

Authority: Administration Committee Report 6, Clause 43, adopted as amended,
by City of Toronto Council on September 25, 26, 27 and 28, 2006
Enacted by Council: December 6, 2006

CITY OF TORONTO

BY-LAW No. 5-2007

To amend Article I, Conveyance of Land for Park Purposes of the former City of Toronto Municipal Code Chapter 165, Development of Land, to provide for an alternative rate in respect of the conveyance of land for parks purposes within the West Queen West Triangle area.

WHEREAS Article I, Conveyance of Land for Park Purposes, Chapter 165, Development of Land, of the former City of Toronto Municipal Code applies throughout the area of the former City, except for the land described in § 165-2; and

WHEREAS under sections 42(3) and 42(4) of the *Planning Act* council may, provided there is an official plan in effect with specific policies dealing with such provisions, require, in the case of land proposed for development or redevelopment for residential purposes, that land be conveyed to the municipality for park or other public recreational purposes at an alternative rate not exceeding the amount prescribed in section 42(3); and

WHEREAS the in-force parkland dedication policies of the Official Plan of the former City of Toronto state that, in the case of a rezoning to permit residential development, including redesignation of non-residential land for a site equal to or greater than one hectare, Council will require that land be conveyed to the City at an alternative rate of 0.6 hectare per 830 dwelling units up to a maximum of 25 per cent of the site;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Former City of Toronto Municipal Code, Chapter 165, Development of Land, Article I, Conveyance of Land for Park Purposes, § 165-4 is amended by adding the following:

§ 165-4.1. Alternate Rate.

Despite § 165-3 and § 165-4, as a condition of development or redevelopment for residential purposes of a site having an area equal to or greater than one hectare within the West Queen West Triangle Area as set out on the map attached as Schedule B at the end of this chapter, land shall be conveyed to the City for park and other public recreational purposes in the amount of 0.6 hectares of land for each 830 dwelling units proposed, provided that the amount of land to be conveyed shall not exceed 25 percent of the site.

2. The map attached as Schedule A to this by-law is added as Schedule B at the end of Chapter 165.

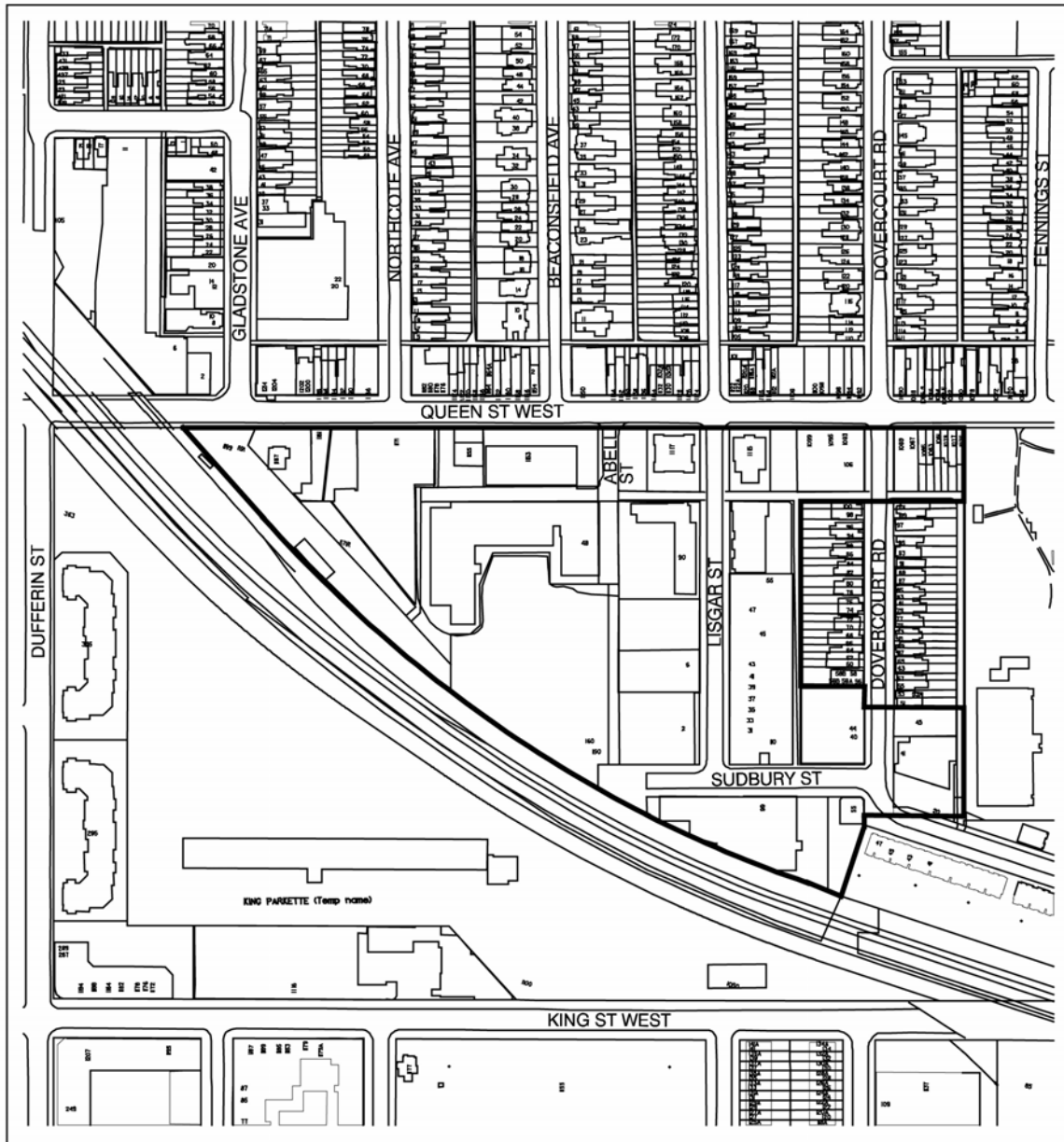
ENACTED AND PASSED this 6th day of December, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule A – Subject lands (West Queen West Triangle Area)



TORONTO City Planning
Division
Subject Lands

West Queen West Study

File # 05_199764



Not to Scale

Extracted 08/29/06 - DR