

Authority: Ontario Municipal Board Decision/Order issued April 18, 2016 and Local Planning Appeal Tribunal Order issued October 19, 2018 in Tribunal File PL140898

CITY OF TORONTO

BY-LAW 1348-2018(LPAT)

To amend Zoning By-law 569-2013, as amended, with respect to lands known municipally as 33 Holly Street, 44 Dunfield Avenue and 86-88 Soudan Avenue.

Whereas the owner of the lands shown on Diagram 1 attached applied for a zoning by-law amendment for the development of the lands shown on Diagram 1 attached and appealed that application to the Local Planning Appeal Tribunal; and

Whereas pursuant to Section 37 of the Planning Act, R.S.O 1990, c. P.13, as amended, the council of a Municipality, and the Local Planning Appeal Tribunal on appeal, may, in a by-law passed under Section 34 of the Planning Act, authorize increases in the height or density of development beyond that otherwise permitted by the by-law, that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law; and

Whereas Subsection 37(3) of the Planning Act provides that where an owner of lands elects to provide facilities, services or matters in return for an increase in height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with such facilities, services or matters; and

Whereas pursuant to Section 39 of the Planning Act, the Council of a Municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings, or structures for any purpose set out therein that is otherwise prohibited by the by-law; and

Whereas the owner has elected to provide the facilities, services and matters as are hereinafter set forth; and

Whereas the increase in the height and density of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands by City of Toronto By-law 569-2013 is to be permitted in return for the provision of the facilities, services and matters set out in this By-law and to be secured by one or more agreements between the owner and the City of Toronto (hereinafter referred to as the "City"); and

Whereas the Council of the City has determined to support the coming into force of this By-law amending Zoning By-law 569-2013, as amended, of the City of Toronto as agreed to at its meeting of February 3, 2016, Item CC12.9; and

Whereas the Ontario Municipal Board Decision/Order issued April 18, 2016 and Local Planning Appeal Tribunal Order issued October 19, 2018, determined to amend City of Toronto Zoning By-law 569-2013, as amended, with respect to lands known municipally as 33 Holly Street, 44 Dunfield Avenue, 86 Soudan Avenue and 88 Soudan Avenue;

Pursuant to the Ontario Municipal Board Decision/Order issued April 18, 2016 and Local Planning Appeal Tribunal Order issued October 19, 2018 in Tribunal File. PL140898, By-law 569-2013 of the City of Toronto, as amended, is further amended as follows:

1. This By-law applies to the lands delineated by a heavy line on Diagram 1 attached to and forming part of this By-law.
2. Except as otherwise provided herein, the Regulations of Zoning By-law 569-2013 continue to apply to the lands.
3. The Zoning By-law Map of By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning Map in Section 990.10 respecting the lands delineated by the heavy lines to R (d2.0) (x42) and O as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013 is amended by adding to Chapter 900.2.10 Exception (x42), so that it reads:

Exception R 42

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) If the requirements of Section 5 and Schedule A of By-law 1348-2018(LPAT) are complied with then none of the Clauses and Regulations apply to prevent the erection of a **building** or **structure** in compliance with (B) to (BB) below;
- (B) **Established grade** is Canadian Geodetic Datum elevation of 159.95 metres;
- (C) Despite Clause 10.10.40.10(1) and 10.10.40.10(8), no part of a **building** may exceed the maximum **building** height in metres, indicated by the number following the letters HT for the maximum number of **storeys** indicated by the number following the letters ST on Diagram 3 of By-law 1348-2018(LPAT);
- (D) Despite Section 4(C) above and Section 4(F) below, for each of Building A and Building B shown on Diagram 3 of By-law 1348-2018(LPAT), the building roof area must not exceed 715 square metres and the total area of the mechanical penthouse for each of Building A and Building B must not cover more than 63 percent of the area of the **building** roof;
- (E) Despite Sections 4(C) and 4(D) above and Clause 10.5.40.10, the following elements of a **building** may exceed the maximum permitted **building** height as follows:
 - (i) 1.5 metres for parapets, guard rails, railings and stairs, window washing equipment, architectural features, elements of a **green roof**;
 - (ii) 6.0 metres for a stair enclosure related for the below-grade **parking garage**, dividers, trellises, screens, and architectural roof canopies on both existing and new buildings;
 - (iii) 2.1 metres for pipes, vents chimneys and lightning rods above the height of the mechanical penthouse; and

- (iv) 11.0 metres for architectural entrance canopies below the third storey on both the existing and new buildings;
- (F) Despite 10.10.40.70(3)(C), all portions of a **building** or **structure** above ground must be located within the areas delineated as **building setback line** on Diagram 3 of By-law 1348-2018(LPAT);
- (G) Despite Section 4(F) above and Clauses 10.5.40.50, 10.5.40.60 and 5.10.40.70.(1) the following elements of a **building**, above or below-ground, may extend into a required **building setback line**, shown on Diagram 3 of By-law 1348-2018(LPAT), as follows:
 - (i) 2.0 metres for light fixtures, ornamental elements, patios, decks, terraces, planters, ventilation shafts, stairs, stair enclosures, wheelchair ramps, awnings and cornices;
 - (ii) 5.0 metres for canopies;
 - (iii) **Parking garage** ramps and associated **structures** below-ground; and
 - (iv) Exterior enclosed stairwells for below-ground **parking garage** if it is no closer to a lot line than 1.2 metres;
- (H) Despite Clause 10.10.40.40.(1)(A), the total **gross floor area** of all **buildings** or **structures** on the lands shown on Diagram 1 must not exceed 66,500 square metres;
- (I) Despite Clauses 10.5.40.20, 10.5.40.30, 10.10.40.30.(1)(B) and 10.10.40.1.(5)(B), the required **building length** and, **building depth** do not apply, provided that the **buildings** comply with the **building length** and **building depth** indicated on Diagram 3 of By-law 1348-2018(LPAT);
- (J) Despite Clause 10.10.40.1(2), a maximum of four residential **buildings** are permitted on the lands as indicated on Diagram 3 of By-law 1348-2018(LPAT);
- (K) Despite Clauses 10.5.40.70 and 10.5.40.71, the minimum **front yard setback** for any new **building** or **structure** erected on the lands shown on Diagram 1 after the date that By-law 1348-2018(LPAT) comes into force and for any **existing buildings** or **structures** erected before the date of By-law 1348-2018(LPAT) is indicated on Diagram 3 of By-law 1348-2018(LPAT);
- (L) Despite Clause 10.10.40.80.(1)(B), the distance between **main walls** of the **apartment buildings** is indicated on Diagram 3 of By-law 1348-2018(LPAT);
- (M) Despite Clause 10.5.50.10(4), the combined **soft landscape** and **landscape** requirements must be not less than 30 percent of the area of the lands shown on Diagram 1 of By-law 1348-2018(LPAT);
- (N) Despite Clause 10.5.50.10.(5), no strip of **soft landscaping** is required along the southerly **lot line**;

- (O) Despite Clause 10.10.40.50.(1)(A), indoor **amenity space** must be provided on the lands shown on Diagram 1 of By-law 1348-2018(LPAT) for the use of all residents of such lands at a minimum of 1.7 square metres for each new **dwelling unit** erected on the lands after the date of By-law 1348-2018(LPAT) and, outdoor **amenity space** must be provided on the lands shown on Diagram 1 for the use of all residents of such lands at a minimum of 2.4 square metres for each new **dwelling unit** erected on the lands after the date of By-law 1348-2018(LPAT), of which:
- (i) A minimum of 518 square metres of indoor **amenity space** and 661 square metres of outdoor **amenity space**, portions of which are contiguous, are provided respectively in or adjacent to Building A and/or Building C shown on Diagram 3; and
 - (ii) A minimum of 395 square metres of indoor **amenity space** and 707 square metres of outdoor **amenity space**, portions of which are contiguous, are provided respectively in or adjacent to Building B and/or Building D shown on Diagram 3;
- (P) For clarity, other than the indoor and outdoor **amenity space** required in Section 4 (O) above, no additional indoor or outdoor **amenity space** is required for the existing **buildings** erected on the lands shown on Diagram 1 before the date of By-law 1348-2018(LPAT), provided that the indoor **amenity space** in Buildings A and B shown on Diagram 3 and the outdoor **amenity space** on the lands shown in Diagram 1 is provided for the use of all **buildings** and all residents of such buildings on the lands shown on Diagram 1;
- (Q) Despite Clauses 200.5.1.10.2.(A)(iv), 200.5.10.1.(1), and 200.15.1.5.(1) the minimum required number of **parking spaces** for residents of the lands shown on Diagram 1 and their visitors must be located in a below ground **parking garage** as follows:
- (i) A total of 118 **parking spaces** for the use of residents of **dwelling units** in the **buildings** erected before the date of By-law 1348-2018(LPAT), of which 86 **parking spaces** must be exclusively resident **parking spaces** and 32 must be visitors **parking spaces**; and
 - (ii) In addition to the **parking spaces** required in (i) above, for **buildings** erected on the lands shown on Diagram 1 after the date of By-law 1348-2018(LPAT) a minimum of:
 - a. 0.35 **parking spaces** for each new **dwelling unit** erected after the date of By-law 1348-2018(LPAT) must be provided exclusively as residents **parking spaces**; and
 - b. 0.1 parking spaces for each new **dwelling unit** erected after the date of By-law 1348-2018(LPAT) must be provided as visitor **parking spaces**;
 - (iii) Accessible **parking spaces** may be located at different levels of the below grade **parking garage**;

- (R) Despite Section 4(Q) above, the **parking space** requirements for the existing **buildings**, may be provided off-site during the construction of the new buildings, for a period not to exceed three years from the date of By-law 1348-2018(LPAT);
- (S) A maximum of 10 percent of the required **parking spaces** may have a minimum length of 5.0 metres and a minimum width of 2.3 metres, if the **parking space** is accessed by a **drive aisle** that has a minimum width of 6.0 metres;
- (T) Despite Clauses 10.5.80.10(3) and 10.10.20.10.(1) and 4 (Q) above, all required visitor **parking spaces** may be used for **public parking** and charging for visitor parking is permitted;
- (U) Despite Clause 10.5.80.10(9)(B), commercial **vehicles** may be permitted to be parked above-ground;
- (V) Despite Clauses 10.5.100.1(4), **driveway** access to the **buildings** erected before the date of By-law 1348-2018(LPAT) on the lands shown on Diagram 1 may have a maximum total width of 12.0 metres;
- (W) **Bicycle parking spaces** must be provided and maintained on the lands shown on Diagram 1 for the use of all residents of such lands, as follows:
- (i) 0.9 long-term **bicycle parking spaces** for each **dwelling unit** erected on such lands after the date of By-law 1348-2018(LPAT); and
 - (ii) 0.1 short-term **bicycle parking spaces** for each **dwelling unit** erected on such lands after the date of By-law 1348-2018(LPAT);
- (X) Despite Clauses 230.5.1.10(9)(B)(iii), 230.10.1.20(2) and 230.5.1.10(9)(B), required **bicycle parking spaces** are permitted to be located on lower levels of the below-ground **parking garage**;
- (Y) Despite Clause 220.5.10.1, a minimum of one Type "G" **loading space** must be provided and maintained on the lands shown on Diagram 1;
- (Z) A temporary sales office, used exclusively for the initial sale and/or initial leasing of **dwelling units** on the lands shown on Diagram 1, is permitted for a period of time not to exceed three years from the date of By-law 1348-2018(LPAT);
- (AA) The portion of the **building** identified as having a maximum height of 1.2 metres (HT 1.2 metres) on Diagram 3 of By-law 1348-2018(LPAT) must only be used for a **green roof**; and
- (BB) This exception applies to all of the lands collectively indicated on Diagram 1 of By-law 1348-2018(LPAT) regardless of future severance, partition or division, including stratified severance.

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

5. Section 37 Provisions

- (A) Pursuant to Section 37 of the Planning Act, the heights and density of development permitted in this By-law beyond that otherwise permitted on the lands shown on Diagram 1 are permitted subject to compliance with all of the conditions set out in this By-law and in return for the provision by the owner of the lands, at the owner's expense, of the facilities, services and matters set out in Schedule A, the provision of which shall be 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) Upon execution and registration of an agreement or agreements between the *City* and the owner of the lands shown on Diagram 1 pursuant to Section 37 of the Planning Act securing the provision of the facilities, services and matters set out in Schedule A of this By-law, the lands shown on Diagram 1 are subject to the provisions of this By-law;
- (C) Where Schedule A of this By-law or the Agreement required in Section 5(B) above requires the owner of the lands shown on Diagram 1 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
- (D) The owner of the lands shown on Diagram 1 shall not use, or permit the use of, a **building** or **structure** erected with an increase in height and/or density on the lands shown on Diagram 1 pursuant to this By-law unless all provisions of Schedule A of this By-law are satisfied.

Ontario Municipal Board Decision/Order issued April 18, 2016 and Local Planning Appeal Tribunal Order issued October 19, 2018 in Tribunal File PL140898

SCHEDULE A

Section 37 Provisions

The facilities, services and matters set out below are required to be provided by the owner of the lands shown on Diagram 1 of By-law 1348-2018(LPAT) at its expense to the City in accordance with this By-law and as further specified in one or more agreements pursuant to Section 37(3) of the Planning Act (the "Section 37 Agreement"), in a form satisfactory to the City with conditions providing for indexing escalation of both the financial contributions and letters of credit, development charges, indemnity, insurance, GST, HST, termination and unwinding, and registration and priority of the Section 37 Agreement, as follows, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division:

1. Prior to the issuance of the first above-grade building permit for all or any part of the lands shown on Diagram 1 of By-law 1348-2018(LPAT), but excluding any permit issued to construct a temporary sales office or a portion thereof or for repairs and maintenance of the **buildings** existing on the lands shown on Diagram 1 on the date of this By-law, the owner of the lands shall convey to the City for park purposes, the lands identified as "O PARKLAND DEDICATION 1606 m² Min." on Diagram 3 of this By-law, being one parcel of contiguous land together comprised of not less than 970 square metres of on-site parkland dedication pursuant to section 42 of the Planning Act together with not less than an additional 636.0 square metres of additional land, at nominal cost, 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 and the City Solicitor, and all in an environmental condition satisfactory to such General Manager consistent with City standards, and all to base park condition, all to the satisfaction of such General Manager and the City Solicitor.
2. The owner of the lands shown on Diagram 1 of By-law 1348-2018(LPAT) shall design, construct and complete the installation of above-base park improvements on the lands required to be conveyed to the City in section 1 of this Appendix 1, to a value of ONE MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$1,800,000.00) inclusive of a 20 percent contingency (the "Above Base Park Improvement Value") with such amount to be subject to upwards indexing commencing on April 18, 2016, and with the final details of such work to be determined by such General Manager, in consultation with the owner, the local Councillor and the community. In the event the owner of the lands is able to install the above-base park improvements to the satisfaction of such General Manager at a cost of less than ONE MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$1,800,000.00) as upwardly indexed, the owner shall be entitled to retain the difference between such sum and such lesser amount as determined to the satisfaction of such General Manager.

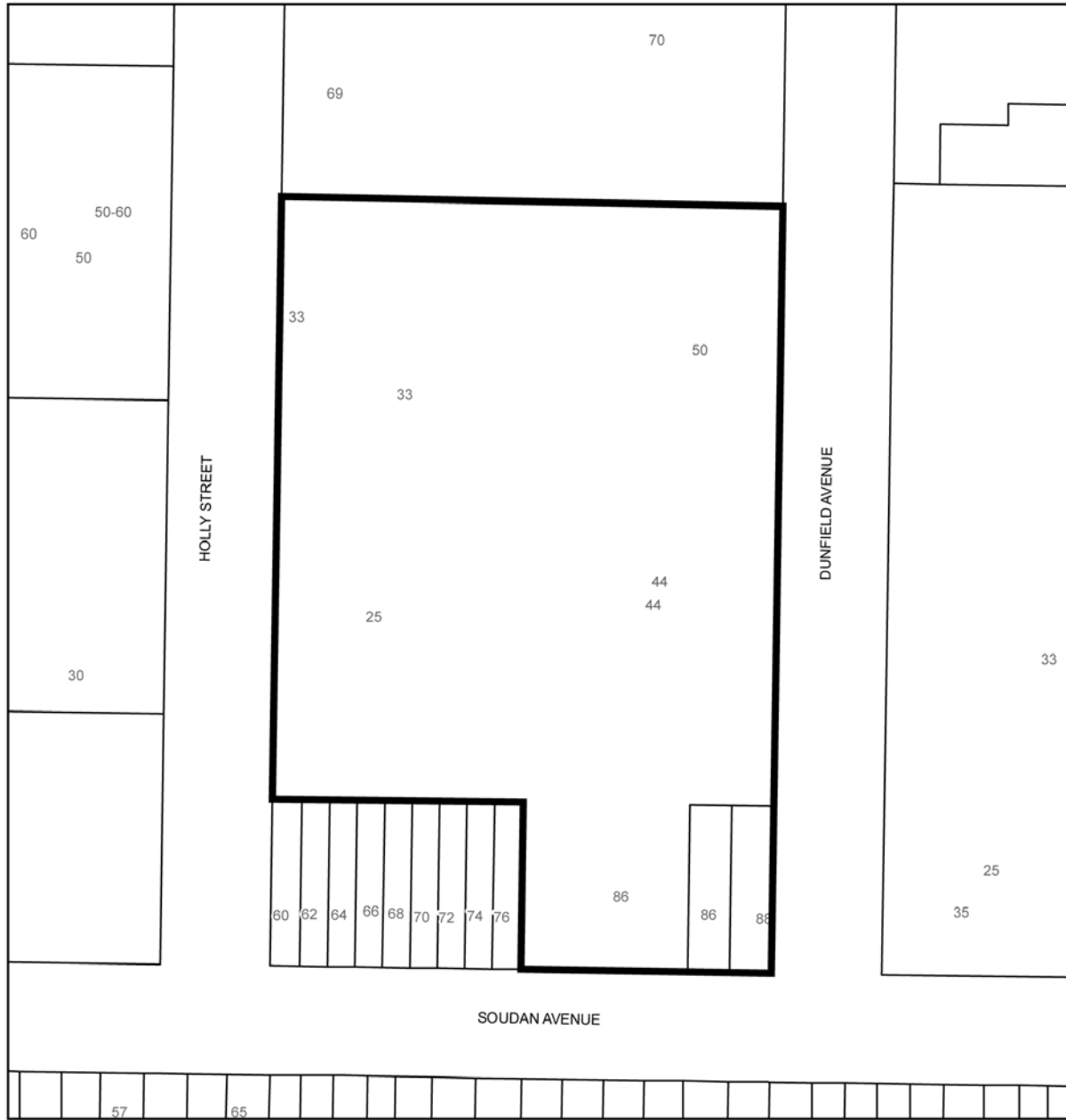
In addition to the Above Base Park Improvement Value, the owner of the lands shall be responsible to pay for all costs associated with designing the park, including public consultation, design review process, the preparation of all drawings required for the design and construction of the park and construction management of the park by a consulting landscape architecture firm retained by the owner, including ensuring that the work is overseen by a qualified landscape architect.

3. The owner of the lands shown on Diagram 1 of By-law 1348-2018(LPAT) shall complete the above-base park improvements required in section 2 of this Schedule A of this By-law to the satisfaction of such General Manager prior to the earlier of: the date that is three (3) years from the date of the issuance of the first above-grade building permit for all or any part of the lands shown on Diagram 1, prior to any residential use of the lands shown on Diagram 1 excluding any residential use of any buildings erected on the lands shown on Diagram 1 on the date of this By-law, and prior to the registration of any condominium on any part of the lands, subject to any extension of such date satisfactory to and by such General Manager to accommodate unforeseen delays resulting from events such as inclement weather and subject to the owner of the lands securing any outstanding improvements by letter of credit satisfactory to the General Manager.
4. Prior to the issuance of the first above-grade building permit for all or any part of the lands shown on Diagram 1 of By-law 1348-2018(LPAT), but excluding any permit issued to construct a temporary sales office or a portion thereof or for repairs and maintenance of the **buildings** existing on the lands shown on Diagram 1 on the date of this By-law, the owner of the lands shall provide a letter of credit to the City in the amount of ONE MILLION EIGHT HUNDRED THOUSAND DOLLARS (\$1,800,000.00), including provision for upwards indexing, in a form and from a bank satisfactory to such General Manager, to secure the completion of the above-base park improvements required in section 2 of this Schedule A to the satisfaction of such General Manager. In the event the base park improvements are permitted by such General Manager to be completed at the same time as the above-base park improvements, subsequent to the conveyance to the City of the lands required in section 1 of this Schedule A and in accordance with the requirements of the agreement required in section 14 of this Schedule A, then:
 - a. such base park improvements shall be completed to the satisfaction of such General Manager on or before the date of completion of the above-base park improvements as set out in section 3 of this Schedule A, and
 - b. in addition to the letter of credit required for the above-base park improvements, the *owner* of the *lot* shall prior to the issuance of the first above-grade permit, provide an additional letter of credit to the City in an amount equal to 120 percent of the value of such base park improvements as determined by the General Manager and with provision for upwards indexing, all to the satisfaction of the General Manager, and the provisions of section 5 of this Schedule A shall apply to such letter of credit.
5. The value of the above-base park improvements required to be completed in section 2 of this Schedule A and the letter of credit amount required in section 4 of this Schedule A shall be increased by upwards indexing in accordance with the applicable Statistics Canada Building Construction Price Index for the Toronto Census Metropolitan Area, reported by Statistics Canada in the Building Construction Price Indexes Publication 327-0058, and/or its successor or predecessor, as applicable, calculated from April 18, 2016 to the date of the completion of the installation of such above-base park improvements, all to the satisfaction of the General Manager.
6. Prior to the issuance of the first above-grade building permit for all or any part of the lands shown on Diagram 1 of By-law 1348-2018(LPAT), but excluding any permit issued to construct a temporary sales office or a portion thereof or for repairs and

maintenance of the **buildings** existing on the lands shown on Diagram 1 on the date of this By-law and prior to the registration of any site plan agreement with the City pursuant to section 114 of the City of Toronto Act, 2006, and/or section 41 of the Planning Act, the owner of the lands shall convey to the City at nominal cost a public pedestrian and bicycle easement for use by the general public, having a minimum width of 2.4 metres, together with necessary rights of support, such easement to be abutting the parkland required to be conveyed to the City in section 1 of this Schedule A, and linking the Holly Street public sidewalk to the Dunfield Avenue public sidewalk in order to create a mid-block connection contiguous to the parklands required to be conveyed to the City for park purposes pursuant to section 1 of this Schedule A, all to the satisfaction of such Chief Planner and the City Solicitor, including requirements for the owner to maintain and to insure and indemnify the City.

7. The owner of the lands shown on Diagram 1 of By-law 1348-2018(LPAT) shall provide and maintain all of the 324 rental **dwelling units** located within the **buildings** existing on the lands on the date of this By-law and all of the associated spaces located within such existing **buildings** on the date of this By-law as rental tenure, for a minimum period of at least 20 years from the date this By-law comes into force and effect. None of the existing rental units or associated spaces shall be registered as condominium or any other form of ownership such as life lease or co-ownerships which provide a right to exclusive possession of a unit, and no application for conversion for non-rental housing purposes, or application to demolish all or any part of the existing rental units or associated spaces shall be made during such 20 year period.
8. Tenants of such existing **buildings** will share the use of all of the indoor and outdoor **amenity spaces** required by this By-law at no additional cost to such tenants, and the **bicycle parking spaces** and the visitor **parking spaces** required by this By-law, and shall have equal access to the use of such spaces, on the same terms and conditions as all other residents of the lands shown on Diagram 1 of By-law 1348-2018(LPAT).
9. The owner of the lands shown on Diagram 1 of By-law 1348-2018(LPAT) shall make improvements to the lands and such existing **buildings** to benefit residents of such existing **buildings**, to the satisfaction of such Chief Planner, including but not limited to, in such existing **buildings**: replacing all carpeting and lighting in hallway areas on every floor commencing on the 2nd floor and above, to be followed by repairing and repainting of hallway walls and ceilings, improvements to each of the existing laundry facilities including installation of new and more modern washing machines and dryers, best efforts to repair the existing storage lockers, no required forfeiture of storage lockers by tenants legally occupying such lockers, and the costs of any and all such improvements as well as the costs of the development shall not be passed on in any form, including increases to the rents, to tenants of such existing **buildings**.
10. Prior to the issuance of any building permit for all or any part of the lands shown on Diagram 1 of By-law 1348-2018(LPAT), the owner of the lands shall provide an assistance plan for tenants of such existing **buildings** and thereafter implement such plan, including but not limited to: rent abatement measures for all tenants of such existing **buildings**, an increased increment of abatement based on the proximity of **dwelling units** within such existing **buildings** to active construction, additional increased abatement for tenants with special needs, early termination by tenants of leases together with a moving allowance, an offer of a discount on the purchase of new condominium units to be erected on such lands prior to their release for sale to the general public and the ability to forgo

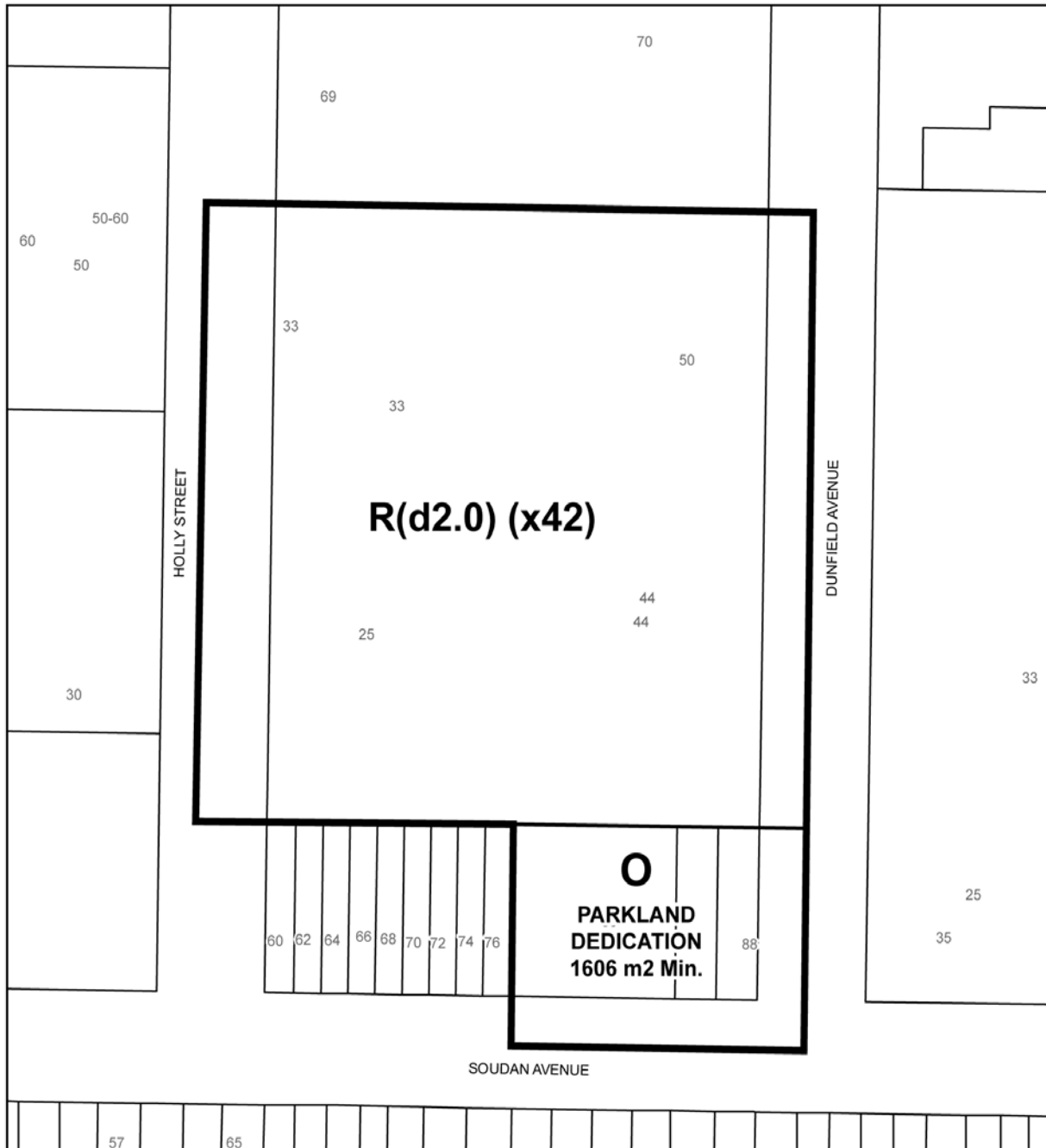
- rent compensation in return for a unit renovation with no application for an above guideline rent increase to be passed on in any form including increases to the rents, to tenants of such existing **buildings**, all in accordance with a more detailed Tenant Relocation and Assistance Plan to be included in the agreement or agreements required in section 14 of this Schedule A, and all to the satisfaction of such Chief Planner.
11. Prior to the issuance of any building permit or other permit for the demolition of the buildings known municipally in 2017 as 86 Soudan Avenue and 88 Soudan Avenue, the owner of the lands shown on Diagram 1 of By-law 1348-2018(LPAT) shall provide for tenant relocation assistance to the tenants of the buildings known municipally in 2017 as 86 Soudan Avenue and 88 Soudan Avenue affected by the demolition of such buildings, including at least extended notice and additional financial assistance, to the satisfaction of such Chief Planner.
 12. Prior to the earlier of the issuance of any building permit or other permit for all or any part of the lands shown on Diagram 1 or any permit for excavation or shoring on the lands shown on Diagram 1 the owner of the lands shown on Diagram 1 of By-law 1348-2018(LPAT) shall provide a Construction Mitigation Plan and Tenant Communication Strategy satisfactory to such Chief Planner, including but not limited to the provision of at least two (2) respite rooms on the lands at all times, the provision of noise cancelling headphones, ensuring there will be no major interruption of water, heat or electricity services for tenants of such existing **buildings**, ensuring tenants leasing **parking spaces** as part of their leases have continuous access to parking on or in the nearby vicinity of the lands and continuous access to laundry facilities in at least one of such existing **buildings** on the lands at all times, shortened construction hours with no construction commencing before 7:00 a.m. on weekdays and no more than two Saturdays per month, frequent cleaning for construction related dust and debris and posting written notices and disseminating information regularly and providing a 24 hour contact for construction relation complaints and inquiries, all in accordance with a more detailed Construction Mitigation Plan and Tenant Communication Strategy to be included in the agreement or agreements required in section 14 of this Schedule A, and thereafter shall implement such plan and strategy, all to the satisfaction of such Chief Planner.
 13. Prior to the commencement of any excavation or shoring work and prior to the issuance of the first building permit for all or any part of the lands shown on Diagram 1 of By-law 1348-2018(LPAT) the owner of the lands shown on Diagram 1 shall submit a construction management plan satisfactory to such Chief Planner, the General Manager, Transportation Services, and the Chief Building Official, in consultation with the Ward Councillor (the "*Construction Management Plan*") and thereafter shall implement the plan during the course of construction. The *Construction Management Plan* will include, but not be limited to, details regarding size and location of construction staging areas, dates of significant concrete pouring activities, measures to ensure safety lighting does not negatively impact tenants on the lands or other adjacent residences, construction vehicle parking and queuing locations, refuse storage, site security, site supervisor contact information and any other matters deemed necessary.
 14. The owner of the lands shown on Diagram 1 of By-law 1348-2018(LPAT) shall enter into and register on title to such lands, one or more agreements with the City pursuant to section 37 of the Planning Act, to the satisfaction of the City Solicitor in consultation with such Chief Planner and such General Manager, to assist with securing the facilities, services and matters set forth in this Schedule A.



 **TORONTO**
Diagram 1

**33 Holly Street, 44 Dunfield Avenue
and 86 & 88 Soudan Avenue**

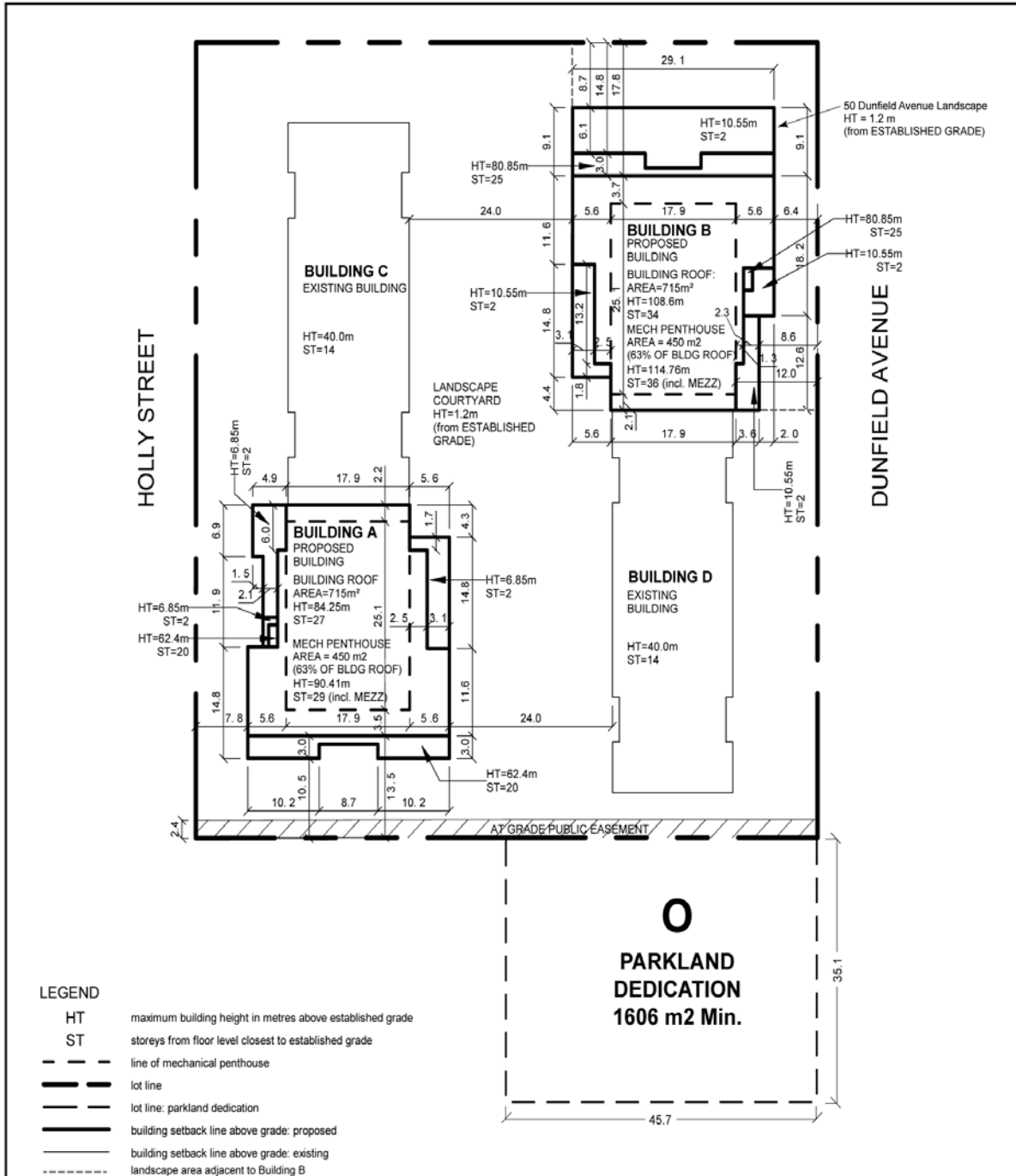
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 **TORONTO**
Diagram 2

**33 Holly Street, 44 Dunfield Avenue
and 86 & 88 Soudan Avenue**

File # 13 211324 STE 22 0Z



Toronto
 Diagram 3

**33 Holly Street, 44 Dunfield Avenue
 and 86 & 88 Soudan Avenue**

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