

**Attachment 1 – Confidential Information – Minutes of Settlement
Made Public on April 19, 2011**

36 Park Lawn Road- OMB Hearing

Date:	April 11, 2011
To:	City Council
From:	City Solicitor

SCHEDULE A

MINUTES OF SETTLEMENT

WHEREAS 1772014 Ontario Inc. ("1772014") applied to the City of Toronto (the "City") for a zoning by-law amendment and site plan approval for a proposed thirty-six (36) storey, three hundred and thirteen (313) unit, plus one (1) guest suite, mixed-use residential/commercial development (the "Development") at 36 Park Lawn Road, Toronto (the "Property").

AND WHEREAS 1772014 appealed the lack of decision on both applications to the Ontario Municipal Board ("OMB"), the hearings of which appeals are scheduled to commence on May 25, 2011 ("Hearing").

AND WHEREAS 1772014 and the City wish to settle the two appeals as between themselves.

THE PARTIES HEREBY AGREE AS FOLLOWS:

1. The Development is shown on the drawings attached as Schedule "A" to this document. The parties acknowledge that minor revisions may be required as the site plan details are finalized in response to certain ongoing/outstanding comments from the City. The Development is thus substantially as shown in Schedule "A".
2. The parties agree to support, at the OMB hearing, the form of zoning by-law amendments attached as Schedules "B" and "C". Revisions to this by-law as are required to implement paragraph 1 above are likewise supported and the parties will work together to finalize same.

3. The parties acknowledge that the current sanitary sewers on Park Lawn Road are not sufficiently sized to accommodate all of the residential development both currently approved and planned on the west side of Park Lawn Road from Lake Shore Boulevard to the CN Rail line. Accordingly:
 - a. 1772014 hereby agrees to pay to the City the sum of \$15,000 (inclusive of any applicable taxes) in full satisfaction of its share of the costs to upgrade the sanitary sewers to serve the Development on the Property.
 - b. The parties agree that this payment represents all of 1772014's financial obligation towards the Park Lawn Road sanitary sewers for the Development on the Property. Notwithstanding the forgoing, 1772014 acknowledges its obligation to pay applicable development charges as a condition of building permit issuance. Should a development charge credit be available to 1772014 in respect of the \$15,000 payment noted above, then 1772014 may apply for such a credit.
 - c. Upon payment by 1772014 of the \$15,000, the City agrees that sewer capacity will not be a reason to delay or deny the clearance of site plan conditions or the issuance of a building permit for the Development; provided that the building permit is issued within two years of site plan approval; and
 - d. The City will be responsible for upgrading the sanitary sewers on Park Lawn Road to service the Development.
4. The parties acknowledge that the Development will require temporary vehicle access directly from Park Lawn Road but that the ultimate access to Park Lawn Road will be via an internal north-south driveway (on the west side of Park Lawn Road) and two signalized access points (lying to the north and south of the Property). Both the temporary and permanent access points are shown on Schedule "D". Accordingly,
 - a. 1772014 consents to there being provisions in its Site Plan Agreement which confirms its commitment to close the temporary access once the permanent access is constructed and available for use;
 - b. 1772014 consents to there being a clause in the Site Plan Agreement which evidences its commitment to work with the other landowners on the west side of Park Lawn Road to implement the shared access arrangement

including the granting and taking of mutual easements and agrees to pay to the City the sum of \$80,000 from \$400,000 in section 37 contributions noted below towards road and signal improvements to Park lawn Road, so as to increase traffic capacity on Park Lawn Road;

- c. 1772014 consents to convey to the City a strip of land along the Park Lawn Road frontage of the Property, varying in width between 0.20 metres and 2.6 metres.
5. The parties agree to settle the issue of the appropriate section 37 contribution on the terms outlined in the letter from Mr. Hashem Ghadaki to Councillor Mark Grimes dated March 9, 2011 (a copy of which is attached as Schedule "E"). 1772014, accordingly, 1772014 consents to entering into a section 37 agreement with the City and making a cash contribution of \$400,000 as a condition precedent to the issuance of the first building permit.
6. The parties agree to support, at the OMB, the site plan approval of the plans and drawings attached as Schedule "A" and the conditions of site plan approval which will be presented at the OMB.
7. The parties agree to work together towards finalizing the conditions of site plan approval, failing which, the parties will take any outstanding issues to the Hearing for adjudication and disposition.
8. The parties consent to this document being filed with the OMB.

DATED AT TORONTO THIS _____ DAY OF APRIL, 2011

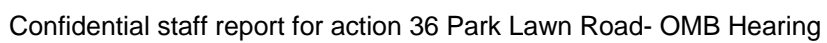
1772014 Ontario Inc.

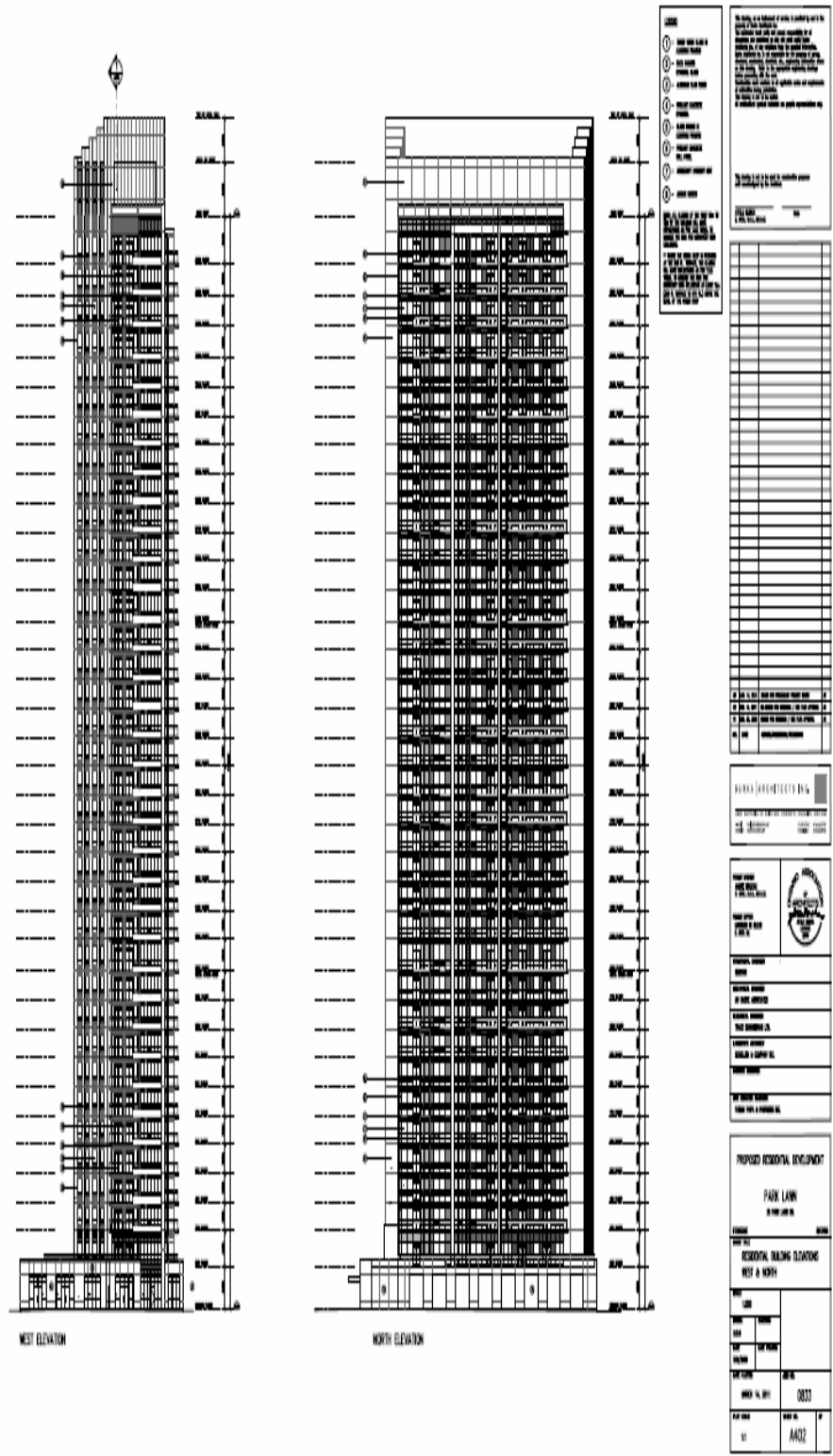
By its solicitors, KAGAN SHASTRI LLP (Ira T. Kagan)

The Corporation of the City of Toronto

By its solicitor, Ray Kallio

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SCHEDULE B

CITY OF TORONTO

BY-LAW No. ____ - 2011

WHEREAS, to amend chapters 320 and 324, of the Etobicoke Zoning Code, with respect to certain lands located on the north side of Lake Shore Boulevard West, west of Park Lawn Road, known municipally as 36 Park Lawn Road; and

WHEREAS, the Ontario Municipal Board by way of an Order No. XXXX, dated _____ XX, 20XX, determined to amend the Etobicoke Zoning Code in respect of the lands known municipally as 36 Park Lawn Road in the year 20XX;

The Ontario Municipal Board Orders as follows:

1. That the Zoning Map referred to in Section 320-5, Article II of the Zoning Code, is hereby amended by changing the classification of the lands located in the former Township of Etobicoke as described in Schedule 'A' attached hereto from Industrial Class 1 (IC.1) to Sixth Density Residential (R6) and Public Open Space (OS), provided the following provisions shall apply.

2. Definitions

The provisions of Section 304-3 Definitions of the Zoning Code shall apply unless inconsistent with the provisions of this By-Law. For the purposes of this By-law, the following definitions shall apply:

- 2.1 Grade – shall mean the geodetic elevation of 85.85 metres;
- 2.2 Gross Floor Area – shall have the same meaning as the Zoning Code definition in Section 304-3; except that the following areas shall also be excluded: mechanical floor area; indoor recreational amenity areas; unenclosed balconies, and any building or structures erected and used for public open space uses;
- 2.3 Height – shall mean, with respect to each building erected, the vertical distance between the Grade of such building, but shall exclude mechanical equipment, mechanical penthouses, parapets, architectural elements, spires, canopied areas, stairs and stair towers and enclosures, elevator shafts, chimney stacks, window washing equipment, structures used for outside or open air recreation purposes, provided the maximum height of the top of such architectural elements is no higher than 10 metres and mechanical elements are not higher than 5.5 metres, above the height limit otherwise applicable to the said building;

- 2.4 Lands – shall mean the lands described in Schedule “A” attached hereto;
- 2.5 Mechanical Floor Area – shall mean a room or enclosed area, including its enclosing walls, within a building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that serves only such building;
- 2.6 Recreational Amenity Area – shall mean a common area or areas which are provided for the exclusive use of residents of a building for recreational or social purposes;
- 2.7 TRCA 10 Metre Top of Bank Setback – is as illustrated on Schedule “A”
- 3.0 Notwithstanding Section 320-31 and Section 320-32 of the Zoning Code for the portion of the Lands to be zoned Public Open Space (OS) as indicated on Schedule “A” to this By-law, the uses permitted shall be limited to conservation works provided that no buildings or structures shall be permitted.
- 4.0 Section 37 Agreement
- 4.1 Pursuant to Section 37 of the Planning Act, the Owner of the lot shall provide the following facilities, services and matters to the City at the Owner’s sole expense and in accordance with and subject to the agreement referred to in Section 4.2 herein.
- (i) the owner, shall provide a certified cheque in the amount of \$400,000.00, prior to the issuance of the first above grade building permit to the City for capital facilities on or within vicinity of the site.
- 4.2 The owner of the lot enters into one or more agreements with the City of Toronto pursuant to Section 37 of the Planning Act to secure the matters required in Section 4.1 herein, the said agreement to include provisions relating to indemnity, insurance, HST, termination, unwinding, registration and priority of agreement, and such agreements are to be registered on title to the lot, and such agreements and registration to be to the satisfaction of the City.
- 5.0 Notwithstanding Section 320-75, Section 320-76 and 320-77 of the Zoning Code, the following development standards shall apply to the Sixth Density Residential (R6) lands described in Schedule “A” attached hereto:
- 5.1 Permitted Uses
- No buildings or structures shall be erected or used on the Lands, except for the following uses:

- i) Apartment building, recreational amenity areas, pedestrian walkways, conservation works,
- ii) Any of the commercial and retail uses permitted under Section 320-91 B of the Zoning Code with the exception of hotels, theatre, undertaking establishments, bowling alleys, service stations, public garages, dry cleaning plants, customer-operated automatic laundries, gaming establishment, and new and used car sales.
- iii) A Temporary Sales Centre
- iv) Accessory structures, including any of the accessory structures permitted under Section 320.76.F of the Zoning Code, canopies and associated supporting walls, landscape features, exterior stairs, stair enclosures, garbage enclosures, transformers and ventilation shafts shall be permitted.

5.2 Maximum Height

The maximum building height shall be 116 metres for the apartment building.
The maximum building height shall be 10 metres for the commercial building.

5.3 Maximum Number of Residential Units

Not more than 314 dwelling units shall be permitted on the Lands.

5.4 Maximum Gross Floor Area

The maximum Gross Floor Area permitted on the Lands zoned R6 shall be 26,835 square metres for the apartment building and 900 square metres for the commercial building.

5.5 Setbacks

No building or structure within the Lands shall be located within the following building setbacks, with the exception of Accessory Structures listed in Section 5.1 iv):

Residential Building

- i) a minimum 50 metre setback from the Park Lawn Road property line;
- ii) a minimum 0 metre setback from the TRCA 10 metre top of bank setback;
- iii) a minimum 4.0 metre setback from the south property line; and

- iv) a minimum 0 metre setback from the north property line for the ground floor and a 12.5 metre setback for any tower portion of the building above the first storey.

Commercial Building

- i) a minimum 0 metre setback from the Park Lawn Road property line;
- ii) a minimum 0 metre setback from the south property line; and
- iii) a minimum 7 metre setback from the north property line.

- 5.6 Permitted accessory structures, canopies and associated supporting walls, underground parking structures, wheelchair ramps, exterior stairs, parapets and railings related to underground parking structures, vents, safety railings and other landscape features shall be exempt from any provisions with respect to setbacks.

- a) Notwithstanding Section 5.6 of this by-law, permitted accessory structures are not permitted to encroach onto lands zoned Public Open Space (OS), with the exception of landscaping and landscape features.

- 5.7 Notwithstanding any of the required building setbacks, minor projections, including building eaves, cornices, balustrades, mullions and parapets, mouldings and other architectural elements, uncovered platforms attached to a building, balcony or roof over a first floor platform or terrace attached to a building, canopies and wind screens shall be permitted to encroach into the required building setbacks up to a maximum of 1.5 metres,

- a) Notwithstanding Section 5.7 of this by-law, none of the items identified therein are permitted to encroach onto lands zoned Public Open Space (OS).

5.8 Parking and Loading Requirements

Notwithstanding the provisions of Section 320-18.B, 320-18.C, 320-19 and Section 320-76.G of the Zoning Code, the following requirements shall apply to the Lands:

- (i) A minimum of 347 parking spaces shall be provided for all uses on the lot, of which 6 are compact parking spaces.
- (ii) Parking spaces shall have the following minimum dimensions:

Length – 5.6 metres

Width – 2.6 metres

Aisle – 6.0 metres

- (iii) Compact parking spaces shall have the following minimum dimensions:

Length – 5.4 metres

Width – 2.3 metres

Aisle – 6.0 metres

- (iv) A minimum of 3 accessible parking spaces shall be provided underground.
- (v) For the purposes of this By-law, the reserved on-site residential visitor parking can be shared with and used to meet the parking requirements for non-residential uses on the lands.
- (vi) The residential building shall provide a loading space with dimensions of 13 metres in length and 4 metres in width.
- (vii) Bicycle parking spaces shall be provided at a minimum rate of 0.75 spaces per unit (to a maximum of 200 spaces), of which 80% are for residents and 20% for visitors.
- (viii) A minimum of 2 car share parking spaces will be provided on the subject lands.

5.9 Area Requirements

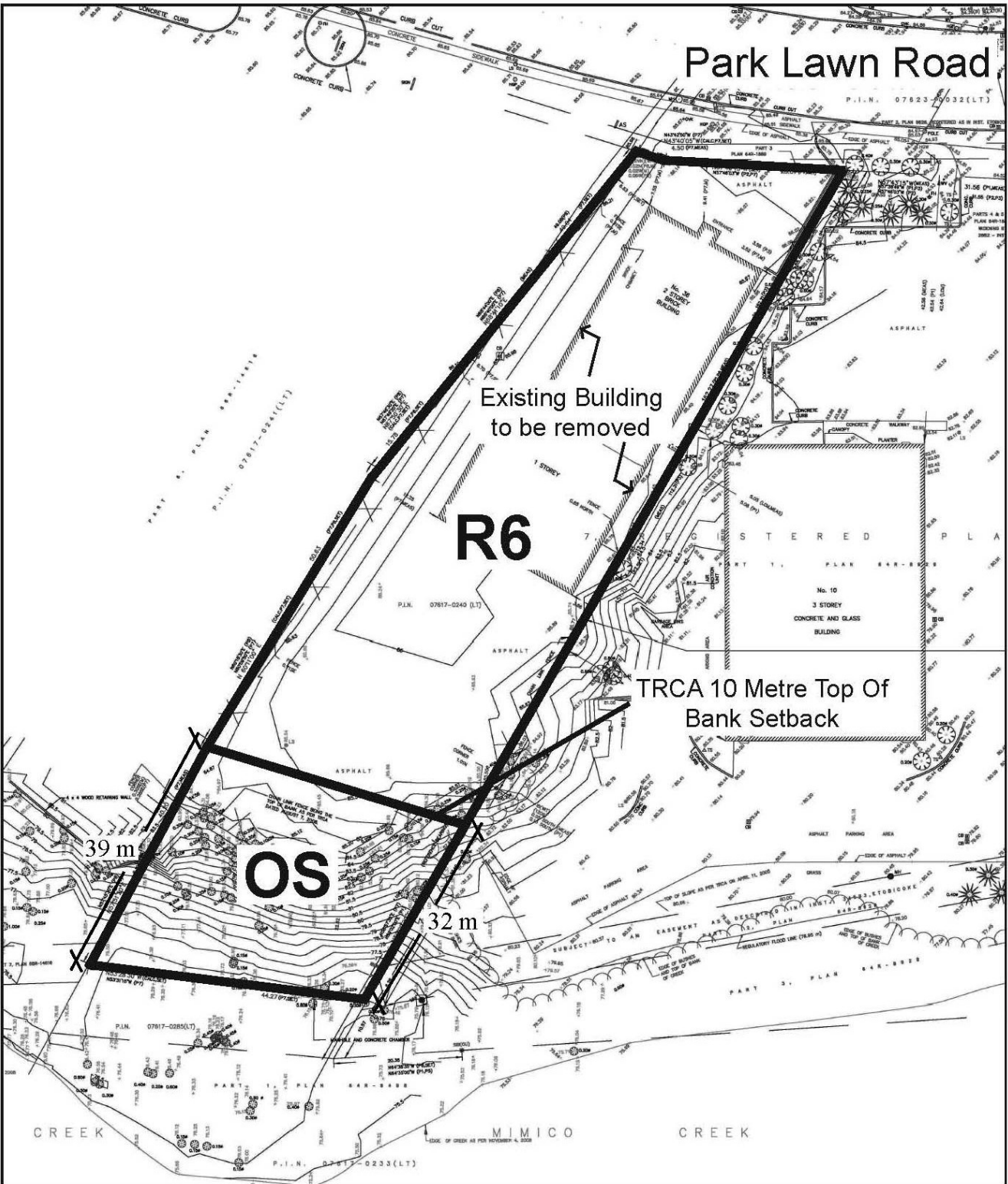
Notwithstanding the provisions of the Etobicoke Zoning Code, the following area requirements shall apply to the Lands:

- (i) Landscaped Open Space: a minimum 15% of the lot area as measured between the established TRCA 10 metre top of bank setback and the Park Lawn Road property line shall be reserved for Landscaped Open Space.
- (ii) Indoor Residential Amenity Space: a minimum 2.0 square metres per dwelling unit of Indoor Residential Amenity Space shall be provided.

6.0 Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.

- 7.0 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
____ - 2010 _____, 2010	Lands located on the north side of Lake Shore Boulevard West, west of Park Lawn Road, known municipally as 36 Park Lawn Road	To rezone 36 Park Lawn Road from Industrial Class 1 (IC.1) to Sixth Density Residential (R6) to permit a residential/commercial development.



Part of Lot 7, Registered Plan 83

CITY OF TORONTO (FORMERLY CITY OF ETOBICOKE)

SCHEDULE C

CITY OF TORONTO

BY-LAW No. XXXX - 2011

To amend Zoning By-law No. 1156-2010, as amended, with respect to the lands municipally known as 36 Park Lawn Road

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 Section 5.1.1 of the City of Toronto Official Plan contains provisions relating to the authorization of increases in density of development; and

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of a municipality may, in a By-law passed under Section 34 of the *Planning Act*, authorize increases in the height and/or density of development otherwise permitted by the By-law that will be permitted in return for the provision of such facilities, services and 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 or matters in return for an increase in the height and 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 owners of the lands hereinafter referred to have elected to provide the facilities, services and matters as hereinafter set forth; and

WHEREAS the increase in the density of development permitted hereunder, beyond that otherwise permitted on the aforesaid lands in By-law 1156-2010 is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are to be secured by one or more agreements between the owners of such lands and the City of Toronto; and

WHEREAS, the Ontario Municipal Board by way of an Order No. XXXX, dated _____ XX, 2011, determined to amend Zoning By-law No. 1156-2010 in respect of the lands known municipally as 36 Park Lawn Road in the year 2011;

The Ontario Municipal Board HEREBY ENACTS as follows:

1. The lands subject to this By-law are outlined by heavy black line on Diagram 'A' attached hereto.
2. The Zoning By-law Map for By-law No. 1156-2010, as amended, is further amended in accordance with Diagram 'B' attached to this By-law;

3. Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map – Part 6, as shown on Diagram ‘C’ attached hereto.
4. The Coverage Overlay Map for By-law No. 1156-2010, is amended by deleting the lot coverage for the lands subject to this By-law as outlined by heavy black line on Diagram "A" attached to this By-law;
5. Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to this By-law to the Conservation Areas Overlay Map. Lands west of the TRCA 10 metre top of bank setback will be conveyed to the Toronto Region Conservation Authority (TRCA) as shown on Diagram ‘D’ attached hereto.
6. Zoning By-law No. 1156-2010, as amended, is further amended by adding the lands subject to this By-law to the Rooming House Overlay Map, as shown on Diagram ‘E’ attached hereto.
7. The former City of Etobicoke Zoning Code shall no longer apply as it relates to the Lands known municipally as 36 Park Lawn Road once the City of Toronto By-law 1156-2010 is in full force and effect.

8. Definitions

The provisions of Chapter 800 Definitions of the City of Toronto Zoning By-law 1156-2010 shall apply unless inconsistent with the provisions of this By-Law. For the purposes of this By-law, the following definitions shall apply:

- 8.1 Lands – shall mean the lands described in Diagram ‘A’ attached hereto.
- 8.2 Established Grade – shall mean the geodetic elevation of 85.85 metres.
- 8.3 Gross Floor Area – shall have the same meaning as the City of Toronto Zoning By-law 1156-2010 in Chapter 800; except the following areas shall also be excluded: mechanical floor area; indoor recreational amenity areas; unenclosed balconies and any buildings or structures erected and used for public open space uses;
- 8.4 Height – shall mean, with respect to each building erected, the vertical distance between the Grade of such building, but shall exclude mechanical equipment, mechanical penthouses, parapets, architectural elements, spires, canopied areas, stairs and stair towers and enclosures, elevator shafts, chimney stacks, window washing equipment, structures used for outside or open air recreation purposes and indoor amenity area located on the roof of such building, provided the maximum height of the top of such architectural

and mechanical elements is no higher than 10 and 5.5 metres respectively, above the height limit otherwise applicable to the said building;

8.5 Mechanical Floor Area – shall mean a room or enclosed area, including its enclosing walls, within a building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that serves only such building;

8.6 Storey – shall mean means a level of a building, other than a basement, located between any floor and the floor immediately above it.

8.7 TRCA 10 Metre Top of Bank Setback – is located as illustrated on Diagram ‘A’

9. Section 37 Agreement

9.1 Pursuant to Section 37 of the Planning Act, the Owner of the lot shall provide the following facilities, services and matters to the City at the Owner’s sole expense and in accordance with and subject to the agreement referred to in Section 9.2 herein.

- (ii) the owner, shall provide a certified cheque in the amount of \$400,000.00, prior to the issuance of any building permit to the City for the following capital facilities on or within vicinity of the site, generally to be used for the following purposes:
 - a. signalized intersection along Park Lawn Road;
 - b. public trail along Mimico Creek;
 - c. pedestrian bridge connection to the Mimico Creek trail system; and
 - d. public art.

9.2 The owner of the lot enters into one or more agreements with the City of Toronto pursuant to Section 37 of the Planning Act to secure the matters required in Section 9.1 herein, the said agreement to include provisions relating to indemnity, insurance, HST, termination, unwinding, registration and priority of agreement, and such agreements are to be registered on title to the lot, and such agreements and registration to be to the satisfaction of the City.

10. Zoning By-law No. 1156-2010, as amended, is further amended by adding Exception CR ##### to Article 900.11.10, so that it reads:

Exception CR (#####)

The lands subject to this exception must comply with the following:

- (A) Despite clause 5.10.40.1(1), minor projections, including building eaves, cornices, balustrades, mullions and parapets, mouldings and other architectural elements, uncovered platforms attached to a building, balcony or roof over a first floor platform or terrace attached to a building, canopies and wind screens shall be permitted to encroach into the required building setbacks up to a maximum of 1.5 metres.
- (B) Despite clause 5.10.40.10(4), mechanical equipment, mechanical penthouses, parapets, architectural elements, spires, canopied areas, stairs and stair towers and enclosures, elevator shafts, chimney stacks, window washing equipment, structures used for outside or open air recreation purposes and indoor amenity areas located on the roof of such building, provided the maximum height of the top of such architectural and mechanical elements is no higher than 10 and 5.5 metres respectively, above the height limit otherwise applicable to the said building;
- (C) Despite 5.10.40.10(5), the total area used for the functional operation of the building, such as electrical, mechanical, utility and ventilation equipment that exceeds the maximum permitted height shall not be more than 60% of the area of the roof, measured horizontally.
- (D) Despite clause 5.10.40.60, permitted encroachments into a required yard setback that abuts a street may include steps, staircases, overhangs, building entryways, roof eaves, window sills, railings, cornices, guard rails, balustrades and balconies to a maximum projection of 1.5 metres.
- (E) Despite clause 5.10.50.10(1), any portion of a yard not covered by permitted buildings, structures, parking spaces, loading spaces, driveways, open storage may be used only for a transformer pad and landscaping.
- (F) Despite clause 40.10.20, the following uses are not permitted on the subject lands:
- v) Amusement Arcade, cabaret, nightclub, hotel, funeral home, vehicle washing establishment, vehicle dealership, public parking, drive-through facility, vehicle fuel station, vehicle service shop, club, place of worship, place of assembly, municipal shelter.
- (G) Within the portion of the Lands to be zoned Open Space - Natural Zone (ON) indicated on Diagram 'B' to this By-law, the uses permitted shall be limited to conservation works provided that no buildings or structures shall be permitted.
- (H) Despite clause 40.10.40.1(3), an additional building is permitted to be situated between the main wall of the building containing a dwelling unit and the street.

- (I) Despite clause 40.10.40.10 (4) the maximum height of the residential building shall not exceed 36 storeys or 116 metres above the geodetic elevation of 85.85 metres above sea level, excluding mechanical and architectural elements.
- (J) The maximum height of the commercial building shall not exceed 2 storeys or 10 metres above the geodetic elevation of 85.85 metres above sea level.
- (K) Despite clause 40.10.40.10(7), the minimum height of the storey of a building closest to grade shall be 4.35 metres.
- (L) The maximum number of residential units shall be 314, including one guest suite on the subject lands.
- (M) The maximum total gross floor area on the lot shall be 27,732 square metres.
- (N) The maximum gross floor area for residential uses shall be 26,832 square metres.
- (O) The maximum gross floor area for commercial uses shall be 900 square metres.
- (P) The maximum gross Floor Space Index (FSI) permitted on the lands shall be 4.73 times the lot area, calculated based on the gross site area, inclusive of any lands to be dedicated to any public authority for any purposes.
- (Q) The maximum gross Floor Space Index (FSI) for residential uses permitted on the lands shall be 4.58 times the lot area, calculated based on the gross site area, inclusive of any lands to be dedicated to any public authority for any purposes.
- (R) The maximum gross Floor Space Index (FSI) for commercial uses permitted on the lands shall be 0.15 times the lot area, calculated based on the gross site area, inclusive of any lands to be dedicated to any public authority for any purposes.
- (S) Despite clause 40.10.40.70 (4), no building or structure within the Lands shall be located within the following building setbacks, with the exception of Accessory Structures listed in clause (U):

Residential Building

- v) a minimum 50.8 metre setback from the Park Lawn Road property line;
- vi) a minimum 0 metre setback from the TRCA 10 metre top of bank setback;
- vii) a minimum 4.0 metre setback from the south property line; and
- viii) a minimum 0 metre setback from the north property line

Commercial Building

- iv) a minimum 0 metre setback from the Park Lawn Road property line;
- v) a minimum 0 metre setback from the south property line;
- vi) a minimum 8 metre setback from the north property line; and
- vii) a minimum 90 metre setback from the TRCA 10 metre top of bank setback

- (T) Despite clause 40.10.40.60, permitted accessory structures, canopies and associated supporting walls, underground parking structures, wheelchair ramps, exterior stairs, parapets and railings related to underground parking structures, vents, transformers, gatehouses, safety railings and other landscape features shall be exempt from any provisions with respect to setbacks.
- (U) Despite clause 40.10.40.70, permitted encroachments shall be permitted in accordance with Exception CR XXXX, clause A), contained in this by-law.
- (V) The minimum landscaped open space on the subject lands shall be 18% of the lot area as measured between the established TRCA 10 metre top of bank setback and the Park Lawn Road property line.
- (W) Despite table 200.5.10.10, the following requirements shall apply to the Lands:
 - (i) Parking spaces shall be provided at a minimum rate of 1.0 parking spaces per dwelling unit. Visitor parking spaces shall be provided at a minimum rate of 0.05 parking spaces per unit.
 - (ii) A minimum of 6 parking spaces shall be provided for permitted commercial uses.
 - (iii) For the purposes of this By-law, the reserved on-site residential visitor parking required in subsection (i) above can be shared with and used to meet the parking requirements for non-residential uses on the lands.

(X) Despite clause 200.15.10, three (3) accessible parking spaces shall be provided underground.

(Y) Despite clause 220.5.10.1 (3), a loading space is not required for the commercial use.

(Z) Despite clause 230.40.1.10, bicycle parking spaces shall be provided at a minimum rate of 0.75 spaces per unit (to a maximum of 200 spaces), of which 80% are for residents and 20% for visitors.

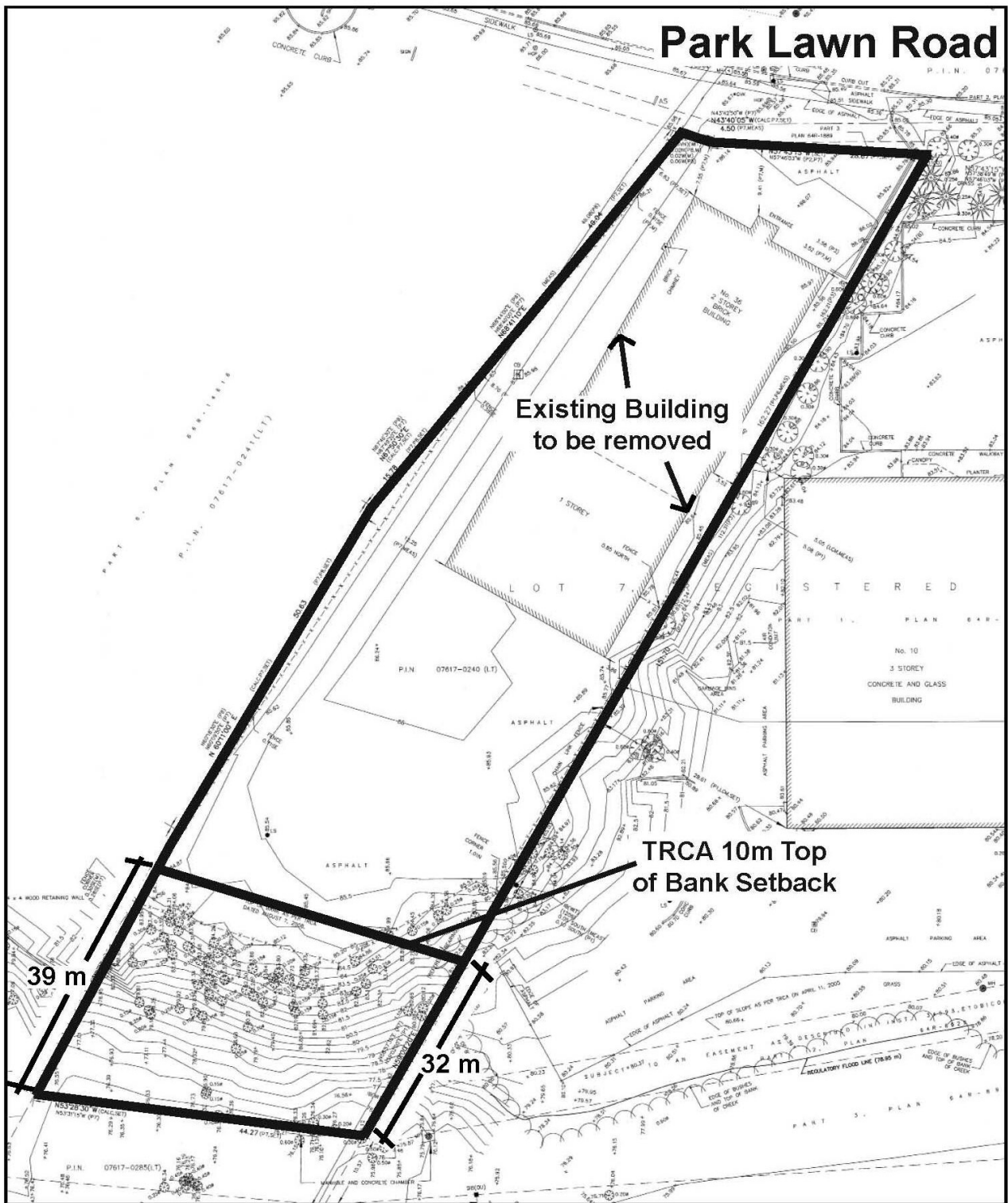
11. Where the provisions of this By-law conflict with the provisions of the Zoning By-law 1156-2010, the provisions of this By-law shall apply.

ENACTED AND PASSED this day of , A.D. 2011.


FRANCES NUNZIATA,
Speaker

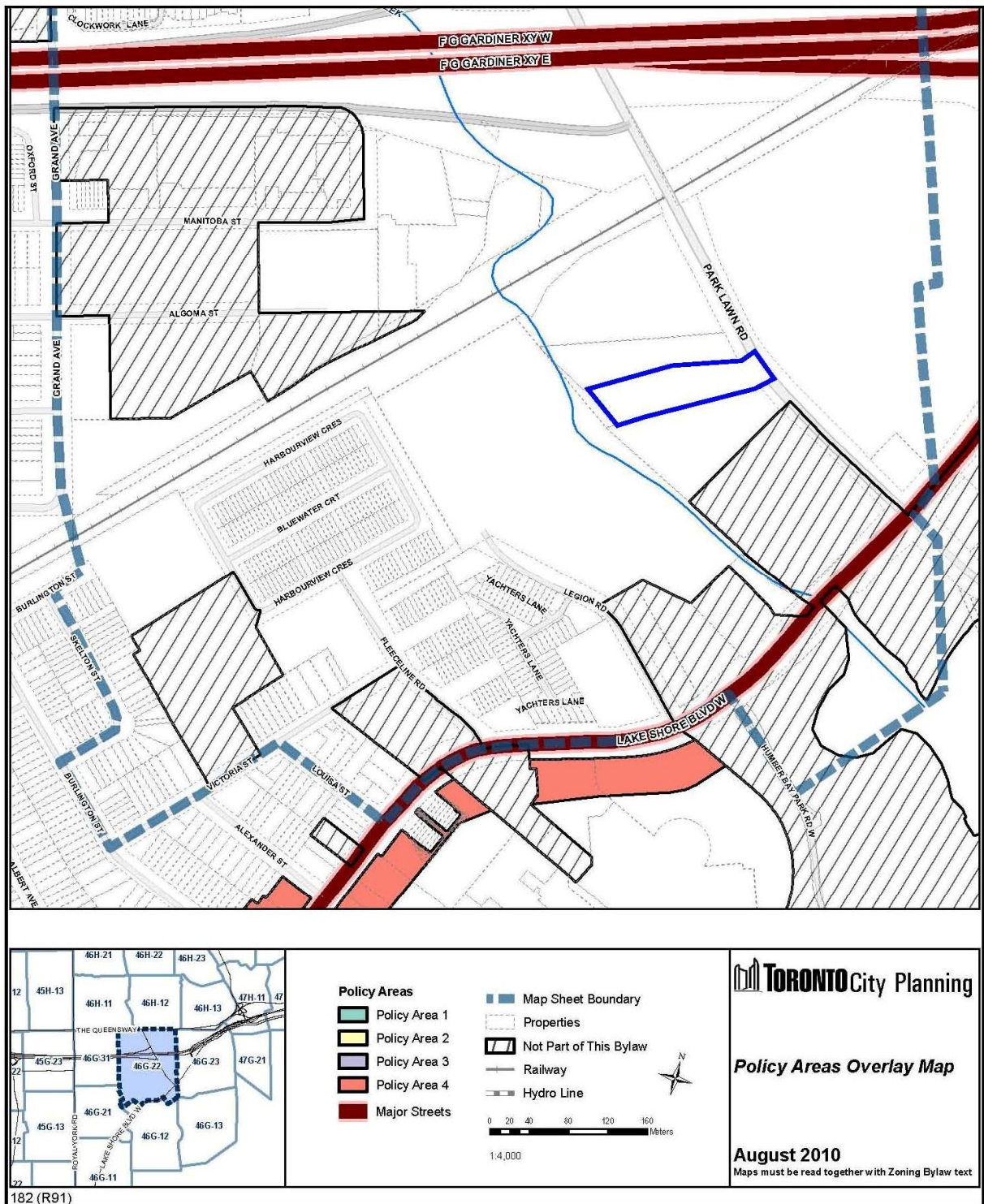
ULLI S. WATKISS,
City Clerk

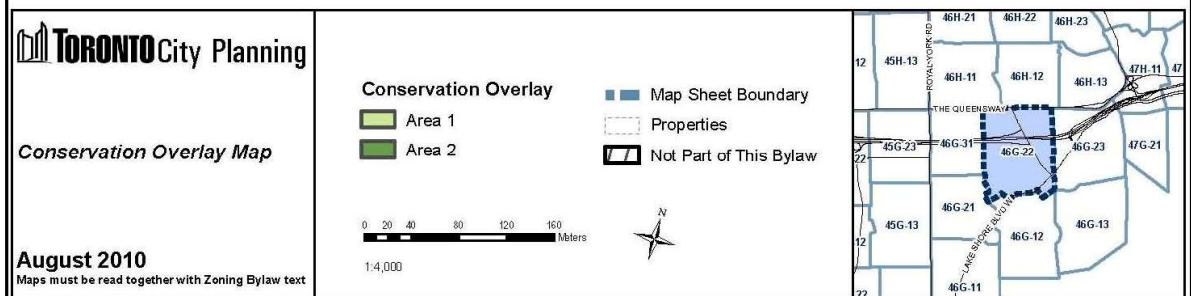
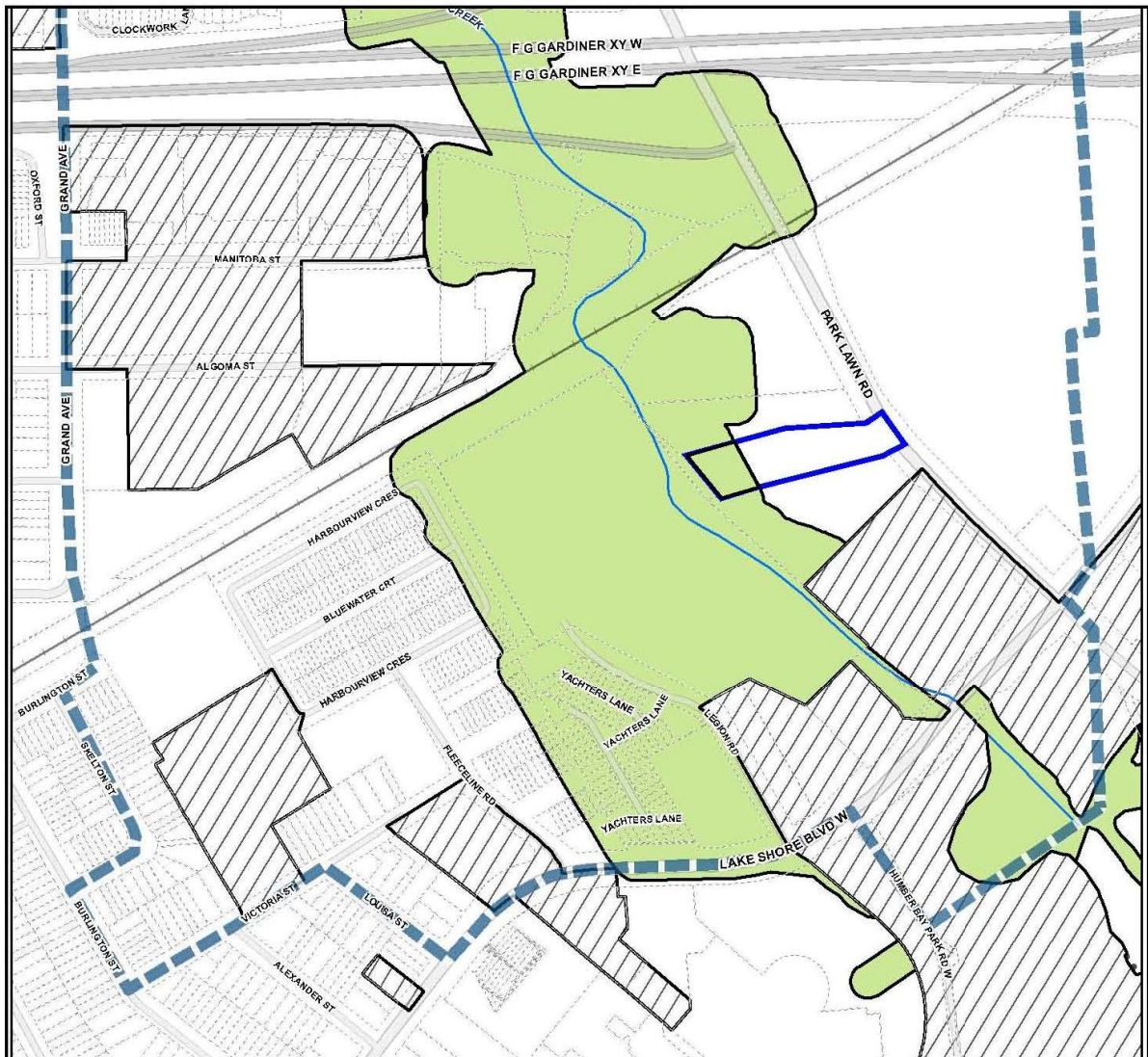
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 Area Affected By This By-Law

 Not to Scale






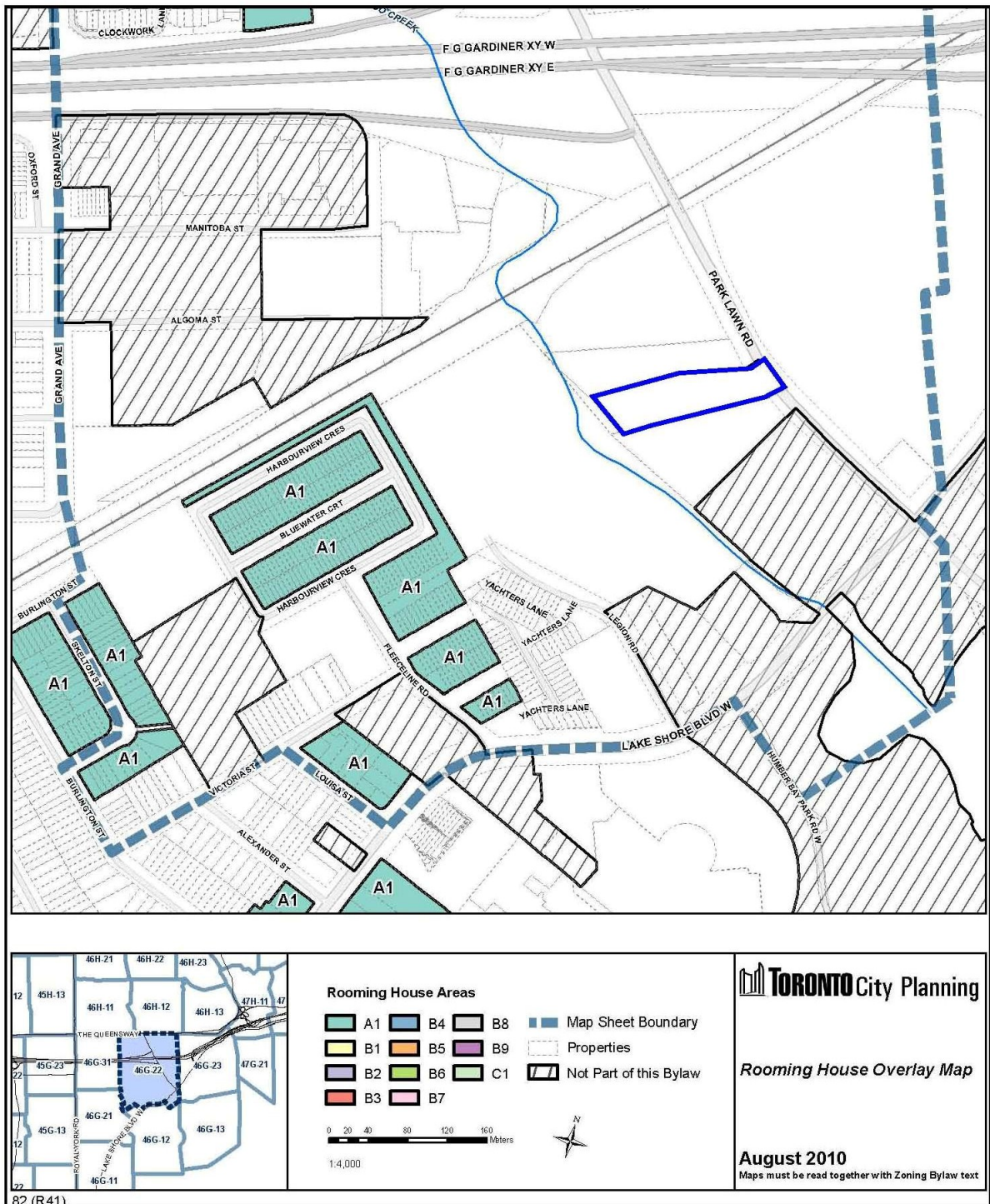
Toronto City Planning
Division
Diagram D

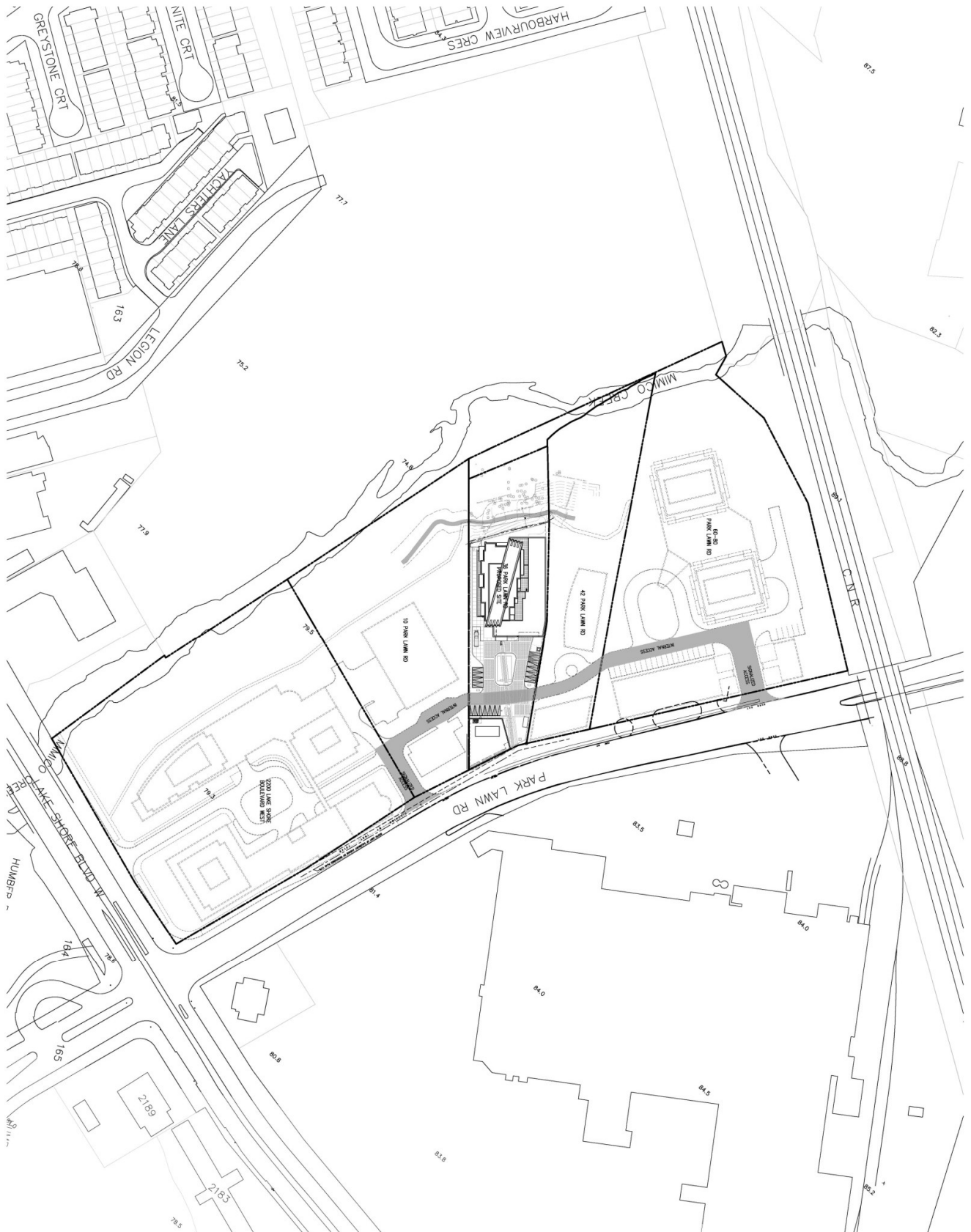
36 Park Lawn Road

Files #: 10 104813 WET 06 OZ
10 104817 WET 06 SA

 **Area Affected By This By-Law**

 **Not to Scale**







9 March, 2011

Councillor Mark Grimes (Ward 6)
Toronto City Hall
100 Queen Street West, Suite C48
Toronto, Ontario
M5H 2N2

Re: Development of 36 Park Lawn Road, Toronto

Thank you for meeting with us over the past few months to discuss the development and ways to improve it for the community. Times Group Corporation (1772014 Ontario Inc.) is committed to building high quality projects that enhance the community. Further to a meeting dated July 26, 2010 between the representatives of Times Group Corporation, City of Toronto Senior Planner Michael McCart and you, and reiterated in a meeting on October 20, 2010, we would like to confirm our agreement that Times Group Corporation will pay \$400,000 to the City of Toronto as a Section 37 contribution, generally to be used for the following purposes: amenities; public art; and portions applicable to the subject lands for a signalized intersection on Park Lawn Road, the pedestrian trail, and a bridge connection to the Mimico Creek trail system. We would suggest that the section 37 contribution be a condition of building permit issuance (i.e. no permit would issue unless the money was paid) which, we understand, is the common method of securing the payment at the city. Kindly confirm your support for this arrangement.

Yours Sincerely,
1772014 Ontario Inc.



Hashem GHADAKI
President

