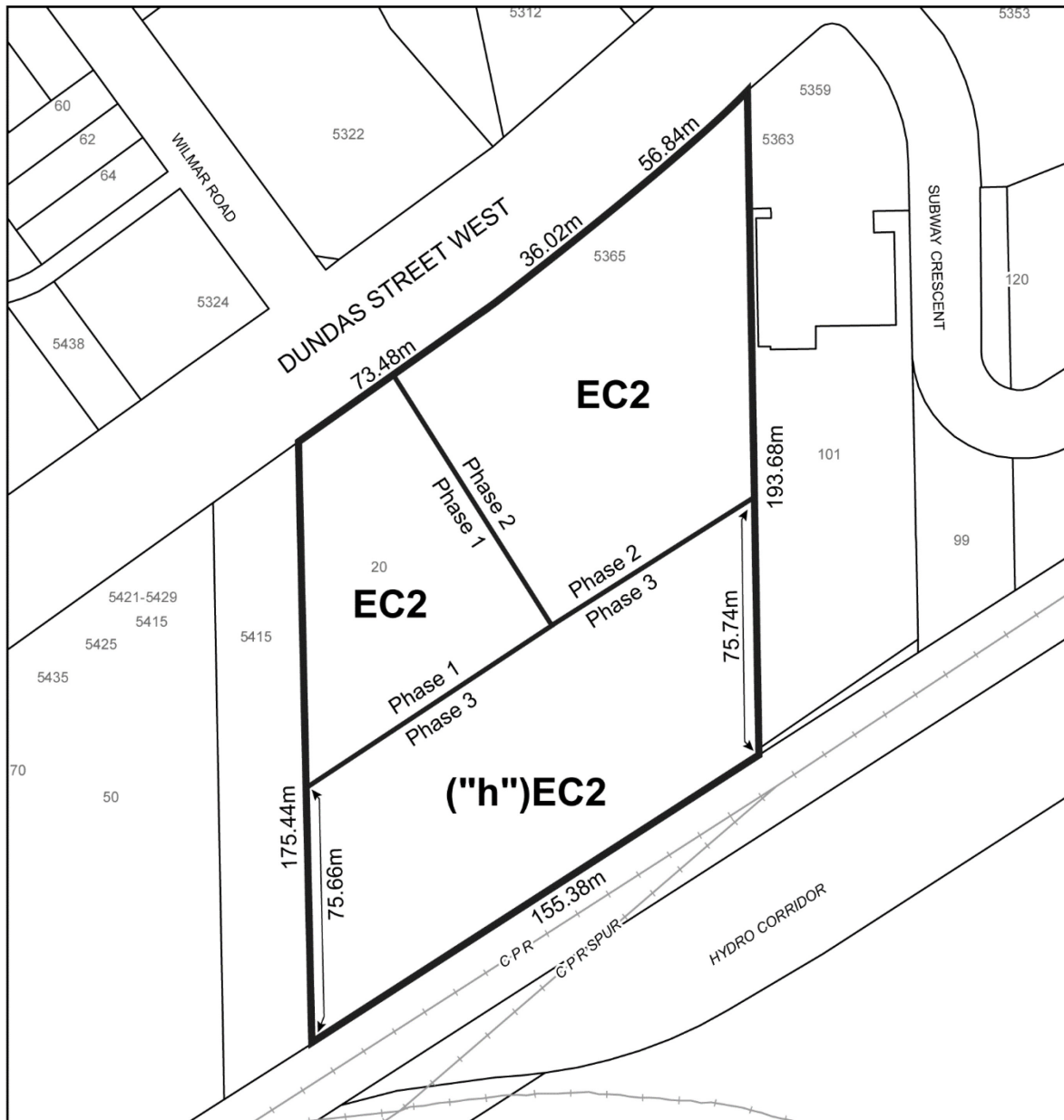
Appendix 1

Amendments to Section 37 Agreement for Phase 2 and Phase 3

1. The Section 37 Agreement (Instrument No. AT794763), as previously amended by the Amending Section 37 Agreement (Instrument No. AT4334597), shall be further amended by the Second Amending Section 37 Agreement for Phase 2 and Phase 3 as follows:
 - a. Privately Owned Publicly-Accessible Open Space (POPS)
 - i) The owner shall provide at its sole expense a minimum total area of 995 square metres of Privately Owned Publicly-Accessible Open Space (POPS) on the Phase 2 lands and grant public access easements to and over the POPS in favour of the City. The specific location, configuration, and design of the POPS is to be determined in the context of the Phase 2 Site Plan Control application process, pursuant to Section 114 of the *City of Toronto Act*, 2006, as amended, and as applicable, Section 41 of the *Planning Act*, as amended, and secured in a Site Plan Agreement, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor.
 - ii) The owner may use the Phase 2 POPS for special events on a limited basis, with terms of its usage to be to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor.
 - iii) The owner shall be permitted to use the southmost 12 metres of the central open space (including the southmost 7 metres of the Phase 2 POPS), a total area of no more than 500 square metres of which approximately 186 square metres may be within the Phase 2 POPS, for construction staging activities related to the construction of Phase 3. The exact outline of the staging area will be to the satisfaction of the Director of Community Planning, Etobicoke York District.
 - iv) The Phase 2 POPS shall be completed prior to the earlier of: a) condominium registration of any building on the Phase 3 lands; b) the first residential occupancy of any building on the Phase 3 lands; or c) December 31, 2025. After 2025, any extension of this timeline is at the sole discretion of the Director, Community Planning, Etobicoke York District.
 - v) The owner shall at its sole expense convey in perpetuity a non-exclusive publically accessible open space easement to the City over the Phase 2 POPS to be used by the general public and the City, for pedestrian, cycling and open space use, for nominal consideration, all to the satisfaction of the City Solicitor, and prior to the earlier of: a) first residential occupancy of any building on the Phase 2 lands; b) condominium registration of any building on the Phase 2 lands; or c) the completion date of the Phase 2 POPS.

- b. The owner will provide a subsurface TTC property interest, in strata fee or permanent easement, and related rights of support, for the future extension of the Bloor Danforth Subway line located in the Phase 3 lands, prior to the earlier of first residential occupancy for any building in Phase 2, condominium registration for any building in Phase 2 or the lifting of the 'h' for the Phase 3 lands, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor.
- c. The owner shall submit an application for TTC Technical Review of proposed development on the Phase 3 lands and obtain TTC approval prior to Site Plan Approval for the Phase 3 lands.
- d. Prior to Site Plan Approval for the Phase 2 lands, the owner agrees to a third party peer review of the Noise Feasibility Study, prepared by Howe Gastmeier Chapnik Limited, dated November 7, 2017. The review is to be funded by the owner, and the qualified professional shall be retained by the City. The owner will construct and maintain any noise mitigation measures for the Phase 2 lands as required by the third party peer review of the Noise Feasibility Study, prepared by Howe Gastmeier Chapnik Limited, dated November 7, 2017, to the satisfaction of the Chief Planner and Executive Director, City Planning.
- e. The owner shall submit a Noise Feasibility and Vibration Study for the Phase 3 lands as part of a Site Plan Control application for the Phase 3 lands and agrees to fund a qualified professional, retained by the City, to conduct a third party peer review of the submitted Noise Feasibility and Vibration Study . The owner shall construct and maintain any noise mitigation measures for the Phase 3 lands as required by the third party peer review of the Phase 3 Noise Feasibility and Vibration Study, secured through the Site Plan Control application process, to the satisfaction of the Chief Planner and Executive Director, City Planning.
- f. Prior to Site Plan Approval for the Phase 2 lands, the owner, at its sole expense, shall be responsible for the cost of addressing any servicing capacity issues and shall enter into development or servicing agreements as may be necessary to address the required municipal upgrades as described in "Phase 2 Redevelopment of 5365 Dundas Street West, City of Toronto, St. Albans Road Sanitary Sewer Replacement, Pre-Design Report, Site Plan Approval Application – Third Submission," dated March 29, 2018, and prepared by RV Anderson Associates Limited, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.
- g. Prior to Site Plan Approval for the Phase 2 lands, the owner shall post and maintain signs on the Phase 2 lands which are clearly visible from the public sidewalk and which contain wording regarding the insufficient space in local schools to accommodate students from this and other nearby developments, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Toronto District School Board.

- h. Prior to Site Plan Approval for the Phase 3 lands, the owner shall post and maintain signs on the Phase 3 lands which are clearly visible from the sidewalk of Thomas Riley Road and which contain wording regarding the insufficient space in local schools to accommodate students from this and other nearby developments, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Toronto District School Board.
 - i. The owner shall include warning clauses regarding school accommodation in all agreements of purchase and sale or residential tenancy agreements for developments on the Phase 2 and 3 lands, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Toronto District School Board.
 - j. The Second Amending Section 37 Agreement shall reflect the change to the proposed number of roads, revised from one road to three roads, to be constructed as part of the development on the 5365 Dundas Street West lands (Thomas Riley Road, Streets 'C' and 'D').
 - k. Prior to removing the Holding provision ("h") on the Phase 3 lands, the owner shall submit a Transportation Impact Study (TIS) for the Phase 3 development addressing site accesses as well as the larger external road network to the satisfaction of the General Manager, Transportation Services.
 - l. Prior to Site Plan Approval for the Phase 3 lands, the owner must provide Letters of Credit for the road improvements and any necessary design details, to the satisfaction of the General Manager, Transportation Services.
 - m. Prior to the earlier of condominium registration or first residential occupancy on the Phase 3 lands, the owner at its sole expense shall undertake and complete the road improvements, including off-site road improvements, as per the requirements in the TIS, to the satisfaction of the General Manager, Transportation Services.
2. Except as amended in accordance with the Second Amending Section 37 Agreement, the Section 37 Agreement and the Amending Section 37 Agreement shall remain in force and effect for the lands.

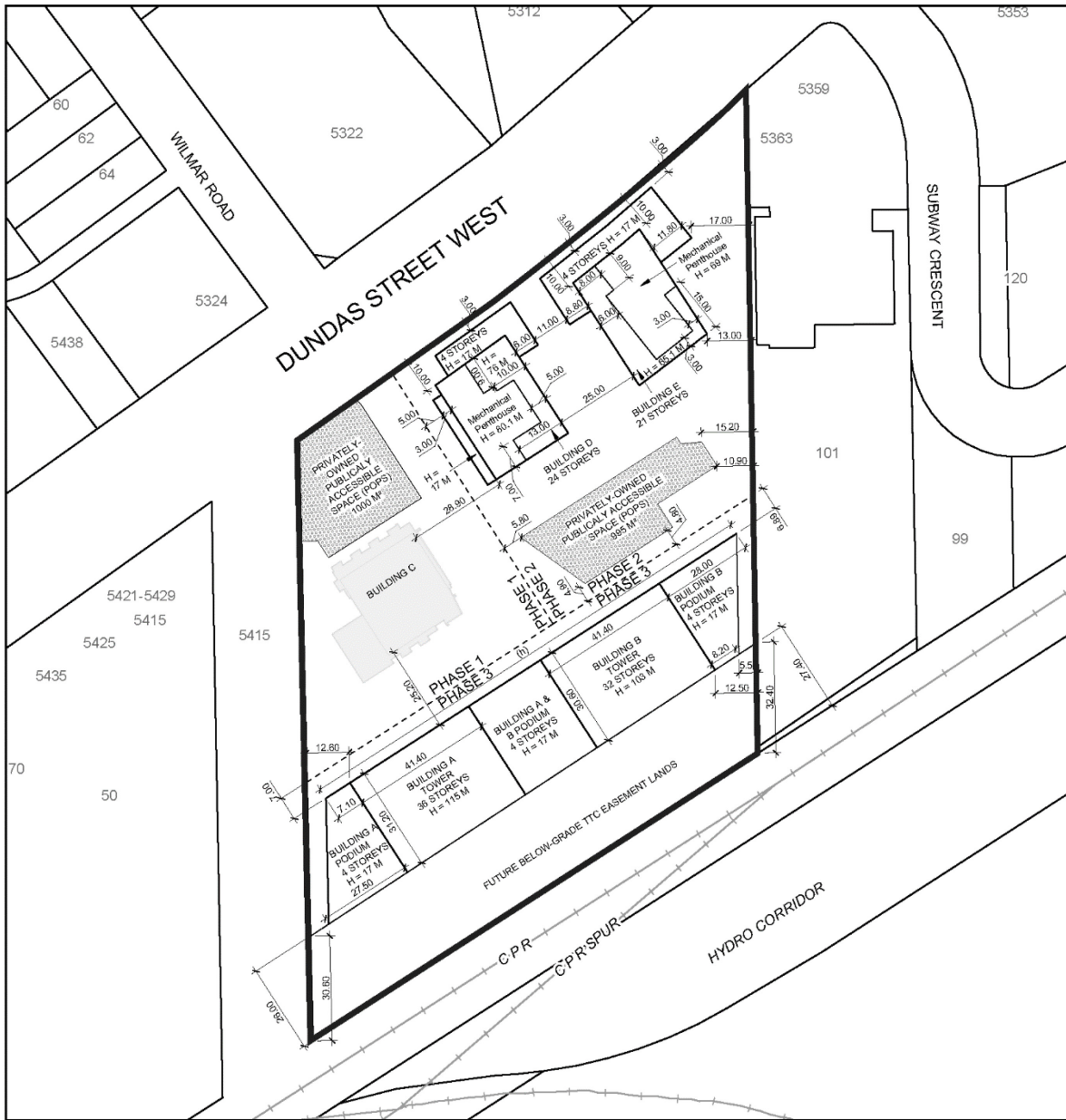


 **TORONTO**
Schedule A

5365 Dundas Street West

File # 17 260380 WET 05 0Z


Former City of Etobicoke By-Law 11,737
Not to Scale
6/26/2018



 **TORONTO**
Schedule B

5365 Dundas Street West

File # 17 260380 WET 05 0Z


Former City of Etobicoke By-Law 11,737
Not to Scale
7/24/2018