

Authority: North York Community Council Item ~, adopted by City of Toronto Council on ~

CITY OF TORONTO

BY-LAW No. ~ 20~

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known in the year 2020 as 2550 Victoria Park Avenue, 2, 4, and 6 Lansing Square.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; 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 lands elects to provide facilities, services or matters, in return for an increase in height or density of development, the owner may be required to enter into one or more agreements with the municipality in respect of 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 7625, 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 enacts:

1. Pursuant to Section 37 of the Planning Act, the *height* and density of development permitted in this By-law on the *lot* are permitted subject to compliance with all of the conditions set out in this By-law, including the provision by the *owner* of the facilities, services and matters set out in Schedule A hereof, to the City at the *owner's* sole expense and in accordance with and subject to the agreement(s).
2. Pursuant to Section 37 of the Planning Act, securing the provision of the facilities, services and matters set out in Schedule A 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 or *tower* until the *owner* has satisfied the said requirements.

3. Schedules B and C of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 2 of this By-law.
4. Section 64.23 of By-law No. 7625 is amended by adding the following exception to the C1 Zone:

“64.23 (150) C1 (150)

DEFINITIONS

- (a) For the purpose of this exception, the area outlined by the heavy black lines on Schedule 1 attached to this exception is hereinafter referred to and for the purpose of this exception defined as the “lot”;
- (b) for the purpose of this exception, the C1(150) zoned lands outlined by the heavy black lines on Schedule 2 attached to this exception are, hereinafter referred to and for the purpose of this exception, defined as the “C1(150) Lands” and are the subject of this exception;
- (c) for the purpose of this exception, a “block” means the lands identified by the numbers 1, 2, 3, 4, and 5 shown on Schedule 3 attached to this exception. Blocks 1, 2, and 3 are C1(150) Lands;
- (d) for the purpose of this exception, “bicycle parking” shall mean an area that is equipped with bicycle racks, stackers or lockers for the purpose of parking and securing bicycles, but is not intended for general storage use;
- (e) for the purpose of this exception, “bicycle parking space” shall mean an area used for storing a bicycle. A bicycle parking space shall comply with the following:
 - (i) the minimum dimensions of a bicycle parking space are 1.8 metres in length, 0.6 metres in width and a vertical clearance of 1.9 metres from the ground;
 - (ii) the minimum dimensions of a bicycle parking space if placed in a vertical position on a wall, structure or mechanical device are 1.9 metres in length or vertical clearance, 0.6 metres in width and a horizontal clearance of 1.2 metres from the wall; and
 - (iii) if a stacked bicycle parking space is provided, the minimum vertical clearance for each bicycle parking space is 1.2 metres;

- (f) for the purpose of this exception:
 - (i) “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; and
 - (ii) “car-share parking space” means a parking space used exclusively for the parking of a car-share motor vehicle;
- (g) for the purpose of this exception, “established grade” shall be defined as the Canadian Geodetic Datum level of 175.15 metres;
- (h) for the purpose of this exception, “existing”, “existing building(s)” and “existing uses” mean those elements, uses and building(s) existing on the lot as of **[date of passing of this exception ●]**;
- (i) for the purposes of this exception, “laboratory” means premises used for scientific or technical research, analysis, experimentation or development;
- (j) for the purpose of this exception, “long-term bicycle parking space” means a bicycle parking space for use by the occupants or tenants of a building;
- (k) for the purpose of this exception:
 - (i) “type ‘B’ loading space” means a loading space that is a minimum of 3.5 metres wide, a minimum of 11.0 metres long and has a minimum vertical clearance of 4.0 metres; and
 - (ii) “type ‘G’ loading space” means a loading space that is a minimum of 4.0 metres wide, a minimum of 13.0 metres long and has a minimum vertical clearance of 6.1 metres;
- (l) for the purposes of this exception, “public parking lot” means an area of land, or a building or structure or part thereof which is provided and maintained for the purpose of temporary parking of motor vehicles, which is not accessory to a permitted use and the parking spaces are available for public use with or without a fee;
- (m) for the purpose of this exception, “short-term bicycle parking space” means a bicycle parking space for use by visitors to a building;
- (n) for the purpose of this exception, “software development and processing” means premises used for software development and testing, or for the collection, analysis, processing, storage or distribution of electronic data;

- (o) for the purpose of this exception, “tower floor plate” means the area of a typical building floor level located at or above 36 metres above established grade, measured from the exterior of the main walls of such floor level;
- (p) for the purpose of this exception, “transitional” means short-term works and uses that are necessary to accommodate construction on a block or elsewhere on the lot;
- (q) for the purposes of this exception “underground” is defined as below established grade;

PERMITTED USES

- (r) on the C1(150) Lands the following shall be permitted:
 - (i) residential: apartment house dwelling, multiple attached dwellings, and accessory uses including recreational amenity areas;
 - (ii) non-residential: art gallery, artist studio, automatic laundry shop, bank, business and professional office, car rental agency, club, commercial gallery, commercial recreation, community hall, custom workshop, commercial school, dry-cleaning and laundry collecting establishment, financial institution, fitness centre, parking area, parking lot, public parking lot, parking structure, personal service shop, professional medical office, restaurant, recreational area, recreational use, outdoor café, retail store, sales office, service shop, showroom, studio, synthetic dry-cleaning establishment,
 - (iii) theatre, banquet hall, billiard parlor, bowling alley, information processing, research, take-out restaurant, veterinary clinic, sales office, laboratory, software development and processing, and office uses; and
 - (iv) institutional: day nursery;

USE QUALIFICATIONS

- (s) outdoor recreational amenity areas may be located on building rooftops;
- (t) the provisions of Section 6(22) for outdoor cafes shall not apply;
- (u) the permitted maximum area of an outdoor cafe is the lesser of 50 square metres or 50% of the interior floor area of the premises it is associated with;

EXCEPTION REGULATIONS

GROSS FLOOR AREA

- (v) the total gross floor area of all buildings on the C1(150) Lands shall be a maximum of 143,115 square metres, provided:
 - (i) a maximum gross floor area of 61,400 square metres occupied by residential uses on “Block 1”;
 - (ii) a maximum gross floor area of 57,700 square metres occupied by residential uses on “Block 2”; and
 - (iii) a maximum gross floor area of 3,070 square metres occupied by residential uses on “Block 3”,

and provided that the total gross floor area of residential uses on the C1(150) Lands is a maximum of 111,100 square metres;

LOT COVERAGE

- (w) the provisions of Section 23.2.1 for lot coverage shall not apply;

LOT AREA

- (x) the provisions of Section 23.2.4.1 for lot area shall not apply;

PROVISION AND SIZE OF DWELLING UNITS

- (y) the provisions of Section 23.2.4.2 for minimum dwelling unit size shall not apply;
- (z) the provision of dwelling units is subject to the following:
 - (i) a minimum of 30% of the total number of dwelling units permitted on Blocks 1, 2, and 3 shown on Schedule 3 of By-law No. XXXX-20~ must contain 2 or more bedrooms. A minimum of 25% of the required 2 or more bedroom units must have a minimum dwelling unit size of 87 square metres of gross floor area; and
 - (ii) a minimum of 10% of the total number of dwelling units permitted on Blocks 1, 2, and 3 shown on Schedule 3 of By-law No. XXXX-20~ must contain 3 or more bedrooms. A minimum of 25% of the required 3 or more bedroom units must have a minimum dwelling unit size of 100 square metres of gross floor area;

BUILDING HEIGHT

- (aa) building heights shall not exceed the maximum heights in metres as shown on Schedules C1 (150) 1, 2, and 3;

- (bb) notwithstanding subsection (aa) above and 6(9), the following elements may project beyond the maximum height limits shown on Schedules C1 (150) 1, 2, and 3, in accordance with the following:
- (i) guard rails, railings, bollards, balustrades, eaves, roof drainage, balcony and terrace guards, fences, skylights, railings, planters, cornices, seating areas, retaining walls, balcony and terrace dividers, decorative screens, privacy screens, wheelchair ramps and ramps to underground, safety and wind protection/mitigation features and solar panels may project a maximum of 2.0 metres beyond the maximum height limits;
 - (ii) 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 may project a maximum of 4.0 metres beyond the maximum height limits;
 - (iii) public art features, mechanical equipment, exoskeleton structures, stairs, stair towers and enclosures, enclosures of mechanical equipment, unenclosed heating equipment may project a maximum of 6.0 metres beyond the maximum height limits;
 - (iv) elevator overruns, lightning rods, ventilation or cooling equipment such as chimneys, stacks, flues, vents, air intakes, antennas, satellite dishes, cellular arrays, parapets and elements of a green roof may project a maximum of 7.0 metres beyond the maximum height limits; and
 - (v) window washing equipment including Building Maintenance Unit (BMU) may project a maximum of 7.0 metres beyond the maximum height limits;
- (cc) the provisions of Section 23.2.4.3 for height shall not apply;

YARD SETBACKS

- (dd) the minimum yard setbacks for all buildings and structures above established grade shall be as shown on Schedules C1(150) 1, 2, and 3;
- (ee) notwithstanding subsection (dd) above, the following building elements may project beyond the minimum yard setbacks indicated on Schedules C1(150) 1, 2, and 3, in accordance with the following:
- (i) eaves, window sills, damper equipment to reduce building movement, architectural flues, pillars and satellite dishes may encroach a maximum of 0.5 metre into the required yard setbacks;

- (ii) pergolas, guardrails, balustrades, railings, decorative and/or acoustic doors and screens, light fixtures, awnings and canopies may encroach a maximum of 3.0 metres into the required yard setbacks;
- (iii) trellises, and planters may encroach a maximum of 5.0 metres into the required yard setbacks;
- (iv) ventilation shafts, and elements required for the functional operation of a building, site servicing features, stairs, stair enclosures, wheelchair ramps, fences may encroach a maximum of 3.0 metres into the required yard setbacks; and
- (v) public art installations, art and landscape features and window washing equipment including Building Maintenance Unit (BMU) may encroach into the required yard setbacks;
- (ff) notwithstanding the minimum yard setbacks for all buildings and structures shown on Schedules C1(150) 1, 2, and 3, nothing shall prevent buildings and structures below established grade from extending to the property lines;
- (gg) the provisions of Section 6A(9) for parking regulations for commercial zones shall not apply;

TOWER FLOOR PLATE

- (hh) the maximum floor plate area for all Towers shall be as follows:
 - (i) Tower A in Block 1 shown on Schedule C1(150) 1 = 783 square metres;
 - (ii) Tower B in Block 1 shown on Schedule C1(150) 1 = 784 square metres;
 - (iii) Tower C in Block 2 shown on Schedule C1(150) 2 = 787.5 square metres; and
 - (iv) Tower D in Block 2 shown on Schedule C1(150) 2 = 780 square metres;

RECREATIONAL AMENITY AREA

- (ii) common recreational amenity area shall be provided as follows:
 - (i) outdoor: a minimum of 2.0 square metres per dwelling unit; and
 - (ii) indoor: a minimum of 2.0 square metres per dwelling unit;

PARKING

- (jj) notwithstanding Sections 6A(2) and 6A(4) and subject to car share requirements in (mm) below, parking spaces shall be provided on the lot for buildings, structures or uses located on the C1(150) Lands in accordance with the minimum parking rates and parking occupancy rates as follows:

Land Use/Apartment House Unit Type	Minimum Parking Rate	Parking Occupancy Rate		
		AM	PM	Eve
Bachelor	0.6 parking spaces per unit	100%		
1 Bedroom	0.7 parking spaces per unit			
2 Bedroom	0.9 parking spaces per unit			
3+ Bedroom	1.0 parking spaces per unit			
Residential Visitor	0.1 parking spaces per unit	10%	35%	100%
Office	1.0 parking spaces per 100 square metres of gross floor area	100%	60%	0%
Retail Store	1.0 parking spaces per 100 square metres of retail gross floor area	20%	100%	100%
Day Nursery	0.40 parking spaces per 100 square of gross floor area	100%	100%	50%
Recreation Use	0.5 parking spaces per 100 square metres of gross floor area	25%	100%	100%
Public Self-storage Warehouse	0.6 parking spaces per 100 square metres of gross floor area	100%	100%	50%
All Other Non-residential Uses Unless Specified Otherwise Below	1.0 parking spaces per 100 square metres of gross floor area	100%	100%	100%

- (kk) parking occupancy rates in (jj) refer to the following times:

- (i) AM means 6:00 a.m. to 12:00 p.m.
 - (ii) PM means 12:00 p.m. to 6:00 p.m.
 - (iii) Eve means 6:00 p.m. to 6:00 a.m.
- (ll) the minimum number of required parking spaces based on parking occupancy rates is determined as follows:

- (i) for each of the morning, afternoon and evening parking periods, the minimum number of parking spaces required for each use is calculated using the respective parking space rate and occupancy rate;
 - (ii) the minimum number of parking spaces required for each period is the total number of parking spaces required for all uses during that parking period; and
 - (iii) the minimum number of parking spaces required is equal to the largest number of parking spaces required for any parking period;
- (mm) car-share parking spaces are permitted on the C1(150) Lands;
- (nn) if the calculation of the required number of parking spaces pursuant to (jj) above 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;
- (oo) accessible parking spaces shall be provided in accordance with the following:
- (A) minimum length of 5.6 metres;
 - (B) minimum width of 3.4 metres;
 - (C) minimum vertical clearance of 2.1 metres; and
 - (D) adjacent to a minimum 1.5 metre wide accessible barrier free aisle or path for the entire length of the parking space;
- (pp) accessible parking spaces shall be provided on the same block as every building, structure or use for which parking spaces are required, in compliance with the following:
- (i) if the number of required parking spaces is 5 to 24, a minimum of 1 parking space shall comply with the minimum dimensions for an accessible parking space;
 - (ii) 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 shall comply with the minimum dimensions for an accessible parking space; and
 - (iii) if the number of required parking spaces is more than 100, a minimum of 5 parking spaces plus 1 parking space for every 50 parking spaces or part thereof in excess of 100 parking spaces, shall comply with the minimum dimensions for an accessible parking space;

- (qq) a minimum of 10 percent of the required parking spaces for a medical office shall comply with the minimum dimensions for an accessible parking space;
- (rr) the provisions of Section 6A(4) for location of parking spaces on the same lot or an abutting lot shall not apply;

BICYCLE SPACES

- (ss) bicycle parking spaces shall be provided on the C1(150) Lands as follows:
 - (i) a minimum of 0.68 “long-term” bicycle parking spaces for each house dwelling unit;
 - (ii) a minimum of 0.07 “short-term” bicycle parking spaces for each house dwelling unit for the use of visitors;
 - (iii) a minimum of 0.13 “long-term” bicycle parking spaces for each 100 square metres of office gross floor area;
 - (iv) a minimum of 3 plus 0.15 “short-term” bicycle parking spaces for each 100 square metres of office gross floor area for visitors;
 - (v) a minimum of 0.13 “long-term” bicycle parking spaces for each 100 square metres of retail gross floor area; and
 - (vi) a minimum of 3 plus 0.25 “short-term” bicycle parking spaces for each 100 square metres of retail gross floor area for visitors;

LOADING SPACES

- (tt) notwithstanding Sections 6A(16)(a) and (b), the minimum loading space requirements for the C1(150) Lands shall be in accordance with the following minimum standards:
 - (i) one (1) type ‘G’ loading space shall be provided in Tower A and shared with Tower B, and one (1) type ‘B’ loading space shall be provided in Tower B on “Block 1”, as such Towers are defined on Schedule C1(150) 1;
 - (ii) one (1) type ‘G’ loading space shall be provided in Tower C and shared with Tower D and Building F, one (1) type ‘B’ loading space shall be provided in Tower D, two (2) Type ‘B’ loading spaces shall be provided for 2 Lansing Square, and one (1) Type ‘B’ loading space shall be provided in Building F on “Block 2”, as such Towers and buildings are defined and identified on Schedule C1(150) 2;

- (iii) one (1) type ‘G’ loading space shall be provided on “Block 3” as identified on Schedule C1(150) 3;
- (uu) the provisions of Sections 6A(16)(b), (c), and (d) for dimensions, location and access to loading spaces do not apply;

SURFACES

- (vv) the provisions of Section 6A(17) for surfacing of driveways and parking areas shall not apply to parking lots, parking areas, public parking lots and off-site parking where parking spaces are provided on a transitional basis;

OTHER

- (ww) No person shall erect on any of the lands shown on Schedule 1 of By-law XXXX-20 any building or structure until the following municipal services are provided to the property line and the following provisions are complied with:
 - (i) all new public roads, have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (ii) all water mains sanitary sewers and storm sewers and appropriate appurtenances, have been installed and are operational, that are required to service the parcel of land that the building or structure resides on.

LOT SEVERANCE

- (xx) notwithstanding any severance or division of the lot, the regulations of this exception shall continue to apply to the whole of the lot as if no severance or division has occurred.

5. Section 64.34 of By-law No. 7625 is amended by adding the following exception to the MO Zone:

“64.34 (53) MO(53)

DEFINITIONS

- (a) For the purpose of this exception, the area outlined by the heavy black lines on Schedule 1 attached to this exception is, hereinafter referred to and for the purpose of this exception, defined as the “lot”;
- (b) for the purpose of this exception, the MO(53) zoned lands outlined by the heavy black lines on Schedule 2 attached to this exception are, hereinafter referred to and for the

purpose of this exception, defined as the “MO(53) Lands” and are the subject of this exception;

- (c) for the purpose of this exception, “block” means the lands identified by the numbers 1, 2, 3, 4, and 5 shown on Schedule 3 attached to this exception. Block 4 are MO(53) Lands;
- (d) for the purpose of this exception, “bicycle parking” shall mean an area that is equipped with bicycle racks, stackers or lockers for the purpose of parking and securing bicycles, but is not intended for general storage use;
- (e) for the purpose of this exception, “bicycle parking space” shall mean an area used for storing a bicycle. A bicycle parking space shall comply with the following:
 - (i) the minimum dimensions of a bicycle parking space are 1.8 metres in length, 0.6 metres in width and a vertical clearance of 1.9 metres from the ground;
 - (ii) the minimum dimensions of a bicycle parking space if placed in a vertical position on a wall, structure or mechanical device are 1.9 metres in length or vertical clearance, 0.6 metres in width and a horizontal clearance of 1.2 metres from the wall; and
 - (iii) if a stacked bicycle parking space is provided, the minimum vertical clearance for each bicycle parking space is 1.2 metres;
- (f) for the purpose of this exception, “long-term bicycle parking space” means a bicycle parking space for use by the occupants or tenants of a building;
- (g) for the purpose of this exception, “short-term bicycle parking space” means a bicycle parking space for use by visitors to a building;
- (h) for the purpose of this exception:
 - (i) “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; and
 - (ii) “car-share parking space” means a parking space used exclusively for the parking of a car-share motor vehicle;
- (i) for the purpose of this exception, “established grade” shall be defined as the Canadian Geodetic Datum level of 175.15 metres;
- (j) for the purposes of this exception, “laboratory” means premises used for scientific or technical research, analysis, experimentation or development;

- (k) for the purpose of this exception, “outdoor amenity area” means an area that is communal and available to all occupants of a building for social and recreational purposes, may be located on a rooftop and may contain or consist partly of a green roof component;
- (l) for the purpose of this exception, “public parking lot” means an area of land, or a building or structure or part thereof which is provided and maintained for the purpose of temporary parking or motor vehicles, which is not accessory to a permitted use and the parking spaces are available for the public with or without a fee;
- (m) for the purpose of this exception, “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;
- (n) for the purpose of this exception, “take-out restaurant” means premises where food or beverages are prepared and offered for sale to patrons for consumption off the premises;
- (o) for the purpose of this exception, “sales office” means a building, structure, facility or structure used for the purpose of initial sales and/or initial leasing of non-residential gross floor area to be used or erected on the lot;
- (p) for the purpose of this exception, “software development and processing” means premises used for software development and testing, or for the collection, analysis, processing, storage or distribution of electronic data;
- (q) for the purpose of this exception, “tower floor plate” means the area of a typical building floor level located at or above 36 metres above established grade, measured from the exterior of the main walls of such floor level;
- (r) for the purpose of this exception:
 - (i) “type ‘B’ loading space” means a loading space that is a minimum of 3.5 metres wide, a minimum of 11.0 metres long and has a minimum vertical clearance of 4.0 metres; and
 - (ii) “type ‘C’ loading space” means a loading space that is a minimum of 3.5 metres wide, a minimum of 6.0 metres long and has a minimum vertical clearance of 3.0 metres;
- (s) for the purpose of this exception, “transitional” means short-term works and uses that are necessary to accommodate construction on a block or elsewhere on the lot;
- (t) for the purpose of this exception, “underground” is defined as below established grade;

PERMITTED USES

- (u) on the MO(53) Lands the following uses shall be permitted: banquet hall, car rental agency, communications and broadcasting, day nursery, financial institution, fitness centre, health science research laboratory, industrial sales and service, information processing, laundry, manufacturing, office uses, outdoor café, park, personal service shop, public self-storage warehouse, recreation use, entertainment facility, research laboratory, restaurant, retail store, service shop, showroom, take-out restaurant, theatre, outdoor amenity area, public parking lot, parking lot, parking structure, public self-storage warehouse, laboratory, food or beverage manufacturing, and software development and processing;

USE QUALIFICATIONS

- (v) day nursery, recreation use, and entertainment facility shall be only permitted on levels 1, 2, and 3 of any building or structure;
- (w) the provisions of Sections 34(9) and 6(22) for outdoor cafes shall not apply;
- (x) the permitted maximum area of an outdoor cafe is the greater of 50 square metres or 50% of the interior floor area of the premises it is associated with;

GROSS FLOOR AREA

- (y) the total gross floor area of all buildings on the MO(53) Lands shall be a maximum of 31,260 square metres;

BUILDING HEIGHT

- (z) building heights shall not exceed the maximum height in metres as shown on Schedule MO(53);
- (aa) notwithstanding subsection(s) above, the following elements may project beyond the maximum height limits shown on Schedule MO(53), in accordance with the following:
 - (i) guard rails, railings, bollards, balustrades, eaves, roof drainage, balcony and terrace guards, fences, skylights, railings, planters, cornices, seating areas, retaining walls, balcony and terrace dividers, decorative screens, privacy screens, wheelchair ramps and ramps to underground may project a maximum of 2.0 metres beyond the maximum height limits;
 - (ii) safety and wind protection/mitigation features and solar panels may project a maximum of 3.0 metres beyond the maximum height limits;

- (iii) 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 may project a maximum of 4.0 metres beyond the maximum height limits;
- (iv) public art features, mechanical equipment, exoskeleton structures, stairs, stair towers and enclosures, enclosures of mechanical equipment, unenclosed heating equipment may project a maximum of 6.0 metres beyond the maximum height limits;
- (v) elevator overruns, lightning rods, ventilation or cooling equipment such as chimneys, stacks, flues, vents, air intakes, antennas, satellite dishes, cellular arrays, parapets and elements of a green roof may project a maximum of 3.0 metres beyond the maximum height limits; and
- (vi) window washing equipment including Building Maintenance Unit (BMU) may project a maximum of 7.0 metres beyond the maximum height limits;

YARD SETBACKS

- (bb) the minimum yard setbacks for all buildings and structures above established grade shall be as shown on Schedule MO(53);
- (cc) notwithstanding subsection (bb) above, the following building elements may project beyond the minimum yard setbacks indicated on Schedule MO(53) in accordance with the following:
 - (i) eaves, window sills, damper equipment to reduce building movement, architectural flues, pillars and satellite dishes may encroach a maximum of 0.5 metre into the required yard setbacks;
 - (ii) pergolas, guardrails, balustrades, railings, decorative / acoustic doors and screens, light fixtures, awnings and canopies may encroach a maximum of 3.0 metres into the required yard setbacks;
 - (iii) trellises and planters may encroach a maximum of 5.0 metres into the required yard setbacks;
 - (iv) ventilation shafts, and elements required for the functional operation of a building, site servicing features, stairs, stair enclosures, wheelchair ramps, fences may encroach a maximum of 6.0 metres into the required yard setbacks; and

- (v) public art installations, art and landscape features and window washing equipment including Building Maintenance Unit (BMU) may encroach into the required yard setbacks;
- (dd) notwithstanding the minimum yard setbacks for all buildings and structure above established grade shown on Schedule MO(53), nothing shall prevent buildings and structures below established grade from extending to the property lines;

MAXIMUM BUILDING FLOOR PLATE

- (ee) the maximum tower floor plate of any building on the MO(53) Lands measured at or above 36 metres above established grade shall be 2,000 square metres;

PARKING

- (ff) notwithstanding Section 6A(2) and 6A(4), parking spaces shall be provided on the lot for buildings, structures or uses located on the MO(53) Lands in accordance with the minimum parking rates and parking occupancy rates as follows:

Land Use/Unit Type	Minimum Parking Rate	Parking Occupancy Rate		
		AM	PM	Eve
Office	1.0 parking spaces per 100 square metres of gross floor area	100%	60%	0%
Retail Store	1.0 parking spaces per 100 square metres of retail gross floor area	20%	100%	100%
Recreation Use	0.5 parking spaces per 100 square metres of gross floor area	25%	100%	100%
Public Self-storage Warehouse	0.6 parking spaces per 100 square metres of gross floor area	100%	100%	50%
All Other Non-residential Uses Unless Specified Otherwise Below	1.0 parking spaces per 100 square metres	20%	100%	100%

- (gg) parking occupancy rates in (ff) refer to the following times:

- (i) AM means 6:00 a.m. to 12:00 p.m.
- (ii) PM means 12:00 p.m. to 6:00 p.m.
- (iii) Eve means 6:00 p.m. to 6:00 a.m.

- (hh) the minimum number of required parking spaces based on parking occupancy rates is determined as follows:
 - (i) for each of the morning, afternoon and evening parking periods, the minimum number of parking spaces required for each use is calculated using the respective parking space rate and occupancy rate;
 - (ii) the minimum number of parking spaces required for each period is the total number of parking spaces required for all uses during that parking period; and
 - (iii) the minimum number of parking spaces required is equal to the largest number of parking spaces required for any parking period;
- (ii) car-share parking spaces are permitted on the MO(53) Lands;
- (jj) for each car-share parking space provided on the MO(53) Lands the minimum number of parking spaces required on the lot may be reduced by four parking spaces;
- (kk) if the calculation of the required number of parking spaces pursuant to subsection (ff) above 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;
- (ll) accessible parking spaces shall be provided in accordance with the following:
 - (A) minimum length of 5.6 metres;
 - (B) minimum width of 3.4 metres;
 - (C) minimum vertical clearance of 2.1 metres; and
 - (D) adjacent to a minimum 1.5 metre wide accessible barrier free aisle or path for the entire length of the parking space;
- (mm) accessible parking spaces shall be provided on the same block as every building, structure or use for which parking spaces are required, in compliance with the following:
 - (i) if the number of required parking spaces is 5 to 24, a minimum of 1 parking space shall comply with the minimum dimensions for an accessible parking space;
 - (ii) 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 shall comply with the minimum dimensions for an accessible parking space; and

- (iii) if the number of required parking spaces is more than 100, a minimum of 5 parking spaces plus 1 parking space for every 50 parking spaces or part thereof in excess of 100 parking spaces, shall comply with the minimum dimensions for an accessible parking space;
- (nn) a minimum of 10 percent of the required parking spaces for a medical office shall comply with the minimum dimensions for an accessible parking space;
- (oo) notwithstanding Section 6A(3), Electric Vehicle Infrastructure, including electric vehicle supply equipment, does not constitute an obstruction to a parking space;
- (pp) the provisions of Section 6A(4) for location of parking spaces on the same lot or an abutting lot shall not apply;
- (qq) the provisions of Sections 6A(6)(e) and (g) for parking shall not apply;
- (rr) the provisions of Section 34(6)(b) for landscaping shall not apply;

BICYCLE SPACES

- (ss) bicycle parking spaces shall be provided on the MO(53) Lands as follows:
 - (i) a minimum of 0.13 “long-term” bicycle parking spaces for each 100 square metres of office gross floor area;
 - (ii) a minimum of 3 plus 0.15 “short-term” bicycle parking spaces for each 100 square metres of office gross floor area for visitors;
 - (iii) a minimum of 0.13 “long-term” bicycle parking spaces for each 100 square metres of retail gross floor area;
 - (iv) a minimum of 3 plus 0.25 “short-term” bicycle parking spaces for each 100 square metres of retail gross floor area for visitors; and
 - (v) for retail uses with a gross floor area that is less than 1000 square metres, no “long-term” bicycle parking spaces shall be required;

LOADING SPACES

- (tt) notwithstanding Sections 6A(16)(a) and (b), a minimum of two (2) type ‘B’ loading spaces and three (3) type ‘C’ loading spaces shall be provided;
- (uu) the provisions of Sections 6A(16)(b), (c) and (d) for dimensions, location and access to loading spaces do not apply;

SURFACES

- (vv) The provisions of Section 6A(17) for surfacing of driveways and parking areas shall not apply to parking lots, parking areas, public parking lots and off-site parking where parking spaces are provided on a transitional basis;

OTHER

- (ww) No person shall erect on any of the lands shown on Schedule 1 of By-law XXXX-20 any building or structure until the following municipal services are provided to the property line and the following provisions are complied with:
- (i) all new public roads, have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
 - (ii) all water mains sanitary sewers and storm sewers and appropriate appurtenances, have been installed and are operational, that are required to service the parcel of land that the building or structure resides on.

LOT SEVERANCE

- (xx) Notwithstanding any severance or division of the lot, the regulations of this exception shall continue to apply to the whole of the lot as if no severance or division has occurred.

Enacted and passed on ~, 20~.

John Tory

Mayor

Ulli S. Watkiss,

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 by the *owner* at the *owner's* expense in accordance with this By-law and as further specified in one or more agreements pursuant to Section 37(3) of the Planning Act, in a form satisfactory to the City Solicitor 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 in return for the increase in *height* and density of the proposed development on the *lot*, all to the satisfaction of the Chief Planner and Executive Director, City Planning Division:

1. The owner is to provide the following facilities, services and matters pursuant to Section 37 of the *Planning Act* as follows:

Library

(a) Prior to the issuance of any above grade building permit on the lands, except for Tower E, the owner is to provide a financial contribution to the City of two-million and seven-hundred thousand dollars (\$2,700,000) to be used for the improvement of Pleasant View Library. The financial contribution set out above shall be indexed to the Statistics Canada Non-Residential Construction Price Index for Toronto calculated from the date of execution of the Section 37 Agreement to the date of submission of the funds by the owner to the City.

Public Art

(b) The owner shall prepare, at its expense, a Public Art Plan (the “Public Art Plan”) for the provision of Public Art on the site or adjacent City-owned land and shall submit the Public Art Plan to the City, to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Toronto Public Art Commission, and to City Council for approval, in accordance with the terms of the Section 37 Agreement.

(c) Prior to the issuance of any above grade building permit on the lands, except for Tower E, the owner shall make a Public Art contribution to the City in the amount of five hundred thousand dollars (\$500,000) on public art program terms set out in the Section 37 Agreement and to the satisfaction of the Chief Planner and Executive Director, City Planning, which amount 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 issuance of the first above-grade building permit.

Affordable Housing

2. The owner is to provide the following facilities, services and matters pursuant to Section 37 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) The owner shall design, construct and operate at least 160 affordable rental dwelling units comprised of approximately 8,919 square metres of residential Gross Floor Area within the approved development at 2, 4, 6 Lansing Square and 2550 Victoria Park Avenue, in accordance to the Terms outlined in Attachment 11, to the satisfaction of the Chief Planner and Executive Director, City Planning Division;

(b) The owner agrees that no building permits shall be issued for Phase 2, until an above grade building permit has been issued and obtained for Tower B in Phase 1 containing at least 80 affordable rental housing units (at least 50% of the affordable rental dwelling units to be provided on the site);

(c) The owner agrees that no building permits shall be issued for Phase 3, until an above grade building permit has been obtained and issued for Tower C in Phase 2 containing the remaining affordable rental housing units;

(d) The owner agrees that prior to the issuance of the first above grade building permit for the last phase of the development (Phase 3), the 160 affordable rental dwelling units shall be ready and available for occupancy;

3. The following matters are also recommended to be secured in the Section 37 Agreement as a legal convenience to support development:

Phasing

(a) The owner agrees that construction shall proceed in accordance with the following development Phasing Plan:

Phase 1

- Construction of the new north/south public road;
- Construction of the easterly portion of the new east/west local public road;
- Construction of new east/west Settlers Road;
- Construction of Tower E the 18-storey office building;
- Construction of Tower A the 40 storey residential building;
- Construction of Tower B the 30-storey residential building;
- Construction of the 530 square metre POPS, east of Tower A; and
- Construction of at least 80 affordable housing units.

Phase 2

- Construction of the westerly portion of the new east/west local public road;
- Construction of Tower C the 25-storey residential building;
- Construction of Tower D the 35-storey residential building;
- Conveyance of the 4,843 square metre public park;
- Construction of Building F the 6 storey residential building;

- Construction of 80 affordable housing units; and
- Construction of the 525 square metre POPS, east of Tower C

Phase 3

- Construction of Building G the 4 storey residential building.
- (b) The owner agrees that no above grade building permits shall be issued for Towers A, B, C, or D, or Buildings F or G, in Blocks 1, 2, and 3, until an above grade building permit has been issued and obtained for the office Tower E in Block 4;
- (c) The owner agrees that prior to any above grade building permits being issued for Phase 2 (any of Towers C, D or Building F), an occupancy permit shall be issued for the office Tower E.

Privately owned, publically accessible open space

- (c) The owner shall construct and maintain, at its own expense, an area of not less than 530 square metres east of Tower A in Block 1, for use by the general public as Privately-Owned Publicly accessible Open Space (POPS) with the specific location, configuration and design to be determined and secured through site plan approval to the satisfaction of the Chief Planner and Executive Director, City Planning;
- (d) The owner shall construct and maintain, at its own expense, an area of not less than 525 square metres east of Tower C in Block 2, for use by the general public as Privately-Owned Publicly accessible Open Space (POPS) with the specific location, configuration and design to be determined and secured through site plan approval to the satisfaction of the Chief Planner and Executive Director, City Planning;
- (e) The owner agrees that prior to the issuance of the first above-grade building permit, the owner shall prepare all documents and convey, on terms set out in the Section 37 Agreement, an access easement in favour of the City in perpetuity, including support rights as applicable, for public use of the privately-owned publicly accessible open space (POPS) indicated in items 3.(c) and 3.(d) above, all to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor;

Traffic demand management

- (f) Prior to issuance of the first Above-Grade Building Permit for any portion of the Site, the owner shall make a one-time contribution to the City in the amount of One Hundred Thousand Dollars (\$100,000.00) towards the installation of two bike-share stations on the site.
- (g) The owner shall provide and maintain, as part of Site Plan Approval, a minimum of 4 publicly accessible car-share parking spaces in locations satisfactory to the Chief Planner and Executive Director, City Planning Division, in consultation with the General Manager, Transportation Services.

- (h) The owner shall introduce a monitoring program for the usage of the car-share vehicles and spaces provided on the site prior to Site Plan Approval of any Tower/Building in Phase 2, including the collection of baseline data to establish a base condition and subsequent data collection program to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the General Manager, Transportation Services.
- (i) At first residential use for any Building in Phase 1, the owner shall provide and maintain shuttle service between the Site and Don Mills Subway Station during the interim condition prior to the easterly extension of higher order transit on Sheppard Avenue East, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the General Manager, Transportation Services.
- (j) The owner shall provide and maintain real-time transportation screens in locations, through Site Plan Approval, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the General Manager, Transportation Services.
- (k) The owner shall provide proof of purchase and distribution of unloaded PRESTO cards to all first-time residential unit owners/renters to the satisfaction of the Chief Planner and Executive Director, City Planning Division.

Parks

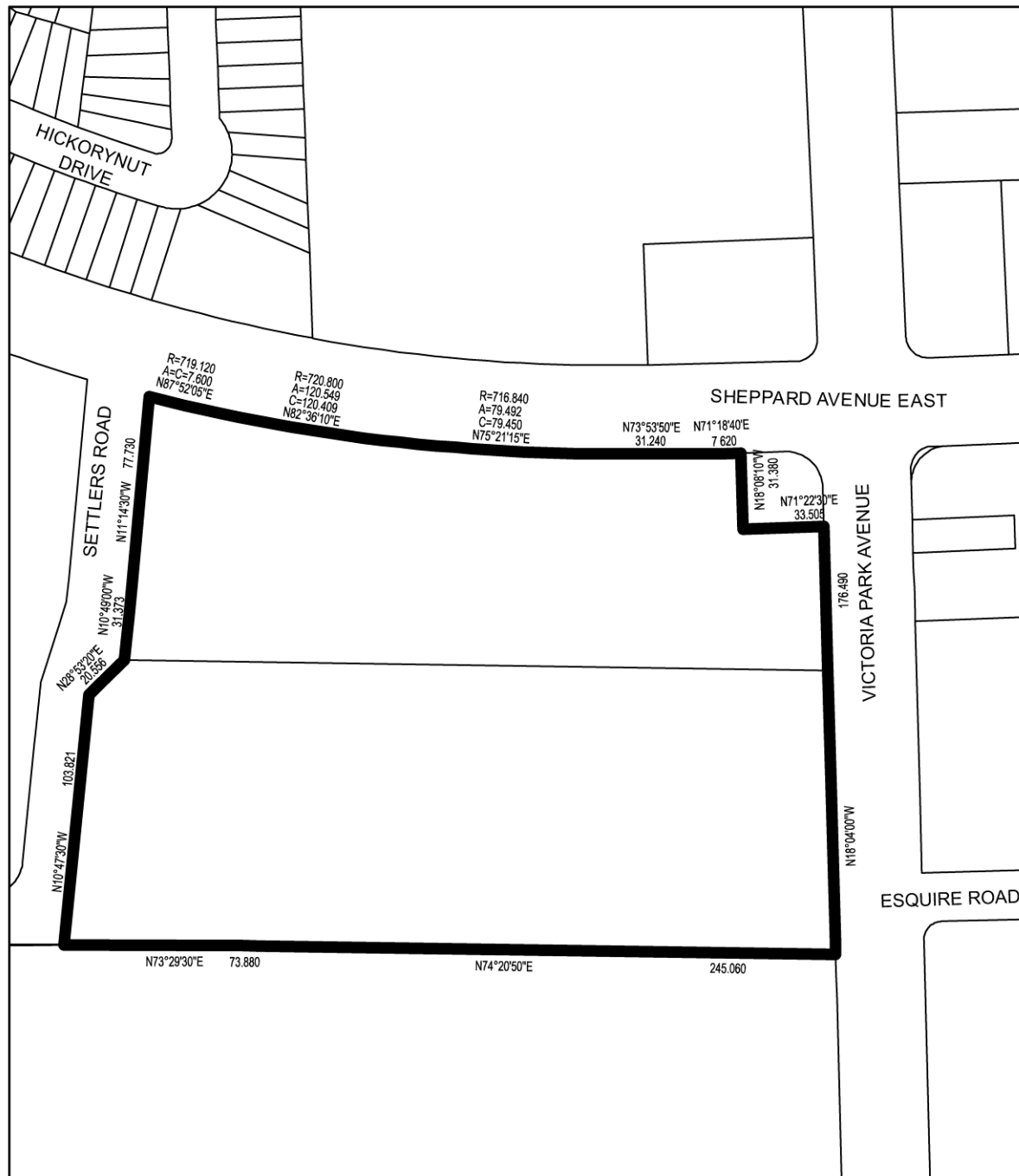
4. The owner agrees that Parkland Dedication is to be secured through the Section 37 Agreement, to the satisfaction of the General Manager, Parks, Forestry and Recreation, and include the following:

- (a) The owner shall dedication on-site parkland pursuant to Section 42 of the Planning Act having a minimum size of 4,843 square metres (the "Parkland Dedication"), with the exact location and configuration of the Parkland Dedication to be to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor;
- (b) The owner shall design and construct base and above-base park improvements, on terms and conditions set out in the Section 37 Agreement; and
- (c) The owner agrees that the Parkland Dedication to be conveyed to the City shall be free and clear, above and below grade, of all easements, encumbrances, and encroachments and in acceptable environmental condition and is to be conveyed to the City prior to the issuance of the second above grade building permit for either Tower C or Tower D to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

Section 37 Agreement

5. The owner shall enter into one or more agreements with the City, pursuant to Section 37 of the Planning Act which are registered on title to the lands to secure the matters provided for in Schedule A.

6. Wherever in the By-law a provision required the execution and registration of an agreement entered into with the City pursuant to Section 37 of the Planning Act in accordance with the provisions of Schedule A hereof, then once such agreement has been executed and registered, the increase of height and density shall continue to be effective notwithstanding any subsequent release or discharge of any part of such agreement."

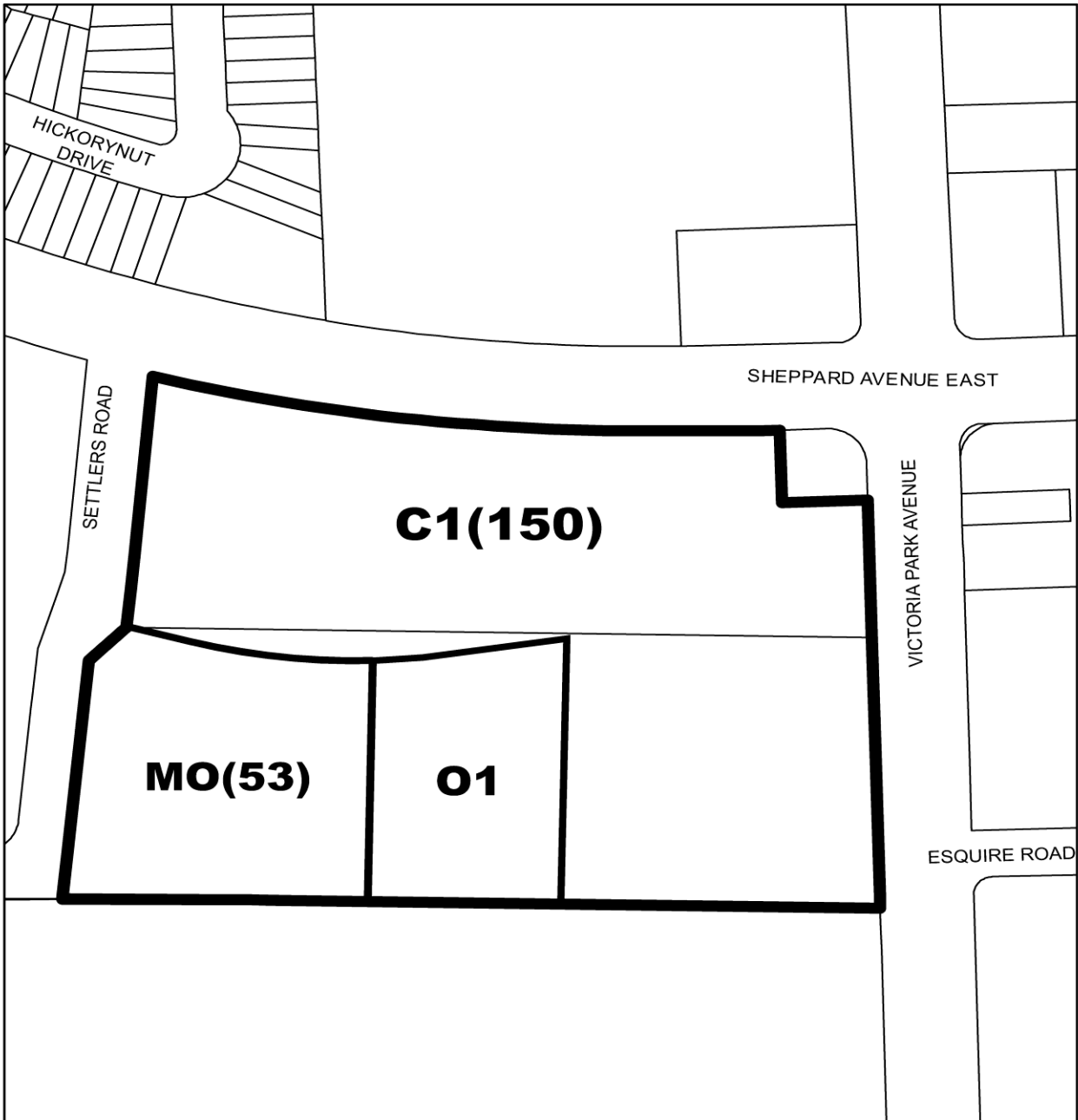


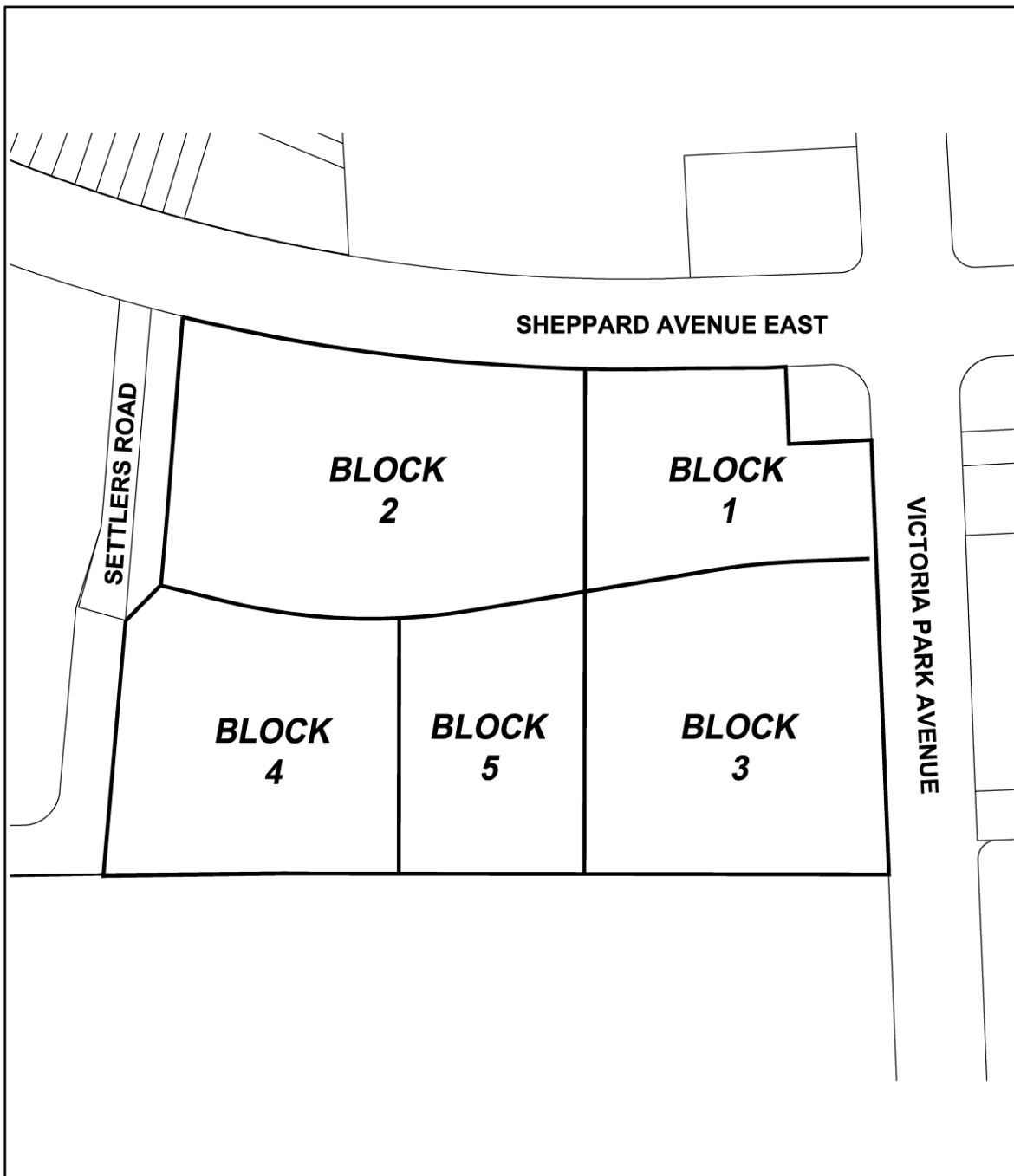
Toronto
Schedule 1

2550 Victoria Park Avenue and 2,4,6 Lansing Square

File # 19 147759 NNY 17 0Z

Former City of North York By-law 7625
Not to Scale
05/03/2021



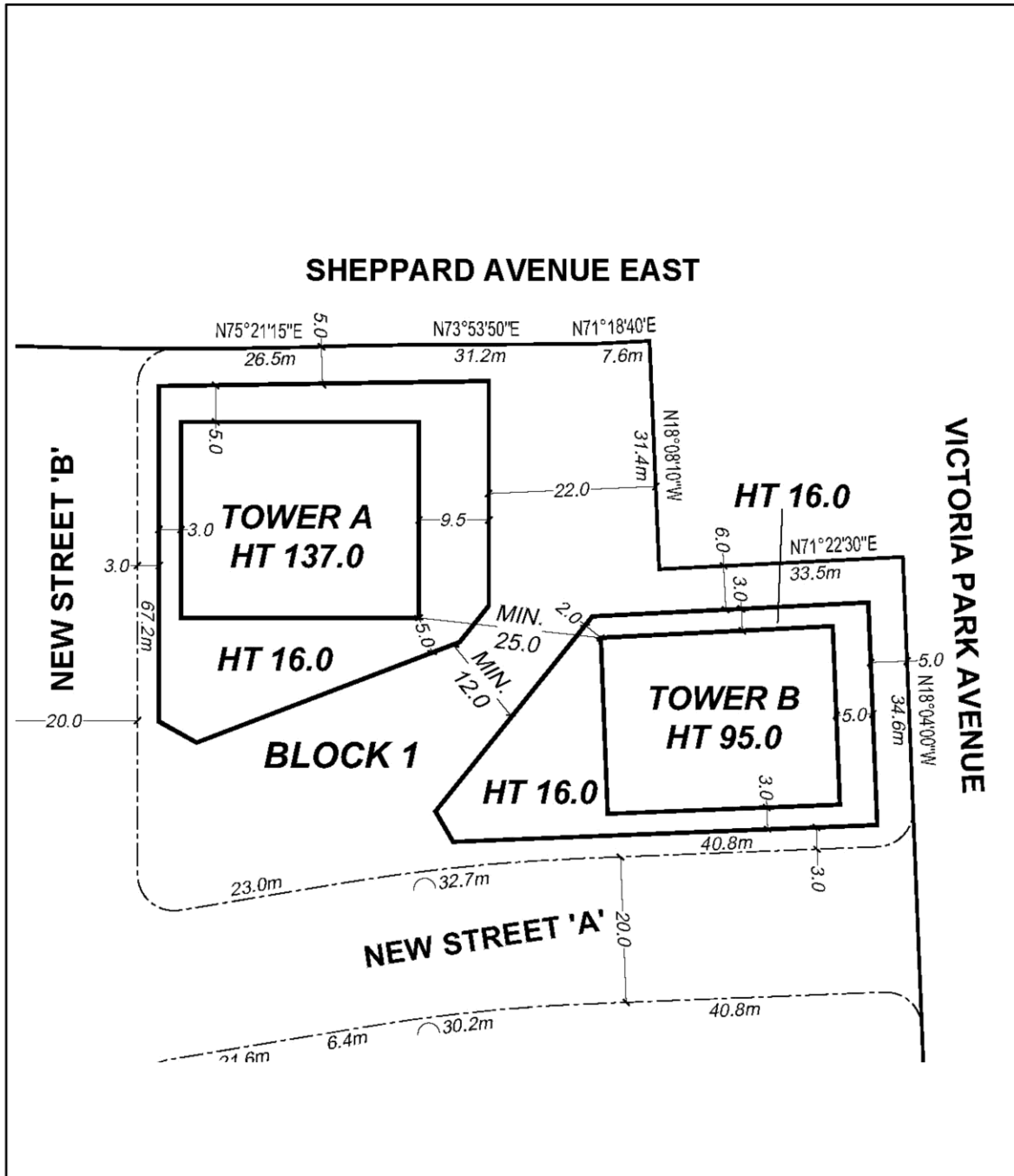


 **TORONTO**
Schedule 3

2550 Victoria Park Avenue and 2,4,6 Lansing Square

File # 19 147759 NNY 17 0Z


Former City of North York By-law 7625
Not to Scale
05/03/2021



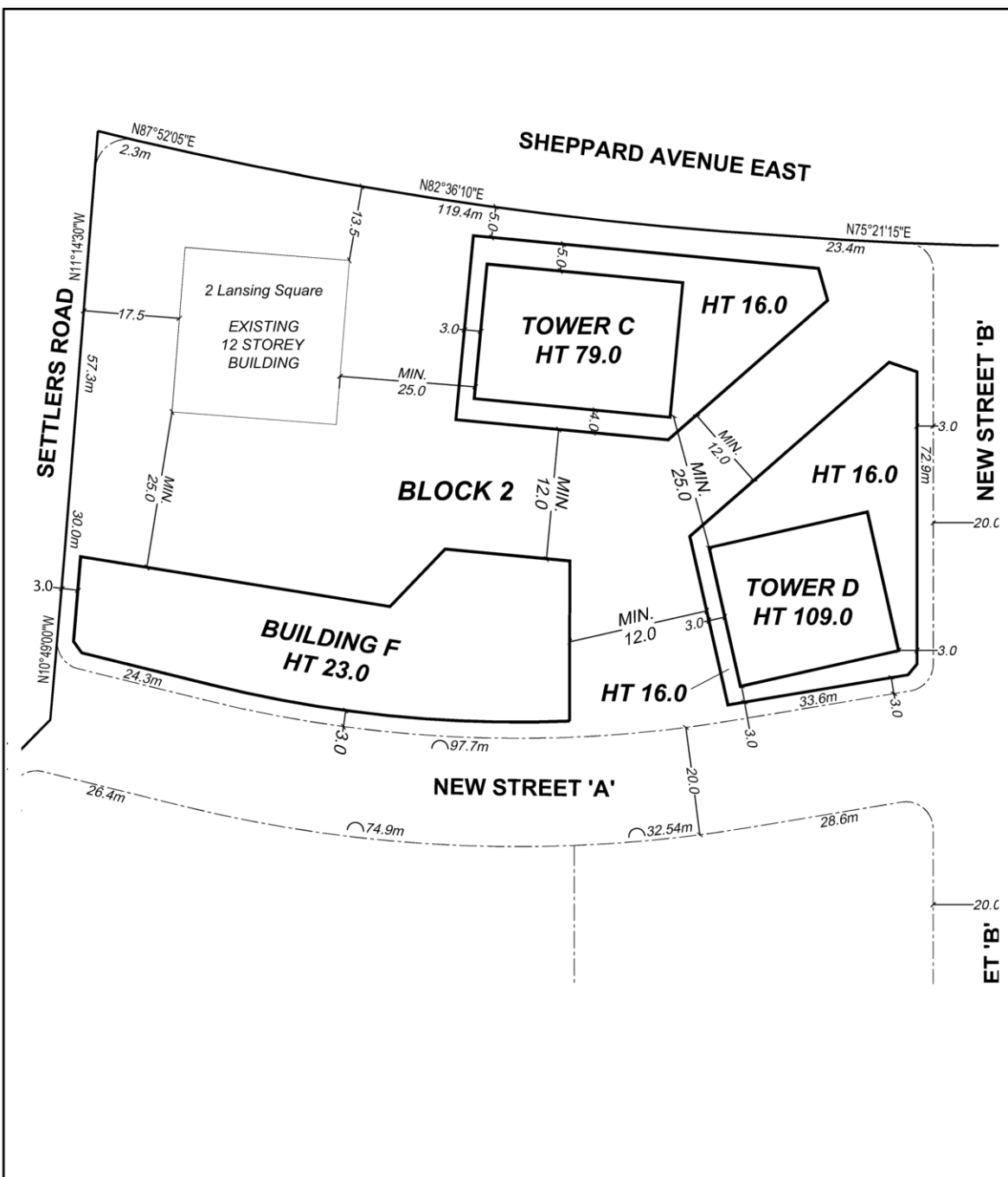
Toronto
Schedule C1(150) 1

2550 Victoria Park Avenue and 2,4,6 Lansing Square

File # 19 147759 NNY 17 0Z



Former City of North York By-law 7625
Not to Scale
05/03/2021



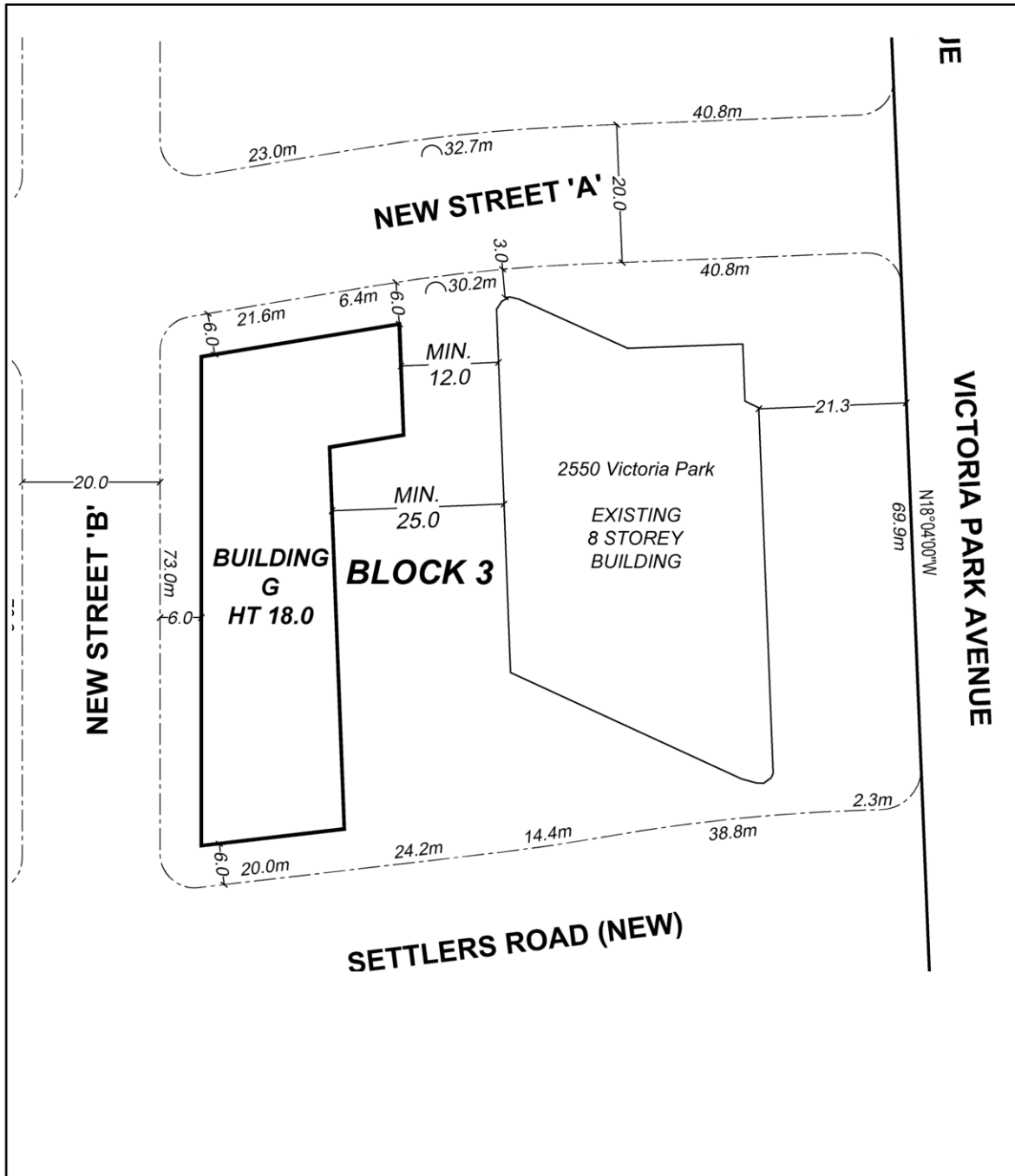
Schedule C1(150) 2

2550 Victoria Park Avenue and 2,4,6 Lansing Square

File # 19 147759 NNY 17 02



Former City of North York By-law 7625
Not to Scale
05/03/2021



Schedule C1(150) 3

2550 Victoria Park Avenue and 2,4,6 Lansing Square

File # 19 147759 NNY 17 02



Former City of North York By-law 7625
Not to Scale
05/03/2021

