

Authority: Toronto and East York Community Council
Item TE8.11, adopted as amended, by City of Toronto
Council on October 2 and 3, 2019 and MM12.17, by
Councillor Kristyn Wong-Tam, seconded by
Councillor Mike Layton, as adopted by City of Toronto
Council on November 26 and 27, 2019

CITY OF TORONTO

BY-LAW 1627-2019

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2018 as 25 King Street West, 199 Bay Street, 21 Melinda Street, 30 Wellington Street West and 56 Yonge Street.

Whereas Council of the City of Toronto has the authority to pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; 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 the Official Plan for the City of Toronto contains 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, may authorize increases in the height and 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 matters 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, the 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 density permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is 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 by 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 12.0 (c8.0; r11.7) SS1 (x197), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number (x197) so it reads:

Exception CR (x197)

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

Site Specific Provisions:

- (A) On lands municipally known in the year 2018 as 25 King Street West, 199 Bay Street, 21 Melinda Street, 30 Wellington Street West, and 56 Yonge Street, if the requirements of Section 6 and Schedule A of By-law 1627-2019 are complied with, a **building** or **structure** may be erected and used in compliance with (B) to (LL) below;
- (B) The **lot** comprises the lands outlined by heavy lines and identified on Diagram 1 of By-law 1627-2019;
- (C) The existing **buildings, structures** and uses existing on the **lot** as of June 1, 2019 are permitted on the **lot** as shown on Diagram 3 of By-law 1627-2019;
- (D) Despite Regulation 40.10.20.20(1), **public parking, eating establishment, and take-out eating establishment** are permitted uses and are not subject to the specific conditions associated with the reference numbers for each use in Clause 40.10.20.100;
- (E) Despite Regulation 40.10.20.100(7), a maximum of 200 **parking spaces** above ground level in an automated parking system is permitted, and for the purpose of this exception:

"automated parking system" means a mechanical system for the purpose of parking and retrieving **vehicles** without drivers in the **vehicle** during parking and without the use of ramping or driveway aisles, and which may include but is not limited to, a vertical lift and the storage of **vehicles** on parking pallets. Automated maneuvering of other **vehicles** may be required in order for **vehicles** to be parked or to be retrieved. Parking pallets will not conform to the **parking space** dimensions set out in By-law 569-2013, as amended;
- (F) Despite Regulations 40.5.1.10(3)(A), 40.10.40.40(1) and (2) the total **gross floor area** of the **buildings** and **structures** must not exceed a maximum of 368,100 square metres, of which:

- (i) A maximum of 335,000 square metres of **gross floor area** may be occupied by office uses; and
 - (ii) A maximum of 80,000 square metres of **gross floor area** may be occupied by all other non-residential uses;
- (G) In addition to the exclusions listed in Clause 40.5.40.40, the **gross floor area** of a **building** is also reduced by the area in the **building** used for **public parking** and a **vehicle washing establishment** use below finished ground level;
- (H) Despite Regulations 40.10.40.70(1) and 40.10.40.80(1), the required minimum **building setbacks** and the required minimum separation distances between **main walls** of **buildings** or **structures** above ground is shown on Diagram 4 of By-law 1627-2019;
- (I) Despite Regulations 5.10.40.70(1), 40.5.40.60, 40.5.40.70(1)(A), 40.10.40.60, and Regulation (H) above, the following elements of a **building** or **structure** may encroach into a required minimum **building setback** and a required minimum **main wall** separation distance as follows:
 - (i) 1.0 metre for window washing equipment;
 - (ii) 3.0 metres for lighting fixtures, cornices, sills, eaves, and parapets attached to a **building** or **structure**;
 - (iii) Lighting fixtures, railings, privacy screens, balustrades, bollards, stairs and related enclosures, safety railings, wind mitigation elements, trellises, guards, guardrails, security equipment, wheel chair ramps, air intakes and vents, ventilating equipment, **bicycle parking spaces**, bike share facilities, ornamental or architectural features including planters and water fountains, green energy and **renewable energy** elements, outdoor recreation and **amenity space** elements, and art installations may be located at ground level beyond the heavy lines shown on Diagram 4 of By-law 1627-2019;
 - (iv) 7.0 metres for canopies, including supporting **structures**;
 - (v) Despite Regulation (I) iv. of this Exception, a canopy including supporting **structures** is permitted within the area identified on Diagram 4 to By-law 1627-2019;
 - (vi) 0.4 metres for architectural fins, and solar shading devices, which may comprise non-**structure** vertical and/or horizontal elements, that are attached to and project from the **main walls** of the **building**; and
 - (vii) **structures**, elements and enclosures permitted by Regulation (M) of this Exception;

- (J) Despite Regulation (H) of this Exception, no portion of a **building** or **structure** may be located within the hatched area shown on Diagram 4 of By-law 1627-2019 as identified as "Regulation 4(J)", between finished ground level and a minimum vertical height of 6.0 metres or higher, with the exception of existing **buildings** and **structures** permitted by Regulation (C) and Regulation (I) iii., iv. and v. of this Exception;
- (K) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** must not exceed the height in metres as specified by the numbers following the symbol "HT" as shown on Diagram 4 of By-law 1627-2019;
- (L) Despite Regulation 40.5.40.10(1), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 84.25 metres to the elevation of the highest point of the **building** or **structure**;
- (M) Despite all of Clauses 40.5.40.10, 40.5.40.60, and 40.10.40.60, and Regulation (K) above, the following elements of a **building** or **structure** may project beyond the permitted maximum **building** height limits on Diagram 4 of By-law 1627-2019 as follows:
- (i) **Structures**, elements and enclosures permitted by Regulation (I) of this Exception;
 - (ii) Parapets to a maximum of 1.5 metres;
 - (iii) Canopy or trellis, including supporting **structure**, on a roof provided that the maximum height of such **structure** is no higher than 6.0 metres above such roof;
 - (iv) Window washing equipment and related **structures**, provided that:
 - (a) The maximum height is no higher than 16.0 metres above the permitted **building** heights of 286.0 metres and 280.0 metres as shown on Diagram 5 of By-law 1627-2019; and
 - (b) Except as provided in Regulation (M) iv. a) of this Exception, the maximum height is no higher than 8.0 metres above the height limits;
 - (v) **Structures** used for outdoor **amenity space** or open air recreation, wind screens, privacy screens or vestibules providing access to outdoor **amenity space** provided the maximum height of such elements is no higher than 5.0 metres above the height limits;
 - (vi) **Structures** on any roof used for maintenance, safety, or **green roof** purposes, **structures** and elements associated with green energy and **renewable energy** facilities, stairs and stair enclosures and vestibules,

provided such projections are limited to a maximum vertical projection of 6.0 metres above the permitted **building** heights;

- (vii) Elevator machine rooms, and related **structures**, cooling towers, chimneys, vents, stacks, shafts, mechanical fans, elevators, mechanical screens, on any roof provided that:
 - (a) The maximum height is no higher than 16.0 metres above the permitted **building** heights of 286 metres and 280 metres as shown on Diagram 4 of By-law 1627-2019; and
 - (b) Except as provided in Regulation (M) vii. a) of this Exception, the maximum height is no higher than 8.0 metres above the height limits;
- (viii) Architectural screens on the **building** roof provided such projections are limited to a maximum vertical projection of 16.0 metres above the permitted **building** heights;
- (ix) A communications tower, including structural and associated elements, provided that:
 - (a) The maximum vertical projection above the highest tower roof is no greater than 95.0 metres;
 - (b) The horizontal footprint must be no greater than 10.0 metres in width;
 - (c) The horizontal footprint must be no greater than 15 metres in length; and
 - (d) The related **structures** to support cables from the communications tower to the top of the roof may extend beyond the permitted horizontal footprint without height restrictions;
- (N) Despite Clause 40.5.80.1, and Regulations 200.5.1(2), 200.5.10.1(1) and (5), and 200.20.10(2), **parking spaces** must be provided on the **lot** as follows:
 - (i) A minimum of 0.11 **parking spaces** per 100 square metres of **gross floor area** used for office uses above ground;
- (O) Despite Regulation 200.5.1.10(2), the **parking spaces** referred to in Regulation (N) of this Exception must have dimensions of not less than 5.3 metres in length and 2.55 metres in width, with the exception of **parking spaces** provided in an automated parking system;

- (P) Of the **parking spaces** required in Regulation (N) of this Exception, a maximum of 2 percent of the total **parking spaces** provided may be car-share parking spaces, and for the purpose of this exception:

"car-share" means the practice whereby a number of people share the use of one or more cars that are owned and operated by a profit or non-profit car-sharing organization, and where such organization may require that the 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

"car-share parking space" means a **parking space** exclusively reserved and signed for a car used only for car-share purposes;

- (Q) Despite Regulation 200.5.1.10(13), other than **stacked parking spaces**, **parking spaces** provided in an automated parking system, and **tandem parking spaces**, all areas used for required **parking spaces** must have **driveway** access to a **street** or **lane** that is direct and unobstructed, excluding a gate, moveable barrier or similar security feature;

- (R) Despite Section 200.15.1, **parking spaces** must be provided on the **lot** as accessible **parking spaces** as follows:

- (i) Each accessible parking space must have the following minimum dimensions:
 - (a) Length of 5.6 metres;
 - (b) Width of 3.4 metres;
 - (c) Vertical clearance of 2.1 metres;
- (ii) An accessible barrier-free aisle or path of 1.5 metres in width is required along the entire length of one side of an accessible **parking space** and such aisle or path may be shared by two accessible **parking spaces**; and
- (iii) An accessible **parking space** must be located within 25.0 metres of an entrance to an elevator lobby with 1 or more passenger elevator(s) that provide access to the first **storey** of the **building**;

- (S) Despite Regulation 200.15.10(1), clearly identified off **street** accessible **parking spaces** must be provided on the same **lot** as every **building** or **structure** erected or enlarged in accordance with the following requirements if the total **parking space** requirement is 5 or more:

- (i) If the number of required **parking spaces** is less than 13, a minimum of 1 **parking space** must be provided as an accessible **parking space**;

- (ii) If the number of required **parking spaces** is 13 to 100, a minimum of 1 **parking space** for every 25 **parking spaces** or part thereof must be provided as an accessible **parking space**; and
 - (iii) If the number of required **parking spaces** is more than 100, a minimum of 5 **parking spaces** plus 1 **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**, must be provided as an accessible **parking space**;
- (T) Despite Regulations (R) and (S) of this Exception, the calculation of required accessible **parking spaces** in accordance with Regulation (S) above, does not include any **parking spaces** provided in an automated parking system;
- (U) Despite Clause 220.5.10.1, a minimum of 2 **loading spaces** Type "B" and 3 **loading spaces** Type "C", must be provided and maintained to serve all non-residential uses on the **lot**;
- (V) Despite Regulation 230.5.1.10(4)(A), the minimum dimensions of a **bicycle parking space** are:
 - (i) A minimum length of 1.8 metres;
 - (ii) A minimum width of 0.45 metres; and
 - (iii) A minimum vertical clearance from the ground of 1.9 metres;
- (W) Despite Regulations 230.5.10.1(1) and (4), **bicycle parking spaces** are only required for **gross floor area** constructed after the date of the passing of By-law 1627-2019 as follows:
 - (i) A minimum of 0.08 "short-term" **bicycle parking spaces** per 100.0 square metres of office **gross floor area** must be provided and maintained on the **lot**; and
 - (ii) A minimum of 0.3 "long-term" **bicycle parking spaces** per 100.0 square metres of office **gross floor area**, must be provided and maintained on the **lot**;
- (X) Regulation 5.10.30.20(2) with respect to **front lot lines** for **through lots**, does not apply;
- (Y) Regulations 40.10.20.100(1) and (2)(B) with respect to conditions for certain uses, do not apply;
- (Z) Regulation 40.10.20.100(17) with respect to conditions for a **retail service use**, does not apply;

- (AA) Regulations 40.10.40.1(2) and (5) with respect to principle **building** requirements do not apply;
- (BB) Regulation 40.10.40.50(2) with respect to the provision of outdoor **amenity space** does not apply;
- (CC) Regulations 40.10.90.40(1) and (3)(B) with respect to access to a **loading space** do not apply;
- (DD) Despite Regulations 40.10.100.10(1)(A), (B) and (C), a maximum of 2 **vehicle** accesses are permitted;
- (EE) Clause 150.100.20.1 with respect to general use requirements for an **eating establishment** does not apply;
- (FF) Regulation 200.5.1(3)(A) with respect to **drive aisle** widths does not apply for the existing **drive aisles** on June 1, 2019;
- (GG) Regulation 200.5.1.10(12)(B) and (C) with respect to vehicle access to a **building** with non-residential uses does not apply;
- (HH) Regulation 220.5.20.1(1)(A) with respect to access to a **loading space** does not apply;
- (II) Regulation 230.5.1.10(9)(A) with respect to the location of a "long-term" **bicycle parking space** does not apply;
- (JJ) Despite Regulation 230.5.10.1(1), no "long-term" **bicycle parking spaces** or "short-term" **bicycle parking spaces** are required to be provided for non-office uses;
- (KK) Regulation 230.40.1.20(2) with respect to the location of a "short-term" **bicycle parking space** does not apply;
- (LL) Section 600.10 Building Setback Overlay District Map does not apply.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12(1) 397 of former City of Toronto By-law 438-86.

- 5. Despite any existing or future severance, partition or division of the lands shown on Diagram 1 of By-law 1627-2019, the provisions of this By-law and By-law 569-2013, shall apply to the whole of the lands as one **lot** as if no severance, partition or division had occurred.

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 By-law 1627-2019 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.
- (C) The owner shall not use, or permit the use of, a **building** or **structure** erected with an increase in height and density pursuant to this By-law unless all provisions of Schedule A are satisfied.

Enacted and passed on November 26, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

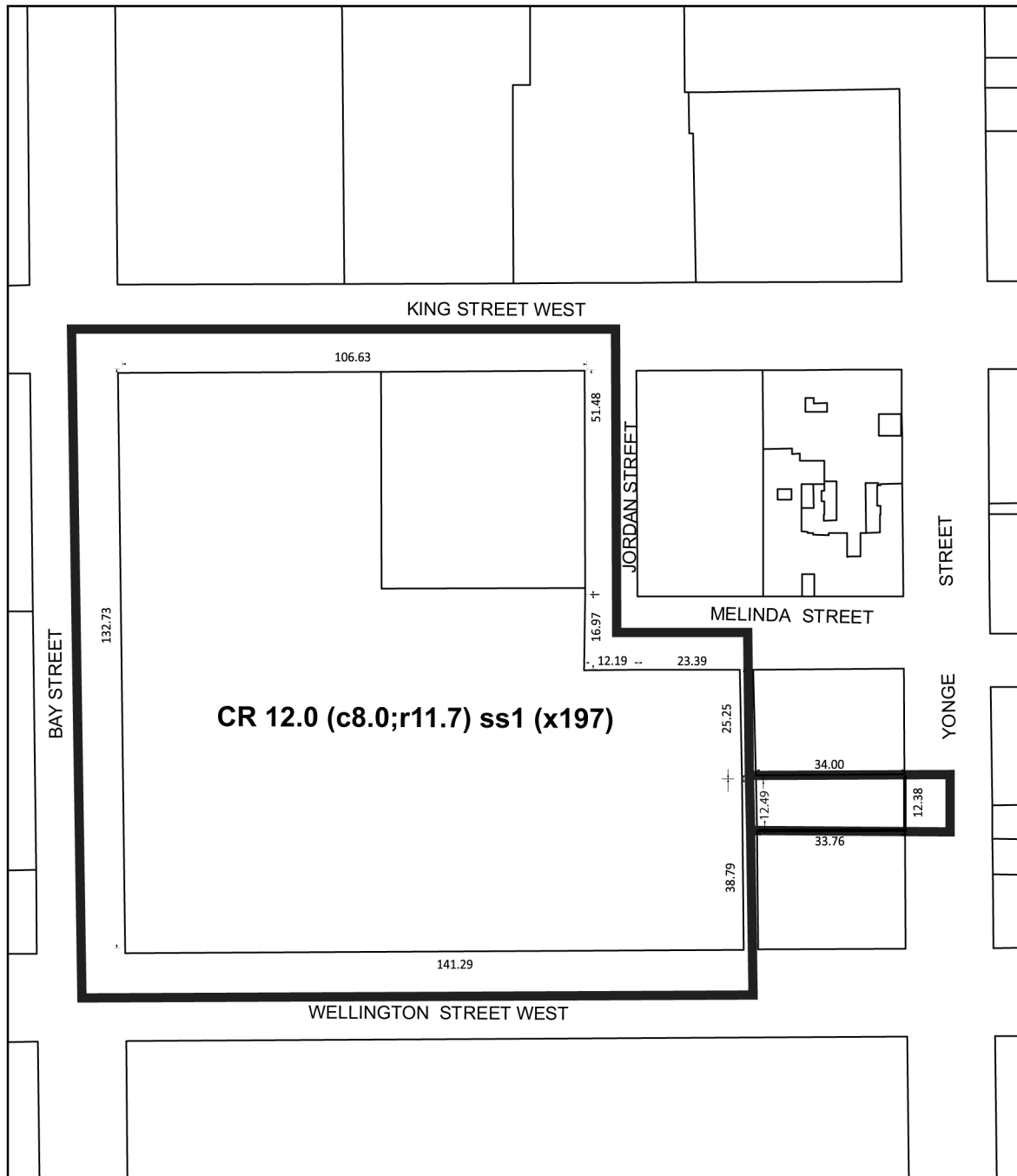
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 **Toronto**
Diagram 1

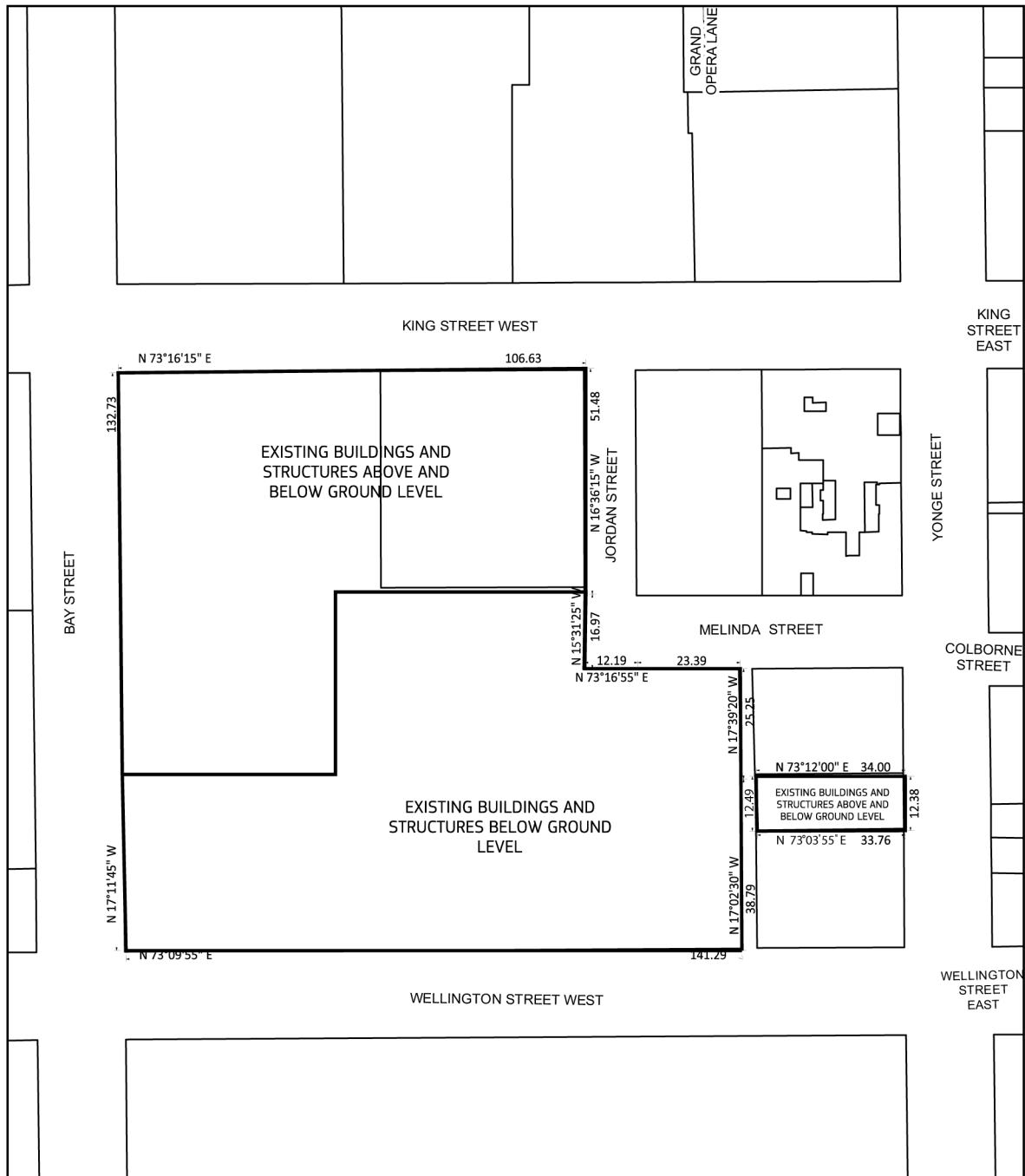
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21 Melinda Street and 56 Yonge Street

File # 17 277715 STE 28 0Z



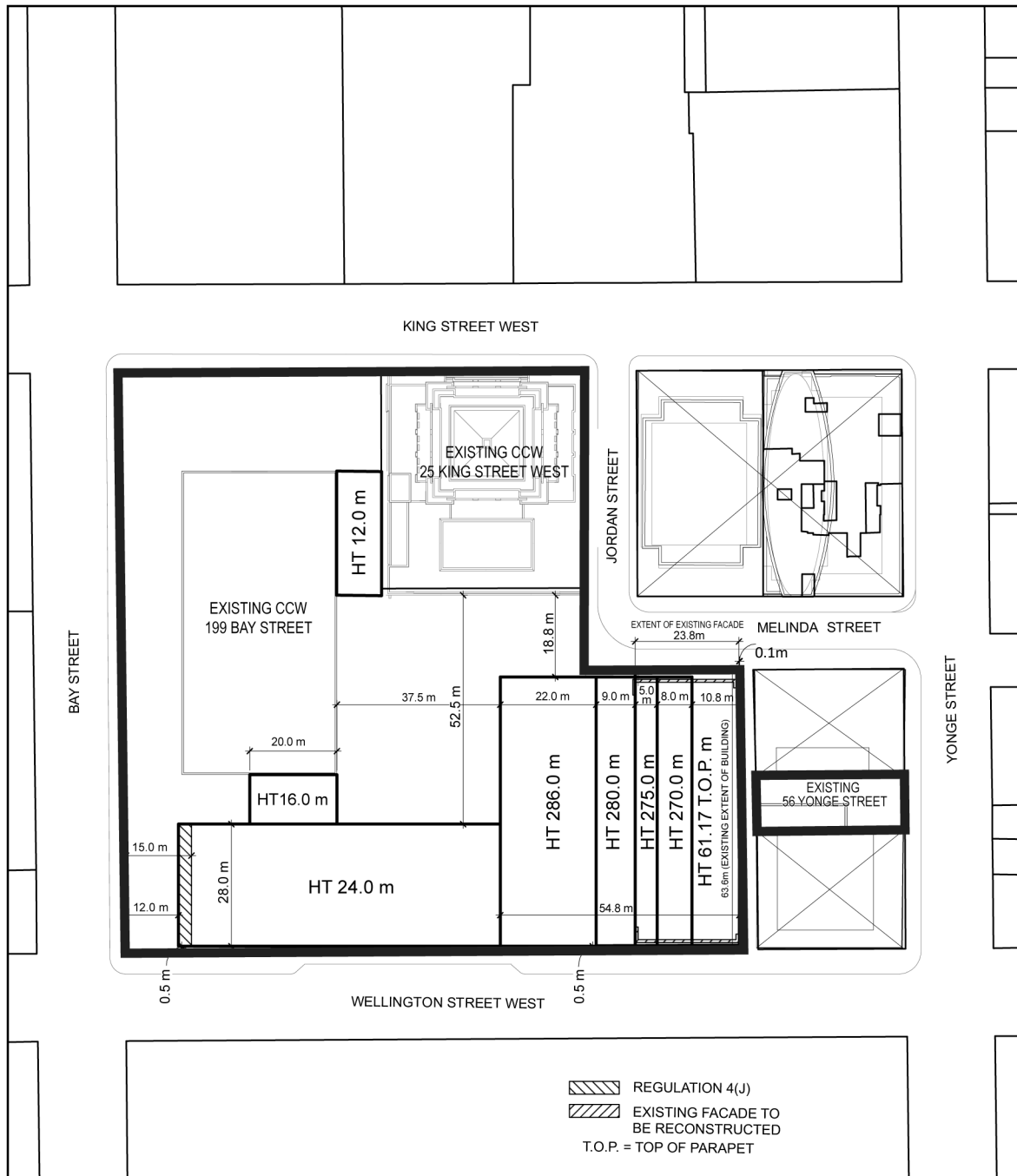
 **Toronto**
Diagram 2

25 King Street West, 199 Bay Street, 30 Wellington Street West
21 Melinda Street and 56 Yonge Street
File # 17 277715 STE 28 0Z



 **Toronto**
Diagram 3

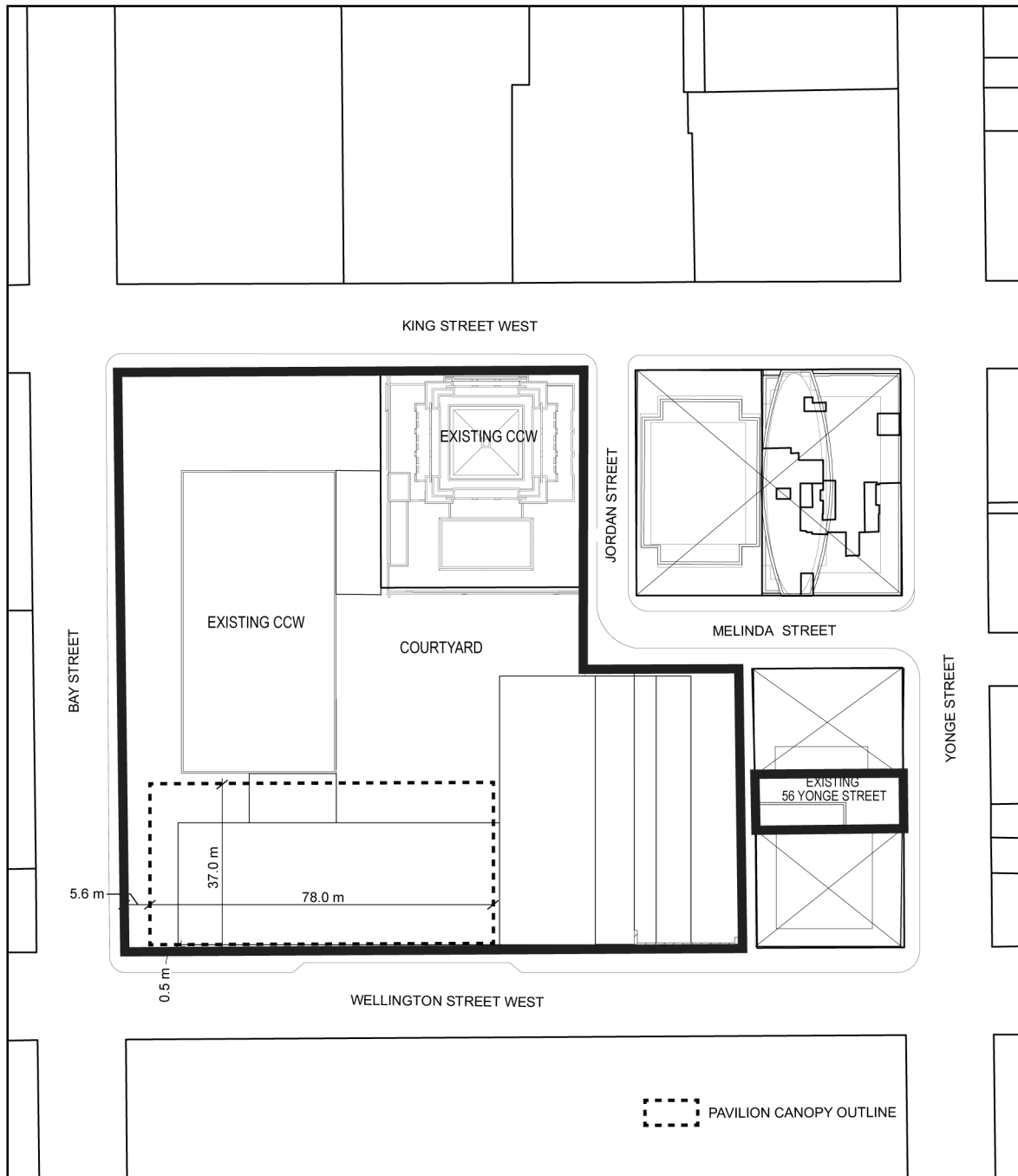
25 King Street West, 199 Bay Street, 30 Wellington Street West
21 Melinda Street and 56 Yonge Street
File # 17 277715 STE 28 0Z



 **Toronto**
Diagram 4

25 King Street West, 199 Bay Street, 30 Wellington Street West
21 Melinda Street and 56 Yonge Street

File # 17 277715 STE 28 0Z



 **Toronto**
Diagram 5

25 King Street West, 199 Bay Street, 30 Wellington Street West
21 Melinda Street and 56 Yonge Street

File # 17 277715 STE 28 0Z

SCHEDULE A
Section 37 Provisions

The facilities, services and matters set out below are required to be provided by the owner of the lot at their expense to the City in accordance with one or more agreements pursuant to Section 37(3) of the Planning Act, 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 agreement:

1. Contributions to be allocated towards the following:
 - a. A contribution of \$3,271,000, either as a cash contribution, or secured by way of a Letter of Credit, or combination thereof, shall be directed towards public streetscape improvements adjacent to the subject site as shown on the Landscape Plans by Claude Cormier + Associes dated March 13, 2019, to the satisfaction of the Chief Planner and Executive Director, City Planning, payable prior to the issuance of the first above-grade permit;
 - b. A cash contribution of \$1,829,000 to be allocated to public streetscape improvements within the Financial District, of which the boundaries are established on Map 41-2 of the Downtown Plan, payable prior to the issuance of the first above-grade permit;
 - c. A cash contribution of \$12,400,000, payable prior to the issuance of the first above-grade permit, to be directed as follows:
 - i. \$8,000,000 towards the provision of new affordable housing within Ward 13, to be directed to the Capital Revolving Fund for Affordable Housing, in consultation with the Ward Councillor; and
 - ii. \$4,400,000 towards the provision of local streetscape improvements within Ward 13, in consultation with the Ward Councillor; and
 - d. A contribution of a minimum value of \$1,000,000 for on-site public art, through the preparation of a public art plan, in accordance with City Planning's Percent for Public Art process, and with approval from City Council. Alternatively, if it is determined that the public art will not be on-site, the owner will contribute the \$1,000,000 to the City's capital budget for Public Art off-site to be commissioned by the City, the owner agrees to advise the City, in writing of its chosen option prior to the issuance of the first building permit;
2. The payment amounts referred to in subsection 1 herein to be increased upwards by indexing in accordance with the Non-residential Construction Price Index for the Toronto CMA, reported by Statistics Canada or its successor, calculated from the date of the Section 37 Agreement to the date the payment is made to the City;

3. In the event the cash contributions referred to in subsection 1 has not been used for the intended purposes within three (3) years of the By-laws 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 Ward Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in Ward 13;
4. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:
 - a. That the design of the 3-storey pavilion and the 65-storey tower and structural elements as shown on architectural plans by Adamson Associates dated March 13, 2019 be secured as part of site plan approval, to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - b. That the owner is to provide a privately-owned publicly-accessible space (POPS) network as shown on the architectural plans by Adamson Associates dated March 13, 2019 and Landscape Plans by Claude Cormier + Associes dated March 13, 2019, and be secured as part of site plan approval, including hours of operation and programming, to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - c. That the owner pay for and construct any improvements to the municipal infrastructure in connection with the accepted Functional Servicing Report, to be submitted for review and acceptance by the Chief Engineer and Executive Director, Engineering & Construction Services, should it be determined that improvements to such infrastructure are required to support the development;
 - d. That the owner implements the mitigation measures identified in the Pedestrian Wind Study dated April 30, 2019 by RWDI, secured as part of site plan approval, to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - e. Comply with the City's Tree By-laws, including a tree planting plan, to the satisfaction of the Supervisor, Tree Protection and Plan Review, Urban Forestry, Parks Forestry and Recreation;
 - f. That prior to final site plan approval the owner shall:
 - i. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Item TE8.11 to the satisfaction of the Senior Manager, Heritage Planning;
 - ii. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;
 - iii. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Planning;

- iv. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Planning;
 - v. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning;
 - vi. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning, and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning;
 - vii. The owner submits an acceptable functional plan illustrating the proposed widening of the northerly boulevard along Wellington Street West between Yonge Street to Bay Street and the associated modifications in the pavement marking and road signs, to the satisfaction of the General Manager, Transportation Services;
 - viii. The owner enters into a Municipal Infrastructure Agreement in respect of the northerly boulevard widening along Wellington Street West, as generally shown on the architectural plans by Adamson Associated Dated March 13, 2019, to the satisfaction of the General Manager, Transportation Services;
 - ix. The owner to pay all costs associated with the proposed boulevard extension along the Wellington Street West frontage of the building between Yonge Street to Bay Street including pavement marking and signing plans required as a result of the boulevard extension identified in subsections 4.f.vii. and 4.f.viii; and
- g. That prior to the issuance of any permit for all or any part of the properties at 199 Bay Street, 25 King Street West and 56 Yonge Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:
- i. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;
 - ii. Provide building permit drawings, including notes and specifications for the conservation and protective measures identified in the approved Conservation Plan as required in Item TE8.11 including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning; and

- iii. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan Lighting and Interpretation Plan;
 - iv. Register the heritage easement agreement on title to the satisfaction of the City Solicitor; and
- h. That prior to the release of the Letter of Credit required in subsection 4.g.iii., the owner shall:
- i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning; and
 - ii. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning; and
- i. Upon the necessary Zoning By-law Amendments required for the subject property have come into full force and effect, or at an earlier time determined by the Chief Planner and Executive Director, City Planning, should it be deemed necessary to establish a working group for the associated site plan application, one will be convened, in accordance with a terms of reference established by City Planning, in consultation with the Ward Councillor, to address matters under section 114 of the City of Toronto Act.