

Attachment 5: Draft Zoning By-law Amendment for the Former City of Etobicoke Zoning Code

Authority: Etobicoke York Community Council Item xxx, adopted by City of Toronto Council on _____, 2021

CITY OF TORONTO

BY-LAW xxxx-2021

To amend Chapters 304, 320 and 324 of the former Etobicoke Zoning Code with respect to the lands municipally known in the year 2021 as 1306-1310 The Queensway

Whereas authority is given to Council of the City of Toronto 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*; and

Whereas Subsection 37(3) of the *Planning Act* provides that, where an owner of land elects to provide facilities, services or matters in return for an increase in the height 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 or matters as set out in the By-law and to enter into one or more agreements with the municipality to secure the facilities, services and matters; and

Whereas the increase in height or density permitted hereunder, beyond that otherwise permitted on the aforesaid lands By-law No. 11,737 of the former City of Etobicoke, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law and is to be secured by one or more agreements between the owner of such lands and the City of Toronto;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Schedule A attached to this By-law.
2. The zoning map referred to in Section 320-5, Article II of the Etobicoke Zoning Code, attached to the City of Etobicoke By-law No. 11,737, be the same and is hereby amended by changing the classification of the lands in the former Township of Etobicoke as described in Schedule 'A' attached hereto from Industrial Class 2 (I.C2) to Limited Commercial, CL (xXXX).
3. Despite Sections 320-18; 320-23; 320-79; 320-82; 320-83; 320-92; 330.16;

330.43 and 390-93 of the Etobicoke Zoning Code, the following provisions shall apply to the lands described in Schedule A attached hereto. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code the provisions of this By-law shall apply.

4. Definitions

The words highlighted in bold type in this by-law have the meaning provided in Section 304-3 **Definitions** of the Etobicoke Zoning Code, unless inconsistent with the provisions of this By-law. For the purposes of this By-law, the following definitions will also apply:

- (a) "*Bicycle Parking Space*" shall mean an area used for parking or storing a bicycle.
- (b) "*Building Envelope*" means the building area permitted within the setbacks established in this By-law, as shown on Schedule 'B' attached hereto;
- (c) "*Established Grade*" means 113.10 metres in Canadian Geodetic Datum;
- (d) "*Gross Floor Area*" means the sum of the total area of each floor level of a building, above and below the ground, measured from the exterior of the main wall of each floor level exclusive of:
 - i. parking, loading and bicycle parking below-ground, including enclosed garage ramps above-ground;
 - ii. required loading spaces at the ground level and required bicycle parking spaces at or above-ground;
 - iii. stair vestibules and elevator lobbies below-ground;
 - iv. storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;
 - v. shower and change facilities required by this By-law for required bicycle parking spaces;
 - vi. amenity space areas as required by this By-law;
 - vii. elevator shafts;
 - viii. garbage shafts;
 - ix. mechanical penthouse; and

- x. exit stairwells in the building.

- (e) "*Height*" means the vertical distance between Grade and the highest point of the roof surface of the building, but shall exclude the vertical projections permitted in this By-law:

- (f) "*Indoor Amenity Space*" means a common indoor area within the building which is provided for the exclusive use of residents for recreational or social purposes.

- (g) "*Landscaping*" means an area used for trees, plants, decorative stonework, retaining walls, walkways, or other landscape or architectural elements. Driveways and areas for loading, parking or storing of vehicles are not landscaping.

- (h) "*Lot*" means the parcel of land outlined by heavy lines in Schedule A, attached.

- (i) "*Lot Coverage*" means the portion of the *lot* that is covered by any part of a *mixed use building* on or above the surface of the *lot*.

- (j) "*Minor Projections*" means minor building elements which may project from the main wall of the building outside of required Building Envelopes and into required yards, including:
 - i. roof eaves, window sills, railings, cornices, guard rails, balustrades, porches, balconies and bay windows, vestibules, doors, exterior stairs and their associated covering, wheelchair and covered ramps, parapets and vents, skylights, architectural frames, ornamental elements, trellises, lighting fixtures, fences, landscape features and seating areas, retaining walls, ramps to an underground garage, may encroach no more than 2.0 metres into the minimum building setbacks;

 - ii. cladding, photovoltaic solar energy devices, wind mitigation features, canopies, awnings, building cornices, window washing equipment, terraces lighting fixtures, ornamental elements, lightning rods, trellises, eaves, window sills, stairs, stair enclosures, air intakes and vents, ventilating equipment, landscape and green roof elements, partitions dividing outdoor recreation areas, privacy screens, acoustical walls, wind mitigation elements, chimney stack, and exhaust flues may encroach no more than 2.5 metres into the minimum building setbacks.

- (k) "*Outdoor Amenity Space*" shall mean outdoor space on a lot that is communal and available for use by the residents of a building on the lot for recreational or social activities.

- (l) “*Stacked Bicycle Parking*” shall mean a horizontal bicycle parking space that is positioned above or below another bicycle parking space and equipped with a mechanical device providing floor level access to both bicycle parking spaces.
- (m) “*Temporary Sales Office*” shall mean a building, structure, facility or trailer on the lands used for the purpose of the sale of dwelling units to be erected on the lands.
- (n) “*Mixed Use Buildings*” mean buildings with a dwelling unit and a non-residential use.
- (o) “*Car-share*” means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable.
- (p) “*Electric Vehicle*” means a battery electric vehicle that runs on a battery and an electric drive train, or plug-in hybrid electric vehicle that runs on a battery and an electric drivetrain, and also uses an internal combustion engine.

5. Only the following development standards shall now be applicable to the CL (xXXX) lands described in Schedules ‘A’ and ‘B’ attached hereto:

6. Permitted Uses

- (a) For the purposes of this By-law, **mixed use buildings** and temporary sales office shall be permitted on the **lands** in addition to the underlying use permissions of the CL zone;

7. Maximum Density

- (a) For the purposes of this By-law, the maximum **gross floor area** permitted on the **lands** shall be 73,700 square metres, of which:

- i. the total **gross floor area** for residential uses must not exceed 72,650 square metres; and
- ii. the maximum **gross floor area** for non-residential uses must not exceed 1,050 square metres.

8. Building Heights

- (a) Notwithstanding Section 320-93, the maximum building height to be

permitted on the lands shall be shown following the symbol "HT" as shown on Schedule 'B', attached.

(b) Notwithstanding Section 320-93 the maximum number of storeys in any portion of a building on the lands shall be shown following the symbol "ST" as shown on Schedule 'B', attached.

(c) Despite 8(a) above, the following elements of a building may project above the permitted maximum building *Heights* shown on Schedule 'B', attached:

- i. structures and elements related to outdoor flooring and roofing assembly, safety railings, guard rails, railings, parapets, terraces, planters, balustrades, bollards, stairs, retaining walls, and ornamental or architectural features may project above the *height* limits by no more than 2.0 metres;
- ii. elements on the roof of the building or structure used for green roof technology and related roofing material may project above the height limits by no more than 2.0 metres;
- iii. acoustical barriers, landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures, and fences may project above the height limits by no more than 2.75 metres;
- iv. cabanas and trellises may project above the height limits by no more than 3.0 metres;
- v. any equipment or structures used for the functional operation of the building, including mechanical penthouse, mechanical elements, garbage chutes, vents, emergency generators, lighting fixtures, mechanical screening and heating/cooling towers may project above the height limits by no more than 6.0 metres;
- vi. window washing equipment, lightning rods, wind mitigation features and elevator overrun may project above the height limits by no more than 8.0 metres;
- vii. photovoltaic solar energy devices and sunlight collection and distribution devices (sun beamers) may project above the height limits by no more than 5.0 metres;

9. Maximum Lot Coverage

(a) The maximum permitted lot coverage is 62%.

10. Minimum Building Setbacks

- (a) For the purposes of this By-law, no buildings or structures within the **lands** shall be located other than within the **building envelope** shown on Schedule 'B'.
- (b) The required minimum building setbacks and above-ground separation distance between main walls are as shown on Schedule 'B' attached to this By-law.

11. Amenity Space

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

- (a) A minimum 2.0 square metres per dwelling unit of **indoor amenity space** shall be provided; and
- (b) A minimum 2.0 square metres per dwelling unit of **outdoor amenity space** shall be provided.

12. Vehicle Parking

- (a) Notwithstanding Section 320.18, 320.23, 330.16, and Section 330.43 of the Etobicoke Zoning Code, vehicle parking spaces shall be provided and maintained on the lands in accordance with the following minimum requirements:
- (b) Vehicle parking spaces provided as follows:
 - i. 0.75 parking spaces for each dwelling unit;
 - ii. 0.15 parking spaces for each dwelling unit for visitors;
 - iii. 0 parking spaces are required to serve the non-residential use portion on the **lands**;
 - iv. Parking spaces for residential visitors and non-residential uses on the site may be shared and commingled.
 - v. accessible parking spaces must be provided on the lot as follows:
 - a. accessible parking spaces must be have the following minimum dimensions:
 - i. length of 5.6 metres;
 - ii. width of 3.4 metres; and
 - iii. vertical clearance of 2.1 metres.

- vi. the entire length of an accessible parking space must be adjacent to a minimum 1.5 metre wide accessible barrier free aisle or path;
- vii. Notwithstanding the above and for the purposes of the 'car-share' use, a reduction of four resident parking spaces shall be permitted for each on-site 'car-share parking space' provided on the lot, the minimum resident parking required shall be reduced by 4 parking spaces, up to a maximum of 1 'car-share parking space' per 60 dwelling units;
- viii. Equipment for the charging of electric vehicles is permitted to be located within a parking space;

13. Bicycle Parking

- (a) **Bicycle parking spaces** may be provided in the form of **stacked bicycle parking spaces** and shall be provided in accordance with the following minimum requirements:

Residential

- i. short-term **bicycle parking spaces** shall be provided at a rate of 0.07 spaces/unit;
- ii. long-term **bicycle parking spaces** shall be provided at a rate of 0.68 spaces per dwelling unit;

Non-Residential

- iii. short-term **bicycle parking spaces** shall be provided at a rate of 3 spaces plus 0.25 spaces per 100 square metres of non-residential **gross floor area**;
- iv. long-term **bicycle parking spaces** shall be provided at rate of 0.13 spaces per 100 square metres of non-residential **gross floor area**;
- v. if a bicycle parking space is required for uses on a lot, other than a dwelling unit, and the total interior floor area of all such uses of the lot is 2,000 square metres or less, then no bicycle parking space is required.

14. Loading Requirements

- (a) Two (2) loading space shall be provided.
 - i. One (1) Type G
 - a. a minimum length of 13.0 metres,
 - b. a minimum width of 4.0 metres; and
 - c. a minimum vertical clearance of 6.1 metres

- ii. One (1) Type B
 - a. a minimum length of 11.0 metres,
 - b. a minimum width of 3.5 metres; and
 - c. a minimum height of 4.0 metres

15. Section 37 Agreement

- (a) Pursuant to Section 37 of the *Planning Act*, the heights and density of development permitted in this By-law are permitted subject to compliance with the conditions set out in this By-law and in return for the provision by the owner of the lot of the facilities, services and matters set out in Schedule 'A', the provisions of which shall be secured by an agreement or agreements pursuant to Section 37(3) of the *Planning Act*;
- (b) 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 provision of the facilities, services and matters set out in Schedule 'A', the lot is subject to the provisions of this By-law, provided that in the event the said agreement(s) require(s) 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;
- (c) Whenever in this By-law a provision is stated to be conditional upon the execution and registration of an agreement entered into with the City pursuant to Section 37 of the *Planning Act*, then once such agreement has been executed and registered, such conditional provisions shall continue to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement.

16. Miscellaneous

- (a) If the calculation of the minimum number of parking spaces required by Section 12 of this By-law results in a number with a fraction, the number is rounded down to the nearest whole number, but there may not be less than one parking space;
- (b) If the calculation of the minimum number of **bicycle parking spaces** required by Section 13 of this By-law results in a fraction, the number of required **bicycle parking spaces** must be rounded up to the nearest whole number;
- (c) 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 occurred;

- (d) Nothing in this By-law shall apply to prevent the phased construction of the development, provided that the minimum requirements of the By-law are complied with upon full development.
- (e) Chapter 324, Site Specifics, of the Zoning Code is amended to include reference to this By-law by adding the following to Section 324.1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
xxxx-2021 _____, 2021	1306-1310 The Queensway	To amend the provisions of the Etobicoke Zoning Code and provide site- specific development standards to permit a mixed-use residential development on the lands.

ENACTED AND PASSED on _____, 2021.

FRANCES NUNZIATA,
Speaker
(ACTING)

JOHN ELVIDGE,
City Clerk

(Seal of the City)

SCHEDULE A

Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lands as shown in Schedule A 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:

Financial Contribution

1. Prior to the issuance of the first above grade permit for the development, the owner shall make an indexed cash contribution to the City in the amount of four million dollars (\$4,000,000) to be allocated at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, towards capital improvements in the Ward as outlined in Clause 2 below. Such cash contribution shall be paid by the owner to the City by certified cheque payable to the Treasurer, City of Toronto. If the owner intends to phase the development, the cash contribution may also be phased to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor. In such an event, the phasing of the development and the cash contribution will be agreed upon prior to the introduction of the necessary Bills related to this development to City Council for enactment, and the specific phases of the development and the portions of the cash contribution related to each phase shall be set out in the final zoning by-law amendments included with the Bills and the Section 37 Agreement to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor. If such phasing of the development and cash contribution is accepted by the City, each phased cash contribution shall be made payable prior to the first above grade building permit related to that specific phase of development.
2. The financial contribution outlined above to the City in the amount of \$4,000,000 is to be allocated at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, towards one or more of the following capital improvements within the Ward:
 - a. Streetscape improvements in the area bounded by Bloor Street West to The Queensway and Islington Avenue and The East Mall;
 - b. Improvements to local parks and trails (located in Ward 3);
 - c. Provision of a splash pad at the proposed on-site public park;
 - d. Local community centres; and

- e. Public art on the site at the south-west corner of Queensway and Islington at 1001 to 1037 The Queensway.
3. The financial contribution pursuant to Clauses 1 and 2 above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto, calculated from the date of execution of the Section 37 Agreement to the date of payment.
4. In the event the financial contribution in Clauses 1 and 2 above has not been used for the intended purposes within three (3) years of the by-law coming into full force and effect, the contribution may be redirected for another purpose(s), at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose(s) is identified in the Official Plan and will benefit the community in the vicinity of the lands.

Affordable Housing

5. The owner shall provide and maintain at least twelve (12) rental dwelling units on the lands at 1306-1310 The Queensway as affordable rental housing for a minimum period of 15 years beginning from the date that each such affordable rental dwelling unit is first occupied, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and in accordance with the terms set out in the Section 37 Agreement, including:
 - a. The 12 affordable rental dwelling units shall collectively contain at least 730 square metres of residential gross floor area;
 - b. One (1) of the affordable rental dwelling units shall be a three-bedroom rental unit with a minimum unit size of 100 square metres;
 - c. Three (3) of the affordable rental dwelling units shall be two-bedroom rental units with a minimum unit size of 74 square metres;
 - d. Eight (8) of the affordable rental dwelling units shall be one-bedroom rental units with a minimum unit size of 51 square metres;
 - e. The location and layouts of the 12 affordable rental dwelling units within the approved development on the lands shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - f. The initial rent (inclusive of utilities) charged to tenants upon first occupancy of a new affordable rental dwelling unit shall not exceed the average rent for the same bedroom type in the City of Toronto, as reported by Canada Mortgage and Housing Corporation in its most recent annual Rental Market Report;
 - g. After the first year of occupancy of a new affordable rental dwelling unit, the rent (inclusive of utilities) charged to tenants occupying the new

affordable rental dwelling unit may be escalated annually by not more than the annual provincial rent guideline, until the tenancy ends;

- h. Notwithstanding the annual rent increases permitted in Clause 5.g above, the rent (inclusive of utilities) charged to any tenants occupying an affordable rental dwelling unit shall not be increased to an amount that exceeds the average rent for the same bedroom type in the City of Toronto, as reported by Canada Mortgage and Housing Corporation in its most recent annual Rental Market Report;
 - i. If an affordable rental dwelling unit becomes vacant and is re-rented during the 15-year affordability period, the initial rent (inclusive of utilities) charged to new tenants shall be no higher than the average rent for the same bedroom type in the City of Toronto, as reported by Canada Mortgage and Housing Corporation in its most recent annual Rental Market Report, until the tenancy ends; and
 - j. The 12 affordable rental dwelling units shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units erected on the lands are available and ready for occupancy.
6. The owner shall provide and maintain the 12 affordable rental dwelling units as secured rental housing for a minimum period of 20 years beginning from the date that each such unit is first occupied. No affordable rental dwelling unit shall be registered as a condominium or any other form of ownership housing such as life lease or co-ownership that provides a right to exclusive possession of a dwelling unit, and no application shall be made to demolish any affordable rental dwelling unit or to convert any affordable rental dwelling unit to a non-residential rental purpose for at least 20 years from the date of first occupancy. Upon the expiration of the 20-year secured rental period, the owner shall continue to provide and maintain the units as rental dwelling units, unless and until such time as the owner has applied for, and obtained, all approvals necessary to do otherwise.
7. Tenants of the new affordable rental dwelling units shall have access to all indoor and outdoor amenity spaces associated with the mixed-use buildings on the same basis as other units within the development with no separate or additional charges.
8. At least six (6) months in advance of the 12 affordable rental dwelling units being made available for rent to the general public, the owner shall develop and implement a Tenant Access Plan in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning Division.
9. The Tenant Access Plan will provide that:
- k. Any affordable rental dwelling units are provided only to tenant households that have demonstrated, to the satisfaction of the Chief

Planner and Executive Director, City Planning Division, they are in financial need of affordable rental accommodation, as the case may be;

- I. The owner shall consult with the Chief Planner and Executive Director, City Planning Division, and offer any affordable rental dwelling units to tenant households who have demonstrated need as in Clause 8 above and who are on such waiting lists as may be specified, prior to making any affordable rental dwelling units available for rent to the general public;
- m. The owner shall make reasonable efforts, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, to ensure, that any accessible rental units are made available for rent to tenant households having one or more household members with special needs, including physical and/or mental limitation; and
- n. When entering into a tenancy agreement for a new affordable rental dwelling unit, the tenant's household income shall not exceed four (4) times the annual equivalent of the rent (inclusive of utilities) for the unit.

Other Matters in Support of the Development

Privately-Owned Publicly Accessible Open Space

10. The owner shall provide, at its own expense, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, a minimum area of 759 square metres as Privately-Owned Publicly-Accessible Space (POPS) in a plaza between the mid-rise building and the towers and shall provide to the City for nominal consideration public access easements to and over the POPS for use by members of the general public. Such easements to be conveyed to the City prior to Site Plan Approval, and with the configuration and design to be determined to the satisfaction of the Chief Planner and Executive Director, City Planning in the context of site plan approval. The owner shall operate, maintain and repair the POPS and install and maintain signs, at its own expense, stating that members of the public shall be entitled to use the POPS during the day and night, 365 days of the year. The owner shall have completed the construction of the POPS prior to the first commercial or residential use of the site.

Toronto Green Standards

11. The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council from time to time, to the satisfaction of the Chief Planner and Executive Director, City Planning. The owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for each building on the site.

Toronto School Boards

12. The owner shall satisfy applicable signage requirements of the Toronto District School Board and the Toronto Catholic District School Board and shall insert warning clauses in purchase and sale/tenancy agreements as required in connection with student accommodation.

Site Plan Matters

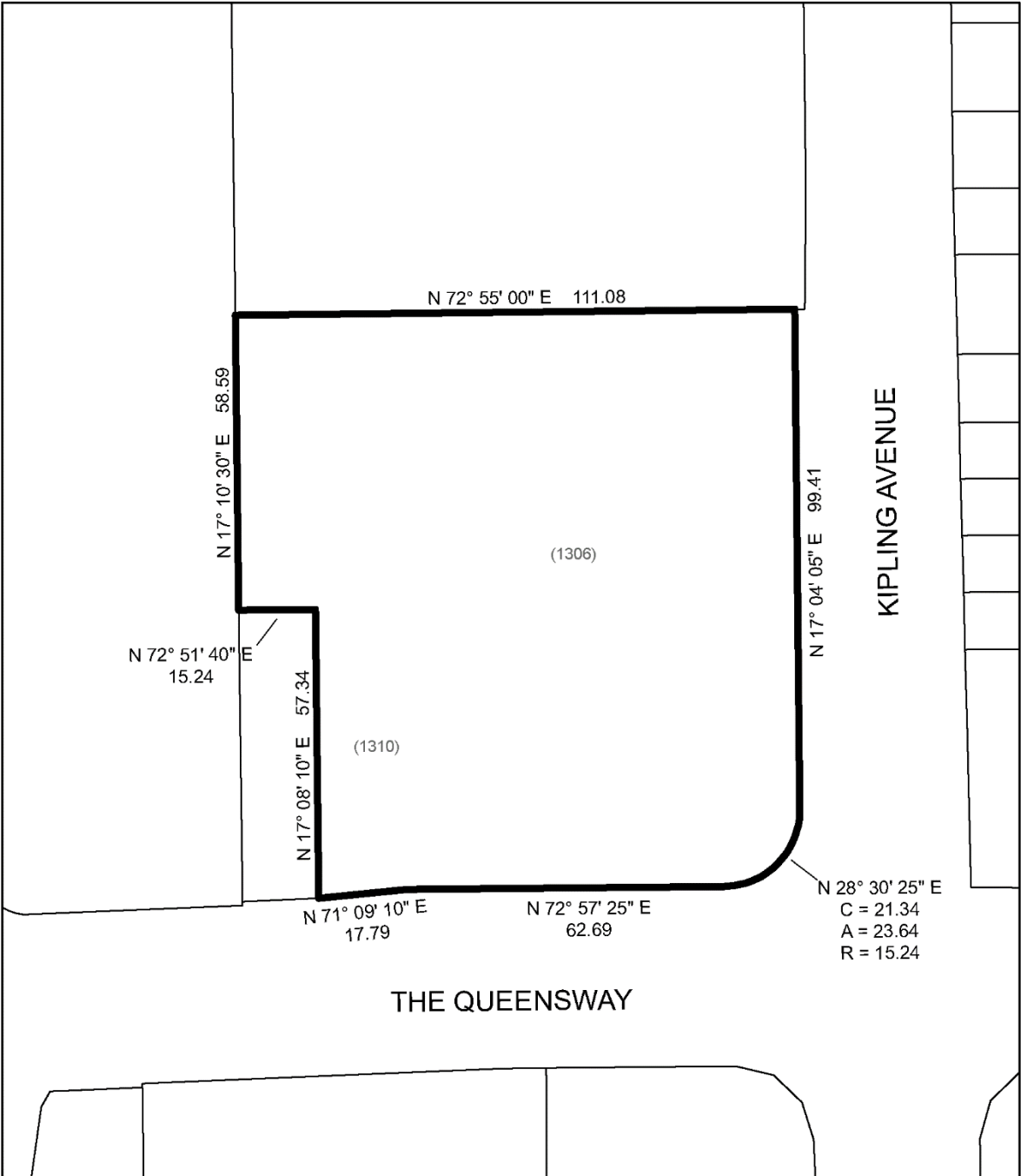
13. The owner shall, at its own expense, address the following matters in any application for site plan approval for the development, which shall be determined and secured in a site plan agreement with the City, as applicable, all to the satisfaction of the Chief Planner and Executive Director, City Planning:
 - a. Implementation of any required air quality and odour mitigation or other recommendations, as detailed in the Air Quality and Compatibility Mitigation Study (December 2020), prepared by RWDI, as may be amended through a peer review process undertaken at the expense of the owner, to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - b. Implementation of any required noise and vibration abatement measures or other recommendations, as detailed in the Noise Feasibility Study (December 2020), prepared by RWDI, as may be amended through a peer review process undertaken at the expense of the owner to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - c. Reconstruction of the City sidewalks to City standards along the frontages of The Queensway and Kipling Avenue, to the satisfaction of the General Manager, Transportation Services;
 - d. Provision of on-site dog-relief facilities, with the location, nature and size of the facilities to be determined through the site plan approval process to the satisfaction of the Chief Planner and Executive Director, City Planning; and
 - e. Incorporation of signage to identify the proposed privately-owned publicly accessible open space (POPS).

Parks, Forestry and Recreation

14. The owner shall provide the required onsite parkland conveyance as set out in Recommendation 4, above, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor, as follows:
 - a. The owner shall provide a conveyance of land to the City for public parkland, with a minimum size of 1,575 square metres as generally

depicted in the Schedules/Diagrams of the draft Zoning By-law Amendments;

- b. The owner shall design and construct the new public park to Above Base Park Improvements; and
 - c. All other conditions including, but not limited to: Parkland Conveyance; Environmental Assessment; Park Construction and Base Park Improvements; Above Base Park Improvements; and Credit Against Development Charges for Above Base Park Improvements as outlined in the memorandum from Parks, Forestry and Recreation dated February 5, 2021, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.
15. The conveyance of any easement or fee simple interest of lands to the City as contemplated in this Clause 14, shall be at no cost to the City, for nominal consideration and free and clear of encumbrances to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning as well as the General Manager, Transportation Services, as the case may be, and the cost of preparation and deposit of accepted reference plans shall also be at the owner's expense.



Toronto
Schedule 1

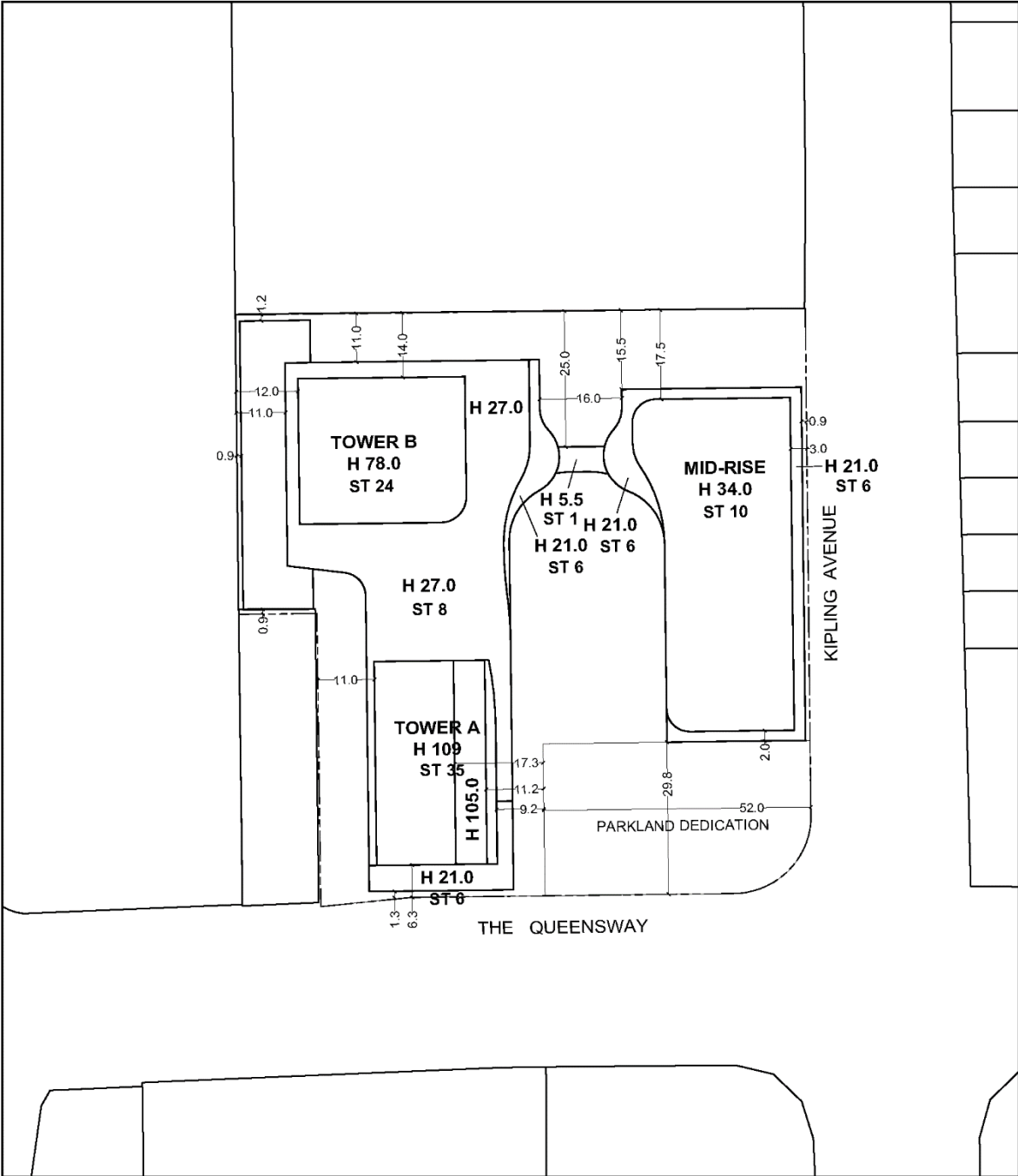
1306-1310 The Queensway

File #: 19 263887 WET 03 OZ

PART OF LOTS 1 & 2
 REGISTERED PLAN 940
 CITY OF TORONTO
 KRCMAR SURVEYORS LTD. 2019

Former City of Etobicoke By-law 11,737
 Not to Scale
 03/11/2021





Attachment 6: Draft Zoning By-law Amendment for City-wide Zoning By-law No. 569-2013

Authority: Etobicoke York Community Council Item xxx, adopted by City of Toronto Council on _____, 202X

CITY OF TORONTO

BY-LAW XXX – 2021

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known as 1306 – 1310 The Queensway

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 one public meeting in accordance with the Planning Act; and

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

Whereas pursuant to Section 37 of the *Planning Act*, a by-law under Section 34 of the *Planning Act* may authorize increases in the height 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; and

Whereas subsection 37(3) of the *Planning Act* provides that where an owner of land elects to provide facilities, services and matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services and matters; and

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

Whereas the increase in height permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013, as amended, is to be permitted in return for the provision of the facilities, services and matters set out in this By-law, which are secured by one or more agreements between the owner of the land and the City of Toronto;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.

3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines as shown on Diagram 2 attached to this By-law to CR 317.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Overlay Map in Section 995.10, as shown on Diagram 3 attached to and forming part of this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Section 995.20, and applying the following height label to these lands: HT 27.0, as shown on Diagram 3 attached to and forming part of this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 317 so that it reads:

Exception CR 317

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 1306-1310 The Queensway, if the requirements of Section 10 and Schedule A of By-law xxxx-202x are complied with, Clause 40.10.40.10 and Regulation 40.10.40.40(1), do not apply to prevent the erection or use of **mixed-use buildings** permitted in (B) to (W) below;
- (B) For the purposes of this exception:
 - i. the **lot** is the lands outlined by heavy black lines on Diagram 1 of By-law XXXX-2021;
 - ii. the term “**temporary sales office**” shall mean a building, structure, facility or trailer on the Lands used for the purpose of the sale of dwelling units to be erected on the lands;
- (C) Despite regulation 40.10.20.40(1), dwelling units are permitted in a mixed use building.
- (D) Despite regulation 40.10.40.40(1):
 - i. the permitted maximum gross floor area of all buildings and structures is 68,000 square metres;

- ii. the permitted maximum gross floor area for residential uses is 66,500 square metres;
 - iii. the permitted maximum gross floor area for non-residential uses is 1,500 square metres; and
 - iv. any **storey** of **Tower A and B** above a height of 27 metres must not have a **gross floor area** exceeding 750 square metres;
- (E) In addition to the **building** elements listed in regulations 40.5.40.40(3) and (5), the **gross floor area** of a **mixed use building** and an **apartment building** is also reduced by the areas in a building used for:
 - i. parking, inclusive of ramps and aisles below-ground;
 - ii. hallways and elevator vestibules below-ground; and
 - iii. electrical, utility, mechanical and ventilation rooms on any level of the **building**.
- (F) Despite regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of:
 - i. 113.1 metres in the year 2021 and the elevation of the highest point of the **building** or **structure** on Diagram 3.
- (G) Despite regulation 40.10.40.10(3) and the Height Overlay Map in Section 995.20, the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol "HT" on Diagram 3 of By-law.
- (H) Despite Regulation 40.10.40.10(7), the permitted maximum number of storeys in any portion of the mixed use building is the numerical value followed by the letters "ST" as shown on Diagram 3.
- (I) Despite (G) above, and regulations 40.5.40.10(4), (5), (6), (7) and (8) and 40.5.751(2)(A)(ii), the following elements of a building may project above the permitted maximum building heights shown on Diagram 3 of By-law:
 - i. structures and elements related to outdoor flooring and roofing assembly, safety railings, guard rails, railings, parapets, terraces, planters, balustrades, bollards, stairs, retaining walls, and ornamental or architectural features may project above the height limits by no more than 2.0 metres;

- ii. elements on the roof of the building or structure used for green roof technology and related roofing material may project above the height limits by no more than 2.0 metres;
 - iii. acoustical barriers, landscape features, privacy screens, terrace dividers, covered stairs or stair enclosures, and fences may project above the height limits by no more than 2.75 metres;
 - iv. cabanas and trellises may project above the height limits by no more than 3.0 metres;
 - v. any equipment or structures used for the functional operation of the building, including mechanical penthouse, mechanical elements, garbage chutes, vents, emergency generators, lighting fixtures, mechanical screening and heating/cooling towers may project above the height limits by no more than 6.0 metres;
 - vi. window washing equipment, lightning rods, wind mitigation features elevator overrun may project above the height limits by no more than 8.0 metres; and
 - vii. photovoltaic solar energy devices and sunlight collection and distribution devices (sun beamers) may project above the height limits by no more than 5.0 metres.
- (J) Despite 40.10.40.1(1), residential use portions of a **mixed use building** may be located on the same level as non-residential use portions.
- (K) Despite regulations 40.10.40.70(3), 40.10.40.70(4) and 40.10.40.80(2), the required minimum building setbacks and above-ground separation distance between main walls are as shown on Diagram 3 of By-law xxxx-2021.
- (L) Despite (K) above and regulations 40.10.40.60(1) to (9), the following encroachments are permitted into the required minimum building setbacks and above-ground separation distance between main walls on Diagram 7 of By-law XXXX-2021:
- i. balconies may encroach no more than 2.0 metres into the minimum **building setbacks** required by (H);
 - ii. wind mitigation features including canopies and awnings may encroach no more than 3.0 metres into the minimum **building setbacks** required by (I);
 - iii. cladding, photovoltaic solar energy devices, **building** cornices, lighting fixtures, ornamental elements, lightning rods, ornamental elements, parapets, guardrails, balustrades, bollards, railing, eaves, window sills, stairs, stair enclosures, wheelchair ramps, air intakes

and vents, ventilating equipment, landscape and **green roof** elements, partitions dividing outdoor recreation areas, privacy screens, acoustical walls, chimney stack, and exhaust flues, underground garage ramps and associated structures may encroach no more than 2.5 metres into the minimum **building setbacks** required by (H).

- (M) No portion of a building, excluding those features listed in (H) or (K) above, may penetrate a 45-degree angular plane projected over the lot, starting at a line along a lot line of any lot in the O, ON or OR zone or the Residential Zone category or Residential Apartment Zone category on the date of the passing of this By-law, at the average elevation of ground of such lot line.
- (N) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the lot in accordance with the following:
- i. parking spaces for residents must be provided in accordance with the following minimum rates:
 - a. 0.75 **parking spaces** per **dwelling unit** for residents of the **mixed-use buildings**;
 - b. 0.15 **parking spaces** for each **dwelling unit** for residential visitors to the **mixed-use buildings**; and
 - c. **Parking spaces** for residential visitors and non-residential uses on the site may be shared and commingled.
- (O) Despite subsection (N) above, the minimum number of resident **parking spaces** required may be reduced by 4 **parking spaces** for each 'car share **parking space**' provided, up to a maximum of 1 'car-share **parking space**' per 60 **dwelling units**.
- (P) Equipment for the charging of an **electric vehicle** is permitted to be located within a **parking space**.
- (Q) **Bicycle parking spaces** must be provided on the **lot** in accordance with the following:
- i. At least 0.68 long-term residential **bicycle parking spaces** for each **dwelling unit**;
 - ii. At least 0.07 short-term residential **bicycle parking spaces** for each **dwelling unit**;
 - iii. Despite 230.5.10.1, no **bicycle parking spaces** are required for non-residential uses with the exception of office uses which require:

- a. at least 0.13 **bicycle parking spaces** per 100 square metres of office **gross floor area** shall be provided as long term **bicycle parking spaces** for the office use; and
 - b. at least 3 **bicycle parking spaces** plus 0.15 **bicycle parking spaces** per 100 square metres of office **gross floor area** shall be provided as short-term **bicycle parking spaces** for the office use.
 - iv. Despite regulation 230.5.1.10(7), no shower and change facilities are required;
 - v. Despite regulation 230.5.1.10(9), long-term **bicycle parking spaces** for **dwelling units** or for non-residential uses may be located above or below ground in the **building**;
 - vi. Despite regulation 230.5.1.10(10), long-term and short-term **bicycle parking spaces** for **dwelling units** or for non-residential uses may be provided in any combination of vertical, horizontal or stacked positions; and
 - vii. Despite regulation 230.40.1.20(2), a short-term **bicycle parking space** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**, with the grade not exceeding a 2% slope and may be located in a secured room or an unsecured room.
- (R) Despite regulation 200.15 and By-law 579-2017, accessible **parking spaces** must be provided on the lot as follows:
- i. accessible parking spaces must have the following minimum dimensions:
 - a. length of 5.6 metres;
 - b. width of 3.4 metres; and,
 - c. vertical clearance of 2.1 metres.
 - ii. the entire length of an accessible parking space must be adjacent to a minimum 1.5 metre wide accessible barrier free aisle or path.
- (S) Despite the requirements of regulation 220.5.10.1, loading spaces must be provided and maintained on the lot in accordance with the following minimum amounts:
- i. one (1) Type "G" loading space and one (1) Type "B" loading spaces must be provided.

- (T) A minimum of 20% of the **dwelling units** on the entire **lot** must be two bedrooms;
 - (U) A minimum of 10% of the **dwelling units** on the entire **lot** must be three bedrooms;
 - (V) Regulation 40.10.50.10(1)(b)(i) regarding **landscaping** does not apply.
7. Despite any future severance, partition or division of the lands as shown on Diagram 1, the provisions of this exception will apply as if no severance, partition or division has occurred.
 8. Nothing in this By-law shall apply to prevent the phased construction of the development on the lot, provided that the requirements of Subsections K, N and Q above are complied with at each Phase and all other requirements of the By-law are complied with upon full development of the **lot**.
 9. Despite the requirements of Subsections (S) any proposed phasing of the development requires one loading space be provided per provisions of Section 220.5.10.1.
 10. For the purposes of interpreting this By-law:
 - (A) “car-share” means the practice where a number of people share the use of one or more cars that are owned by a for-profit or non-profit car-sharing organization and where such organization may require that use of cars to be reserved in advance, charge fees based on time and/or kilometres driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
 - (B) “car-share parking space” means a parking space that is reserved and actively used for car-share purposes;
 - (C) For the purposes of this By-law, **electric vehicle** means a battery electric vehicle that runs on a battery and an electric drive train, or plug-in hybrid electric vehicle that runs on a battery and an electric drivetrain, and also uses an internal combustion engine;
 11. None of the provisions of By-law No. 569-2013, as amended, apply to prevent a temporary sales office on the lands subject to this by-law, which means a building, structure, facility, trailer or portion thereof used exclusively for the purpose of the sale or rental of residential or non-residential uses to be erected on the same lands for a period not to exceed 3 years from the date of this by-law coming into full force and effect.
 12. Despite the Lot Coverage Overlay Map in Section 995.30, for these lands the maximum permitted lot coverage is 62%;

13. Condition 40.10.20.100(21)(B) shall not apply to the lands delineated by the heavy back lines on Diagram 1.
15. Section 37 Provisions
- (A) Pursuant to Section 37 of the Planning Act, the heights and density of development permitted in this By-law are permitted subject to compliance with the conditions set out in this By-law and in return for the provision by the owner of the lot of the facilities, services and matters set out in Schedule A, the provisions of which shall be secured by an agreement or agreements pursuant to Section 37(3) of the Planning Act;
- (B) 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 provision of the facilities, services and matters set out in Schedule A, the lot is subject to the provisions of this By-law, provided that in the event the said agreement(s) require(s) 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;
- (C) Whenever in this By-law a provision is stated to be conditional upon the execution and registration of an agreement entered into with the City pursuant to Section 37 of the Planning Act, then once such agreement has been executed and registered, such conditional provisions shall continue to be effective notwithstanding any subsequent release or discharge of all or any part of such agreement.

Enacted and passed on ~

Speaker
City Clerk

Ulli S. Watkiss,

(Seal of the City)

SCHEDULE A

Section 37 Provisions

The facilities, services and matters set out below are required to be provided to the City at the owner's expense in return for the increase in height and density of the proposed development on the lands as shown in Schedule A 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:

Financial Contribution

1. Prior to the issuance of the first above grade permit for the development, the owner shall make an indexed cash contribution to the City in the amount of four million dollars (\$4,000,000) to be allocated at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, towards capital improvements in the Ward as outlined in Clause 2 below. Such cash contribution shall be paid by the owner to the City by certified cheque payable to the Treasurer, City of Toronto. If the owner intends to phase the development, the cash contribution may also be phased to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor. In such an event, the phasing of the development and the cash contribution will be agreed upon prior to the introduction of the necessary Bills related to this development to City Council for enactment, and the specific phases of the development and the portions of the cash contribution related to each phase shall be set out in the final zoning by-law amendments included with the Bills and the Section 37 Agreement to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor. If such phasing of the development and cash contribution is accepted by the City, each phased cash contribution shall be made payable prior to the first above grade building permit related to that specific phase of development.

16. The financial contribution outlined above to the City in the amount of \$4,000,000 is to be allocated at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, towards one or more of the following capital improvements within the Ward:
 - a. Streetscape improvements in the area bounded by Bloor Street West to The Queensway and Islington Avenue and The East Mall;
 - b. Improvements to local parks and trails (located in Ward 3);
 - c. Provision of a splash pad at the proposed on-site public park;
 - d. Local community centres; and

- e. Public art on the site at the south-west corner of Queensway and Islington at 1001 to 1037 The Queensway.
17. The financial contribution pursuant to Clauses 1 and 2 above shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto, calculated from the date of execution of the Section 37 Agreement to the date of payment.
18. In the event the financial contribution in Clauses 1 and 2 above has not been used for the intended purposes within three (3) years of the by-law coming into full force and effect, the contribution may be redirected for another purpose(s), at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose(s) is identified in the Official Plan and will benefit the community in the vicinity of the lands.

Affordable Housing

19. The owner shall provide and maintain at least twelve (12) rental dwelling units on the lands at 1306-1310 The Queensway as affordable rental housing for a minimum period of 15 years beginning from the date that each such affordable rental dwelling unit is first occupied, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and in accordance with the terms set out in the Section 37 Agreement, including:
- o. The 12 affordable rental dwelling units shall collectively contain at least 730 square metres of residential gross floor area;
 - p. One (1) of the affordable rental dwelling units shall be a three-bedroom rental unit with a minimum unit size of 100 square metres;
 - q. Three (3) of the affordable rental dwelling units shall be two-bedroom rental units with a minimum unit size of 74 square metres;
 - r. Eight (8) of the affordable rental dwelling units shall be one-bedroom rental units with a minimum unit size of 51 square metres;
 - s. The location and layouts of the 12 affordable rental dwelling units within the approved development on the lands shall be to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
 - t. The initial rent (inclusive of utilities) charged to tenants upon first occupancy of a new affordable rental dwelling unit shall not exceed the average rent for the same bedroom type in the City of Toronto, as reported by Canada Mortgage and Housing Corporation in its most recent annual Rental Market Report;
 - u. After the first year of occupancy of a new affordable rental dwelling unit, the rent (inclusive of utilities) charged to tenants occupying the new

affordable rental dwelling unit may be escalated annually by not more than the annual provincial rent guideline, until the tenancy ends;

- v. Notwithstanding the annual rent increases permitted in Clause 5.g above, the rent (inclusive of utilities) charged to any tenants occupying an affordable rental dwelling unit shall not be increased to an amount that exceeds the average rent for the same bedroom type in the City of Toronto, as reported by Canada Mortgage and Housing Corporation in its most recent annual Rental Market Report;
 - w. If an affordable rental dwelling unit becomes vacant and is re-rented during the 15-year affordability period, the initial rent (inclusive of utilities) charged to new tenants shall be no higher than the average rent for the same bedroom type in the City of Toronto, as reported by Canada Mortgage and Housing Corporation in its most recent annual Rental Market Report, until the tenancy ends; and
 - x. The 12 affordable rental dwelling units shall be made ready and available for occupancy no later than the date by which 70% of the new dwelling units erected on the lands are available and ready for occupancy.
20. The owner shall provide and maintain the 12 affordable rental dwelling units as secured rental housing for a minimum period of 20 years beginning from the date that each such unit is first occupied. No affordable rental dwelling unit shall be registered as a condominium or any other form of ownership housing such as life lease or co-ownership that provides a right to exclusive possession of a dwelling unit, and no application shall be made to demolish any affordable rental dwelling unit or to convert any affordable rental dwelling unit to a non-residential rental purpose for at least 20 years from the date of first occupancy. Upon the expiration of the 20-year secured rental period, the owner shall continue to provide and maintain the units as rental dwelling units, unless and until such time as the owner has applied for, and obtained, all approvals necessary to do otherwise.
21. Tenants of the new affordable rental dwelling units shall have access to all indoor and outdoor amenity spaces associated with the mixed-use buildings on the same basis as other units within the development with no separate or additional charges.
22. At least six (6) months in advance of the 12 affordable rental dwelling units being made available for rent to the general public, the owner shall develop and implement a Tenant Access Plan in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning Division.
23. The Tenant Access Plan will provide that:
- y. Any affordable rental dwelling units are provided only to tenant households that have demonstrated, to the satisfaction of the Chief

Planner and Executive Director, City Planning Division, they are in financial need of affordable rental accommodation, as the case may be;

- z. The owner shall consult with the Chief Planner and Executive Director, City Planning Division, and offer any affordable rental dwelling units to tenant households who have demonstrated need as in Clause 8 above and who are on such waiting lists as may be specified, prior to making any affordable rental dwelling units available for rent to the general public;
- aa. The owner shall make reasonable efforts, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, to ensure, that any accessible rental units are made available for rent to tenant households having one or more household members with special needs, including physical and/or mental limitation; and
- bb. When entering into a tenancy agreement for a new affordable rental dwelling unit, the tenant's household income shall not exceed four (4) times the annual equivalent of the rent (inclusive of utilities) for the unit.

Other Matters in Support of the Development

Privately-Owned Publicly Accessible Open Space

24. The owner shall provide, at its own expense, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, a minimum area of 759 square metres as Privately-Owned Publicly-Accessible Space (POPS) in a plaza between the mid-rise building and the towers and shall provide to the City for nominal consideration public access easements to and over the POPS for use by members of the general public. Such easements to be conveyed to the City prior to Site Plan Approval, and with the configuration and design to be determined to the satisfaction of the Chief Planner and Executive Director, City Planning in the context of site plan approval. The owner shall operate, maintain and repair the POPS and install and maintain signs, at its own expense, stating that members of the public shall be entitled to use the POPS during the day and night, 365 days of the year. The owner shall have completed the construction of the POPS prior to the first commercial or residential use of the site.

Toronto Green Standards

25. The owner shall construct and maintain the development in accordance with Tier 1 performance measures of the Toronto Green Standard, as adopted by Toronto City Council from time to time, to the satisfaction of the Chief Planner and Executive Director, City Planning. The owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for each building on the site.

Toronto School Boards

26. The owner shall satisfy applicable signage requirements of the Toronto District School Board and the Toronto Catholic District School Board and shall insert warning clauses in purchase and sale/tenancy agreements as required in connection with student accommodation.

Site Plan Matters

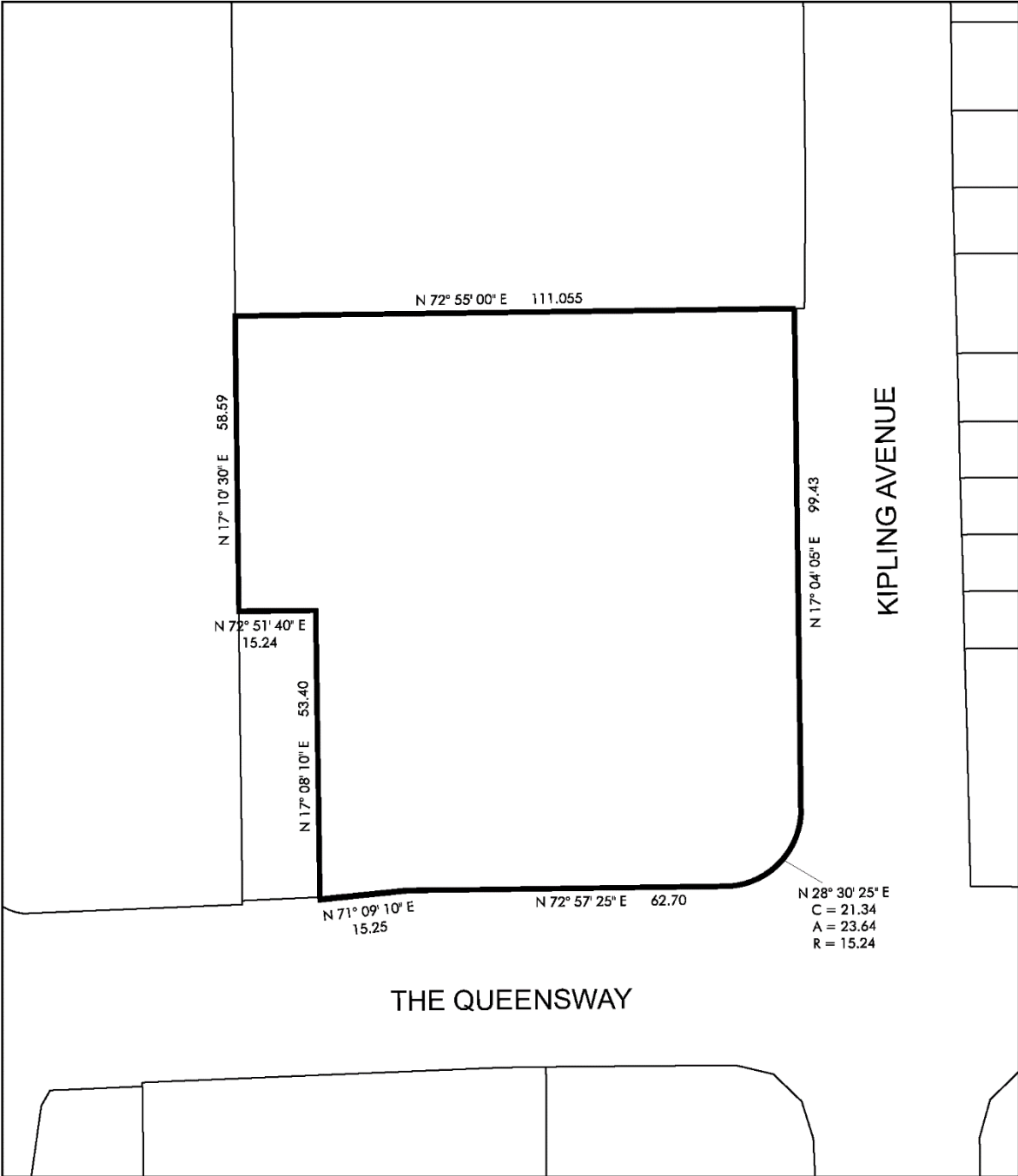
27. The owner shall, at its own expense, address the following matters in any application for site plan approval for the development, which shall be determined and secured in a site plan agreement with the City, as applicable, all to the satisfaction of the Chief Planner and Executive Director, City Planning:
- f. Implementation of any required air quality and odour mitigation or other recommendations, as detailed in the Air Quality and Compatibility Mitigation Study (December 2020), prepared by RWDI, as may be amended through a peer review process undertaken at the expense of the owner, to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - g. Implementation of any required noise and vibration abatement measures or other recommendations, as detailed in the Noise Feasibility Study (December 2020), prepared by RWDI, as may be amended through a peer review process undertaken at the expense of the owner to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - h. Reconstruction of the City sidewalks to City standards along the frontages of The Queensway and Kipling Avenue, to the satisfaction of the General Manager, Transportation Services;
 - i. Provision of on-site dog-relief facilities, with the location, nature and size of the facilities to be determined through the site plan approval process to the satisfaction of the Chief Planner and Executive Director, City Planning; and
 - j. Incorporation of signage to identify the proposed privately-owned publicly accessible open space (POPS).

Parks, Forestry and Recreation

28. The owner shall provide the required onsite parkland conveyance as set out in Recommendation 4, above, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor, as follows:
- d. The owner shall provide a conveyance of land to the City for public parkland, with a minimum size of 1,575 square metres as generally

depicted in the Schedules/Diagrams of the draft Zoning By-law Amendments;

- e. The owner shall design and construct the new public park to Above Base Park Improvements; and
 - f. All other conditions including, but not limited to: Parkland Conveyance; Environmental Assessment; Park Construction and Base Park Improvements; Above Base Park Improvements; and Credit Against Development Charges for Above Base Park Improvements as outlined in the memorandum from Parks, Forestry and Recreation dated February 5, 2021, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.
29. The conveyance of any easement or fee simple interest of lands to the City as contemplated in this Clause 14, shall be at no cost to the City, for nominal consideration and free and clear of encumbrances to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning as well as the General Manager, Transportation Services, as the case may be, and the cost of preparation and deposit of accepted reference plans shall also be at the owner's expense.



Toronto
 Diagram 1

1306-1310 The Queensway

File #: 19 263887 WET 03 02



City of Toronto By-law 569-2013
 Not to Scale
 03/11/2021

