

Authority: Toronto and East York Community Council ##, as adopted by City of Toronto Council on ~, 20~

Draft Zoning By-law Amendment

CITY OF TORONTO

BY-LAW No. XXX-2016

To amend Zoning By-law No. 569-2013, as amended, with respect to the lands municipally known in the year 2015 as, 250 Davenport Road.

Whereas Council of the City of Toronto has the authority 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*;

Whereas the Official Plan for the City of Toronto contains such provisions relating to the authorization of increases in height and density of development;

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 or 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;

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 in respect of the facilities, services and matters;

Whereas the owner of the aforesaid lands has elected to provide the facilities, services and matters hereinafter set out; and

Whereas the increase in height and 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;

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;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy lines on Diagram 1 attached to this By-law.
2. The works 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 No. 569-2013, as amended, is further amended by amending Article 900.2.10 Exception Number 891, so that it reads:

(##) Exception R (d2.0) (x891)

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) On 250 Davenport Road, if the requirements of by-law **[NTD: Clerks to supply by-law ##]** are complied with, none of the provisions of Regulations 5.10.1.30(3), 5.10.40.70, 10.5.40.10, 10.5.40.20, 10.5.40.30, 10.5.40.40, 10.5.40.50, 10.5.40.60, 10.5.40.70, 10.5.50.10, 10.5.80.1, 10.5.80.10(3), 10.5.100.1(4) and (5), 10.10.20.10(1), 10.10.20.100(3) and (12), 10.10.30.20, 10.10.40.1, 10.10.40.10, 10.10.40.30, 10.10.40.40, 10.10.40.50, 10.10.40.70, 10.10.40.80, 10.10.80.40, 200.5.1(3), 200.5.1.10(2), (3), (10) and (12), 200.5.10.1(1), Table 200.5.10.1, 200.10.1, 200.15, 220.5.1.10(8), 220.5.10.1, 220.5.20(1), 230.5.10.1 and Table 230.5.10.1(1) apply to the **Parcel A Lands** to prevent the erection and use of **apartment buildings, townhouses** and a **parking garage**, a portion of which may be used for **public parking**, subject to compliance with the following paragraphs (b) through (m)
- (b) The following definitions apply to By-Law No. [Clerks to insert by-law] as a matter of convenience:
- (i) **Parcel A Lands** means those lands shown as Parcel A on Diagram 1 attached to By-law ##### **[NTD: Clerks to provide by-law #]** must
- (ii) **Building A** means the **building** on the **Parcel A Lands** shown as Building A on Diagram 2 attached to By-law ### **[NTD: Clerks to provide by-law #]**.
- (iii) **Existing Building** means the **apartment building** existing on the **Parcel A Lands** in 2015, the above ground portion of which is shown as the **Existing Building** on Diagram 2 attached to By-law ### **[NTD: Clerks to provide by-law #]** and includes any **ancillary** structures, including an underground **parking garage** and its associated structures, subject to any alterations and additions to the **building**, which may include an exit stair or enclosed exit stair from the underground **parking garage**, which do not result in any additional **gross floor area**;
- (iv) **rental replacement dwelling unit** means one of the thirteen (13) rental **dwelling units** in the **buildings** in **Building A**, as referenced in Schedule A of this By-law and secured by an agreement pursuant to Section 37 of the *Planning Act*.

- (c) For the purposes of determining **rental replacement dwelling unit** type, a bedroom must have a window on an exterior wall.
- (d) The maximum **gross floor area** of all **buildings** on the **Parcel A Lands** must not exceed the following:
 - (i) the **gross floor area** of the **Existing Building** located in the **Existing Building**, and
 - (ii) an additional 960.0 square metres of **gross floor area** located in **Building A**.
- (e) **Gross floor area** must be calculated in accordance with paragraph 10.5.40.40 and must exclude part of a **building** or **structure** used for the purpose of **public parking**.
- (f) In addition to the uses permitted pursuant to Section 10.10.20.10(1), and despite any provisions of By-law 569-2013 to the contrary, the following uses are also permitted:
 - (i) **public parking, community centre**, community service and health care related uses, **market garden**, farmers or seasonal markets;
 - (ii) **retail store** and **personal grooming services**, subject to the provisions of subsection (m) below;
- (g) The height of the **Existing Building** shown on Map 2 attached to By-law ##### **[NTD: Clerks to provide by-law #]** must not exceed the height of such **building** as it existing on the **Parcel A Lands** in the year 2015, including but not limited to existing roof top mechanical equipment, penthouses, vents and stacks, with the exception that roof top mechanical equipment and related enclosures erected subsequent to the passing of By-law ### **[NTD: Clerks to provide by-law #]** may project to a maximum of 5.0 metres above the surface of the existing roof height;
- (h) The height of **Building A**, measured from the Canadian Geodetic Datum elevation of 119.2 metres, must not exceed the height in metres specified by the number following the symbol "H" on Diagram 2 to By-law ##### **[NTD: Clerks to provide by-law #]**.
- (i) No portion of **Building A** erected or used above finished ground level is located otherwise than wholly within the area delineated by heavy lines on Diagram 2, attached to By-law ### **[NTD: Clerks to provide by-law #]**.
- (j) The provisions of subsections (g), (h) and (i) above do not apply to prevent the erection and use of the following:
 - (i) railings, parapets, balustrades, terraces, terrace guards and dividers, cornices, ornamental elements, stairs and enclosed stairs, trellises, planters, partitions, guard rails, chimneys, retaining walls, vents, stacks,

flues, privacy screens, screens, architectural features, elements of a green roof, and structures on the roof of the building used for outside or open air recreation, safety or wind protection purposes, eaves, light fixtures, awnings, canopies, balconies, window sills, balustrades, railings, fences, wheel chair ramps, and landscape features to a maximum of X.X metres.

- (k) **Amenity space** must be provided on the **Parcel A Lands** in accordance with the following:
- (i) a minimum of 250 square metres of indoor **amenity space** must be provided in the **Existing Building** in a multipurpose room or rooms, at least one of which must contain a kitchen and a washroom; and
 - (ii) a minimum of 150 square metres of outdoor **amenity space** must be provided, of which a minimum of 40 square metres each must be provided in a location immediately adjacent to the **Existing Building** and **Building A**.
- (l) In addition to subsection (j) above, an additional multi-purpose room or rooms with a minimum total **gross floor area** of 50 square metres must be provided on the ground floor of the **Existing Building** and such room(s) may only be used for **amenity space**, a **community centre**, a **retail store** or a **premises** to provide personal grooming services.
- (m) **Parking spaces** must be provided and maintained on the **Parcel A Lands** in accordance with the following requirements:
- (i) a minimum of 70 **parking spaces** must be provided for residents of the **Parcel A Lands**; and
 - (ii) a minimum of 36 **parking spaces** must be provided for visitors to the **Parcel A Lands** where such **parking spaces** may also be provided on a non-exclusive basis within a **premises** operated as **public parking**;
 - (iii) **drive aisles** and **parking spaces** must be provided in accordance with the requirements of paragraphs 200.5.1(3) and 200.5.1.10(2) with the exception that any **drive aisles** and **parking spaces** existing in the year 2015 are deemed to comply.
- (n) A minimum of one Type “G” **loading space** must be provided and maintained on the **Parcel A Lands** in accordance with the requirements of paragraph 220.5.1.10(8) with the exception that any **loading space** existing on the **Parcel A Lands** in the year 2015 is deemed to meet this requirement;
- (o) Clauses and Regulations 5.10.1.30(3), 5.10.40.70, 10.5.40.10, 10.5.40.20, 10.5.40.30, 10.5.40.40, 10.5.40.50, 10.5.40.60, 10.5.40.70, 10.5.50.10, 10.5.80.10(3), 10.5.80.40(3), 10.5.100.1, 10.10.20.10(1), 10.10.20.100(12), 10.10.40.1(5), 10.10.40.10, 10.10.40.30, 10.10.40.40, 10.10.40.50, 10.10.40.70,

10.10.40.80, 10.10.80.40, 200.5.1.10, 200.5.10.1(1), Table 200.5.10.1, 200.15.1.5, 200.15.10, 220.5.1.10(8)(D)(iii), 220.5.20.1(1)(B), 230.5.1.10(4)(C) and 9(B), 230.5.10.1(2) and (5) and 230.10.1.20(2) must not apply to the **Parcel B Lands** to prevent the erection and use of an **apartment building** subject to compliance with the following paragraphs (q) through (dd).

- (a) The following definitions apply to By-Law No. [Clerks to insert by-law] as a matter of convenience:
- (i) **Parcel B Lands** means the lands shown as Parcel B on Diagram 1 attached to By-law ##### [NTD: Clerks to provide by-law #] and for the purpose of this exception must be considered to be a **lot**; and
 - (ii) **Building B, Building C and Building D** means the **buildings** or portions of a **building** on the **Parcel B Lands** shown as Building B, Building C and Building D on Diagram 2 attached to By-law ##### [NTD: Clerks to provide By-law #].
- (b) The maximum **gross floor area** of all **buildings** on the **Parcel B Lands** is 26,500 square metres, of which a maximum of 300 square metres may be used as non-residential uses;
- (c) In addition to the uses permitted pursuant to Section 10.10.20.10(1) and despite any provisions of By-law 569-2013 to the contrary, the following uses are also permitted on the **Parcel B Lands**:
- (i) within an **apartment building**: **retail store**, office, bake-shop, **eating establishment**, **take-out eating establishment**; **financial institution**, **automated banking machine**, **recreation use**, **personal service shop**, **art gallery**, or **artist studio**;
- (d) The height of any **building** erected above finished ground level, where height is measured as the vertical distance between a Canadian Geodetic Elevation of 119.2 metres and the highest point of the **building**, must not exceed the height in metres specified by the numbers following the symbol "H" on Diagram 2 attached to By-law ### [NTD: Clerks to provide by-law #].
- (e) No portion of a **building** erected or used above finished ground level is located otherwise than wholly within the areas delineated by heavy lines on Diagram 2 attached to By-law ##### [Clerks to provide by-law #],
- (f) The portion of a **building** located above a height of 86.2 metres and within the area identified as mechanical penthouse on Diagram 2 attached to By-law ### [Clerks to provide By-law ##] must only be occupied by the elements for the functional operation of the building listed in paragraphs (A), (B) and (C) of Regulation 10.5.40.10(3) and may project a 6 metres above height of 86.2 metres;

- (g) The provisions of subsections (u), (v) and (w) above do not apply to prevent the erection and use of the following:
- (i) railings, parapets, balustrades, terraces, terrace guards and dividers, cornices, window washing equipment, lighting fixtures, ornamental elements, stair towers, trellises, planters, partitions, guard rails, stairs, stair enclosures, wheelchair ramps, chimneys, retaining walls, vents, stacks, flues, cooling towers, generator, fresh air units, privacy screens, screens, architectural features, architectural rooftop feature, elements of a green roof, lightning rods, and structures on the roof of the building used for outside or open air recreation, safety or wind protection purposes, eaves, lighting fixtures, awnings, canopies, window sills, balustrades, railings, fences, wheel chair ramps, underground garage ramps and their associated structures and landscape and public art features; and
 - (ii) balconies to a maximum horizontal interior horizontal depth of 1.5 metres, and a maximum horizontal projection of 0.2 metres beyond such 1.5 metre limit beyond the heavy lines shown on Map 2;
- (h) **Amenity space** must be provided in accordance with the following:
- (i) a minimum of 1.8 square metres of indoor **amenity space** per **dwelling unit** in **Building D** must be provided in **Building D** in a multi-purpose room or rooms, where:
 - A. at least one room, which is not a guest suite, must contain a kitchen and a washroom; and
 - B. the indoor **amenity space** may include a guest suite which must contain a bathroom and may contain a kitchen.
 - (ii) a minimum of 0.8 square metres of outdoor **amenity space** per **dwelling unit** in **Building D** must be provided, of which at least 40 square metres is to be provided in a location adjoining or directly accessible from the indoor **amenity space** in **Building D**;
 - (iii) notwithstanding any provisions of By-law 569-2013, as amended, to the contrary, any area within **Building D** provided as indoor **amenity space** is excluded from the calculation of **gross floor area**.
- (i) **Parking spaces** must be provided and maintained on the **Parcel B Lands** in accordance with the following requirements:
- (i) a minimum of 0.45 **parking spaces** per **dwelling unit** in **Building D** for residents of **Building D** and such **parking spaces** may be available for use by all residents of the **Parcel B Lands**;

- (ii) a minimum of 1 **parking space** per **dwelling unit** in **Building B** and **Building C** for residents in **Buildings B** and **C**;
- (iii) a minimum of 0.09 **parking spaces** per **dwelling unit** in **Building D** for the use of visitors to the **Parcel B Lands**;
- (iv) **parking spaces** are not required for non-residential uses; and
- (j) for each **car-share parking space** provided, the minimum number of **parking spaces** for residents required pursuant to subsections (i) and (ii) above, may be reduced by four **parking spaces**, up to a maximum 6 **car-share parking spaces**, where:
 - A. “**car-share parking space**” means a **parking space** exclusively reserved and signed for a car used only for **car-share** purposes, and
 - B. “**car-share**” means the practice whereby a number of people share the use of one or more motor vehicles that are owned by a profit or non-profit **car-sharing** organization and such **car-share** motor vehicles are made available to at least the occupants of the **building** for short term rental.
- (k) Despite paragraph 200.5.1.10, up to a maximum of 15 **parking spaces** which are obstructed on one or two sides in accordance with 200.5.1.10(D), may have the following minimum dimensions:
 - A. length – 5.6 metres;
 - B. width – 2.6 metres; and
 - C. vertical clearance – 2.0 metres.
- (l) **Bicycle parking spaces** are only required for **dwelling units** in **Building D**, with such spaces provided in accordance with the requirements of paragraph 230.5.10(5).
- (m) The following uses are permitted for a period not longer than three years from the date of approval of By-law No. (Clerks to insert by-law number): a sales office for the purpose of the sale of **dwelling units** to be erected on the **Parcel B Lands** and/or an office for the administration and management of construction activities related to construction on the **Parcel B Lands**.
- (n) This Exception R(891) and the provisions of By-law 569-2013, as amended, must continue to apply to the **Parcel A Lands** and the **Parcel B Lands** regardless of any future severance, partition or division.

City of Toronto By-law No. XXX-2016

- (o) Notwithstanding any provisions of this Exception and the provisions of By-law 569-2013, any uses and buildings existing as of the date of this By-law are permitted within the **Parcel A Lands** and the **Parcel B Lands**.
- (p) The provisions of By-law Nos. 22637, 22904, 23047 and 6674, as they relate to the **Parcel A Lands** and the **Parcel B Lands** are hereby repealed.
- (q) The provisions of By-law ●-2016 must not apply to the **Parcel A Lands** and the **Parcel B Lands** as shown on Diagram 1 attached to By-law ##### [NTD: Clerks to provide by-law #]. [NTD: this is a place holder to refer to the TO Core by-law]

4. 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/or **density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 1** 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 must be dependent on satisfaction of the same.
- (c) The owner must not use, or permit the use of, a building or structure erected with an increase in height and/or density pursuant to this By-law unless all provisions of Schedule A are satisfied.

ENACTED AND PASSED this ____ day of _____, A.D. 2016.

JOHN TORY
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule A

Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City by the owner's expense in return for the increase in height and density of the proposed development on the Lands as shown in Map 1 in this By-law and secured in an agreement or agreements under Section 37(3) of the *Planning Act* whereby the owner agrees as follows:

1. Prior to the issuance of the first above-grade building permit for the **Parcel B Lands**, the owner of the **Parcel B Lands** must provide an indexed cash contribution to the City in the amount of \$1,200,000 to be allocated to capital improvements that will benefit the community in the vicinity of the development and be allocated as follows, all at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, unless otherwise indicated:
 - (a) \$700,000 towards capital improvements to support food security benefits for the benefit of current and future tenants of the **Existing Building**;
 - (b) \$300,000 towards the improvements to the indoor space at the **Existing Building**; and
 - (c) \$200,000 towards improvements to the privately owned publically accessible open space identified in Section 3(a) of this Schedule;

all amounts to be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date of payment.
2. Prior to site plan approval for the **Parcel B Lands**, the owner of the **Parcel B Lands** must provide Letters of Credit, in a form and from a bank satisfactory to the Chief Planner and Executive Director, City Planning, in accordance with the following:
 - (a) in the amount of \$255,500 to guarantee the construction of the above base park improvements contemplated in Section 7 of this Schedule;
 - (b) in the amount of \$270,000 to guarantee the construction of the improvements for the POPS Open Space contemplated in Section 3(a) of this Schedule;
 - (c) in the amount of \$135,000 to guarantee the construction of the public pedestrian walkway contemplated in Section 3(b) of this Schedule; and
 - (d) in the amount of \$375,000 to guarantee the construction of the outdoor landscape improvements on the **Parcel A Lands** contemplated in Section 3(c) of this Schedule;

with all amounts to be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date of payment.

3. Prior to the earlier of the first condominium registration or residential use of the **Parcel B Lands**, the owner of the **Parcel B Lands** must construct and provide the following:

- (a) a privately owned publically accessible open space on the **Parcel A Lands**, having a minimum size of 840.0 square metres (the "POPS Open Space"), with the specific location, design, configuration and improvements to be determined through the site plan approval process and prior to site plan approval for the **Parcel B Lands**, and the owner of the **Parcel B Lands** shall be responsible for the cost of said improvements to a maximum value of \$270,000;
- (b) a privately owned publically accessible pedestrian walkway on the **Parcel B Lands**, with the specific location, design, configuration and improvements to be determined through the site plan approval process and prior to site plan approval for the **Parcel B Lands**, and the owner of the **Parcel B Lands** shall be responsible for the cost of said improvements to a maximum value of \$135,000;
- (c) improvements to the outdoor landscaping and other public realm on the **Parcel A Lands** to a maximum value of \$375,000, with the specific location, design, configuration, and improvements to be determined through the site plan approval process and prior to site plan approval, for the **Parcel B Lands**;
- (d) two POPS signage plaques, located on the lands identified in Section 3(a) and 3(b), above, substantially in accordance with the template for POPS signage and which are placed in accordance with the parameters established in the Urban Design Guidelines for POPS as endorsed by City Council at its meeting on July 8, 2014 through the adoption of Item PG34.14.

all to the satisfaction of the Chief Planner and Executive Director, City Planning and where all monetary amounts to be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date of the Section 37 Agreement to the date of payment.

4. For clarification, the owners of the **Parcel A Lands** and the **Parcel B Lands** must be responsible for maintaining the improvements in Section 3, above, on their respective parcels.

5. Prior to final site plan approval for the **Parcel B Lands**, the following non-exclusive easements in perpetuity in favour of the City must be conveyed to the City as indicated below, for nominal consideration, free and clear of encumbrances and at no cost to the City, and the owner of the **Parcel B Lands** must prepare all documents, at their sole cost, required for registration, all to the satisfaction of the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning:

- (a) From the owner of the **Parcel A Lands**, registration and conveyance of a public access easement to the City over the privately owned publically accessible open space on the **Parcel A Lands** identified in Section 3(a), above; and
 - (b) From the owner of the **Parcel B Lands**, registration and conveyance of a public access easement to the City over the privately owned publically accessible pedestrian walkway on the **Parcel B Lands** identified in Section 3(b), above.
6. Prior to the earlier of the first residential use or first condominium registration for **Building C** or **Building D**, the owner of the **Parcel A Lands** must convey, for nominal consideration, free and clear of all encumbrances and at no cost to the City, an on-site parkland dedication to the City (the "Parkland Conveyance") for satisfaction of the Section 42 parkland dedication requirements for the **Parcel A Lands** and the **Parcel B Lands**, to the satisfaction of the General Manager, Parks, Forestry & Recreation and the City Solicitor, in accordance with the following:
 - (a) the minimum size of the Parkland Conveyance must be 510.0 square metres;
 - (b) the final location, configuration and design of the Parkland Conveyance must be determined through the site plan approval process, prior to site plan approval, to the satisfaction of the General Manager, Parks, Forestry & Recreation; and
 - (c) the owner of the **Parcel B Lands** must be responsible for an environmental assessment of the Parkland Conveyance lands and any associated costs or remediation works required as a result of that assessment to the satisfaction of the City together with the filing of a Record of Site Condition (RSC) in accordance with all applicable Ministry of Environment and Climate Change requirements to the satisfaction of the General Manager Parks, Forestry and Recreation. For clarification, peer review by an environmental consultant retained by the City must be at the expense of the owner of the **Parcel B Lands**.
7. Prior to the earlier of the first condominium registration or first residential use of the **Parcel B Lands**, or if delayed by seasonality no later than nine (9) months after the earlier of the first condominium registration or first residential use of the *Parcel 2 Lands* as agreed to in writing by the General Manager, Parks, Forestry and Recreation and secured by a letter of credit, the owner of the **Parcel B Lands** must complete and install base park improvements, and above-base park improvements to an indexed maximum value of \$255,500, for the Parkland Conveyance to the satisfaction of the General Manager, Parks, Forestry and Recreation, with the specific location, configuration and design of the park improvements to be determined through the site plan approval process, prior to site plan approval to the satisfaction of the General Manager, Parks, Forestry and Recreation.
8. The owner of the **Parcel B Lands** must provide and construct, and maintain as indicated, those improvements in Sections 1 to 6, above, with the owner of the **Parcel A Lands** providing that no cost-pass through to the tenants of the **Existing Building** or the 13 rental replacement units.

9. A minimum of 10% of the **dwelling units** on the **Parcel B Lands** must have three bedrooms.

10. The owner, as indicated, must provide, construct and maintain the following:

(a) by the owner of the **Parcel B Lands**, must construct prior to the earlier of:

(i) two years after the issuance of the final above-grade building permit for **Building B, Building C, or Building D**; or

(ii) the first residential use of **Building C** or **Building D**; or

(iii) the first condominium registration for **Building C** or **Building D**;

13 replacement rental housing units in **Building A** (the "Replacement Rental Units") in a state where they have been issued occupancy permits by Toronto Buildings;

(b) by the owner of the **Parcel A Lands**, must maintain 447 retained rental housing units (the "Retained Rental Units") and 13 **rental replacement dwelling units** as social housing residential rental units for a period of 25 years commencing from the date of Council approval of the Zoning Amendment Application No. 15 192161 STE 20 OZ, in accordance with the following:

(i) The rents for the **rental replacement dwelling unit** will be set as rents geared to income; and

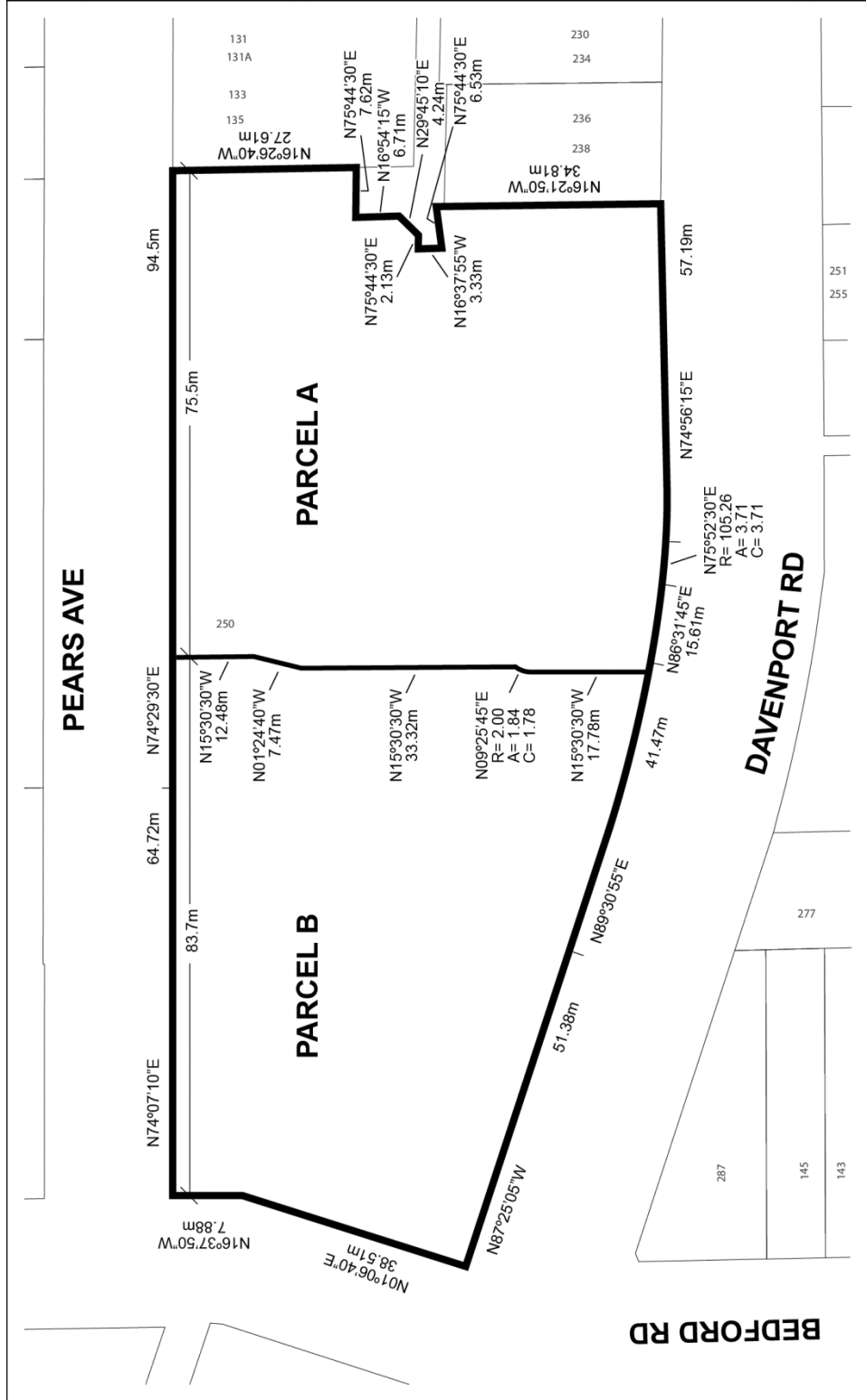
(ii) The unit mix of the **rental replacement dwelling unit** must include at least two (2) one-bedroom dwelling units and eleven (11) two-bedroom dwelling units, with all detailed floor plans to the satisfaction of the Chief Planner and Executive Director, City Planning, as follows:

1. The minimum gross floor area of a one-bedroom **rental replacement dwelling unit** must be 49.0 square meters; and

2. The minimum gross floor area of a two-bedroom **rental replacement dwelling unit** must be 69.0 square meters.

(c) by the owner of the **Parcel B Lands**, the provision of tenant relocation assistance for tenants in the **Existing Building** to be demolished or converted, to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Shelter Support and Housing Administration;

by the owner of the **Parcel B Lands**, prior to the issuance of the first building permit for the **Parcel A Lands** or the **Parcel B Lands** (including a permit for renovation, demolition or excavation), the preparation and submission of a Construction Mitigation and Tenant Communication Strategy to the satisfaction of the Chief Planner and Executive Director, City Planning and the General Manager, Shelter Support and Housing Administration.

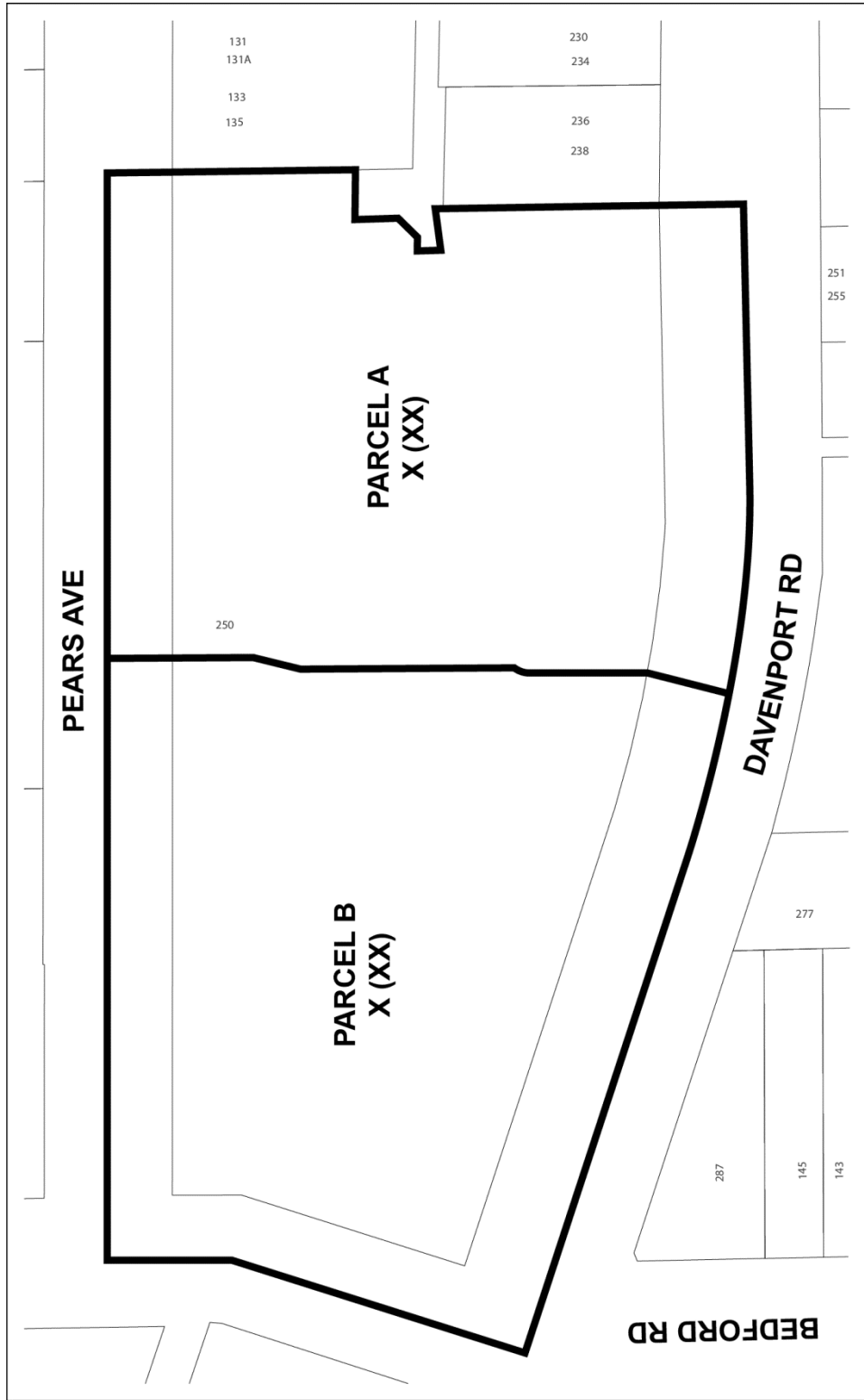


250 Davenport Road

File # 15 192161 STE 20 OZ & 15 192164 STE 20 RH

Toronto
Diagram 1

City of Toronto By-Law 568-2013
Not to Scale
09/22/2016

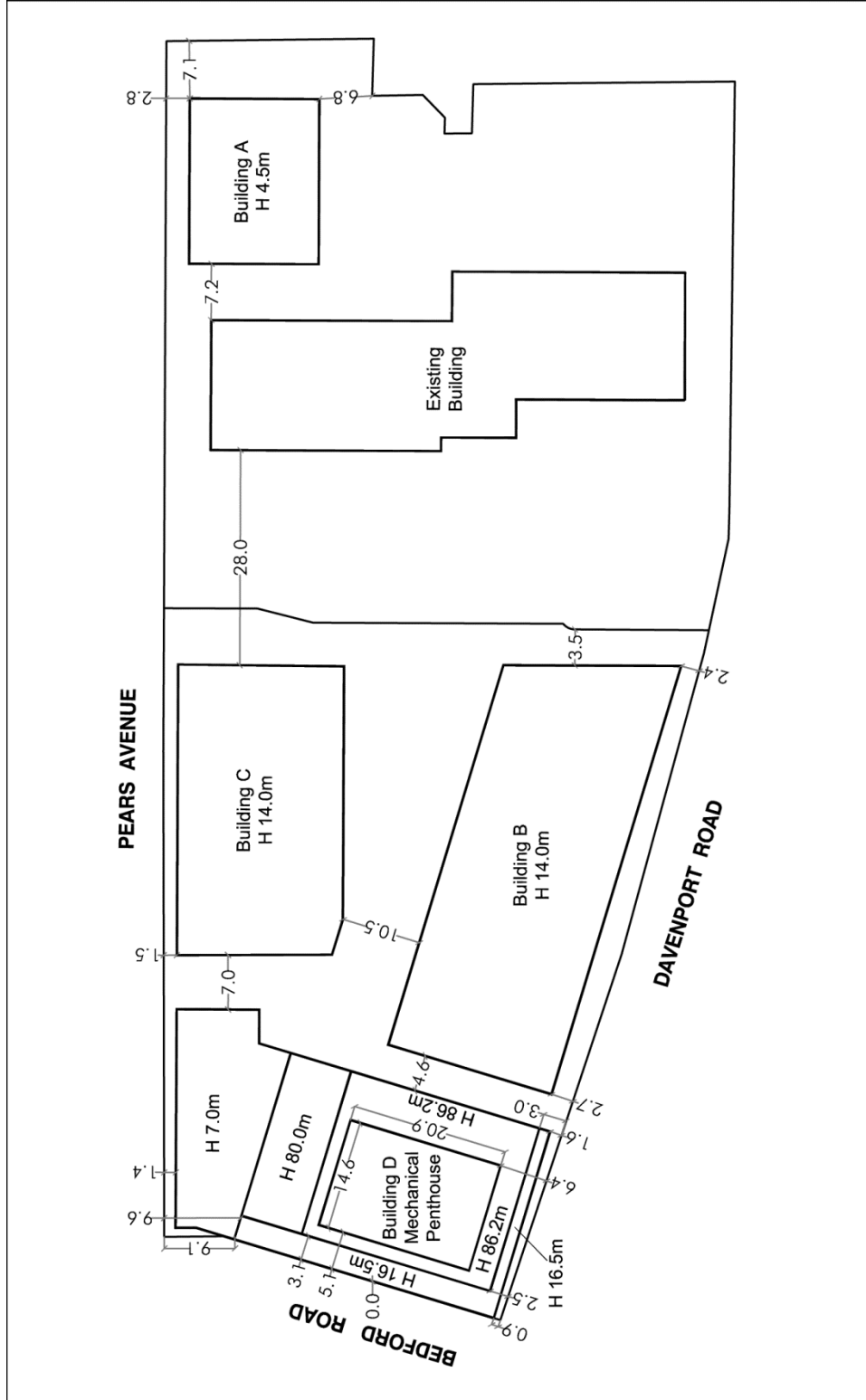


TORONTO
Diagram 2

250 Davenport Road

File # 15 192161 STE 20 OZ & 15 192164 STE 20 RH

City of Toronto By-Law 569-2013
Not to Scale
09/16/2016



Toronto
250 Davenport Road

Toronto
Diagram 3

File # 15 192161 STE 20 OZ & 15 192164 STE 20 RH

City of Toronto By-Law 568-2013
Not to Scale
10/12/2016

