

Authority: Toronto and East York Community Council Item No. ● adopted by City of Toronto Council on ●, 2018

CITY OF TORONTO

BY-LAW No. --2018

To amend Zoning By-law No. 438-86, as amended, of the former City of Toronto with respect to lands known as 1245 Dupont Street and 1260 Dufferin Street.

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 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; and

WHEREAS pursuant to Section 37 of the Planning Act, a by-law under Section 34 of the Planning Act, may authorize increase 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 matter 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, a 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 *height* and density permitted beyond that otherwise permitted on the aforesaid lands by By-law No. 438-86, 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 HEREBY ENACTS as follows:

1. Pursuant of Section 37 of the Planning Act, the *heights* and density of development permitted in this By-law are permitted subject to compliance with all of the conditions set out in this By-law and in return for the provision at the owner's sole expense and in accordance with and subject to the agreement referred to in Appendix 1 of this By-law.
2. Upon execution and registration of an agreement or agreements with the owner of the *lot* pursuant to Section 37 of the Planning Act securing the provisions of the facilities,

services, and matters set out in Appendix 1 hereof, the *lot* is subject to the provisions of this By-law, provided that in the event the said agreement(s) requires the provision of a facility, service or matter as a precondition to the issuance of a *building* permit, the owner may not erect or use such *building* until the owner has satisfied the said requirements.

3. Except as otherwise provided herein, the provisions of By-law No. 438-86, as amended, shall continue to apply to the *lot*.
4. This By-law applies to the lands delineated by a heavy line and identified municipally as “1245 Dupont Street and 1260 Dufferin Street” as shown on Map 1 attached hereto.
5. District Map No. 48J-313 contained in Appendix "A" of By-law 438-86, as amended, is further amended in accordance with Map 2 - Zoning attached hereto and forming part of this By-law.
6. Height and Minimum Lot Frontage Map District Map No. 48J-313 contained in Appendix "B" of By-law 438-86, as amended, is further amended in accordance with Maps 4 and 5 - Building Envelope attached hereto and forming part of this By-law.
7. Notwithstanding any severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole of the *lot* as if no severance, partition or division had occurred.
8. None of the provisions of this By-law or By-law 438-86, as amended, shall prevent the erection and use of a *sales office* on the *lot* to be used exclusively for the initial sale and/or initial leasing of *dwelling units* or *non-residential gross floor area* on the *lot*.

MIXED USE DEVELOPMENT - BLOCKS 1, 2, 3, 4 and 5

9. Blocks 1, 2, 3, 4 and 5 are portions of the *lot* identified as such on the attached Map 3 to this By-law.
10. None of the provisions of Sections 2(1) with respect to the definitions of “*bicycle parking space – occupant*”, “*bicycle parking space – visitor*”, “*brew-on-premises*”, “*grade*”, “*height*”, “*lot*”, “*non-residential gross floor area*”, “*patio*”, “*residential gross floor area*”, “*restaurant*”, “*street-related retail and service uses*”, and “*take-out restaurant*”, 4(2)(a), 4(4)(b), 4(4)(i), 4(4)(l), 4(6), 4(10), 4(12), 4(13), 4(16), 8(1), 8(2), 8(3) Part I, 8(3) Part II, 8(3) Part III, 8(3) Part IV, 8(3) Part VIII, 12(1)(428), 12(2)146, 12(2)270, By-law 579-2017, and By-law Amendment No. 724-2004 of By-law No. 438-86, being "A By-law to regulate the use of land and the erection, use, bulk, *height*, spacing of and other matters relating to *buildings* and *structures* and to prohibit certain uses of land and the erection and use of certain *buildings* and *structures* in various areas of the City of Toronto", as amended, shall apply to prevent the erection and use of *buildings* or *structures* on the lands identified as Blocks 1, 2, 3, 4, and 5 on the attached Map 3, provided that:

- (a) In addition to the uses permitted in Section 8(1) of By-law 438-86, as amended, *car washing establishment, market, medical / dental office, mixed-use building and patio* are permitted on Blocks 1, 2, 3, 4 and 5 of the *lot*;
- (b) A *retail store* may include *brew-on premises* provided the *interior floor area* of the *retail store*, including the *brew-on premises* area, does not exceed 930 square metres.
- (c) A *restaurant* may include *brew-on premises* to a maximum total *interior floor area* of 85 percent of the total *interior floor area* of the *restaurant* to a maximum of 5,000 square metres.
- (d) Other uses combined with a *restaurant* are subject to the following:
 - (i) The following may occupy a maximum of 6% of the *total interior floor area* of the *restaurant* to a maximum of 50 square metres:
 - (a) dance floor;
 - (b) stage;
 - (c) teletheatre gambling;
 - (d) disc jockey;
 - (e) sound room;
 - (f) areas dedicated to recreational activities; and
 - (g) any other entertainment area; and
 - (ii) other than a *patio*, all uses must be entirely in the *building* with the *restaurant*.
- (e) The maximum total *gross floor area* of all *buildings* on Blocks 1, 2, 3, 4, and 5 of the *lot* shall be 245,500 square metres: where the maximum *residential gross floor area* is 217,000 square metres;
- (f) The maximum *residential gross floor area* and minimum *non-residential gross floor area* permitted for each of Blocks 1, 2, 3, 4 and 5 of the *lot* shall be as set out in the following table:

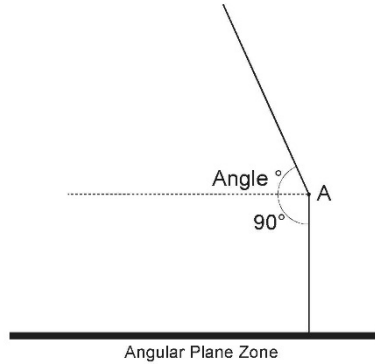
Block	Maximum <i>Residential Gross Floor Area</i> (square metres)	Minimum <i>Non-Residential Gross Floor Area</i> (square metres)
1	43,150	12,500
2	28,600	4,900

Block	Maximum <i>Residential Gross Floor Area</i> (square metres)	Minimum <i>Non-Residential Gross Floor Area</i> (square metres)
3	50,600	2,500
4	50,800	4,300
5	43,850	2,300

- (g) Notwithstanding subsection (f) above, increases up to 10% of the maximum *residential gross floor area*, as permitted on each Block by the table in subsection (f), are allowed provided the total aggregate *residential gross floor area* of all *buildings* on Blocks 1, 2, 3, 4, and 5 of the *lot* does not exceed 217,000 square metres;
- (h) A total combined maximum of 2,896 *dwelling units* are permitted on Blocks 1, 2, 3, 4 and 5 of the *lot*.
- (i) All *buildings* containing *dwelling units* shall comply with the following:
- (i) a minimum of 33% two bedroom *dwelling units*; and
 - (ii) a minimum of 9% three or more bedroom *dwelling units*.
- (j) Notwithstanding (i) above, when *buildings* containing *dwelling units* have been erected on four of the five Blocks, exclusive of Block 6, on the *lot*, then the *dwelling unit* mix for the remaining Block shall ensure the following:
- (i) a minimum of 37% of the total number of *dwelling units* provided on Blocks 1, 2, 3, 4, and 5 of the *lot* are two bedroom *dwelling units*;
 - (ii) a minimum of 10% of the total number of *dwelling units* provided on Blocks 1, 2, 3, 4, and 5 of the *lot* are three or more bedroom *dwelling units*; and
 - (iii) for the purposes of this section, “*buildings* have been erected” after the issuance of any Above Grade Building Permits that allow a *building* containing *dwelling units*.
- (k) Indoor *residential amenity space* shall be provided on Blocks 1, 2, 3, 4, and 5 of the *lot* at a rate of at least 1.5 square metres for each *dwelling unit* and may be provided in a multi-purpose room or rooms which are not contiguous;
- (l) Outdoor *residential amenity space* shall be provided on Blocks 1, 2, 3, 4, and 5 of the *lot* at a rate as set out in the following table:

Block	Minimum outdoor <i>residential amenity space</i> for each <i>dwelling unit</i> (square metres)
1	1.3
2	3.0
3	1.2
4	1.0
5	1.3

- (m) No portion of a *building* or *structure* erected on Blocks 1, 2, 3, 4 and 5 of the *lot* shall have a greater *height* in metres than the *height* limits specified by the numbers following the symbol “HT”, shown on the attached Maps 4 and 5;
- (n) Notwithstanding (m) above, a *building* or *structure* erected within Angular Plane Zone 1 on Map 5, may not penetrate an angle of 75 degrees projected over Angular Plane Zone 1, originating at the eastern edge of Angular Plane Zone 1, starting from a *height* of 26.0 metres, as indicated on Map 5.
- (o) Notwithstanding (m) above, a *building* or *structure* erected within Angular Plane Zone 2 on Map 5, may not penetrate an angle of 75 degrees projected over Angular Plane Zone 2, originating at the eastern edge of Angular Plane Zone 2, starting from a *height* of 28.5 metres, as indicated on Map 5.
- (p) Notwithstanding (m) above, a *building* or *structure* erected within Angular Plane Zone 3 on Map 5, may not penetrate an angle of 80 degrees projected over Angular Plane Zone 3, originating at the eastern edge of Angular Plane Zone 3, starting from a *height* of 26.0 metres, as indicated on Map 5.
- (q) Angles within an Angular Plane Zone are measured based on the following diagram:



Angular Plane Zone Diagram

- (r) Notwithstanding (m) above, a *building* or *structure* erected within Slope Zone 1 on Map 5, shall be contained within the slope between the *height* of 55.5 metres and 73.5 metres, as indicated on Map 5.
- (s) Notwithstanding (m) above, a *building* or *structure* erected within Slope Zone 2 on Map 5, shall be contained within the slope between the *height* of 41.0 metres and 73.5 metres, as indicated on Map 5.
- (t) Notwithstanding (m) above, a *building* or *structure* erected within Slope Zone 3 on Map 5, shall be contained within the slope between the *height* of 30.0 metres and 38.0 metres, as indicated on Map 5.
- (u) Notwithstanding the *height* limits specified on the attached Maps 4 and 5, the following *building* elements may exceed the permitted maximum *height* limits shown on Maps 4 and 5, in accordance with the following:
 - (i) the following elements may project a maximum of 3.0 metres above the height shown on Maps 4 and 5: guard rails, railings, bollards, balustrades, eaves, roof drainage, balcony and terrace guards, fences, skylights, railings, planters, cornices, and seating areas, retaining walls, balcony and terrace dividers, decorative screens, privacy screens, wheelchair ramps and ramps to underground, safety and wind protection/mitigation features, solar panels and equipment;
 - (ii) the following elements may project a maximum of 4.0 metres above the height shown on Maps 4 and 5: ornamental elements, landscape elements, structures used for outside or open air recreation including pools and associated equipment, light monitors, light fixtures, pergolas, architectural features, trellises, awnings and canopies, excepting the canopy located within the canopy zone on Diagram 5;
 - (iii) the following elements may project a maximum of 6.0 metres above the height shown on Maps 4 and 5: public art features, mechanical equipment, exoskeleton structures, stairs, stair towers and enclosures, enclosures of mechanical equipment, unenclosed heating equipment;

- (iv) the following elements may project a maximum of 6.9 metres above the height shown on Maps 4 and 5: elevator overruns, lightning rods, ventilation or cooling equipment such as chimneys, stacks, flues, vents, air intakes, antennas, satellite dishes, and cellular arrays, parapets and elements of a green roof;
 - (v) the following elements may project above the height shown on Maps 4 and 5: window washing equipment including Building Maintenance Unit (BMU).
- (v) No portion of a *building* or *structure* erected or used above *grade* on Blocks 1, 2, 3, 4 and 5 of the *lot* is located otherwise than wholly within a *building envelope* shown on the attached Maps 4 and 5;
- (w) Notwithstanding the *building envelopes* shown on Maps 4 and 5, nothing in this By-law shall prevent underground parking or *structures* from extending to the *lot* lines as identified on Map 1;
- (x) Notwithstanding the *building envelopes* specified on the attached Maps 4 and 5 and the requirements of subsection (v) above, the following *building* elements may project beyond the *building envelopes* shown on Maps 4 and 5, in accordance with the following:
- (i) the following elements may encroach a maximum of 1.0 metres beyond any *building* envelope limit shown on Maps 4 and 5: eaves, window sills, damper equipment to reduce *building* movement, architectural flutes, pillars;
 - (ii) the following elements may encroach a maximum of 2.0 metres beyond any *building* envelope limit shown on Maps 4 and 5: balconies (which may include 0.5 metre exoskeleton structures, and exoskeleton cladding);
 - (iii) the following elements may encroach a maximum of 3.0 metres beyond any *building* envelope limit shown on Maps 4 and 5: pergolas, guardrails, balustrades, railings, decorative / acoustic doors and screens, light fixtures, awnings and canopies, excepting the canopy located within the canopy zone on Map 5;
 - (iv) the following elements may encroach a maximum of 5.0 metres beyond any *building* envelope limit shown on Maps 4 and 5: trellises, and planters;
 - (v) the following elements may encroach a maximum of 6.0 metres beyond any *building* envelope limit shown on Maps 4 and 5: ventilation shafts, and elements required for the functional operation of a building, site servicing features, stairs, stair enclosures, wheelchair ramps, fences;
 - (vi) the following elements may encroach beyond any *building* envelope limit shown on Maps 4 and 5: public art installations, art and landscape features and window washing equipment including Building Maintenance Unit (BMU).

- (y) Notwithstanding (m) and (v) above, a canopy located within the canopy zone on Map 5 may project between 10 and 19 metres above the *heights* shown on Map 5 and may be located outside the *building* envelopes delineated by the heavy lines specified on Map 5.
- (z) None of the provisions of this By-law shall apply to prevent the erection or use of a pergola, shade structure, weather protection canopy, landscape features including planters and plantings, water feature, furnishing elements, light fixtures, or public art on the lands shown as POPS on Maps 4 and 5.
- (aa) Notwithstanding (x) above, balconies are not permitted to project beyond the *building envelope* in the Balcony Restriction Zone as indicated on Map 8.
- (bb) Notwithstanding (x) above, the first *storey* of a *building* located on Block 1 shall be set back a minimum of 6.5 metres from the property line along Dufferin Street for a minimum distance of 50.0 metres running south, measured from the north-east corner of the building. For the purposes of this provision, the setback shall be taken from the property line along Dufferin Street as it existed on May 1, 2018 notwithstanding any future conveyance.
- (cc) The maximum *tower floor plate* of any *building* on Blocks 2, 3, 4, and 5 of the *lot*, located within an area identified as a “Tower Zone” on Maps 4 and 5, shall be 750 square metres;
- (dd) Every *main wall* of a *tower* on Blocks 1, 2, 3, 4, and 5 of the *lot* shall be located no closer than 25.0 metres to another *main wall* of a *tower* on the *lot*;
- (ee) If a line projected at a right angle from a *main wall* of a *tower* on Blocks 1, 2, 3, 4, and 5 of the *lot* intercepts another *main wall* of the same *tower*, the *main walls* must be separated by a minimum of 25.0 metres;
- (ff) *Building* elements on Blocks 1, 2, 3, 4, and 5 of the *lot* that may be attached to a *tower* specified in subsection (x) above are permitted to encroach into the minimum separation distances specified in subsections (dd) and (ee) above;
- (gg) *Parking spaces* shall be provided and maintained on any of Blocks 1, 2, 3, 4 and 5 of the *lot* in accordance with the following:
 - (i) required residential *visitor parking spaces* and *parking spaces* for non-residential uses on a Block may be provided on a non-exclusive basis within a *commercial parking garage* and may be provided on a Block within 350 metres of the Block for which the *parking space* is required provided the *parking spaces* are located within the lands zoned CR on Map 2;
 - (ii) *car-share parking spaces* are permitted on Blocks 1, 2, 3, 4 and 5 of the *lot*;

- (iii) subject to the *car-share parking space* requirements and excess *bicycle parking space* requirements, the number of residential *parking spaces* required for Blocks 1, 2, 3, 4 and 5 of the *lot* shall be provided and maintained in accordance with the following minimum requirements:
 - (h) 0.45 *parking spaces* for each *affordable housing dwelling unit*;
 - (i) 0.6 *parking spaces* for each *bachelor dwelling unit*;
 - (j) 0.7 *parking spaces* for each *one bedroom dwelling unit*;
 - (k) 0.9 *parking spaces* for each *two bedroom dwelling unit*; and
 - (l) 1.0 *parking spaces* for each *three bedroom dwelling unit* or more *bedrooms*;
- (iv) for each *car-share parking space* provided on the *lot*, the minimum number of residential *parking spaces* required pursuant to subsection (iii) above may be reduced by four *parking spaces*. The maximum number of *car-share parking spaces* that may be provided on the *lot* are as follows:

Block	Maximum Number of Permitted <i>Car-Share Parking Spaces</i>
1	10
2	6
3	12
4	12
5	10

- (v) *Parking spaces* for all other uses shall be provided in accordance with the following table:

Parking Space Rates and Parking Space Occupancy Table - Non-Resident Parking

Land Use	Minimum Parking Rate	Parking Occupancy Rate		
		AM	PM	Eve
Non-residential (exclusive of office, restaurant, take-out restaurant and community)	1.0 <i>parking space</i> for each 100 square metres of <i>non-residential gross floor area</i>	20%	100%	100%

<i>centre uses)</i>				
Office	0.35 <i>parking space</i> for each 100 square metres of <i>non-residential gross floor area</i>	100%	60%	0%
Visitors' Parking for <i>Dwelling Units</i>	0.1 <i>parking spaces</i> per <i>dwelling unit</i>	10%	35%	100%

- (vi) the minimum number of *parking spaces* required on the *lot* based on the table above shall be determined as follows:
 - (a) for morning, afternoon and evening parking periods identified in the table above, the minimum number of *parking spaces* required for each use is calculated using the respective *parking space* rate and occupancy rate;
 - (b) the minimum number of *parking spaces* required for each parking period is the total of the *parking spaces* required for all uses during that parking period; and
 - (c) the minimum number of *parking spaces* required is equal to the largest number of *parking spaces* required for any parking period;
 - (vii) no *parking spaces* are required for *restaurant, take-out restaurant or community centre* uses;
 - (viii) if the calculation of the required number of *parking spaces* pursuant to subsections (iii) and (v) above results in a number with a fraction, the number is rounded down to the nearest whole number; and
 - (ix) notwithstanding Section 4(17) of By-law 438-86, as amended, a *parking space*, including a parallel *parking space*, may have a minimum width of 2.6 metres despite being obstructed on one or both sides up to a maximum of 10% of the total parking spaces provided on Blocks 1, 2, 3, 4 and 5 of the *lot*.
- (hh) Accessible *parking spaces* shall be provided in accordance with the following:
- (i) An accessible *parking space* must have the following minimum dimensions:
 - (a) length of 5.6 metres;
 - (b) width of 3.9 metres; and
 - (c) vertical clearance of 2.1 metres;

- (ii) Accessible *parking spaces* must be the *parking spaces* located:
 - (a) closest to a main pedestrian access to a *building*; and
 - (b) at the same level as the pedestrian entrance to the *building*.
 - (iii) Clearly identified off *street* accessible *parking spaces* must be provided on the same *lot* as every *building* or *structure* erected or enlarged, if the total *parking space* requirement is 5 or more, in compliance with the following:
 - (a) if the number of required *parking spaces* is 5 to 24, a minimum of 1 *parking space* must comply with the minimum dimensions for an accessible *parking space*;
 - (b) if the number of required *parking spaces* is 25 to 100, a minimum of 1 *parking space* for every 25 *parking spaces* or part thereof must comply with the minimum dimensions for an accessible *parking space*; and
 - (c) if the number of required *parking spaces* is more than 100, a minimum of 4 *parking spaces* plus 1 *parking space* for every 50 *parking spaces* or part thereof in excess of 100 *parking spaces*, must comply with the minimum dimensions for an accessible *parking space*.
 - (iv) A minimum of 10% of the required *parking spaces* for a medical office must comply with the minimum dimensions for an accessible *parking space*.
- (ii) The minimum *Loading space* requirements on the *lot* shall be in accordance with the following standards:
- (i) one *loading space* – type “G” shall be provided on each of Blocks 1, 2, 3, 4 and 5 of the *lot* for *dwelling units*;
 - (ii) loading for a *retail store, restaurant, personal grooming establishment, dry-cleaning shop* or *laundry shop* shall be provided as follows:

Total <i>Gross Floor Area</i> on the <i>lot</i> devoted to such uses	Minimum Number of <i>Loading Spaces</i> Required
0 to 499 square metres	None required
500 to 1,999 square metres	1 <i>loading space</i> - type “B”
2,000 to 5,999 square metres	2 <i>loading spaces</i> - type “B”
6,000 to 9,999 square metres	3 <i>loading spaces</i> - type “B”
10,000 to 19,999 square metres	1 <i>loading space</i> - type “A” and 3 <i>loading spaces</i> - type “B”
20,000 to 29,999 square metres	1 <i>loading space</i> - type “A”, 3 <i>loading spaces</i> - type “B” and 1 <i>loading space</i> - type “C”

30,000 square metres or greater	1 <i>loading space</i> - type “A”, 3 <i>loading spaces</i> - type “B” and 1 <i>loading space</i> - type “C”
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(iii) *loading spaces* for a grocery store or supermarket shall be provided as follows:

Total <i>Gross Floor Area</i> on the <i>lot</i> devoted to such uses	Minimum Number of <i>Loading Spaces</i> Required
0 to 499 square metres	None required
500 to 999 square metres	1 <i>loading space</i> - type “B”
1,000 to 1,999 square metres	1 <i>loading space</i> - type “A”
2,000 to 4,999 square metres	1 <i>loading space</i> - type A and 1 <i>loading space</i> - type “B”
5,000 to 9,999 square metres	1 <i>loading space</i> - type A and 2 <i>loading spaces</i> - type “B”
10,000 to 19,999 square metres	2 <i>loading space</i> - type “A” and 2 <i>loading spaces</i> - type “B”

(iv) *loading spaces* for office uses shall be provided as follows:

Total <i>Gross Floor Area</i> on the <i>lot</i> devoted to such use	Minimum Number of <i>Loading Spaces</i> Required
0 to 499 square metres	None required
500 to 999 square metres	1 <i>loading space</i> – type “B”
1,000 to 1,999 square metres	1 <i>loading space</i> – type “B” and 1 <i>loading space</i> – type “C”
2,000 to 3,999 square metres	1 <i>loading space</i> – type “B” and 2 <i>loading spaces</i> – type “C”
4,000 to 27,999 square metres	2 <i>loading spaces</i> – type “B” and 2 <i>loading spaces</i> – type “C”
28,000 to 51,999 square metres	2 <i>loading spaces</i> – type “B” and 3 <i>loading spaces</i> – type “C”
52,000 square metres or greater	A minimum of 2 <i>loading spaces</i> – type “B” and 3 <i>loading spaces</i> – type “C”

(v) Notwithstanding the requirements of subsections (i), (ii), (iii) and (iv) above, the minimum *loading space* requirement for each of Blocks 1, 2, 3, 4 and 5 on the *lot* is the total of (a), (b) and (c) below where two or more of the following non-residential uses are situated on the Block:

office, retail store, restaurant, take-out restaurant, personal grooming establishment, dry-cleaning shop or laundry shop:

- (a) the minimum number of required *loading spaces – type “B”* is the largest number of *loading spaces – type “B”* required for any one of the uses above, plus the *loading spaces – type “B”* required for all other non-residential uses not listed above;
 - (b) the minimum number of required *loading spaces – type “C”* is the largest number of *loading spaces – type “C”* required for any one of the uses listed above plus the *loading spaces – type “C”* required for all other non-residential uses that are not listed above; and
 - (c) the requirement for a *loading space – type “A”* or a *loading space – type “B”* or a *loading space – type “C”* for non-residential uses may be satisfied by the provision of a *loading space – type “G”*;
- (vi) Notwithstanding the requirements of subsections (i), (ii), (iii), (iv) and (v) above, *loading space* supply requirements for Blocks 1, 2, and 3 of the *lot* may be provided in one or more shared / consolidated areas on Blocks 1, 2 and 3 of the *lot*.
- (vii) Notwithstanding the requirements of subsections (i), (ii), (iii), (iv) and (v) above, *loading space* supply requirements for Blocks 4 and 5 of the *lot* may be provided in one or more shared / consolidated areas on Blocks 4 and 5 of the *lot*.
- (jj) All *driveways* and *drive aisles* must comply with the following:
- (i) the maximum permitted slope is 15.0 percent;
 - (ii) the maximum permitted slope for a minimum distance of 3.0 metres at the top and bottom of a ramp is 7.5 percent.
 - (iii) notwithstanding (i) and (ii) above, the maximum permitted slope within 6.0 metres of a property line is 5.0 percent.
- (kk) *Bicycle parking spaces* shall be calculated for each of Blocks 1, 2, 3, 4, and 5 of the *lot* in accordance with the following standards:
- (i) a minimum rate of 0.9 *bicycle parking spaces - occupant per dwelling unit*;
 - (ii) a minimum rate of 0.1 *bicycle parking spaces - visitor per dwelling unit*;

- (iii) a minimum rate of 0.2 *bicycle parking spaces - occupant* for each 100 square metres of *interior floor area* used for an office, other than a medical office and 3 plus 0.2 *bicycle parking spaces - visitor* for each 100 square metres of *interior floor area* used for an office, other than a medical office;
 - (iv) a minimum rate of 0.15 *bicycle parking spaces - occupant* for each 100 square metres of *interior floor area* used for a medical office and 3 plus 0.15 *bicycle parking spaces - visitor* for each 100 square metres of *interior floor area* used for a medical office;
 - (v) a minimum rate of 0.2 *bicycle parking spaces - occupant* for each 100 square metres of *interior floor area* used for a *restaurant* or a *personal service shop* and 3 plus 0.3 *bicycle parking spaces - visitor* for each 100 square metres of *interior floor area* used for a *restaurant* or a *personal service shop*;
 - (vi) *bicycle parking spaces – occupant* are for use by the occupants or tenants of a *building*; and
 - (vii) *bicycle parking spaces- visitor* are for use by visitors to a *building*;
- (ll) *Bicycle parking spaces* may be provided on a Block within 350 metres of the Block containing the use for which the *bicycle parking space* is required provided the *bicycle parking spaces* are located within the lands zoned CR on Map 2.
- (mm) A *shower-change facility* is required on Blocks 3 and 5.
- (nn) No *building* may be erected or used on each of the Blocks 1, 2, 3, 4, and 5 of the *lot* that are subject to *priority uses* as shown on Map 6 unless a minimum of 20% of the length of the exterior *building wall* along the *priority uses* frontage at the first storey above *grade* is occupied by *priority uses*;
- (oo) Notwithstanding the provisions of this By-law, nothing shall prevent the following uses of the *lot*:
- (i) *existing uses* and *existing building(s)* or any portion thereof;
 - (ii) any non-residential use permitted within the CR district in section 8(1)(f)(b) within the *existing building(s)* or any portion thereof;
 - (iii) *existing parking spaces*;
 - (iv) *existing loading spaces*; and

- (v) a *sales office*;
- (pp) The exceptions in subsections (oo)(i) and (oo)(ii) above shall apply to the remaining portions of the *existing building(s)* that remain on the *lot* after demolition of portions of the *existing building(s)* provided that:
 - (i) minimum of fifty (50) *parking spaces* are provided; and
 - (ii) minimum of one (1) *loading spaces – type “B”* is provided;
- (qq) Additions to the *existing building(s)* on the *lot* are permitted provided *non-residential gross floor area* shall not exceed an aggregate of 1,300 square metres and additions may be used for purposes permitted in section (oo) above, provided that:
 - (i) the setback of the *existing building(s)* from the *lot* line along Dupont Street and Dufferin Street, as such *lot* line existed on May 1, 2018 as shown as Line A on Map 7, shall be the minimum setback for any additions to the *existing building(s)*;
 - (ii) *parking spaces* for additions to the *existing building(s)* are provided in compliance with the requirements of section (rr) above; and
 - (iii) no additions are made to Building 1 as shown on Map 7;
- (rr) Notwithstanding subsection (qq) above, such restrictions shall not be applicable to the community centre as identified on Map 7;

PARK AND COMMUNITY USES – “BLOCK 6”

1. Block 6 consists of a portion of the *lot* identified as such on the attached Map 3 to this Bylaw.
2. None of the provisions of Section, 4(2)(a), 5(1)(f), and By-law Amendment No. 724-2004 of Bylaw No. 438-86, being "A By-law to regulate the use of land and the erection, use, bulk, *height*, spacing of and other matters relating to *buildings* and *structures* and to prohibit certain uses of land and the erection and use of certain *buildings* and *structures* in various areas of the City of Toronto", as amended, shall apply to prevent the erection and use of a *community centre* or *buildings* or *structures* on the lands identified as Block 6 on the attached Map 3, provided that:
 - (a) A *community centre* shall have a maximum permitted height of 20.0 metres.
 - (b) Community related uses are permitted.

11. Definitions:

For the purposes of this By-law, each word or expression that is italicized in this By-law shall have the same meaning as each such word or expression as defined by the said By-law No. 438-86, as amended, except for the following:

- (a) “*affordable housing*” means rents which do not exceed the *CMHC rent*;
- (b) “*affordable housing dwelling unit*” means a *dwelling unit* used for *affordable housing*;
- (c) “*bicycle parking space –occupant*” means an area that is equipped with a bicycle rack for the purpose of parking and securing bicycles, and:
 - (i) where the bicycles are to be parked on a horizontal surface, has horizontal dimensions of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres;
 - (ii) where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.6 metres by 1.2 metres and a vertical dimension of at least 1.9 metres;
 - (iii) may be located outdoors or indoors, on any level below ground, and may be located within a secured room, enclosure or bicycle locker;
- (d) “*bicycle parking space –visitor*” means an area that is equipped with a bicycle rack for the purpose of parking and securing bicycles, and:
 - (i) where the bicycles are to be parked on a horizontal surface, has horizontal dimensions of at least 0.6 metres by 1.8 metres and a vertical dimension of at least 1.9 metres;
 - (ii) where the bicycles are to be parked in a vertical position, has horizontal dimensions of at least 0.6 metres by 1.2 metres and a vertical dimension of at least 1.9 metres;
 - (iii) may be located outdoors or indoors, on any level below ground, and may be located within a secured room, enclosure or bicycle locker;
- (e) “*brew-on-premises*” means a *building* or a portion of a *building* used for the fermentation, chilling, filtering, carbonation and bottling of beverages by or on behalf of retail clients;
- (f) “*building*” means a wholly or partially enclosed *structure* with a roof supported by walls, columns, piers or other structural systems. A vehicle is not a building;
- (g) “*building envelope*” means a *building* volume on the *lot* for each *height* area shown by “H”, as delineated on Maps 4 and 5 attached hereto;

- (h) "*car-share*" means a motor vehicle available for short-term rental, including an option for hourly rental, for the use of at least the occupants of the *building(s)* erected on the *lot*;
- (i) "*car-share parking space*" means a parking space used exclusively for the parking of a *car-share* motor vehicle;
- (j) "*CMHC rent*" means the average rent, inclusive of utilities, for private rental apartments by unit type for the City of Toronto as reported annually by Canada Mortgage and Housing Corporation in its Fall Update Rental Market Report;
- (k) "*existing building(s)*" and "*existing uses*" means those uses and *building(s)* existing on the *lot* as of May 1, 2018;
- (l) "*grade*" means the Canadian Geodetic elevation of 120.95 metres;
- (m) "*gross floor area*" means the sum of the total area of each floor level of a *building*, above and below *grade*, measured from the exterior of the *main wall* of each floor level reduced by the area in the *building* used for: (A) parking, loading and bicycle parking below-ground; (B) required loading spaces at the ground level and required *bicycle parking spaces* at or above-ground; (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; (D) required shower and change facilities for required *bicycle parking spaces*; (E) required amenity space; (F) elevator shafts; (G) garbage shafts; (H) mechanical penthouse; and (I) exit stairwells in the *building*;
- (n) "*height*" means the vertical distance between *grade* and the highest elevation of the highest point of the *building*, except for those permitted *building* projection elements prescribed in this By-law;
- (o) "*interior floor area*" means the floor area of any part of a *building*, measured to:
 - (i) the interior side of a *main wall*;
 - (ii) the centreline of an interior wall; or
 - (iii) a line delineating the part being measured.
- (p) "*lot*" means the whole of the lands or part outlined by heavy lines on Map 1 attached to and forming part of this By-law;
- (q) "*main wall*" means any exterior wall of a *building* or *structure*, including all structural members essential to the support of a roof over a fully or partly enclosed area;
- (r) "*market*" means a location where goods, wares, merchandise or a substance,

article or thing is offered, kept or stored for retail sale indoors or outdoors but does not include a retail outlet otherwise classified or defined in this by-law.

- (s) “*non-residential gross floor area*” means the sum of the total area of each floor level of a *building* used for non-residential uses, above and below *grade*, measured from the exterior of the *main wall* of each floor level reduced by the area in the *building* used for: (A) *car washing establishment*, parking, loading and bicycle parking below-ground; (B) required loading spaces at the ground level and required *bicycle parking spaces* at or above-ground; (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; (D) required shower and change facilities for required *bicycle parking spaces*; (E) required amenity space; (F) elevator shafts; (G) garbage shafts; (H) mechanical penthouse; and (I) exit stairwells in the *building*;
- (t) “*patio*” means an outdoor area that is used in conjunction with a permitted non-residential use where meals or refreshments or both may be served to and/or consumed by patrons;
- (u) “*personal service shop*” means premises used to provide personal grooming services or for the cleaning or care of apparel;
- (v) “*priority uses*” means non-residential uses, where each shop or unit may have a maximum *interior floor area* of 400 square metres;
- (w) “*residential gross floor area*” means the sum of the total area of each floor level of a *building* used or associated with residential uses, above and below *grade*, measured from the exterior of the *main wall* of each floor level reduced by the area in the *building* used for: (A) parking, loading and bicycle parking below-ground; (B) required loading spaces at the ground level and required *bicycle parking spaces* at or above-ground; (C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement; (D) required shower and change facilities for required *bicycle parking spaces*; (E) required amenity space; (F) elevator shafts; (G) garbage shafts; (H) mechanical penthouse; and (I) exit stairwells in the *building*;
- (x) “*restaurant*” means premises where food or beverages are prepared and offered for sale to patrons for immediate consumption on the premises while they are seated, and which may include an incidental take-out service;
- (y) “*sales office*” means a *building, structure, facility* or trailer on the *lot* used for the purpose of the initial sales and/or initial leasing of *dwelling units* or the *non-residential gross floor area* to be erected on the *lot*;
- (z) “*street-related retail and service uses*” means one or more of the uses listed in sections 8(1)(f)(b)(i), (ii), and (iv);

- (aa) “*structure*” means anything that is erected, built or constructed of one or more parts joined together. A vehicle is not a *structure*;
- (bb) “*take-out restaurant*” means premises where food or beverages are prepared and offered for sale to patrons for consumption off the premises;
- (cc) “*tower*” means the portions of a *building* which collectively enclose the entirety of a *storey* higher than 43.0 metres above *grade* on Blocks 1, 2, 4 and 5 of the *lot* and 55.0 metres above *grade* on Block 3 of the *lot*; and
- (dd) “*tower floor plate*” means the area of a typical *building* floor level situated more than 43.0 metres above *grade* on Blocks 1, 2, 4 and 5 of the *lot* and 55.0 metres above *grade* on Block 3 of the *lot*, measured from the exterior of the *main wall(s)* of such floor level excluding the area on the floor level devoted to: (A) elevator shafts; (B) garbage shafts; and (C) exit stairwells.

ENACTED AND PASSED this _____ day of _____, 2018.

JOHN TORY
Mayor
(Corporate Seal)

ULLI S. WATKISS
City Clerk

DRAFT

APPENDIX 1

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:

- (a) Prior to issuance of the first above-grade building permit for any building on the site, the owner shall enter into an agreement with the City to design and construct 120 affordable rental housing dwelling units comprised of approximately 7,255 square metres of residential Gross Floor Area within an approved development at 1245 Dupont Street, 1260 Dufferin Street, and 213 Emerson Avenue, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the Director, Affordable Housing Office, and the City Solicitor, in consultation with the Ward Councillor;
- (b) Prior to issuance of the first above-grade building permit, the owner shall submit a Letter of Credit equal in the amount of \$6,276,245.00 (inclusive of \$475,000 required through the 2004 Section 37 agreement indexed) for the construction of the new community centre;
- (c) Prior to Site Plan Approval for any of the second phase through the fifth phase, the owner will construct the new Community Centre and the development within Block 5, all to be considered as Phase 1 which will be completed prior to the commencement of any further Phase, and with latter phases to be generally as described within this Report and more specifically identified through a phasing plan to be appended to the section 37 agreement, the owner will design and construct a minimum 6,000 square metre community centre on the Phase 1 parkland to the satisfaction of the General Manager, Parks Forestry and Recreation and the General Manager of Children's Services. The Phase 1 parkland consists of the first phase of parkland dedication as well as the lands conveyed as part of the land exchange;
- (d) Prior to the issuance of the first above-grade building permit for the latter of either Block 1, 2, or 3 (with all references to Blocks to be the Blocks as illustrated in Diagram 3 to this Report) the owner will submit a plan detailing the design and construction of a public art installation on either Block 1, 2 or 3, at a minimum value of \$873,468.00 (inclusive of \$720,000.00 required through the 2004 section 37 agreement indexed), to be secured by way of a letter of credit provided by the owner to the City to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the Ward Councillor;
- (e) Prior to the earlier of condominium registration and the first residential use of any residential building on Block 3, the owner will provide to the City for nominal consideration, Publicly Accessible Privately-Owned Space (POPS) easements over the new plaza with a minimum area of 850 square metres at the north-east corner of Public

Streets 'A' and 'B', for public access and provisions for rights of support if necessary, encumbrances, and insurance and indemnification of the City by the owner, to the satisfaction of the Director, Real Estate Services, the Chief Planner and Executive Director, City Planning Division, and the City Solicitor, in consultation with the Ward Councillor. The owner shall own, operate, maintain and repair the POPS. The owner shall install and maintain signage in a location to be determined through Site Plan Approval, at its own expense, stating that members of the public shall be entitled to use the POPS at any time, 365 days a year;

- (f) The financial contributions, securities and letters of credit required in (b) and (d) above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period beginning from the date of the execution of the Section 37 Agreement to the date of payment;
- (g) Prior to issuance of the first above-grade building permit for Phase 1, the owner shall enter into a Contribution Agreement to provide City Capital Funding for 30 affordable rental housing units in addition to the 120 units referred to in (a) and Incentives Contribution for the 150 affordable rental housing dwelling units through the Open Door Affordable Housing Program. The owner shall provide such affordable rental housing dwelling units in accordance with such agreement(s) to be entered into with the City, all to the satisfaction of the Director, Affordable Housing Office, the Chief Planner and Executive Director, City Planning and the City Solicitor;
- (h) The owner agrees that none of the affordable rental housing dwelling units will form part of an application for condominium registration for at least twenty five years from the date upon which the first new purpose-built rental dwelling unit is occupied to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the Director, Affordable Housing Office;
- (i) Prior to the issuance of the first above grade building permit for the last phase (fifth phase) of the development, the 150 affordable rental housing units shall be ready and available for occupancy;
- (j) Prior to the earlier of condominium registration and the first residential use of any residential building on the latter of either Block 1 or 2, the owner will convey to the City for nominal consideration, easements over the pedestrian mews connection from the intersection of Dupont Street and Dufferin Street to the POPS indicated in (e) above, to provide public access with provisions for rights of support if necessary, encumbrances, and insurance and indemnification of the City by the owner, to the satisfaction of Director, Real Estate Services, the Chief Planner and Executive Director, City Planning Division, and the City Solicitor. The owner shall own, operate, maintain and repair the easement lands;
- (k) Prior to the earlier of condominium registration or the first residential use of any residential building on the latter of Block 1 or 2, the owner shall design, construct, provide and thereafter maintain an architectural weather canopy over the pedestrian connection, at a minimum height of 10.0 metres and a maximum height of 19.0 metres, to

the satisfaction of the Chief Planner and Executive Director, City Planning;

- (l) Prior to the earlier of condominium registration and the first residential use of any residential building on Block 5, the owner will convey to the City for nominal consideration, easements over the private road from Dupont Street to Public Street 'A', to provide public access, which easements shall include provisions for rights of support if necessary, encumbrances, and insurance and indemnification of the City by the owner, to the satisfaction of Director, Real Estate Services, the Chief Planner and Executive Director, City Planning Division, and the City Solicitor. The owner shall own, operate, maintain and repair the easement;
- (m) Prior to the earlier of condominium registration and the first residential use of any residential building on Block 4, the owner will convey to the City for nominal consideration, easements over any portion of the private road from Dupont Street to Public Street 'A' constructed as part of Block 4, to provide public access for use by the general public, which easements shall include provisions for rights of support if necessary, encumbrances, and insurance and indemnification of the City by the owner, to the satisfaction of Director, Real Estate Services, the Chief Planner and Executive Director, City Planning Division, and the City Solicitor. The owner shall own, operate, maintain and repair the easement;
- (n) Prior to the earlier of condominium registration or the first residential use of any residential building on the latter of either Block 2 or 3, the owner will convey to the City for nominal consideration, easements over the pedestrian connection from Dupont Street to the POPS described in (e) above, to provide public access for use by the general public, which easements shall include provisions for rights of support if necessary, encumbrances, and insurance and indemnification of the City by the owner, to the satisfaction of Director, Real Estate Services, the Chief Planner and Executive Director, City Planning Division, and the City Solicitor. The owner shall own, operate, maintain and repair the easement;
- (o) Prior to issuance of the first above grade building permit for each phase of development, the owner shall submit a Pedestrian Level Wind Study, satisfactory to the Chief Planner and Executive Director, City Planning, including wind tunnel analysis, which identifies recommendations for the pedestrian realm and the outdoor areas of the podiums to mitigate wind impacts year-round, and the owner shall implement and maintain in support of the development all recommended mitigation measures to the satisfaction of the Chief Planner and Executive Director, City Planning;
- (p) Prior to the commencement of excavation and shoring work for each phase of development, the owner will submit a Construction Management Plan, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the General Manager of Transportation Services, and the Chief Building Official, in consultation with the Ward Councillor, and thereafter shall implement the plan during the course of construction. The Construction Management Plan will include the size and location of construction staging areas, dates of significant concrete pouring, lighting details, construction vehicle parking and queuing locations, refuse storage, site security, site

supervisor contact information, a communication strategy with the surrounding community, and any other matters requested by the Chief Planner and Executive Director, City Planning, the General Manager of Transportation Services, and in consultation with the Ward Councillor;

- (q) The owner shall convey to the City the first parkland dedication block, consisting of a minimum of 1,107 square metres, prior to the earlier of the registration of any plan of condominium for Block 5, or any above grade building permits for the earlier of Block 1, 2, 3, or 4;
- (r) The owner shall convey the second parkland dedication block, consisting of a minimum of 3,865 square metres, to the City prior to the earlier of either the completion of base coarse asphalt for Public Road 'A', or condominium registration of any building of the third phase, or the first residential use of any residential building of the third phase. The total on-site parkland dedication shall be a minimum size of 4,972 square metres, as shown generally on the Site Plan, dated September 30, 2016, revised February 28, 2018 drawing number A1.03, prepared by Hariri Pontarini Architects, all to the satisfaction of the General Manager, Parks, Forestry and Recreation;
- (s) Prior to conveyance of the parkland in accordance with (q) and (r) to the City, the owner shall be responsible for an environmental assessment of the land and any associated costs or remediation works required as a result of that assessment. Such assessment or remediation shall ensure that the parkland will meet all applicable laws, regulations and guidelines respecting the site to be used for public park purposes, including City Council policies respecting soil remediation of sites. A qualified environmental consultant acceptable to the Executive Director, Engineering and Construction Services shall prepare the environmental assessment. Prior to transferring the parkland to the City, the environmental assessment shall be peer reviewed by an environmental consultant retained by the City at the owner's expense (the "Peer Reviewer"), and the transfer of the parkland shall be conditional upon the Peer Reviewer concurring with the owner's environmental consultant that the parkland meets all applicable laws, regulations and guidelines for public park purposes;
- (t) The owner's environmental consultant shall file a Record of Site Condition (RSC) on the Ontario's Environmental Site Registry and submit to the General Manager, Parks, Forestry and Recreation, the Ministry of the Environment and Climate Change (MOECC) Letter of Acknowledgement of Filing of the RSC confirming that the RSC has been prepared and filed in accordance with O. Reg. 153/04 and that the MOECC will not audit the RSC at this time or that the RSC has passed an MOECC audit;
- (u) Prior to the first above-grade building permit, the owner shall submit a letter of credit equal to 120% of the Parks and Recreation Development Charges payable for Phase 1 of the development as well as a letter of credit equal to 100% of the cash-in-lieu for the development;
- (v) Prior to Site Plan Approval for each phase of the development, the owner is required to submit a Functional Servicing and Stormwater Management Report, to the satisfaction of

the Chief Engineer & Executive Director, Engineering and Construction Services, and pay for and construct any necessary improvements to the municipal infrastructure in connection with the site servicing assessment, should it be determined that upgrades are required to the infrastructure to support this development;

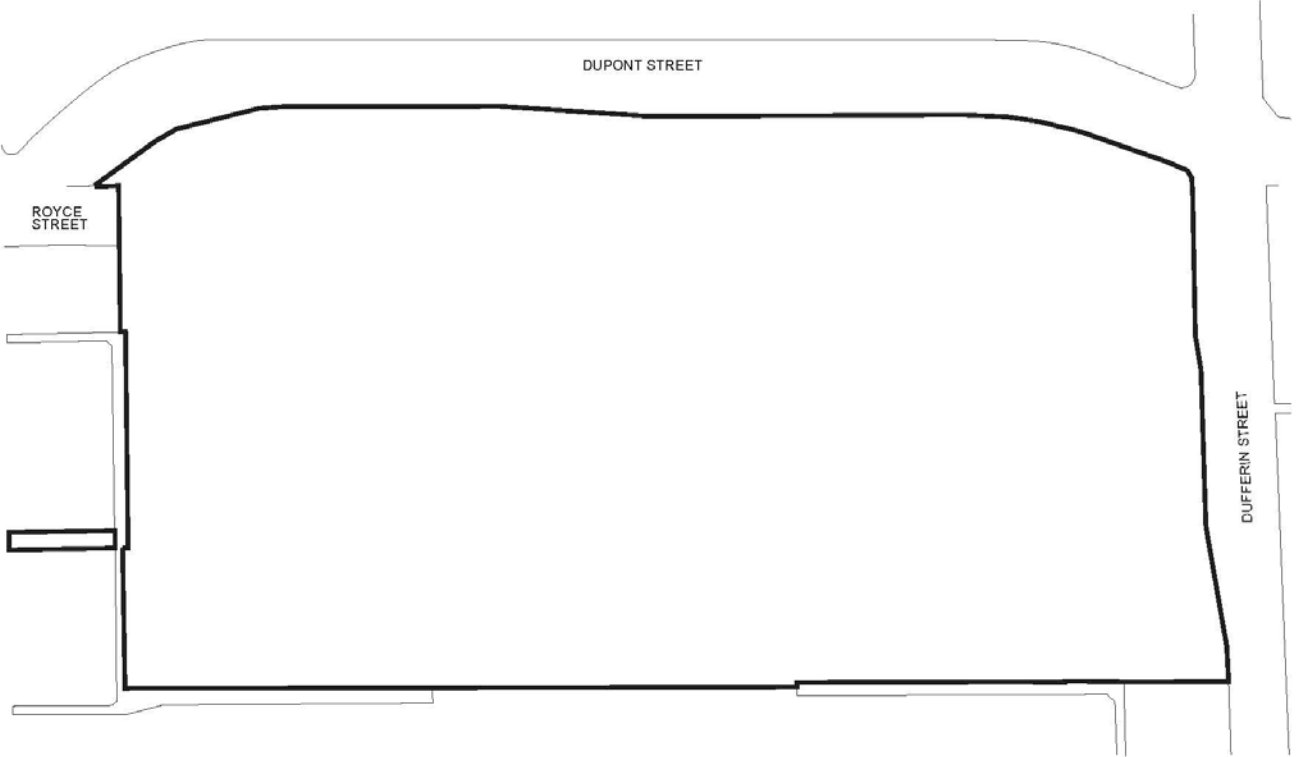
- (w) Prior to Site Plan Approval for each phase of the development, a Transportation Impact Study will be submitted, and all recommendations will be secured as part of the Site Plan Agreement, and be constructed and paid by the owner, to the satisfaction of the Chief Engineer & Executive Director, Engineering & Construction Services;
- (x) Prior to Site Plan Approval for Block 5, the owner shall submit as part of the Transportation Impact Study an analysis of the potential need for a new signal to be located on Dupont Street at either the intersection of Public Street 'A' or Emerson Avenue, with any signal to be installed and paid for by the developer, to the satisfaction of the General Manager, Transportation Services, Chief Engineer & Executive Director, Engineering & Construction Services, Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor;
- (y) Prior to Site Plan Approval for Block 4, the owner shall submit as part of the Transportation Impact Study an analysis of the potential need for additional traffic mitigation measures on Public Street 'A', with any mitigation measures to be installed and paid for by the developer, to the satisfaction of the General Manager, Transportation Services, Chief Engineer & Executive Director, Engineering & Construction Services, Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor;
- (z) Prior to the first above grade building permit for Phase 1, the owner will pay \$70,000 for the installation of transit signal priority on Dupont Street and Dufferin Street, to the satisfaction of the Chief Engineer & Executive Director, Engineering & Construction Services;
- (aa) The owner agrees that all new transit signals, to be installed as part of the development, will be equipped with Transit Signal Priority, to the satisfaction of the Chief Engineer & Executive Director, Engineering & Construction Services;
- (bb) Prior to the earlier of condominium registration and the first residential use of any residential building on Block 3, the owner shall install and convey to the City a nearside bus bay on Public Street 'A' at Public Street 'B', to the satisfaction of the Chief Engineer & Executive Director, Engineering & Construction Services, and the Toronto Transit Commission (TTC);
- (cc) Prior to the earlier of condominium registration and the first residential use of any residential building on Block 1, the owner shall install and convey to the City a southbound farside bus bay on Dufferin Street at Dupont Street, to the satisfaction of the Chief Engineer & Executive Director, Engineering & Construction Services, and the TTC;
- (dd) The owner shall provide on-site dog off-leash amenities with proper disposal facilities or

dog relief stations within a building accessible to all building residents;

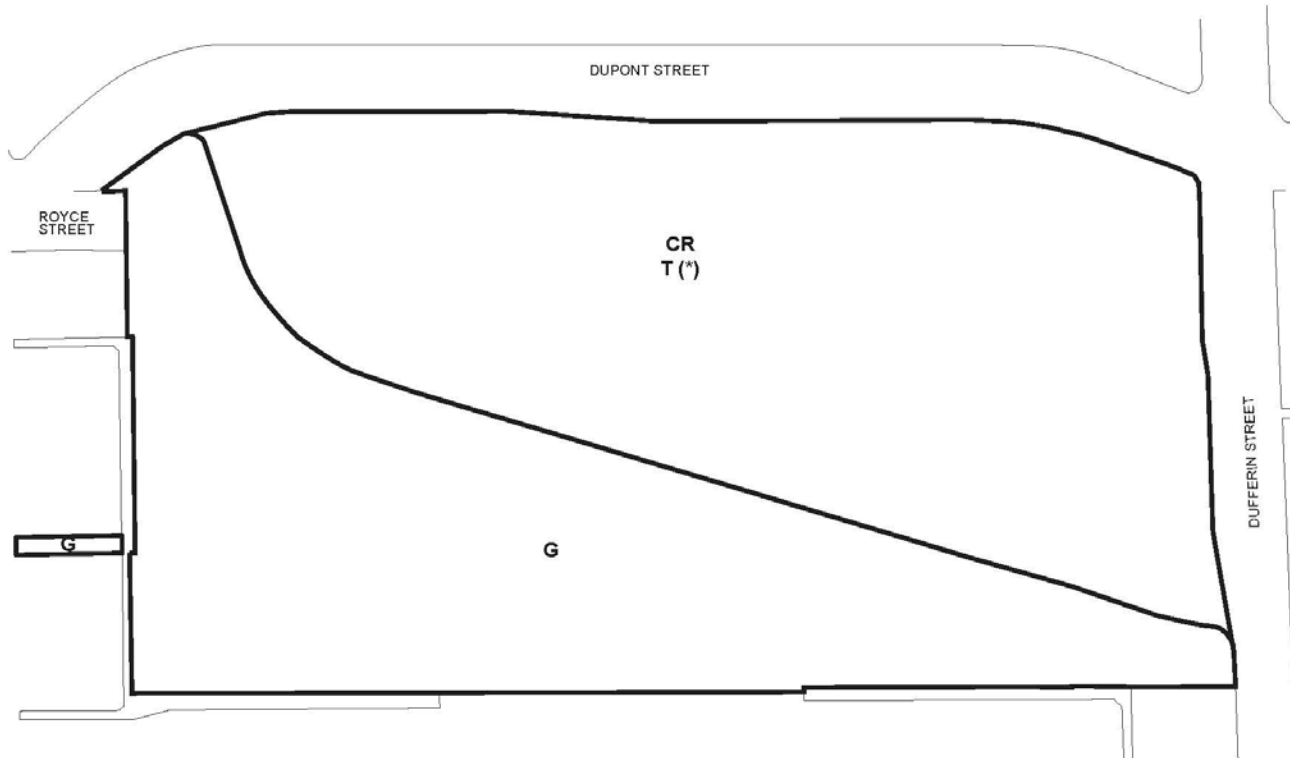
- (ee) The owner shall relocate the existing watermain currently located within an easement on the northern portion of the site adjacent to Dupont Street, to the satisfaction of the Chief Engineer & Executive Director, Engineering & Construction Services, at no expense to the City; and
- (ff) The financial contributions, securities and letters of credit required in (z) above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto for the period beginning from the date of the execution of the Section 37 Agreement to the date of payment.

Despite the foregoing, the Owner and the City may modify or amend the said agreement(s), from time to time and upon the consent of the City and the Owner, without further amendment to those provisions of this By-law which identify the facilities, services and matters to be secured.

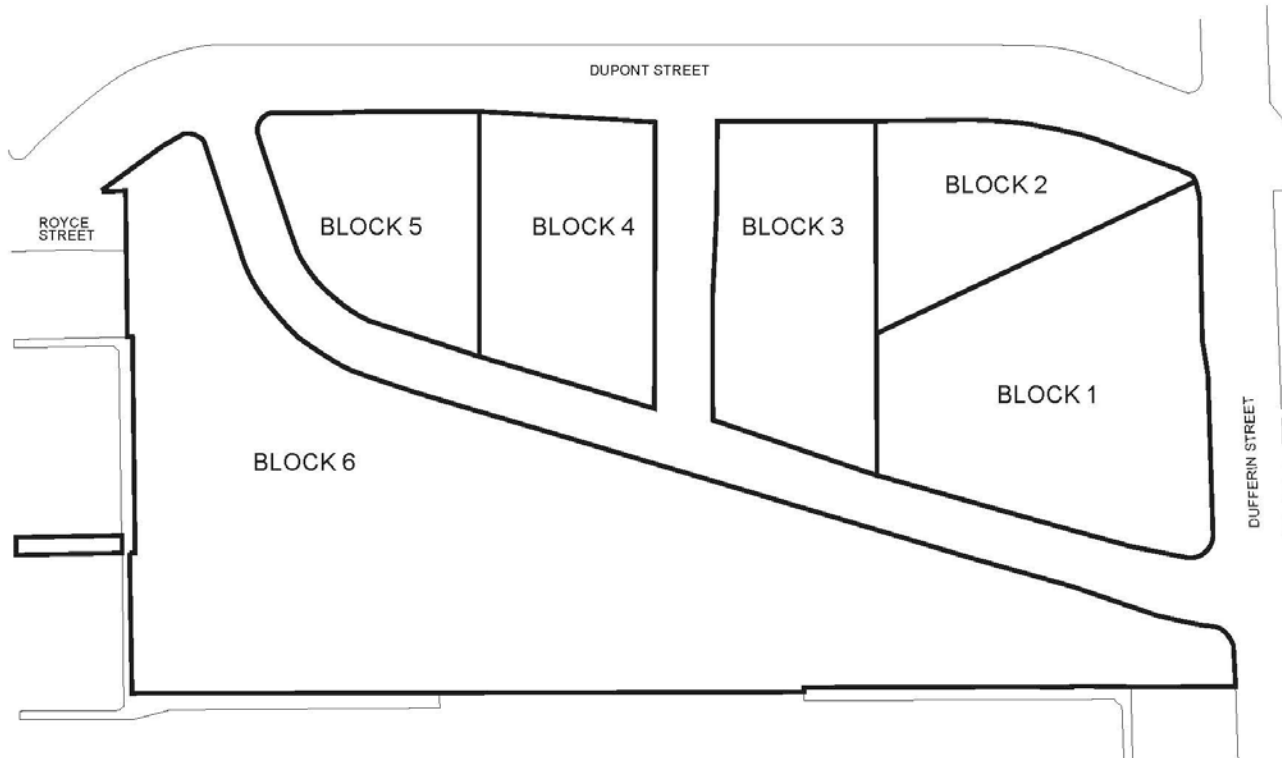
Map 1
Lands Subject to Zoning By-Law



Map 2
Zones

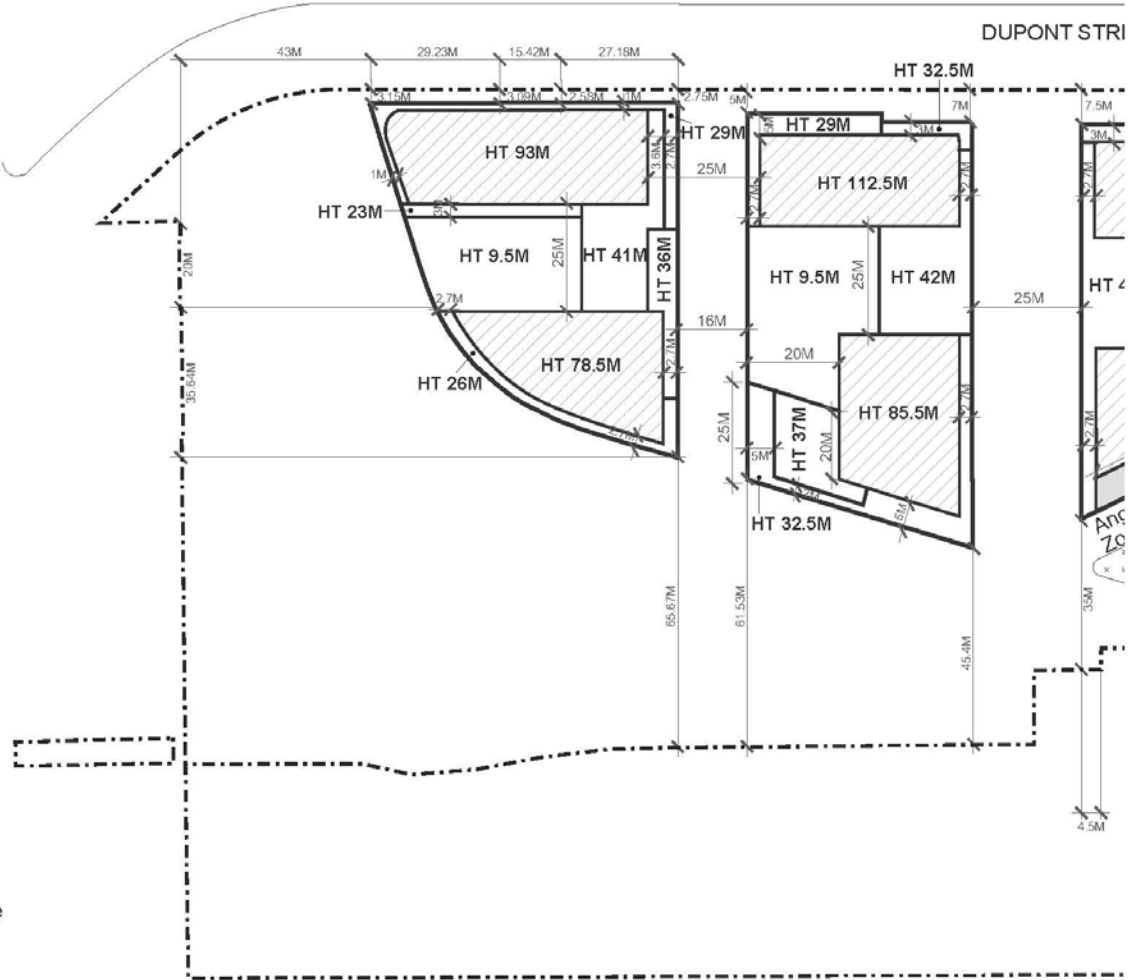







Map 3
Block Plan



 Blocks

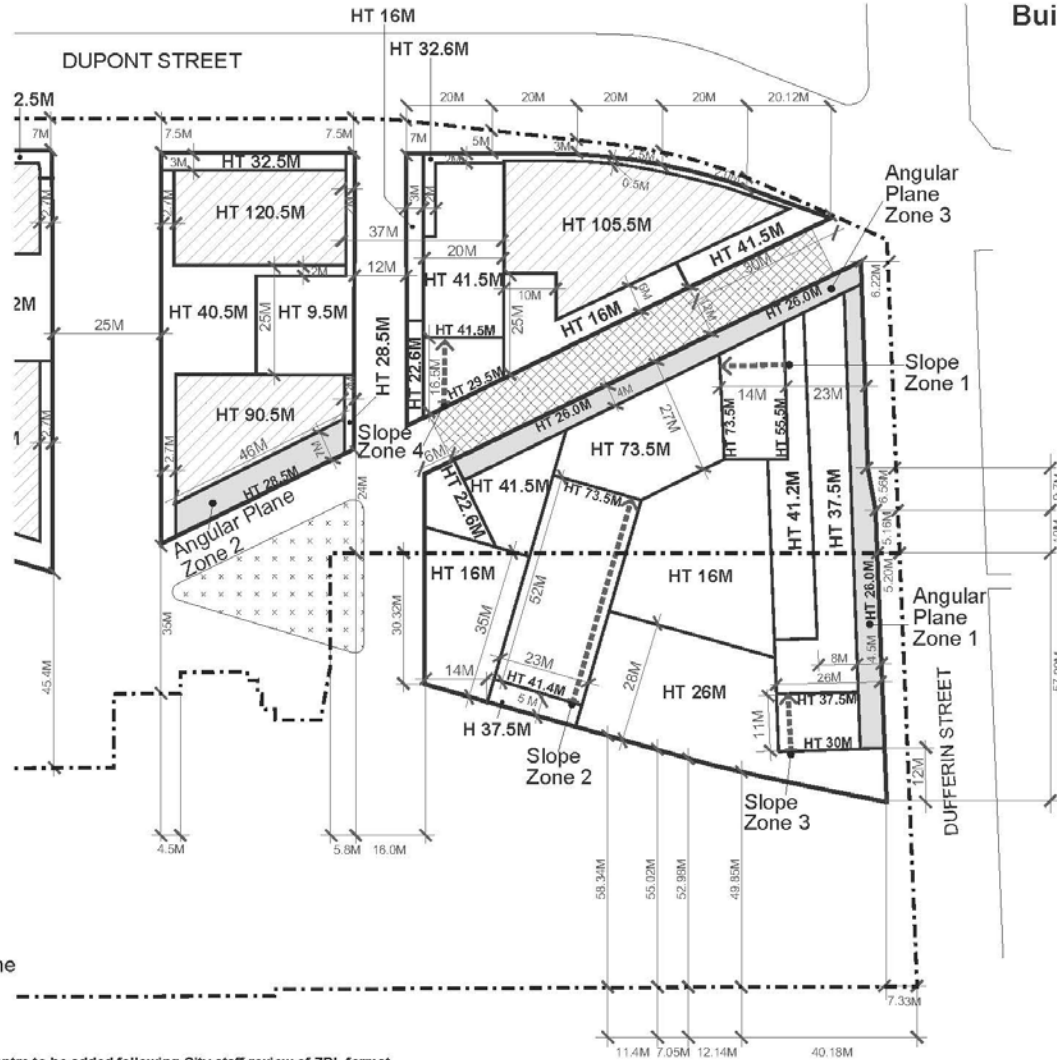
Map 4 West Development Parcel Building Envelope



-  Tower Zone
-  Slope Zone
-  Angular Plane Zone
-  Canopy Zone
-  POPS

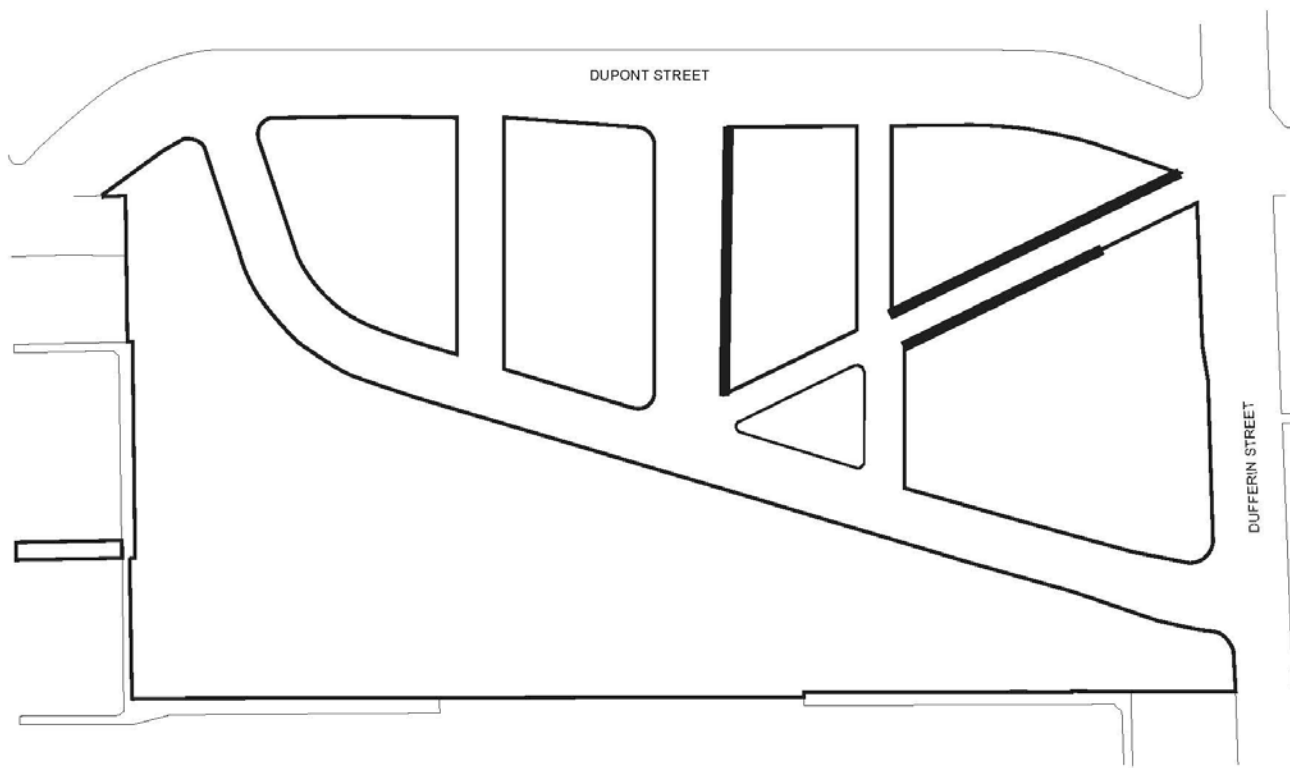
NTD: Dimensions for new community centre to be added following City staff review of ZBL format.

Map 5 East Development Parcel Building Envelope



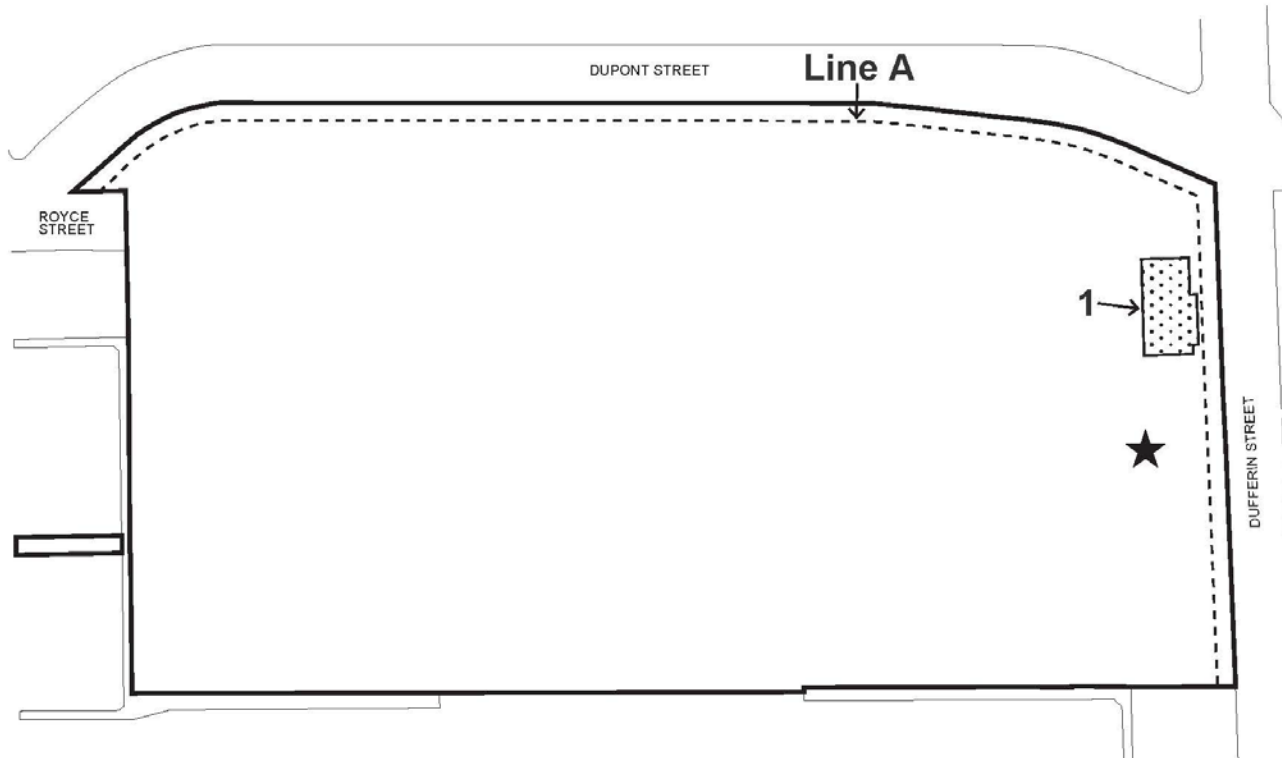
NTD: Dimensions for new community centre to be added following City staff review of ZBL format.



Map 6 Priority Uses



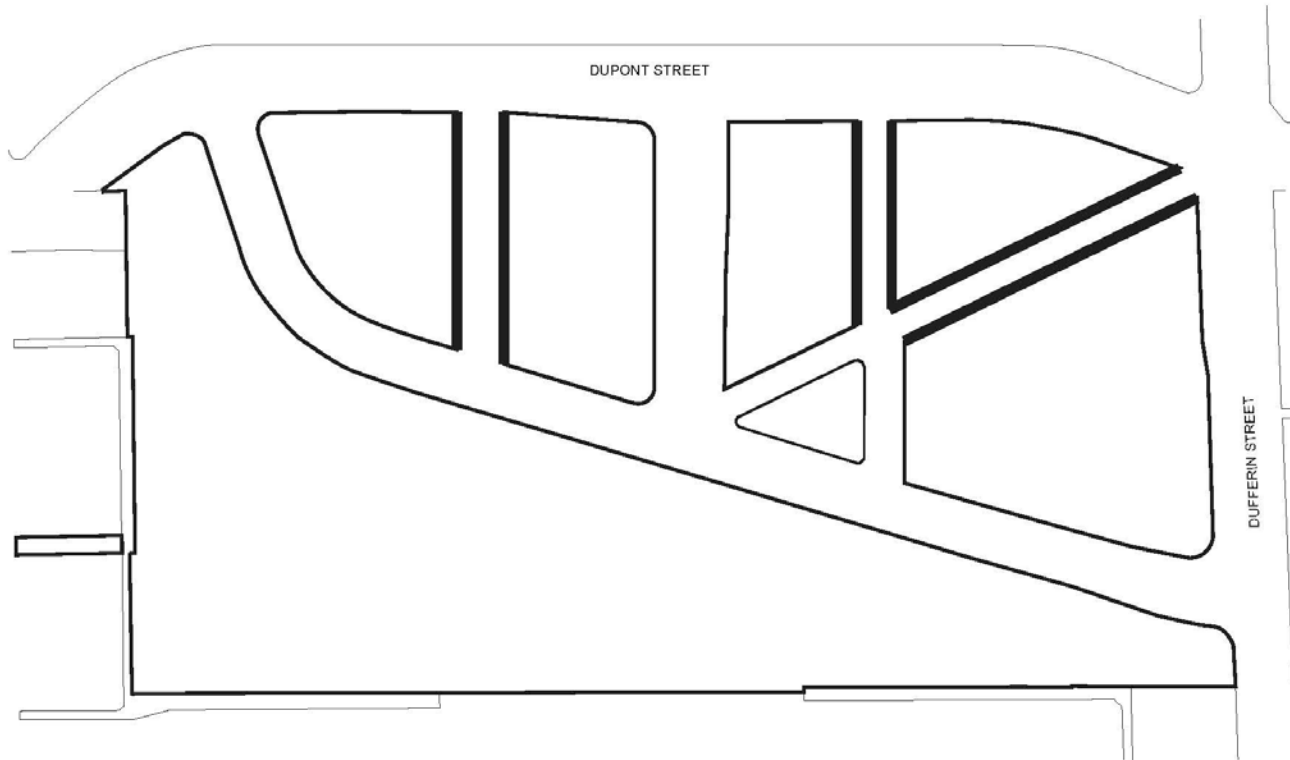
— Priority Uses

Map 7
Existing Buildings



-  Existing Building
-  Existing Community Centre

Map 8
Balcony Restrictions



— Balcony Restriction Zone

Map 9
Angular Plane Zone

