

Attachment 5: Draft Zoning By-law Amendment (438-86)

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

CITY OF TORONTO

Bill No. ~

BY-LAW No.XXX-20XX

**To amend the General Zoning By-law No. 438-86, as amended, of the
former City of Toronto with respect to the lands municipally known in the
year 2020 as
29, 31, 33 and 39 Pleasant Boulevard**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; 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 and 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 and density permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto; and

WHEREAS pursuant to Section 39 of the *Planning Act*, the council of a Municipality may in a By-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, buildings, or structures for any purpose set out therein that is otherwise prohibited by the By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Pursuant to Section 37 of the *Planning Act*, the heights and density of development permitted by this By law on the lands shown on Map 1 of this By law are permitted subject to compliance with conditions set out in this By law,

and in return for the provision by the owner of the lands shown on Map 1 of this By law, the facilities, services and matters set out in Appendix 1 hereof, the provision of which shall be secured by one or more agreements with the City pursuant to Section 37(3) of the *Planning Act*.

2. Where Appendix 1 of this By law requires the owner to provide certain facilities, services or matters prior to the issuance of an above grade building permit, the issuance of such permit shall be dependent on satisfaction of same.
3. The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density pursuant to this By law unless all provisions of Appendix 1 are satisfied and an agreement pursuant to Section 37(3) of the *Planning Act* is registered on title to the lands to the satisfaction of the City Solicitor.
4. The provisions of By-law 438-86, as amended, shall continue to apply to the lands outlined by heavy lines on **Map 1** attached, except as otherwise provided herein.
5. The provisions of this By-law shall apply to the lands outlined by heavy lines on **Map 1** attached.
6. None of the provisions of Section 2(1) with respect to the definition of '*height*', '*grade*', '*lot*', '*residential gross floor area*', and '*residential amenity space*' and Sections 4(2)(a), 4(4)(b), 4(10), 4(12), 4(13) (a), (c) and (d), 4(14), 4(16), 6(3) Part I, 6(3) Part II, 6(3) Part III, 6(3) Part IV 2., and 12(2) 263 of By-law No. 438-86 of the former City of Toronto, being "A By-law to regulate the use of land and the erection, use, bulk, *height*, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended, and none of the provisions of By-law 208-72 shall apply to prevent the erection or use of an *apartment building* and *accessory* uses thereto on the lands *lot*, provided that:
 - (a) The *lot* comprises of the land delineated by heavy lines on Map 1, attached to and forming part of this By-law;
 - (b) The total *gross floor area* of all buildings and structures on the *lot* shall not exceed 19,700 square metres;
 - (c) The calculation of *gross floor area* does not include the areas occupied by any non-structural architectural grid system or ornamental features that are attached to and project from the main wall of a building, or any areas that are partially enclosed by such features;
 - (d) No portion of any building or structure erected or used above *grade* is located otherwise than wholly within the areas delineated by heavy lines as shown on Map 2 attached hereto;
 - (e) No portion of any building or structure erected or used above *grade* shall exceed the *height* limits above grade in metres specified by the numbers

following the symbol “H” as shown on Map 2 attached hereto;

- (f) No portion of the building or structure erected above finished ground level is located otherwise than wholly within the areas delineated by heavy lines on the attached Map 2, except for the following:
 - i. Pilasters, decorative columns, canopies, belt courses, pipes, utility equipment, awnings, building cornices, lighting fixtures, ornamental architectural elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, stair enclosures, terraces, wheel chair ramps, vents, retaining walls and curbs, *bicycle parking spaces*, landscape and green roof elements, mechanical and architectural screening and wind mitigation features, which may exceed beyond the heavy lines, except for the *lot* lines, as shown on Map 2 up to a maximum of 3.0 metres;
 - ii. Balconies may project beyond the heavy lines as shown on Map 2 up to a maximum of 1.8 metres.
- (g) Non-structural ornamental architectural elements permitted by (f) above, including the areas that may be fully or partly enclosed by such features, are not main walls;
- (h) No portion of the building or structure shall exceed the *height* limits shown in metres and specified by the numbers following the letter H on Map 2, except for the following:
 - i. Railings and guards, which may project above the permitted maximum height up to a maximum of 2.0 metres;
 - ii. Mechanical equipment used for the functional operation of the **building**, elevator overruns and machine rooms, and electrical elements (including screens and mechanical penthouse) may project above the permitted maximum height up to a maximum of 10.60 metres, provided its coverage does not exceed 80% of the area of the roof of the tower floor plate, labelled as HT 102.5 on Diagram 2 of By-law XXXX-2021 [Clerks to insert By-law number];
 - iii. Vents, ornamental architectural elements, exhausts, lightning rods, chimney stacks, window washing and **building** maintenance equipment, **green roof** elements, roof assemblies, parapets and ornamental architectural elements may project above the permitted maximum height up to a maximum of 10.60 metres;
 - iv. Wind remediation screens and structures may project above the permitted maximum height by a maximum of 3.0 metres; and
 - v. Landscape features and elements including trellises, fences and outdoor amenity structures, which may project above the permitted maximum height up to a maximum of 3.0 metres.
- (i) A minimum of 320 square metres of *landscaping* will be provided on the *lot*, excluding the portion of the *lot* labelled as Parkland on Map 2, of which a minimum of 120 square metres will be *soft landscaping*;
- (j) A *soft landscaping* strip is not required to be provided along any part of a *lot*

line abutting another lot in the Residential District;

- (k) Vehicle access to a *parking space* on the *lot* may be from the *street*;
- (l) A driveway to an *apartment building* may have a maximum total width of 7.2 metres;
- (m) Vehicle access to the principle pedestrian entrance to the building is not required;
- (n) Accessible *parking spaces* on Parking Level 1 are not required to be closest to a barrier free passenger elevator that provides access to the first *storey* of the building or the shortest route from the required entrance to that elevator;
- (o) *Parking spaces* must be provided and maintained in accordance with the following minimum requirements:
 - i. 0.22 *parking spaces* per *dwelling unit* shall be provided for residents; and
 - ii. 0.03 *parking spaces* per *dwelling unit* shall be provided for visitors;
- (p) Bicycle *parking spaces* must be provided and maintained in accordance with the following minimum requirements:
 - i. 0.9 *bicycle parking spaces* – *occupant per dwelling unit*; and
 - ii. 0.1 *bicycle parking spaces* – *visitor per dwelling unit*;
- (q) The *bicycle parking spaces* – *occupant* and *bicycle parking spaces* – *visitor* required by subsection (p) above, may be provided in the form of *stacked bicycle parking spaces*;
- (r) A maximum building *depth* of 32.0 metres is permitted;
- (s) One *loading space* – *type G* shall be provided and maintained on the *lot*;
- (t) *Residential amenity space* shall be provided and maintained on the *lot* in accordance with the following minimum requirements:
 - i. a minimum of 1.78 square metres of indoor *residential amenity space* per *dwelling unit* must be provided; and
 - ii. a minimum of 1.38 square metre of outdoor *residential amenity space* per *dwelling unit* must be provided, of which at least 40 square metres of outdoor *residential amenity space* must be provided in a location directly accessible from an area containing indoor *residential amenity space*;
- (u) None of the provisions of this By-law as amended, or By-law 438-86, as amended, apply to prevent a temporary sales office on the *lot*, which means a building, structure, facility, trailer or portion thereof used exclusively for the purpose of the initial sale, lease or rental of *dwelling units* on the *lot*;
- (v) For the purposes of this By-law, all italicized words and expressions have the same meanings as defined in By-law 438-86, as amended, with the exception of the following:

- i. “*height*” means the vertical distance between grade and the highest point of the building or structure, except for those elements prescribed in this By-law;
 - ii. “*grade*” means 140.80 metres Canadian Geodetic Datum
 - iii. “*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 main wall of each floor level, exclusive of any areas in a building or structure used for:
 - a) Parking, loading and bicycle parking below-ground;
 - b) Required *loading spaces* and circulation and maneuvering to loading spaces at the ground level and required *bicycle parking spaces* at or above-ground;
 - c) Storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms below-ground;
 - d) Shower and change facilities required by this By-law for required *bicycle parking spaces*;
 - e) Indoor *residential amenity space* required by this By-law;
 - f) Elevator shafts;
 - g) Garbage shafts;
 - h) Mechanical penthouse; and
 - i) Exit stairwells in the building.
 - iv. “*residential amenity space*” means indoor or outdoor space on a *lot* that is communal and available for use by the occupants of a building on the *lot* for recreational or social activities;
 - v. “*stacked bicycle parking spaces*” means 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*, with a minimum vertical dimension of 1.2 metres;
7. Despite any existing or future severance, partition or division of the *lot*, the provisions of this By-law shall apply to the whole *lot* as if no severance, partition or division occurred.

Enacted and passed on [DATE]

Frances Nunziata,
Speaker

John D. Elvidge
City Clerk

Appendix 1

Section 37 Provisions

The facilities, services and matters set out below are required to be provided by the owner of the lot at their expense to the City in accordance with one or more agreements pursuant to Section 37(3) of the Planning Act, in a form satisfactory to the City with conditions providing for indexing escalation of both the financial contributions and letters of credit, development charges, indemnity, insurance, GST, HST, termination and unwinding, and registration and priority of agreement:

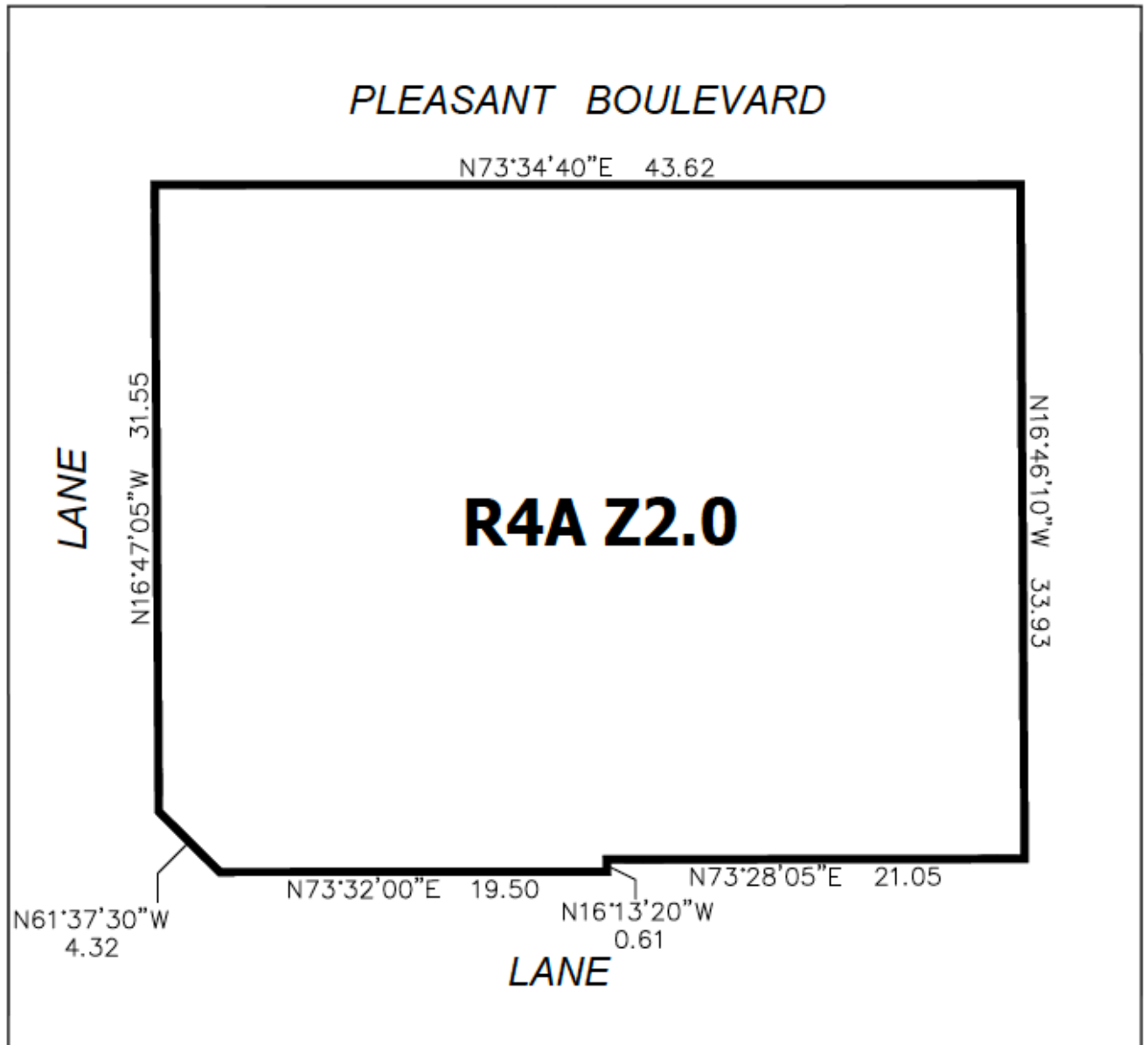
1. a financial contribution in the amount of \$3,643,000.00 payable to the City prior to issuance of the first above-grade building permit, with such amount indexed upwardly in accordance with Statistics Canada Non-Residential Building Construction Price Index for the Toronto Census Metropolitan Area, reported by Statistics Canada in the Building Construction Price Indexes Table: 18-10-0135 01, or its successor, calculated from the date of the execution of the Section 37 Agreement, or any other necessary agreement, to the date of payment. The funds shall be directed at the discretion of the Chief Planner and Executive Director, City Planning Division in consultation with the Ward Councillor for the following:

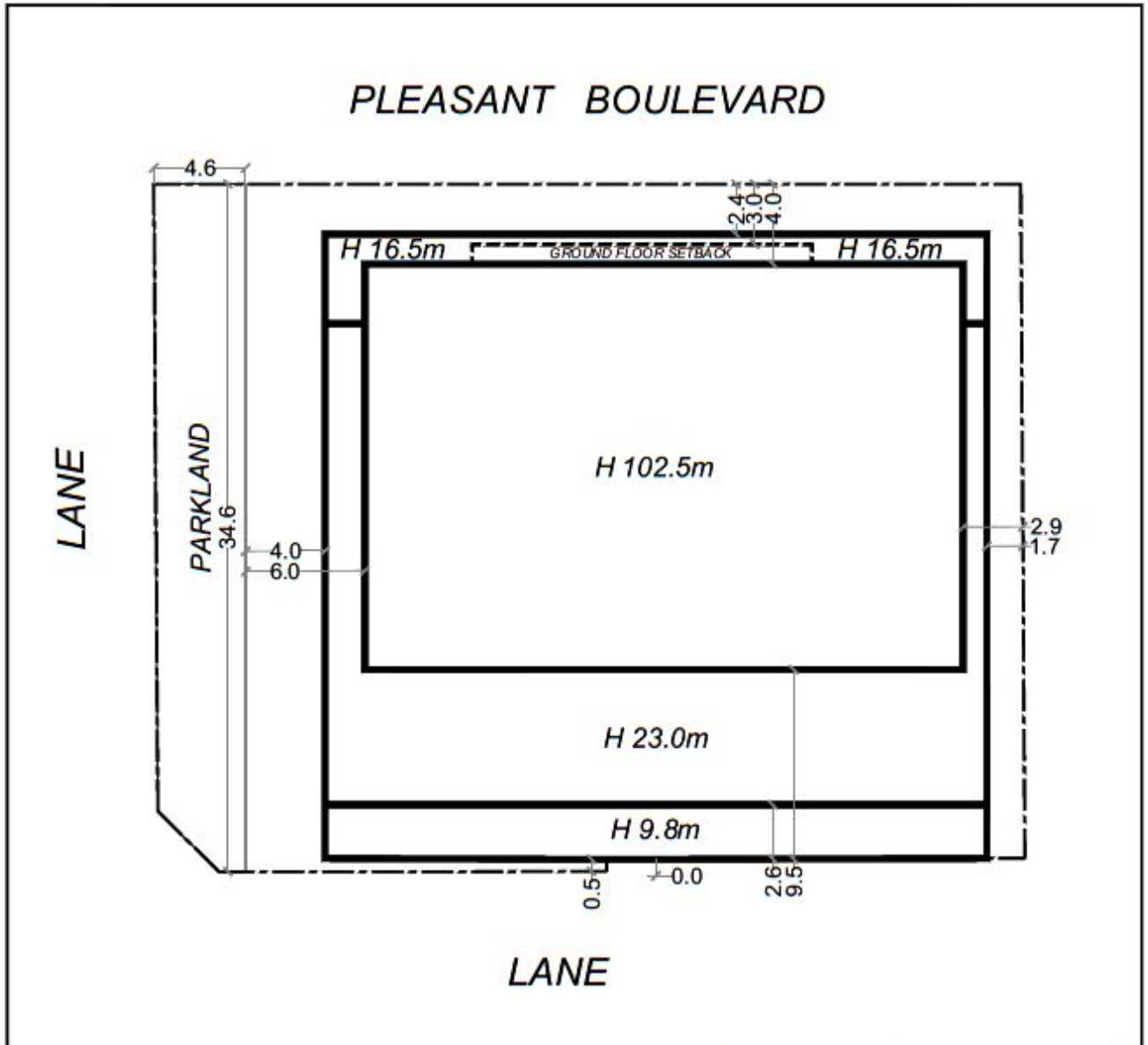
- a) capital improvements for new or existing cultural and/or community space within the vicinity of the application site, affordable housing, local area park improvement, and/or streetscape improvements.
- b) in the event the cash contribution referred to in Recommendation 5 a. above has not been used for the intended purpose within three (3) years of the implementing Zoning By-law Amendment coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the ward Councillor, provided that the purposes are identified in Toronto's Official Plan and will benefit the local community;

2. the following matters are also recommended to be secured in the Section 37 Agreement as matters required to support the development of the site:

- a) a privately-owned publicly-accessible open space (POPS) of not less than 140 square metres;
- b) a 1.7 metre wide publicly-accessible pedestrian walkway on the east side of the site;
- c) the owner shall pay for and construct any improvements to the municipal infrastructure in connection with the site servicing report, should it be determined that upgrades to such infrastructure are required to support this development; and

- d) Prior to the issuance of Site Plan Approval, a Construction Management Plan and Neighbourhood Communication Strategy to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the Executive Director, Engineering and Construction Services and the ward Councillor.





Authority: Toronto and East York Community Council Item ~ as adopted by
City of Toronto Council on ~, 2021

CITY OF TORONTO BY-LAW No. ~-2021

**To amend Zoning By-law No. 569-2013 of the City of Toronto, as
amended, with respect to the lands known municipally in the
year 2020 as 29, 31, 33 and 39 Pleasant Boulevard**

Whereas authority is given to the Council of a municipality by Section 34 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, to pass Zoning By-laws; 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 and 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 and density permitted beyond that otherwise permitted on the aforesaid lands by By-law 569-2013 as amended, is permitted in return for the provision of the facilities, services and matters set out in this By-law which is secured by one or more agreements between the owner of the land and the City of Toronto; and

Whereas pursuant to Section 39 of the *Planning Act*, the council of a Municipality may in a By-law passed under Section 34 of the *Planning Act*, authorize the temporary use of land, buildings, or structures for any purpose set out therein that is otherwise prohibited by the By-law;

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy 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 No. 569-2013, Chapter 800 Definitions.

3. Zoning By-law No. 569-2013, as amended, is further amended by amending and replacing Article 900.2.10 Exception Number 944 so that it reads:

(944) Exception R 944

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 29, 31, 33 and 39 Pleasant Boulevard, if the requirements of Section 6 and Schedule A of By-law XXXX-2021 [Clerks to provide by-law number] are complied with, a **building** or **structure**, may be erected and used in compliance with (B) to (U) below:
- B) For the purpose of this exception, the **lot** comprises the lands outlined by heavy lines on Diagram 1 of By-law 2021-XXXX [Clerks to provide by-law number];
- C) Despite Regulation 10.10.40.40(1), the permitted maximum residential **gross floor area** of all **buildings** and **structures** on the **lot** is 19,700 square metres;
- D) The calculation of **gross floor area** does not include the areas occupied by any non-structural architectural grid system or ornamental features that are attached to and project from the **main wall** of a **building**, or any areas that are partially enclosed by such features;
- E) Despite Regulation 10.10.40.10(1), the permitted maximum height of a **building** or **structure** is the height in metres specified by the numbers following the symbol HT as shown on Diagram 2 of By-law XXXX-2021 [Clerks to provide by-law number];
- F) Despite Regulation 10.5.40.10(1) , the height of a **building** or **structure** is measured as the vertical distance between the Canadian Geodetic elevation of 140.80 metres and the elevation of the highest point of the **building** or **structure**;
- G) Despite Regulations 10.5.40.10(3), 10.5.40.10(4), 10.10.40.10(1), 10.10.40.10(8), 10.10.40.10(9), 10.10.40.10(10), and (E) above, no portion of the **building** or **structure** shall exceed the height limits shown in metres and specified by the numbers following the letter HT shown on Diagram 2, except for the following:

- i. Railings and guards, which may project above the permitted maximum height by a maximum of 2.0 metres;
 - ii. Mechanical equipment used for the functional operation of the **building**, elevator overruns and machine rooms, and electrical elements (including screens and mechanical penthouse) may project above the permitted maximum height by a maximum of 10.60 metres, provided its coverage does not exceed 80% of the area of the roof of the tower floor plate, labelled as HT 102.5 on Diagram 2 of By-law XXXX-2021 [Clerks to insert By-law number];
 - iii. Vents, ornamental architectural elements, exhausts, lightning rods, chimney stacks, window washing and **building** maintenance equipment, **green roof** elements, roof assemblies, parapets and ornamental architectural elements may project above the permitted maximum height by a maximum of 10.60 metres;
 - iv. Wind remediation screens and **structures** may project above the permitted maximum height by a maximum of 3.0 metres; and
 - v. Landscape features and elements including trellises, and outdoor amenity structures, which may project above the permitted maximum height by a maximum of 3.0 metres;
- H) Despite Regulations 10.5.40.50(2), 10.5.40.60 (1), (2), (3), (4), and (5), 10.5.40.70 (1) and (2) and 10.10.40.70 (1), (2), and (3), no portion of the **building** or **structure** erected above finished ground level is permitted to be located otherwise than wholly within the areas delineated by heavy lines on the attached Diagram 2, except for the following:
- i. Pilasters, decorative columns, canopies, belt courses, pipes, utility equipment, awnings, **building** cornices, lighting fixtures, ornamental architectural elements, parapets, trellises, eaves, window sills, guardrails, balustrades, railings, stairs, stair enclosures, terraces, wheel chair ramps, vents, retaining walls and curbs, **bicycle parking spaces**, landscape and **green roof** elements, mechanical and architectural screening and wind mitigation features, which may exceed beyond the heavy lines, except for the **lot lines**, as shown on Diagram 2 of By-law XXXX-2021 [Clerks to insert By-law number] up to a maximum of 3.0 metres; and
 - ii. Balconies may project beyond the heavy lines up to a maximum of 1.8 metres;
- I) Non-structural ornamental architectural elements permitted by (H) above,

including the areas that may be fully or partly enclosed by such features, are not **main walls**;

- J) Despite Regulation 10.5.50.10(4), a minimum of 320 square metres of **landscaping** is required to be provided on the **lot**, excluding the portion of the **lot** labelled as Parkland on Diagram 2 of By-law XXXX-2021 [Clerks to insert By-law number], of which a minimum of 120 square metres will be **soft landscaping**;
- K) Despite Regulation 10.5.50.10(5), a 1.5 metre wide **soft landscaping** strip is not required to be provided along any part of a **lot line** abutting another **lot** in the Residential Zone category;
- L) Despite Regulation 10.5.80.40(3)(A), **vehicle** access to a **parking space** on the **lot** may be from the **street**;
- M) Despite Regulation 10.5.100.1(4)(B), a **driveway** may have a maximum total width of 7.2 metres;
- N) Regulation 10.5.100.1(5) with regards to a **vehicle** access provided between the **street** and the principle pedestrian entrance to the **building** does not apply;
- O) Regulation 10.10.80.40(2) with regards to parking access to a **corner lot** or a **lot** abutting a lane does not apply;
- P) Despite Regulations 200.5.1(2), 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 minimum requirements:
 - i. 0.22 **parking spaces** per **dwelling unit** for residents; and
 - ii. 0.03 visitor **parking spaces** per **dwelling unit**;
- Q) Despite Regulation 200.5.1.10(12)(C), the **vehicle** entrance or exit to the **building** must be at least 4.15 metres from the **lot line** abutting a **street**;
- R) Despite Regulation 200.15.1(1), an accessible **parking space** must have a minimum width of 3.4 metres;
- S) Despite Regulation 200.15.1(4), accessible **parking spaces** on Parking Level 1 are not required to be closest to a barrier free passenger elevator that provides access to the first **storey** of the **building** or the shortest route from the required entrance to the elevator;
- T) Despite Regulation 10.10.40.30(1)(B), the permitted maximum

building depth is 32.0 metres;

- U) Despite Regulation 10.10.40.50(1), residential **amenity space** shall be provided and maintained in accordance with the following minimum requirements:
- i. a minimum of 1.78 square metres of indoor **amenity space** per **dwelling unit** must be provided; and
 - ii. a minimum of 1.38 square metres of outdoor **amenity space** per **dwelling unit** must be provided, of which at least 40 square metres of outdoor **amenity space** must be provided in a location directly accessible from an area containing indoor **amenity space**.

Prevailing By-laws and Prevailing Sections: (None Apply)

- 4. Despite any future severance, partition or division of the **lot**, the provisions of this By-law shall apply as if no severance, partition or division occurred.
- 5. None of the provisions of this By-law, as amended, or By-law 569-2013, as amended, apply to prevent the erection and use of a temporary sales office on the **lot** for a period of not more than 3 years from the date this by-law comes into full force and effect, which means a building, structure, facility, trailer or portion thereof used exclusively for the purpose of the marketing, initial sale, lease or rental of the **dwelling units** on the **lot**.
- 6. Section 37 Provisions
 - A) Pursuant to Section 37 of the *Planning Act*, and subject to compliance with this By-law, the increase in height and density of the development is permitted beyond that otherwise permitted on the lands shown on Diagram 2 in return for the provision by the owner, at the owner's expense of the facilities, services and matters set out in Schedule A hereof and which are secured by one or more agreements pursuant to Section 37(3) of the *Planning Act* that are in a form and registered on title to the lands, to the satisfaction of the City Solicitor.
 - B) Where Schedule A of this By-law requires the owner to provide certain facilities, services or matters prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of the same.
 - C) The owner shall not use, or permit the use of, a building or structure erected with an increase in height and density of the development pursuant to this By-law unless all provisions of Schedule A are satisfied.

Enacted and passed on [DATE].

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

Schedule A
Section 37 Provisions

The facilities, services and matters set out below are required to be provided by the owner of the lot at their expense to the City in accordance with one or more agreements pursuant to Section 37(3) of the Planning Act, in a form satisfactory to the City with conditions providing for indexing escalation of both the financial contributions and letters of credit, development charges, indemnity, insurance, GST, HST, termination and unwinding, and registration and priority of agreement:

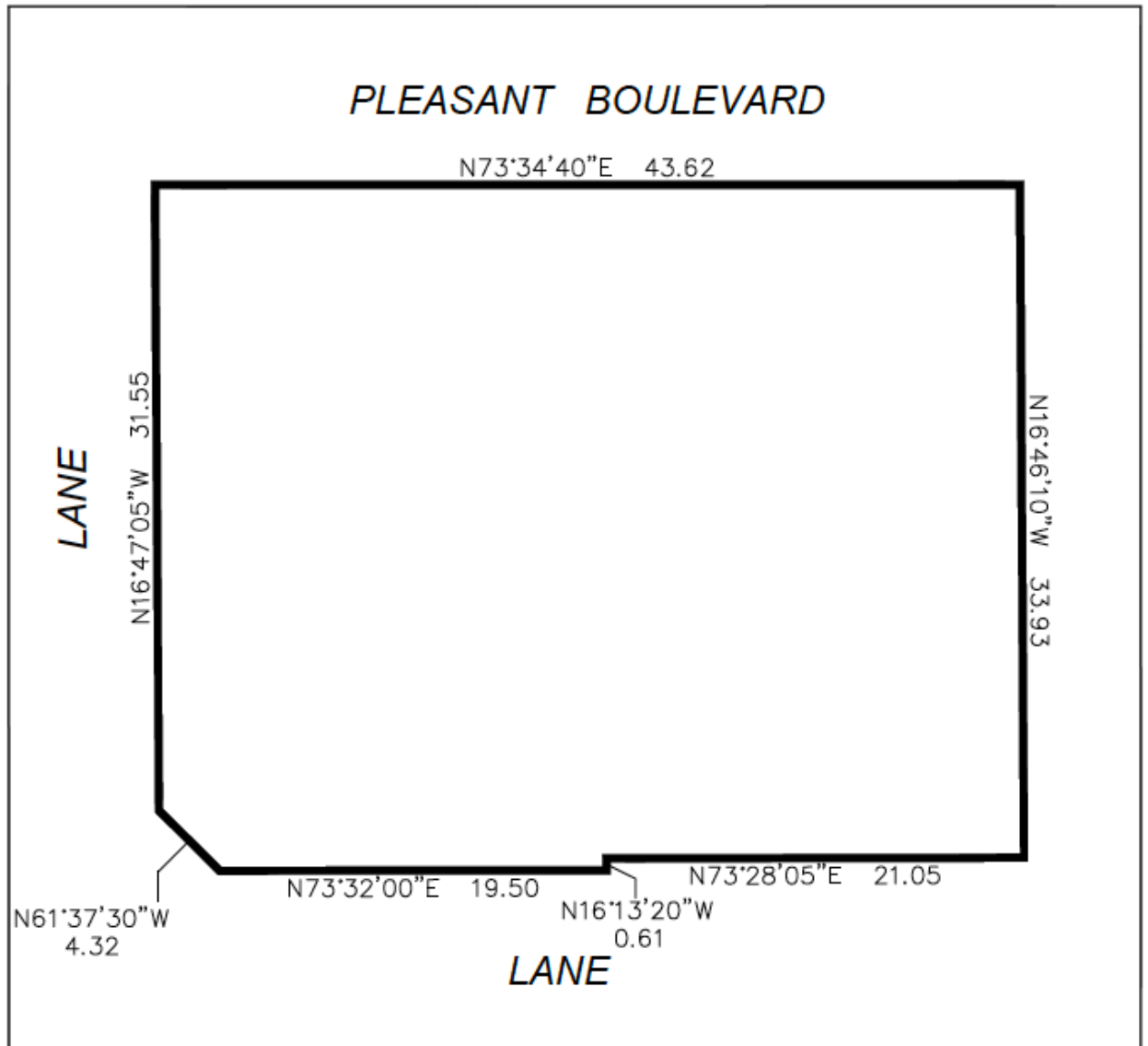
1. a financial contribution in the amount of \$3,643,000.00 payable to the City prior to issuance of the first above-grade building permit, with such amount indexed upwardly in accordance with Statistics Canada Non-Residential Building Construction Price Index for the Toronto Census Metropolitan Area, reported by Statistics Canada in the Building Construction Price Indexes Table: 18-10-0135 01, or its successor, calculated from the date of the execution of the Section 37 Agreement, or any other necessary agreement, to the date of payment. The funds shall be directed at the discretion of the Chief Planner and Executive Director, City Planning Division in consultation with the Ward Councillor for the following:

- a) capital improvements for new or existing cultural and/or community space within the vicinity of the application site, affordable housing, local area park improvement, and/or streetscape improvements.
- b) in the event the cash contribution referred to in Recommendation 5 a. above has not been used for the intended purpose within three (3) years of the implementing Zoning By-law Amendment coming into full force and effect, the cash contribution may be redirected for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the ward Councillor, provided that the purposes are identified in Toronto's Official Plan and will benefit the local community;

2. the following matters are also recommended to be secured in the Section 37 Agreement as matters required to support the development of the site:

- a) a privately-owned publicly-accessible open space (POPS) of not less than 140 square metres;
- b) a 1.7 metre wide publicly-accessible pedestrian walkway on the east side of the site;
- c) the owner shall pay for and construct any improvements to the municipal infrastructure in connection with the site servicing report, should it be determined that upgrades to such infrastructure are required to support this development; and

- d) Prior to the issuance of Site Plan Approval, a Construction Management Plan and Neighbourhood Communication Strategy to the satisfaction of the Chief Planner and Executive Director, City Planning Division in consultation with the Executive Director, Engineering and Construction Services and the ward Councillor.



29-39 Pleasant Boulevard, Toronto

Diagram 1

File #19 _____



Not to Scale

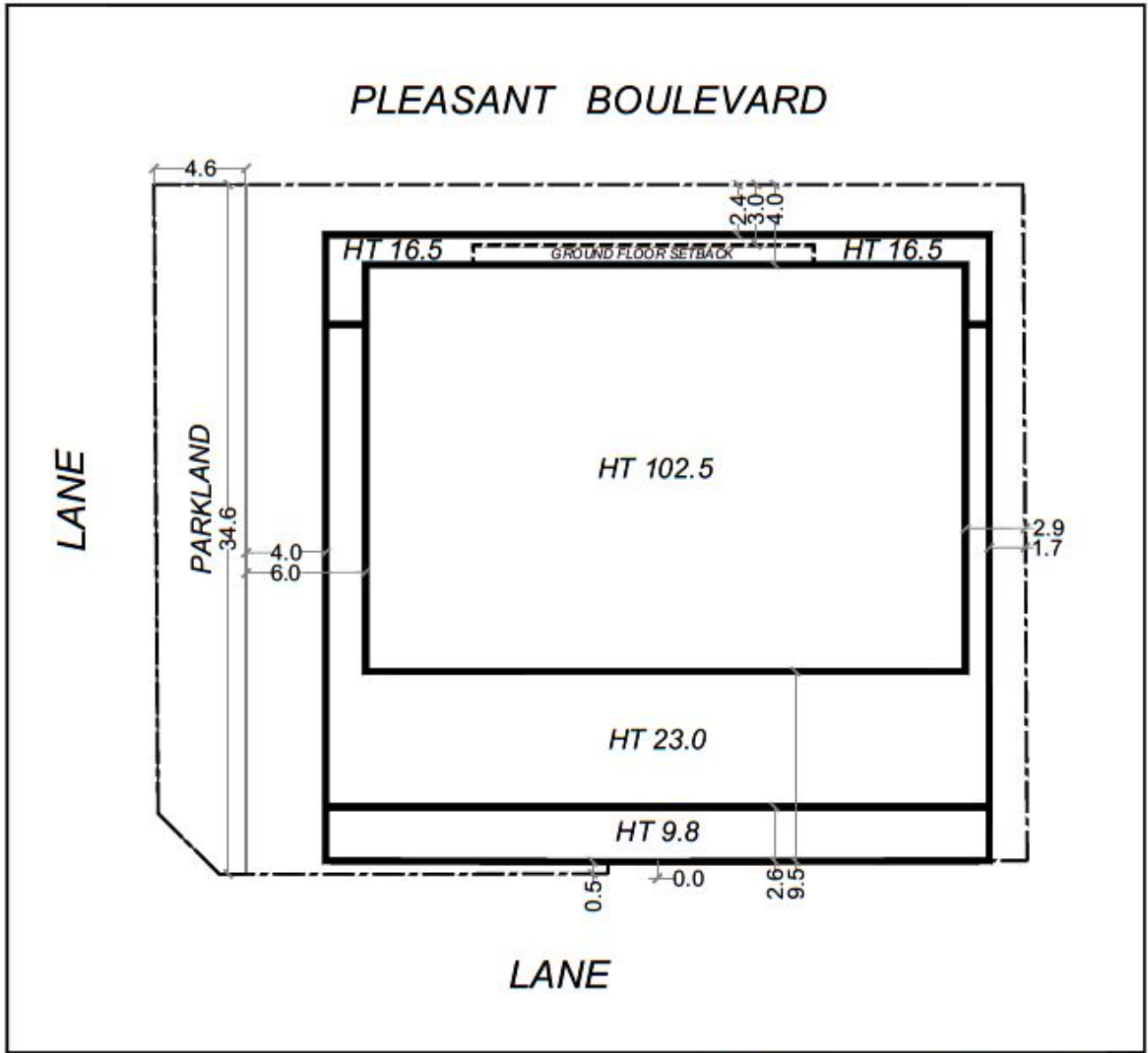


Diagram 2



Not to Scale