

CITY OF TORONTO

BY-LAW No. 195-2005(OMB)

To adopt Amendment No. 532 to the Official Plan of the former City of North York in order to implement a site specific amendment affecting lands located at 775 Steeles Avenue West.

WHEREAS the Ontario Municipal Board, by way of an Order issued on the September 28, 2004 in connection with Ontario Municipal Board Case No. PL 030768, determined to amend the Official Plan of the former City of North York in respect of lands known municipally in the year 2004 as 775 Steeles Avenue West;

THEREFORE:

1. The text and maps attached hereto as Schedule "A" are hereby adopted as Amendment No. 532 to the Official Plan of the former City of North York.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON SEPTEMBER 28, 2004 IN BOARD FILE NO. PL030768.

SCHEDULE “A”**AMENDMENT NO. 532****TO THE OFFICIAL PLAN OF THE
FORMER CITY OF NORTH YORK**

1. Section C.9 is amended by adding map C.9.241 as shown in Figure 1.
2. Section C.9 is amended by adding the following policy:

“C.9.241 Lands on the south side of Steeles Avenue West, east of Bathurst Street, known as 775 Steeles Avenue West.

Despite the Residential Density Four (RD4) designation respecting the lands shown on map C.9.241, City Council may pass by-laws respecting such lands permitting a density of 2.1 FSI provided the owner, at its expense and in accordance with and subject to the agreement pursuant to section 37 of the *Planning Act* referred to in the By-law adopting this Official Plan Amendment, provides or funds the following facilities, services and/or matters on terms satisfactory to the City:

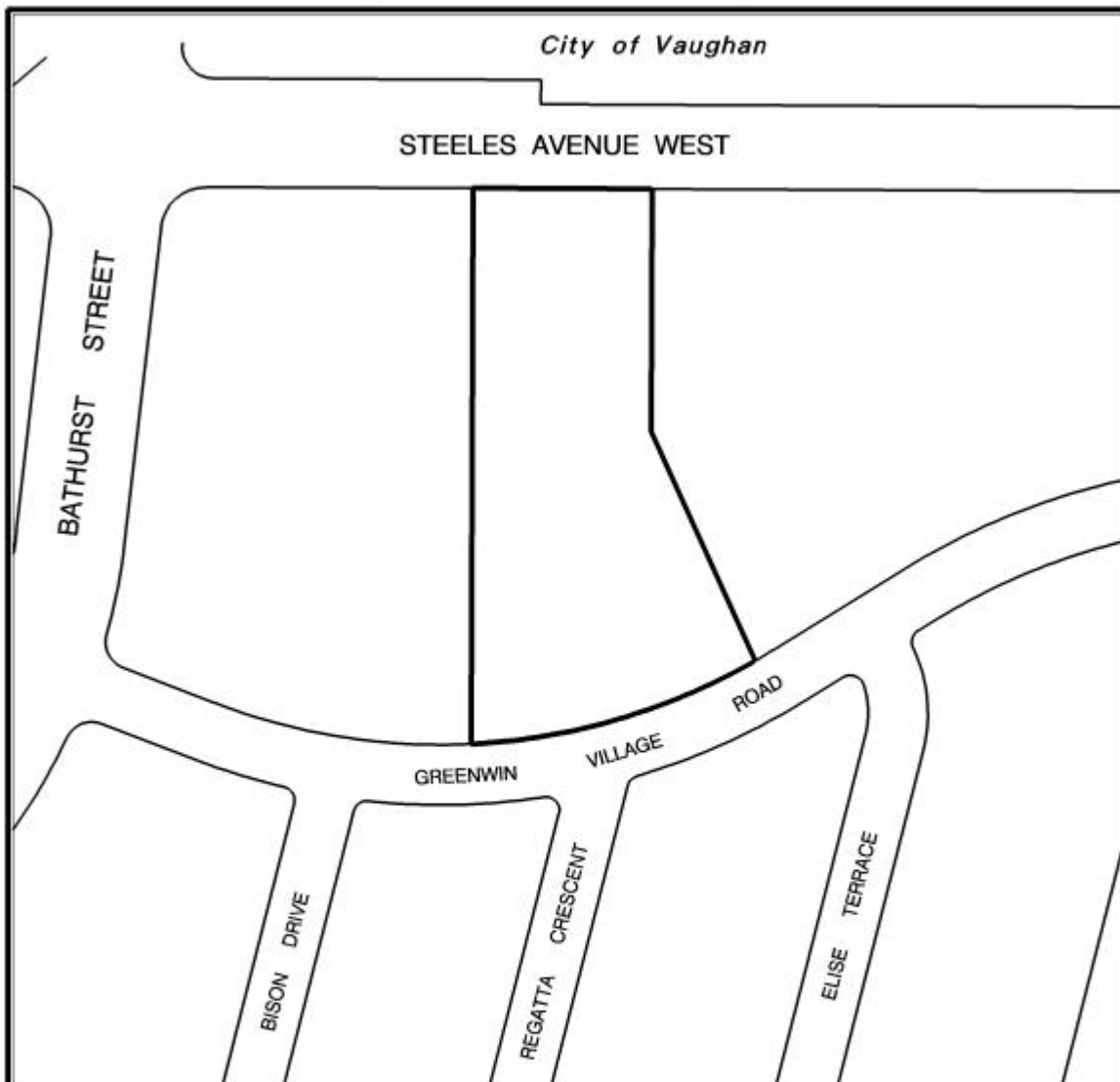
- (i) The owner shall maintain the 194 existing rental residential units in Building 1, as shown on the zoning by-law, as purpose-built rental units and shall not apply for condominium conversion pursuant to the *Condominium Act*, S.O. 1998, c.19 (as amended or successor legislation thereto) for fifteen (15) years after the date when this zoning by-law amendment comes into force and effect. The owner shall not demolish, nor shall it apply for a demolition permit pursuant to the *Building Code Act* 1992 S.O. c.23 (as amended or successor legislation thereto) in relation to the existing residential rental units in Building 1 for a period of fifteen (15) years after the date when this zoning by-law amendment comes into force and effect. The owner shall not apply to the Ontario Rental Housing Tribunal, or to any successor tribunal with jurisdiction to hear applications made under the *Tenant Protection Act*, for the purpose of obtaining an increase in rent above the Guidelines established under the *Tenant Protection Act* in relation to the existing residential rental units in Building 1 arising from the impact of construction of the Building 2, as shown in the zoning by-law, upon those units, including improvements made to the Site in connection with Building 2 or from the provision of \$125,000 in required capital improvements.
- (ii) The owner will provide for capital improvements to Building 1 in the amount of \$125,000. The expense of the capital improvements will be allocated on the basis of a minimum of \$30,000 for a new tot lot to be provided on the south side of Building 1 as shown on Plan L1, filed in connection with the development; a minimum of \$20,000 for new decking for the existing pool located on the south side of Building 1; a minimum of \$25,000 for upgrades to the exercise room in Building 1; a minimum of \$15,000 for new laundry facilities to be provided within Building 1, with such funds to include payment for new washers and

dryers, lighting, tables and a television; and a minimum of \$35,000 to be used to improve common areas in Building 1, such as the lobby or the hallways. The capital improvements, save and except for the tot lot and pool deck improvements, will be completed prior to the issuance of the final building permit for Building 2. The tot lot and pool deck improvements will be commenced within 12 months after the issuance of the final building permit for Building 2 and will be completed within 18 months of the issuance of the final building permit for Building 2. The owner will provide an itemized list indicating how the capital improvements, save and except for the tot lot and pool deck improvements, have been spent prior to the issuance of the final building permit for Building 2. The owner will provide an itemized list indicating how the required capital improvements to the tot lot and pool deck have been spent prior to occupancy of Building 2.

- (iii) Prior to the issuance of the final building permit for Building 2, the owner shall provide \$75,000 for capital improvements to park and/or community facilities in Ward 10. The timing and decision as to what facilities this contribution will be spent upon shall be determined in the sole discretion of the Economic Development, Culture and Tourism Department, in consultation with the Urban Development Services Department and the local Councillor.
 - (iv) Prior to the issuance of any building permit, including an excavation permit, for Building 2, the owner will develop and implement a communications strategy in relation to the tenants of the existing rental residential units in Building 1 to the satisfaction of the Acting Director, Community Planning, North District, at the owner's own cost and expense, to keep tenants informed about the construction work.
 - (v) The owner shall undertake work on the balconies, underground parking garage, damaged retaining wall and concrete curb under guard mounts and in both stairwells of Building 1. This work will be performed as is further described in the provisions of the section 37 agreement relating to these improvements.
3. The density of development permitted by this By-law is permitted provided the owner enters into one or more agreements satisfactory to the City of Toronto, pursuant to section 37 of the *Planning Act*, to secure the facilities, services and matters required to be provided by Section 2 and such agreement or agreements have been registered as a first priority against the title to the land."

Schedule " A "

(Amendment No. 532)

**AMENDMENT to MAP C.1**

RESIDENTIAL DENSITY FOUR (RD4)
to
RESIDENTIAL DENSITY FIVE (RD5)

File No. TB CMB 2002 0003

Prepared by: A.A.

Approved by: D.M.

Date: OCT. 7, 2002

Filename: OPA532

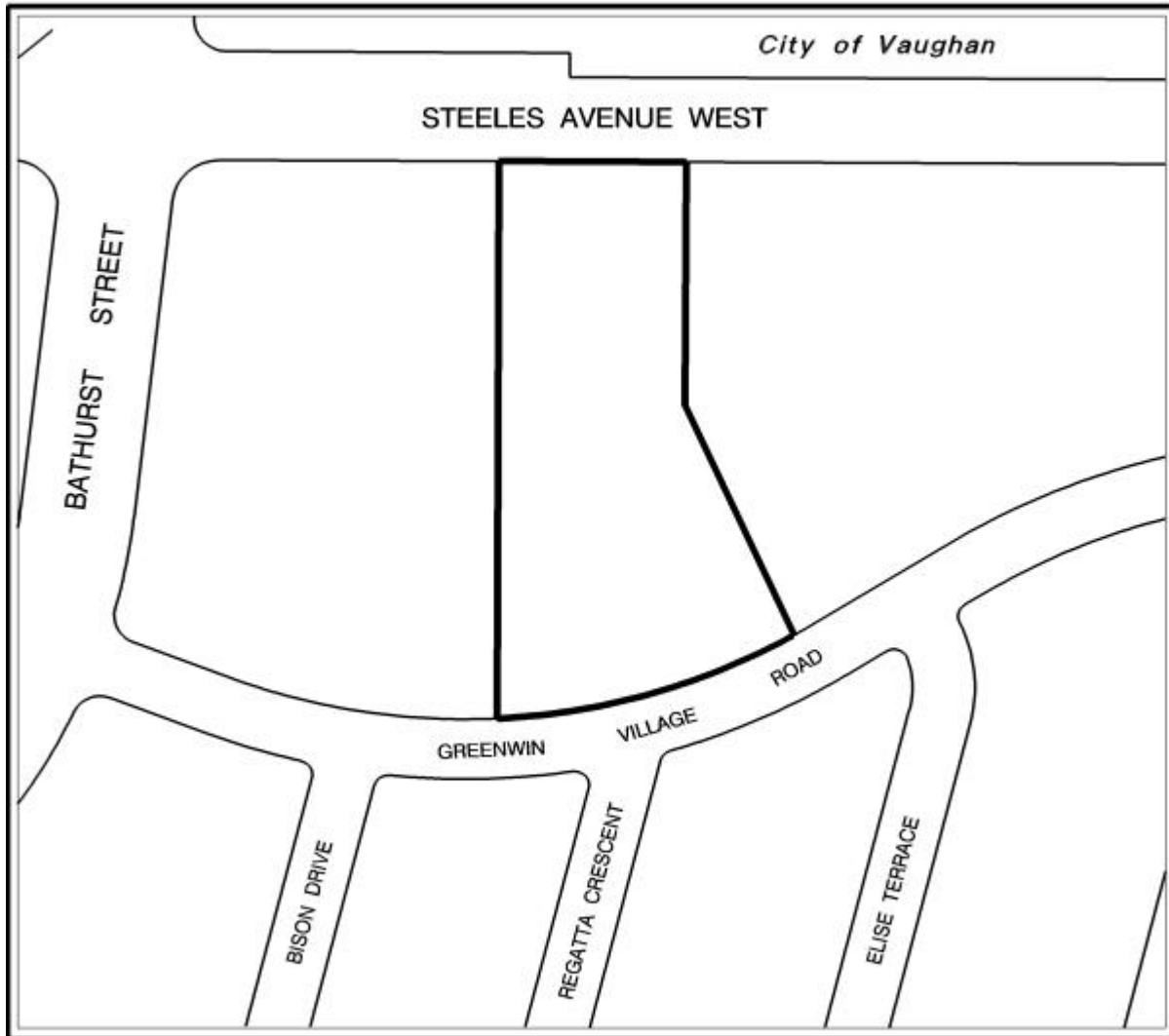
Location: Part of Block C, Registered Plan 6715, City of Toronto

Source: Official Plan, By-Law, Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division
Street lines represent street dedications/road allowances and do not represent actual as-built curb lines of streets.

**SUBJECT
PROPERTY**

Figure 1

(Amendment No. 532)



MAP C.9.241



SUBJECT AREA

FILE NAME : OPA532

DATE : Dec. 2002

Source: Lot Line, Street Line and Street Name Data - City of Toronto, City Planning Division.
 Street lines represent street dedications / road allowances and do not represent actual as-built curb lines of streets.