

"ATTACHMENT 1"

Authority: North York Community Council Item NY12.35 as adopted by City of Toronto Council on March 10, 2016 and Item MM__ as adopted by City of Toronto Council on January 31, February 1 and February 2, 2018

CITY OF TORONTO

Bill

BY-LAW -2018

To amend Zoning By-law 107-2017, with respect to the lands municipally known as, 1 – 35, 45-69 and 6-66 Adra Villaway, 1-25, 2-24, 30-44 and 37-53 Grado Villaway and 1 -29 and 2-28 Tomar Villaway.

Whereas authority is given to Council by 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;

The Council of the City of Toronto hereby enacts as follows:

1. By-law 107-2017 of the City of Toronto is amended by adding the attached phasing schedule as Schedule 2;

2. Add the following definition after Section 2 (a) (iii):

(iv) "Gross Floor Area" shall mean the aggregate of the areas of each floor, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, including any areas used as enclosed balconies, but excluding:

(A) Stair access areas used to access a roof or roof terrace;

3. Delete Section 2(p) and replace 2(p) with the following:

No person shall use any land except for the construction of below grade works or erect or use any building or structure except for the construction of below grade foundations unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (i) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway;
- (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational; and
- (iii) no above grade permits shall be issued until conveyance of the public roads, shown as Public Road A and Public Road B on Schedule 2, to the City.

4. Delete Section 4(t) and replace 4(t) with the following:

No person shall use any land except for the construction of below grade works or erect or use any building or structure except for the construction of below grade foundations unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (i) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway;
- (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational and;
- (iii) no above grade permits shall be issued until conveyance of the public roads, shown as Public Road A and Public Road B on Schedule 2, to the City.

5. Delete Section 6(cc) and replace Section 6(cc) with the following:

No person shall use any land except for the construction of below grade works or erect or use any building or structure except for the construction of below grade foundations unless the following municipal services are provided to the lot line and the following provisions are complied with:

- (i) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway;
- (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational; and
- (iii) no above grade permits shall be issued until conveyance of the public roads, shown as Public Road A and Public Road B on Schedule 2, to the City;

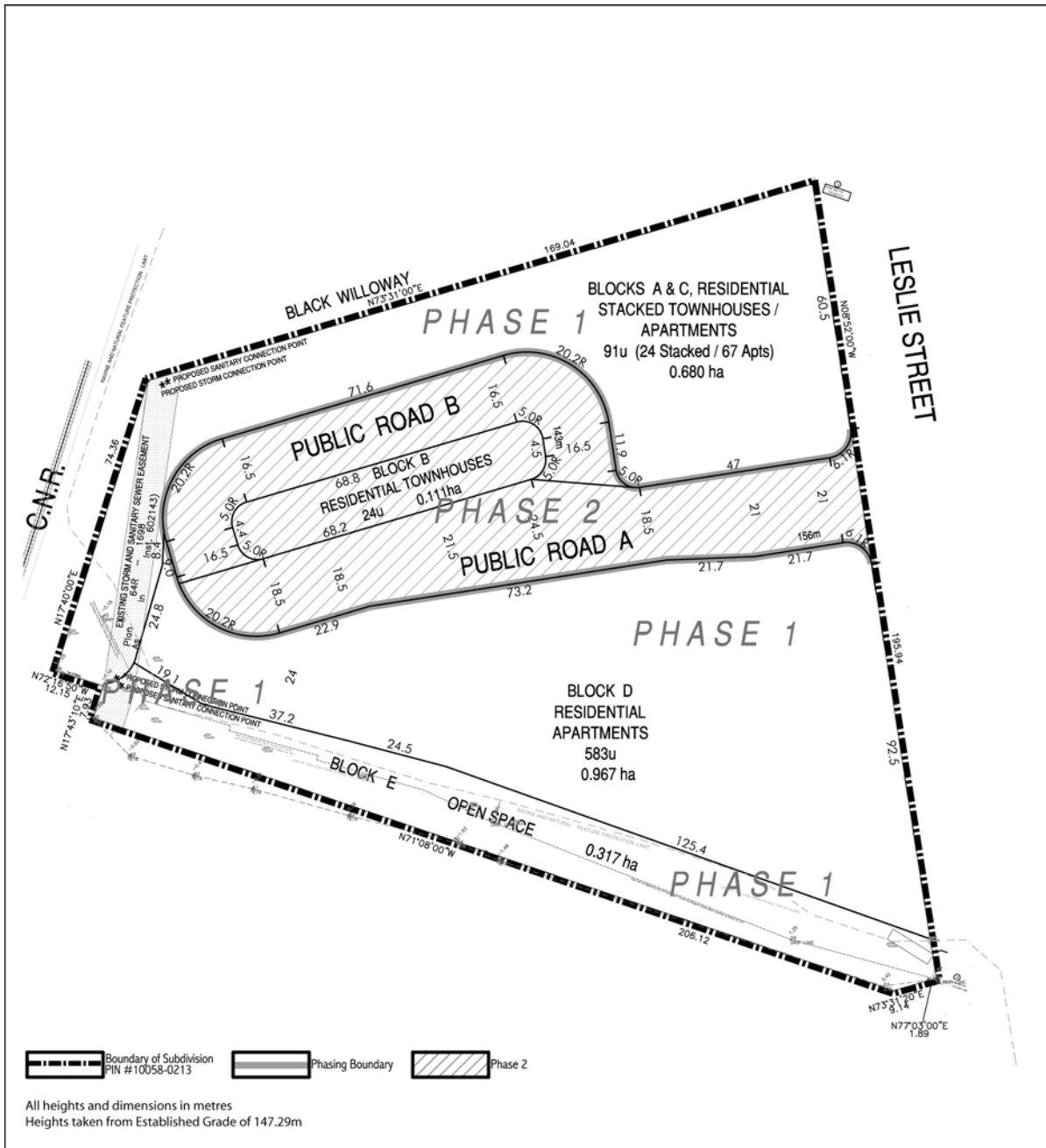
Enacted and passed on (), 2018.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

"SCHEDULE 2"



Schedule 2

From Applicant's Drawing

File # 11 330323 NNY 33 0Z

Date: 01/11/2018

Approved by: S.K.



Not to Scale

"ATTACHMENT 2"

1. Delete the third recital of the Section 37 Agreement registered on March 16, 2017 and replace with the following:

"AND WHEREAS the Owner proposes to develop the Site in two phases."

2. Delete Section 8.3 and replace with the following:

"8.3 Pursuant to the Proposed Zoning By-law Amendment, and in accordance with this Agreement:

- (a) The Site will be redeveloped in two phases as shown on Schedule "G", and no above grade building permit shall be issued until conveyance of the public roads as shown on Schedule "G";
 - (b) Notwithstanding the phased redevelopment, all of the 115 on-site Replacement Social Housing Units shall be offered to tenants at the same time and the Owner shall provide no fewer than 115 Replacement Social Housing Units on the Site.
3. Add the following Schedule "G", following Schedule "F" to the Section 37 Agreement;

SCHEDULE "G"

