
Authority: Toronto and East York Community Council
Item

CITY OF TORONTO

BY-LAW XXXX--2025

To amend former City of Toronto Railway Lands Central By-law 1994-0806, as amended, of the former City of Toronto with respect to lands municipally known in 2025 as 315 and 325 Front Street West.

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 subsection 37.1(3) subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020, S.O. 2020 c. 18 came into force, continue to apply where a municipality passes a by-law described in the repealed subsection 37(1) prior to the date that a community benefits charge by-law is passed under subsection 37(2), provided the by-law is not amended to remove the requirement to provide facilities, services or matters included therein or repealed; and

Whereas on August 15, 2022, City Council passed By-law 1139-2022 being the City's Community Benefits Charge By-law pursuant to subsection 37(2) of the Planning Act; and

Whereas Council at its meeting on July 19, 20, 21 and 22, 2022, enacted By-law 1014-2022 being a by-law described in the repealed subsection 37(1) of the Planning Act, and this By-law does not amend or remove the requirement to provide facilities, services and matters, and therefore subsections 37(1) to (4) of the Planning Act, as they read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020, S.O. 2020 c. 18 came into force, continue to apply; and

Whereas subsection 37(3) of the Planning Act, as it read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force, provides that where an owner of land elects to provide facilities, services or matters in return for an increase in the density and/or height 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 has elected to provide certain facilities, services and matters in return for certain increases in density and height as set out in this By-law; and

Whereas the increase in height and density permitted beyond that otherwise permitted on the aforesaid lands by By-law 1994-0806, as amended, is permitted in return for the provision of the

facilities, services and matters set out in this By-law which are to be secured by one or more agreements between the owner and the City of Toronto; and

The Council of the City of Toronto enacts:

1. Notwithstanding any provision of this By-law or any other by-law, the provisions of By-law 1014-2022 shall not apply to the lands subject to this By-law.
2. Pursuant to Section 37 of the Planning Act, as it read the day before Section 1 of Schedule 17 to the COVID-19 Economic Recovery Act, 2020 came into force and subject to compliance with this By-law, the increase in *height* and density of development is permitted beyond that otherwise permitted on the lands shown on Map 1, attached to this By-law, in return for the provision by the owner, at the owner's expense, of the facilities, services and matters set out in Appendix 1 of this By-law and which are secured by one or more agreements pursuant to the repealed 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.
3. Where Appendix 1 of this By-law requires the owner to provide certain facilities, services or matters and enter into an agreement prior to the issuance of a building permit, the issuance of such permit shall be dependent on satisfaction of same.
4. The owner shall not use, or permit the use of, a building or structure erected with an increase in *height* or density pursuant to this By-law unless all provisions of Appendix 1 of this By-law are satisfied.
5. The lands subject to this By-law comprise the *lot* delineated by heavy black lines as shown on Exception Map 1 (Lot Area Boundary) attached to this By-law.
6. Except as otherwise provided herein, the provisions of By-law 1994-0806, as amended, shall continue to apply to the *lot* as shown on Exception Map 1 attached to this By-law.
7. By-law 1994-0806, 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 and erection and use of certain buildings and structures in various areas of the *Railway Lands – Central*" is amended by:
 - (a) the addition of Exception Map 1 (Lot Boundary) in respect of the *lot*;
 - (b) amending District Map 50G-322 Appendix "A" in respect of the *lot* as shown on Exception Map 2 attached to this By-law by redesignating the *lot* from ICD7N7 to CR and CR(h);
 - (c) amending Height and Minimum Lot Frontage Map 50G-322 Appendix "B" in respect of the *lot* as shown on Exception Map 3 attached to this By-law;
 - (d) the addition of Exception Map 3 (Building Envelope, Height, Tower Location, Setback, Map) in respect of the *lot*;

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- (e) the addition of Exception Map 3a (Phase 1 Building Envelope, Height and Setback Map) in respect of Phase 1 on the *lot*;
 - (f) the addition of Exception Map 3b (Phase 1 and Phase 2 Building Envelope, Height and Setback Map) in respect of Phase 1 and Phase 2 on the *lot*;
 - (g) the addition of Exception Map 4 (Phasing and Privately Owned Publicly-Accessible Open Space) in respect of the *lot*;
 - (h) the addition of Exception Map 4a (Interim Phasing - Phase 1) in respect of the *lot*;
 - (i) the addition of Exception Map 4b (Interim Phasing - Phase 2) in respect of the *lot*.

8. None of the provisions of **SECTION 2 - DEFINITIONS AND INTERPRETATION** of By-law 1994-0806, as amended, with respect to the definitions of *bicycle parking space*, *bicycle parking space - occupant*, *bicycle parking space - visitor*, *grade*, *height*, *lot*, *non-residential gross floor area*, *parking space*, *open air market*, and *residential gross floor area*, shall apply to prevent the erection and use of a *mixed-use building*, a *non-residential building*, a *temporary sales office* and uses *accessory* thereto on the *lot*, provided that:

- (a) the *lot* comprises at least the lands delineated by heavy lines as shown on Exception Map 1 attached to this By-law;

Density

- (b) **SECTION 7 - CR DISTRICTS REGULATIONS APPLYING TO CR DISTRICTS – PART I - DENSITY** of By-law 1994-0806, is amended, by adding Exception 5 as follows:

5. **EXCEPTION: RESIDENTIAL GROSS FLOOR AREA AND NON-RESIDENTIAL GROSS FLOOR AREA** on the *lot* as shown on Exception Map 1 attached to this By-law as follows:

- (a) the total maximum permitted combined *residential gross floor area* and *non-residential gross floor area* on the *lot* shall not exceed 293,000 square metres of which:
 - (i) the maximum permitted *residential gross floor area* shall be 148,000 square metres; and
 - (ii) a minimum of 100,000 square metres shall be *non-residential gross floor area* and a maximum permitted *non-residential gross floor area* shall be 145,000 square metres.

Dwelling Units

- (c) *dwelling units* shall include:

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- (i) a minimum of ten percent (10%) of the total number of *dwelling units* shall be three bedrooms or more; and
 - (ii) a minimum of fifteen percent (15%) of the total number of *dwelling units* shall be two bedrooms;
 - (iii) for greater certainty in the case of a fraction, the number of required *dwelling units* shall be rounded down to the nearest whole number, provided that not less than the minimums required by (i) and (ii) above are provided.

Phasing

- (d) the lands may be developed in three phases consisting of the portions of the building located within the areas designated as *Phase 1*, *Phase 2*, and *Phase 3* generally as shown on Exception Map 4 attached to this By-law, as follows:
 - (i) *Phase 1* shall include:
 - A. Towers A and B;
 - B. egress walkway part 1;
 - C. a *child care centre*; and
 - D. interim structures and elements associated with an *open air market*, outdoor recreational activities and activities of an artistic and cultural nature within the *Phase 2* portion of the lands identified on Exception Map 3a attached to this By-law;
 - (ii) *Phase 2* shall include:
 - A. Tower C;
 - B. egress walkway part 2;
 - C. midblock connection part 1 as shown on Map 3b attached to this By-law; and
 - D. *privately owned publicly-accessible open space* (POPS) as shown on Exception Map 4 attached to this By-law;
 - (iii) *Phase 3* shall include:
 - A. Tower D;
 - B. *privately owned publicly-accessible open space* (POPS) as shown on Exception Map 4 attached to this By-law;

C. egress walkway part 3; and

D. midblock connection part 2 as shown on Exception Map 4 attached to this By-law.

- (iv) Notwithstanding 8(d) above, none of the provisions of this By-law shall prevent the use of the *existing buildings* and/or structures on the *lot* within the shaded area on Exception Map 4a and Railway Easement Area on Exception Maps 3, 3a and 3b attached to this By-law for any purpose otherwise prohibited by this By-law, provided such *existing buildings*, structures and/or uses were lawfully used for such purpose(s) as existed on the date of the passing of this By-law and so long as they continue to be used for that purpose; and
- i. an *existing building* and/or structure may be used for any purpose permitted within the IC District as set out in Section 5 of By-law 1994-0806 [*Railway Lands- Central Zoning By-law*]; and
 - ii. for greater certainty, none of the provisions of this By-law shall prevent interior alterations or the structural repair of *existing buildings* and structures on the *lot*.

Additional Permitted Uses

- (e) in addition to the uses permitted in **SECTION 5 - USE DISTRICT (1)(f) PERMITTED USES** of By-law 1994-0806, as amended, the following additional uses shall be permitted on the *lot*:
- (i) a *temporary sales office*, temporary construction office, *car-share*, a *commercial parking garage*, an *open air market*, an *outdoor patio*, outdoor recreational activities, and activities of an artistic and cultural nature;
 - (ii) *recreation uses* within Towers A, B, C, D or the podiums thereof; and
 - (iii) none of the provisions of this By-law will apply to prevent a *temporary sales office* or temporary construction office from being erected or used on the *lot*;

Limitations on uses

- (f) notwithstanding **SECTION 5 - USE DISTRICTS (1)(f) PERMITTED USES** of By-law 1994-0806, as amended, the following uses shall not be permitted on the *lot*:
- (i) residential uses identified in Section 5(1)(f)(a) shall not be permitted in the *Phase 3* area of the *lot*, as shown on Exception Map 4 attached to this By-law;

Holding Symbol

- (g) Despite Sections 8 (e) and (f) above, until such time as Exception Map 2, attached to this By-law has been amended to remove the "h" HOLDING SYMBOL, from the lands subject to the "h" HOLDING SYMBOL, the following uses shall be permitted:
 - (i) those uses and *existing buildings* on the *lot* on the date of the passing of this By-law; and
 - (ii) those uses permitted within the IC District as set out in Section 5 of By-law 1994-0806, as amended.
- (h) Lands zoned with an "h" HOLDING SYMBOL shall not be used for any purpose other than as provided in Section 8 (g) above until the "h" HOLDING SYMBOL has been removed. Any amending by-law to remove the "h" HOLDING SYMBOL in whole, or in part shall be enacted by City Council or delegate, when the following matters have been provided, all to the satisfaction of the Executive Director, Development Review and the City Solicitor:
 - (i) The Owner shall satisfy the following requirements at no cost to the City:

The owner shall make satisfactory arrangements with the City to secure, pay for and construct all works and improvements to existing City infrastructure to provide servicing capacity to support the *Phase 3* portion of the development of the subject lands, as recommended in the accepted Functional Servicing and Stormwater Management Report for *Phase 3*, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services.

Height

- (i) notwithstanding **SECTION 4 (3) - HEIGHT REGULATIONS APPLYING TO ALL USE DISTRICTS - HEIGHT LIMITS BUILDINGS AND STRUCTURES**, of By-law 1994-0806, as amended, no portion of any building or structure on the *lot*, inclusive of mechanical penthouse, shall have a greater *height* in metres than the *height* limits specified by the number following the "H" symbol as shown on Exception Maps 3, 3a and 3b attached to this By-law, with the exception of the following:
 - (i) elements on the roof of a building or structure such as *green roof* technology and related materials, air intakes, stair, stair enclosures, ventilating equipment, vents, stacks and mechanical fans may project above the *height* limits to a maximum of 3.5 metres;
 - (ii) equipment used for the functional operation of a building such as; garbage chutes, elevators, elevator overruns, and elevator machine rooms,

generators and associated enclosures, structural dampers, damper tank, structures and elements on the roof of the building used for green energy and renewable energy facilities, chimneys, building maintenance units, building maintenance unit screens and parapets, roofing materials and pavers, skylights, accessory vestibules, light beacon, lightning rods, window washing equipment and telecommunications equipment may project above the *height* limits to a maximum of 6.5 metres;

- (iii) guard rails, railings, parapets and access hatches may project above the *height* limits to a maximum of 2.5 metres for Towers A, B and C, and 4.0 metres for Tower D as shown on Exception Map 3, attached to this By-law;
- (iv) structures or elements such as partitions dividing outdoor amenity or recreation spaces, storage structures, pergolas, trellises and other structures may project above the *height* limits to a maximum of 4 metres;
- (v) elements providing safety or wind protection may project with no limit;
- (vi) crash walls and structures associated with rail safety mitigation may project with no limit; and
- (vii) on Tower D, architectural features situated within the areas shown on Exception Map 3, attached to this By-law, and consisting of non-habitable space and associated window washing equipment may project above the *height* limits to a maximum of 35 metres provided that the Tower D the architectural feature does not project beyond a *height* of 304 metres;

Heights – Phase 1 – Interim Area

- (j) notwithstanding Section 8 (i), no portion of any building or structure on the lands within the *Phase 2* area during *Phase 1* of development shall have a greater *height* in metres than the *height* limits specified by the number following the "H" symbol as shown on Exception Maps 3a, attached to this By-law, with the exception of the following:
 - (i) structures and elements associated with *open air markets*, such as storage facilities, tents and kiosks;
 - (ii) structures and elements associated with outdoor recreational activities such as recreation equipment, changing rooms or facilities, washrooms, and storage facilities;
 - (iii) art installations, planters and other landscape elements, seating, lighting, shade structures and elements referred to in Section 8 (iv), (v) and (vi) above; and

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- (iv) structural and building elements for *existing buildings* in the *Phase 2* and *Phase 3* areas.
 - (v) crash walls and structures associated with rail safety mitigation may project with no limit.

Building Envelope

- (k) notwithstanding **SECTION 7 - CR DISTRICTS REGULATIONS APPLYING TO CR DISTRICT – PART II SETBACKS**, of By-law 1994-0806, as amended, no portion of any building or structure above grade on the *lot* shall be located otherwise than wholly within the areas delineated by heavy lines on Exception Maps 3, 3a and 3b, attached to this By-law, with the exception of the following:
 - (i) lighting fixtures, canopies, window washing equipment, railings, privacy screens, planters, balustrades, bollards, stairs, escalators and associated enclosures, awnings, fences, underground garage ramps including associated enclosures and structures, walls and safety railings, trellises, guards, guardrails, retaining walls, wheel chair ramps, bicycle parking facilities, and outdoor recreation features, band shells, ornamental or architectural features, horizontal mullion extrusions and decorative frames, site servicing features, landscape features, and art installations;
 - (ii) water feature, cornices, sills, and eaves to a maximum of 4.5 metres;
 - (iii) bay windows and balconies to a maximum projection of 1.8 metres;
 - (iv) elements providing safety or wind protection may project with no limit; and
 - (v) within the area shown as non-habitable architectural feature on Tower D as shown on Exception Map 3, attached to this By-law, architectural features consisting of non-habitable space may have a maximum projection of 5.0 metres.
 - (vi) crash walls and structures associated with rail safety mitigation may project with no limit;
 - (vii) building setbacks from the *lot* line adjacent to the rail corridor and from the Railway Easement Area as shown on Exception Maps 3, 3a and 3b of this By-law shall be taken from a Canadian Geodetic Elevation of 93.5 metres.

Parking

- (l) notwithstanding **SECTION 4 SUBSECTION 5 - PARKING SPACES WHEN REQUIRED, NUMBER, LOCATION AND TYPE**, of By-law 1994-0806, as

amended, *parking spaces* shall be provided and maintained on the *lot* in accordance with the following requirements:

- (i) a *parking space* shall have the following minimum dimensions:
 - A. length of 5.6 metres;
 - B. width of 2.6 metres;
 - C. vertical clearance of 2.0 metres; and
 - D. the minimum width in (B) above shall be increased by 0.3 metres for each side of the *parking space* that is obstructed according to (l)(ii) below;
 - E. a maximum of 15 percent (15%) of the required *parking spaces* may be obstructed on one or two sides without the requirements to increase the minimum width by 0.3 metres; and
 - F. a maximum of 5 percent (5%) of parking spaces may have a minimum length of 5.5 metres.
- (ii) the side of a *parking space* is obstructed if any part of a fixed object such as a wall, column, bollard, fence or pipe is situated:
 - A. within 0.3 metres of the side of the *parking space*, measured at right angles;
 - B. more than 1.0 metre from the front or rear of the *parking space*;
- (iii) A minimum of zero *parking spaces* are required for any permitted use.
- (iv) Resident *parking spaces* shall be provided at a maximum rate of:
 - C. 0.3 *parking spaces* for each bachelor *dwelling unit* up to 45 square metres and 1.0 *parking space* for each bachelor *dwelling unit* greater than 45 square metres;
 - D. 0.5 *parking spaces* for each one-bedroom *dwelling unit*;
 - E. 0.8 *parking spaces* for each two-bedroom *dwelling unit*; and
 - F. 1.0 *parking spaces* for each three or more bedroom *dwelling unit*.
- (v) Visitor *parking spaces* shall be provided at a maximum rate of 1.0 *parking space* per *dwelling unit* for the first five *dwelling units*, and at a maximum rate of 0.1 *parking spaces* per *dwelling unit* for the sixth and subsequent *dwelling unit*;

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- (vi) Retail *parking spaces* shall be provided at a maximum rate of 3.5 *parking spaces* for each 100 square metres of gross floor area;
 - (vii) Office *parking spaces* shall be provided at a maximum rate of 3.5 *parking spaces* for each 100 square metres of gross floor area.
 - (viii) A minimum of 6 *parking spaces* shall be provided for a *child care centre*;
 - (ix) *Car-share parking spaces* are permitted.

Accessible Parking

- (m) accessible *parking spaces* shall be provided and maintained on the *lot* in accordance with the following requirements:
 - (i) an accessible *parking space* shall 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 1.5 metre wide accessible barrier free aisle or path;
 - (iii) The number of accessible *parking spaces* will be provided at a rate of 6% of the provided *parking spaces* for all Phases
 - i. If the calculation of the number of required *accessible parking spaces* results in a number with a fraction, the number is rounded up to the nearest whole number.

Loading

- (n) notwithstanding **SECTION 4 SUBSECTION 6 - LOADING SPACES WHEN REQUIRED, NUMBER, LOCATION AND TYPE**, of By-law 1994-0806, as amended, loading spaces shall be provided and maintained on the *lot* in accordance with the following requirements:
 - (i) A minimum of 13 loading spaces shall be provided and maintained for all uses permitted on the *lot* at such time as the development for *Phase 1*, *Phase 2*, and *Phase 3* are completed as follows:
 - A. 5 *loading spaces* – type B;
 - B. 7 *loading spaces* – type C;

C. 1 *loading space – type G*; and

Loading – Phase 1

- (o) Notwithstanding Section 8(n) above, in the event of a phased development, loading spaces shall be provided and maintained on the *lot* for the *Phase 1* portion of the development, until such time as *Phase 2* is completed, in accordance with the following requirements:
 - (i) A minimum of 2 loading spaces shall be provided and maintained on the *lot* during *Phase 1* as follows:
 - A. 1 *loading space – type G*; and
 - B. 1 *loading space – type C*; and

Loading – Phase 2

- (ii) A minimum of 4 loading spaces shall be provided and maintained on the *lot* during *Phase 2* inclusive of the required space in Section 8(o), as follows:
 - A. 1 *loading space – type G*; and
 - B. 1 *loading space – type B*; and
 - C. 2 *loading spaces – type C*; and

Loading – 315 Front Street West

A minimum of 2 loading spaces shall be provided and maintained for all uses permitted within the *existing building* situated within the shaded area on Exception Map 4b, attached to this By-law, until such time that the *existing building/structures* as part of *Phase 3* are demolished. **Amenity Space**

- (p) notwithstanding **SECTION 4 SUBSECTION 7 RESIDENTIAL - AMENITY SPACE**, of By-law 1994-0806, as amended, *residential amenity space* shall be provided and maintained on the *lot* in accordance with the following:
 - (i) a minimum of 1,900 square metres of indoor *residential amenity space* as part of *Phase 1*;
 - (ii) a minimum of 1,440 square metres of outdoor *residential amenity space* as part of *Phase 1*;
 - (iii) a minimum of 1,800 square metres or 2 square metres per dwelling unit, whichever is the lesser, of indoor *residential amenity space* as part of *Phase 2*;

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- (iv) a minimum of 1,620 square metres or 2 square metres per dwelling unit, whichever is the lesser, of outdoor *residential amenity space* as part of *Phase 2*;
 - (v) no more than 25 percent of the outdoor *residential amenity space* may be a *green roof*;
 - (vi) Indoor and outdoor *residential amenity space* required for a building on the *lot* may be provided within another building on the *lot* and during an earlier development phase; and
 - (vii) Any indoor or outdoor *residential amenity space* provided in *Phase 1* above the minimums outlined within p(i) and p(ii) above, can be utilized to satisfy the *residential amenity space* requirements of *Phase 2*.

Privately Owned Publicly Accessible Open Space (POPS)

- (q) two *privately owned publicly accessible open spaces* with minimum areas of 200 square metres and 400 square metres shall be provided at *grade* in the areas generally as shown on Exception Map 4 attached to this By-law;

Bicycle Parking

- (r) notwithstanding **SECTION 4 SUBSECTION 8 BICYCLE - PARKING SPACES AND SHOWER CHANGE - FACILITIES WHEN REQUIRED, NUMBER, LOCATION AND TYPE RESIDENTIAL**, of By-law 1994-0806, as amended, *bicycle parking spaces* shall be provided and maintained on the *lot* in accordance with the following:
 - (i) a *bicycle parking space* shall have the following minimum dimensions:
 - A. length of 1.8 metres;
 - B. width of 0.6 metres; and
 - C. vertical clearance from the ground of 1.9 metres;
 - (ii) a *bicycle parking space*, if placed in a vertical position on a wall, structure or mechanical device, shall have the following minimum dimensions:
 - A. length or vertical clearance of 1.9 metres;
 - B. width of 0.6 metres; and
 - C. horizontal clearance from a wall of 1.2 metres;

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- (iii) if a *stacked bicycle parking space* is provided, the minimum vertical clearance for each *bicycle parking space* is 1.2 metres and the minimum width is 0.45 metres;
 - (iv) an area used to provide bicycle parking must have a minimum vertical clearance of:
 - A. 2.4 metres if it is a *stacked bicycle parking space*; and
 - B. 1.9 metres in all other cases;
 - (v) a minimum of 0.9 *long-term bicycle parking spaces* per *dwelling unit*;
 - (vi) a minimum of 0.2 *short-term bicycle parking spaces* per *dwelling unit*;
 - (vii) a minimum of 3 *bicycle parking spaces* plus 0.4 *bicycle parking spaces* for every 100 square metres of *non-residential gross floor area* of which a minimum of 0.08 *bicycle parking spaces* per 100 square metres of *non-residential gross floor area* shall be *short-term bicycle parking spaces*;
 - (viii) *bicycle parking spaces* required by this By-law may be provided as *stacked bicycle parking spaces*; and
 - (ix) The number of *short-term bicycle parking spaces* required by this By-law may be reduced, subject to the following:
 - A. the number of *short-term bicycle parking spaces* reduced is not more than half the amount required by this By-law, rounded down to the nearest whole number;
 - B. for each required *short-term bicycle parking space* to be reduced, the owner or occupant must provide a payment in-lieu to the City; and
 - C. the owner or occupant must enter into an agreement with the City pursuant to Section 40 of the Planning Act.
 - (x) for uses other than *dwelling units* for which a *long-term bicycle parking space* is required, universal shower and change facilities shall be provided on the same lot at the following rates:
 - A. none if less than 5 required *long-term bicycle parking spaces*;
 - B. 1 for 5 to 60 required *long-term bicycle parking spaces*;
 - C. 2 for 61 to 120 required *long-term bicycle parking spaces*;
 - D. 3 for 121 to 180 required *long-term bicycle parking spaces*; and

E. 4 for more than 180 required *long-term bicycle parking spaces*;

Tower A, B, C, and D Floorplates

- (s) each floor in Tower A and Tower B as shown on Exception Map 4 attached to this By-law, above a *height* of 23.0 metres shall contain no more than 800 square metres of *non-residential gross floor area*, *residential gross floor area* or any combination thereof;
 - (t) each floor in Tower C as shown on Exception Map 4 attached to this By-law, located above a *height* of 22.0 metres shall contain no more than 1,200 square metres of *non-residential gross floor area*, *residential gross floor area* or any combination thereof;
 - (u) each floor in Tower D as shown on Exception Map 4 attached to this By-law, shall contain no more than 2,700 square metres of *non-residential gross floor area*.
 - (v) **SECTION 4(4) REGULATIONS - APPLY TO ALL USE DISTRICTS ENTRANCES AND EXITS SLOPES AND WIDTHS**, of By-law 1994-0806, as amended, shall not apply to the *lot*;
 - (w) **SECTION 5(2) SUBSECTION 5. - QUALIFICATIONS TO BE COMPLIED WITH BEFORE CERTAIN USES ARE PERMITTED IN G, CR, IC AND T DISTRICTS**, of By-law 1994-0806 as amended, in respect of day nurseries shall not apply to the *lot*;
 - (x) **SECTION 7 – CR DISTRICTS REGULATIONS APPLYING TO CR DISTRICT – PART III OPEN - SPACE**, of By-law 1994-0806, as amended, shall not apply to the *lot*;
 - (y) **SECTION 10(7) EXEMPTION: 325 FRONT STREET WEST**, of By-law 1994-0806, as amended, is deleted.
9. For the purposes of this By-law, all italicized words and expressions have the same meaning as defined in By-law 1994-0806, as amended, except for the following, which shall have the meaning stated herein:
- "*bicycle parking space*" means an area used for parking or storing a bicycle;
- "*car-share*" means the practice whereby a number of people share the use of one or more motor vehicles and such car-share motor vehicles are made available to at least the occupants for short term rental, including hourly rental;
- "*car-share parking space*" means a *parking space* exclusively reserved and signed for a car used only for *car-share* purposes;

"commercial parking garage" means a building or a portion of a building used for the temporary parking of motor vehicles;

"child care centre" means premises providing temporary care or guidance for more than five children, for a continuous period not exceeding twenty-four hours and is regulated as a home child care agency under the Child Care and Early Years Act, 2014, S.O. 2014, c. 11, Sched. 1. A recreational program operated by or for the City is not a day nursery or child care centre.

"existing building" means a building or structure existing on the *lot* on the date of the passing of this By-law;

"grade" means the Canadian Geodetic Datum Elevation of +83.4;

"green roof" means an extension to a building's roof that allows vegetation to grow in a growing medium and which is designed, constructed and maintained in compliance with the Toronto Green Roof Construction Standard set out in Chapter 492 of the City of Toronto Municipal Code, as amended;

"height" means the vertical distance between *grade* and the highest point of the building or structure on the *lot* except for those elements prescribed by this By-law;

"long-term bicycle parking space" means a *bicycle parking space* for use by the occupants or tenants of a building;

"lot" means the parcel of land outlined by heavy lines on Exception Map 1, attached to this By-law;

"non-residential gross floor area" means the aggregate of the areas of each floor and the spaces occupied by walls and stairs, above or below grade, of a non-residential building or the non-residential portion of a mixed-use building, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive of the following areas:

- (i) a room or enclosed area, including its enclosing walls, within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that service the building;
- (ii) loading facilities above or below grade required by this by-law;
- (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or bicycles, storage or other accessory use; and
- (iv) a part of the building or structure above grade that is used for the required parking or storage of bicycles;

“residential gross floor area” means the aggregate of the areas of each floor and the space occupied by walls and stairs, above and below grade, of a residential building or the residential portion of a mixed-use building, measured between the exterior faces of the exterior walls of the building or structure, exclusive of the following areas:

- (i) a room or enclosed area, including its enclosing walls, within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that service the building;
- (ii) loading facilities above or below grade required by this by-law or any other zoning by-law;
- (iii) a part of the building or structure that is used for the parking of motor vehicles or bicycles, storage, residential amenity space or other accessory use, provided the floor level, excluding any access ramp, is at least 0.9 metres below grade,
- (iv) above grade residential amenity space required by this by-law;
- (v) above grade bicycle parking spaces required by this by-law; and
- (vi) in the case of the floor of the first storey below a sloping roof, any unfinished area enclosed by the exterior face of a vertical interior wall that does not exceed 1.37 metres in height and the nearest exterior face of the exterior wall or roof at that floor level;

“open air market” means a portion of a *lot* where goods, wares, merchandise or a substance, article or things is offered, kept or stored for retail sale, which may include food sales, retail sales and other uses from containers, kiosks, tents, vehicles, table or similar facilities, and such facilities are not buildings or structures;

“outdoor patio” means an outdoor patron area that is ancillary to a non-residential use;

“parking space” means an area used for the parking or storing of a vehicle;

“phase 1” means those lands comprising the westerly portion of the *lot* identified as Phase 1 on Map 4 attached to this By-law;

“phase 2” means those lands comprising the central portion of the *lot* identified as Phase 2 on Map 4 attached to this By-law;

“phase 3” means those lands comprising the easterly portion of the *lot* identified as Phase 3 on Map 4 attached to this By-law;

“privately owned publicly accessible open space” means a space on the *lot* situated at grade that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, lawn areas, landscaped plazas, and

ornamental structures and is used principally for the purpose of sitting, standing and other recreational uses;

"recreation use" means premises used for sports, physical play or exercise, such as a fitness club, bowling alley, billiards hall or pool hall, swimming pool or skating rink.

"short-term bicycle parking space" means a *bicycle parking space* for use by visitors to a building;

"stacked bicycle parking space" 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*.

"temporary sales office" means a building or structure, facility or trailer used exclusively for the sale and/or leasing of *dwelling units* or *non-residential gross floor area* to be erected on the *lot*;

10. Within the lands shown on Exception Map 1, attached to this By-law, no land may be used and no building or structure may be erected or used on the land unless:
- (a) the land abuts an existing street, or is connected to an existing street by a street or streets, constructed to a minimum base curb and base asphalt or concrete; and
 - (b) all water mains and sanitary sewers, and appropriate appurtenances have been installed and are operational for the appropriate phase.
11. Notwithstanding any existing or future 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.

Enacted and passed on [month, day], 202X.

Frances Nunziata,
Speaker
(Seal of the City)

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 its expense to the City in accordance with one or more agreements pursuant to Section 37(3) of the *Planning Act*, as it read the day before Section 1 of Schedule 17 to the *COVID-19 Economic Recovery Act, 2020*, S.O. 2020, c.18 came into force, 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:

The community benefits to be secured in the Section 37 Agreement are as follows:

Financial Contribution

1. Prior to the issuance of the first above-grade building permit, unless otherwise specified, the owner shall make a contribution in the amount of \$1,250,000 to be allocated toward the following capital improvements at the discretion of the Executive Director, Development Review and the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor.
 - (a) as cash contribution of \$250,000 towards improvements to Isabella Valancy Crawford Park, or if the lease for Isabella Valancy Crawford Park is terminated, towards other parkland or public realm improvements in close proximity of the site, to be indexed upwardly from the date City Council adopts this Zoning By-law Amendment to the date the payment is made;
 - (b) a cash contribution of \$1,000,000 for public art on the lands to be provided prior to the issuance of the first above-grade building permit for the *Phase 2* portion of the development, to be secured by a letter of credit in the standard form, to be indexed upwardly from the date City Council adopts this Zoning By-law Amendment to the date the payment is made.
2. Prior to the issuance of the first above-grade building permit, for the *Phase 2* portion of the development the owner shall submit a public art plan detailing the design and construction of the public art installation in accordance with the City's Percent for Public Art Guidelines to the satisfaction of the Executive Director, Development Review and details of the public art process to the satisfaction of City Council.
3. All contributions referred to in Sections 1 (a) and (b) above, shall be indexed upwardly in accordance with the Statistics Canada Construction Price Index for Toronto.

Affordable Housing – *Phase 1*

4. The owner shall design, construct, finish, maintain and provide at least 32 affordable rental housing *dwelling units* comprised of at least 1,763 square metres of Gross Floor Area on the lands at 315 and 325 Front Street West (the "*Phase 1* Affordable Housing Units"), all to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Executive Director, Housing Secretariat, in accordance with the following terms:
 - (a) at least 10 percent of the *Phase 1* Affordable Housing Units shall be three-bedroom rental units with a minimum size of 84 square metres and a minimum average size of 90 square metres;
 - (b) at least 30 percent of the *Phase 1* Affordable Housing Units shall be two-bedroom rental units with a minimum size of 60 square metres and a minimum average size of 68 square metres;
 - (c) at least 50 percent of the *Phase 1* Affordable Housing Units shall be one-bedroom rental units with a minimum size of 48 square metres and a minimum average size of 48 square metres;
 - (d) no more than 10 percent of the *Phase 1* Affordable Housing Units shall be studio rental units with a minimum size of 30 square metres and a minimum average size of 35 square metres;
 - (e) the *Phase 1* Affordable Housing Units shall be provided in *Phase 1* of the development;
 - (f) the location and layouts of the *Phase 1* Affordable Housing Units shall be to the satisfaction of the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat;
 - (g) the owner shall provide and maintain the *Phase 1* Affordable Housing Units as secured rental *dwelling units* for a minimum period of 40 years beginning from the date that each such unit is first occupied (the "*Phase 1* Affordability Period"). During the *Phase 1* Affordability Period, no *Phase 1* Affordable Housing Unit shall be registered as a condominium unit or any other form of ownership housing that provides a right to exclusive possession of a *dwelling unit*, including life lease or co-ownership, and no application shall be made to demolish any *Phase 1* Affordable Housing Unit or to convert any *Phase 1* Affordable Housing Unit to a non-residential rental purpose. Upon the expiration of the *Phase 1* Affordability 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;

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- (h) the initial rent (inclusive of utilities) charged to the first tenants of any *Phase 1* Affordable Housing Units shall not exceed one hundred percent (100%) of 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 a *Phase 1* Affordable Housing Unit becomes vacant and is re-rented to a new tenant during the *Phase 1* Affordability Period, the initial rent (inclusive of utilities) charged to the new tenant shall not exceed one hundred percent (100%) of 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;
 - (j) after the first year of occupancy of any *Phase 1* Affordable Housing Units and for the duration of the *Phase 1* Affordability Period, the rent (inclusive of utilities) charged to the first tenants or new tenants occupying such unit may be escalated annually by not more than the annual provincial rent guideline, regardless of whether such guideline is applicable to the units under the Residential Tenancies Act or any successor legislation governing residential tenancies in Ontario, until the tenancy ends;
 - (k) notwithstanding the annual rent increases permitted in j. above, the rent (inclusive of utilities) charged to any first tenants or new tenants occupying a *Phase 1* Affordable Housing Unit during the *Phase 1* Affordability Period shall not be increased to an amount that exceeds one hundred percent (100%) of the average rent for the same unit type in the City of Toronto, as reported by Canada Mortgage and Housing Corporation in its most recent annual Rental Market Report;
 - (l) the City's Centralized Affordable Housing Access System will be used to advertise and select tenants provided it is in place. In addition, at least six months in advance of any new *Phase 1* Affordable Housing Units being made available for rent, the owner shall develop and implement an Access Plan which will outline how units will be rented to eligible households in consultation with, and to the satisfaction of the Executive Director, Housing Secretariat;
 - (m) the new *Phase 1* Affordable Housing Units shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new *dwelling units* in the proposed development are available and ready for occupancy, or to the satisfaction of, the Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat;
 - (n) the owner shall provide all tenants of the *Phase 1* Affordable Housing Units with access to, and use of, all indoor and outdoor amenities in the development at no extra charge and on the same terms and conditions as any other resident of the mixed-use building, without the need to pre-book or pay a fee, unless specifically required as a customary practice for private bookings;

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- (o) the owner shall provide all tenants of the *Phase 1* Affordable Housing Units with ensuite laundry facilities at no extra charge;
 - (p) the owner shall provide all tenants of the *Phase 1* Affordable Housing Units with access to permanent and visitor bicycle parking/bicycle lockers on the same terms and conditions as any other resident of the building in which the Affordable Housing Units are located, and in accordance with the Zoning By-law;
 - (q) prior to the issuance of the first building permit for a residential use on any part of the site, including permits for excavation and shoring, the owner shall enter into a municipal housing facility agreement with the City (the "Contribution Agreement"), for the *Phase 1* Affordable Housing Units that are approved for Open Door incentives, on terms satisfactory to the Executive Director, Housing Secretariat and in a form satisfactory to the City Solicitor. The owner shall provide such *Phase 1* Affordable Housing Units in accordance with such agreements(s).

Affordable Housing – *Phase 2*

- 5. The owner shall design, construct, finish and maintain and provide at least 16 affordable rental housing *dwelling units* in *Phase 2* of the development on the lands at 315 and 325 Front Street West (the "*Phase 2* Affordable Housing Units"), all to the satisfaction of the Chief Planner and Executive Director, City Planning, in consultation with the Executive Director, Housing Secretariat, in accordance with the following terms:
 - (a) at least 10 percent of the *Phase 2* Affordable Housing Units shall be three-bedroom rental units;
 - (b) at least 30 percent of the *Phase 2* Affordable Housing Units shall be two-bedroom rental units;
 - (c) at least 50 percent of the *Phase 2* Affordable Housing Units shall be one-bedroom rental units;
 - (d) no more than 10 percent of the *Phase 2* Affordable Housing Units shall be studio rental units;
 - (e) no less than 5 percent accessible units;
 - (f) the average unit size of the *Phase 2* Affordable Rental Housing Units shall be no less than the average size of all the market units, by unit type;
 - (g) the minimum unit size of the *Phase 2* Affordable Rental Housing Units shall be no less than the minimum unit sizes of the market units, by unit type;

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- (h) The final unit sizes and breakdown of the *Phase 2* Rental Housing Units will be exclusive of balconies;
 - (i) The size, location and layout of the *Phase 2* Affordable Rental Housing Units shall be indicated in the approved drawings for the Site Plan Control application for *Phase 2* of the development on the site, subject to minor modifications at the detailed design stage prior to the issuance of the first Above Grade Building Permit for *Phase 2* of the development. The *Phase 2* Affordable Rental Housing Units location within the building shall be satisfactory to the Chief Planner and Executive Director, City Planning;
 - (j) All *Phase 2* Affordable Rental Housing Units will have access to all areas of the development where residents typically have access to, including all common and amenity areas;
 - (k) The *Phase 2* Affordable Rental Housing Units shall be constructed to a fully finished condition, to a similar standard as the market units located in the remainder of the development;
 - (l) The *Phase 2* Affordable Rental Housing Units shall be ready and available for occupancy no later than the time 70% of the other residential units in *Phase 2* are ready and available for occupancy;
 - (m) The owner shall maintain the *Phase 2* Affordable Rental Housing Units in vertically and/or horizontally contiguous groups of at least six (6) Rental *Dwelling Units*;
 - (n) The initial rents (charged to the first tenants of the *Phase 2* Affordable Rental Housing Units) and upon turnover of any *Phase 2* Affordable Rental Housing Unit for the duration of the *Phase 2* Affordability Period shall not exceed the lower of the City of Toronto Official Plan income-based affordable rental housing definition, as of the date of the Agreement, or affordable rental housing as defined in the Provincial Affordable Residential Units Bulletin;
 - (o) After the first year of occupancy of any of the *Phase 2* Affordable Rental Housing Units and for the duration of the *Phase 2* Affordability Period, the rent charged to tenants occupying such units may be escalated annually by not more than the applicable annual provincial rent guideline, regardless of whether such guideline is applicable to the units under the Residential Tenancies Act or any successor legislation governing residential tenancies in Ontario, until the tenancy ends;
 - (p) Utilities will be paid directly by the tenant household and the rents will be adjusted in accordance with the Utility Allowance as determined by the City and to the satisfaction of the Executive Director, Housing Secretariat;
 - (q) The *Phase 2* Affordable Rental Housing Units shall be maintained as affordable rental housing for a 40-year affordability period (the “*Phase 2* Affordability Period”).

The owner agrees that during the *Phase 2* Affordability Period it shall not:

- i. Apply to convert any *Phase 2* Affordable Rental Housing Unit to a non-Rental *Dwelling Unit* purpose;
 - ii. Demolish during the *Phase 2* Affordability Period any *Phase 2* Affordable Rental Housing Unit without replacement of same, to the satisfaction of the Chief Planner and Executive Director, City Planning;
 - iii. Apply for approval of a Description in accordance with the Condominium Act, with respect to any *Phase 2* Affordable Rental Housing Unit, or
 - iv. Register the Affordable Rental Units under the Condominium Act or any other form of ownership tenure, such as life lease or co-ownership as defined in Chapter 667 that provides a right to exclusive possession of any *Phase 2* Affordable Rental Housing Unit; and
 - v. Upon the expiration of the *Phase 2* Affordability Period, the owner shall continue to provide and maintain the *Phase 2* Affordable Rental Housing Units as rental *dwelling units*, unless and until such time as the owner has applied for and obtained approvals necessary to do otherwise;
- (r) During the 40-year affordability period, the owner agrees to work with the City to administer the units in general accordance with the City's Affordable Rental Housing Administration Manual, current as of the date of the Agreement, and subject to any further mutually agreed upon amendments between the owner and the City of Toronto;
- (s) The owner will offer the units to eligible households who have demonstrated that they are in need of affordable rental housing and who are on the City's centralized rental housing access system or, in the event the centralized rental housing access system is not available, through a fair and transparent advertising and selection process to the general satisfaction of the Executive Director, Housing Secretariat, and in accordance with all of the other terms and conditions of the Agreement;
- (t) At least 6 months in advance of any *Phase 2* Affordable Rental Housing Unit first being made available for rent, the housing provider shall develop and implement an Access Plan which will outline how the *Phase 2* Affordable Rental Housing Units will be rented to eligible households in consultation with, and to the satisfaction of, the Executive Director, Housing Secretariat;
- (u) The owner shall not lease any *Phase 2* Affordable Rental Housing Units as a Short-Term Rental;
- (v) Tenants of the *Phase 2* Affordable Rental Housing Units shall have equal access to all indoor and outdoor amenity spaces in the building on the same terms as other

residents of the building;

- (w) All *Phase 2* Affordable Rental Housing Units will have either a dedicated laundry room, or ensuite laundry provided with no extra charges for appliances;
- (x) Tenants will have equal access to bicycle parking/bicycle lockers in accordance with the zoning by-law;
- (y) The Section 37 Agreement dated December 23, 2022 between the owner and the City of Toronto, will be amended and restated to provide for an additional sixteen (16) affordable rental housing *dwelling units* in addition to those affordable rental housing units already secured in the Section 37 Agreement;
- (z) The owner agrees to submit a table of the *Phase 2* Affordable Rental Housing Units at the time of initial occupancy which designates the *Phase 2* Affordable Rental Housing Units by building address and unit number, identifies each unit's bedroom type and floor area, and specifies the Initial Rent and any vehicle parking and/or storage charges, if any;
- (aa) The owner agrees to update the table required in 6 (z) on the tenth (10th), twentieth (20th), and thirtieth (30th) anniversary of initial occupancy illustrating the rent increase calculations applied to the Initial Rents charged to the *Phase 2* Affordable Rental Housing Units, and provide a list of the unit addresses, including tenants names (subject to receiving tenant consent to provide such information), and submit it to the Executive Director, Housing Secretariat; and
- (bb) At the request of the Chief Planner from time to time, the owner agrees to update the table in 6(z) as appropriate, and submit it to the Chief Planner and Executive Director, City Planning.

Child Care Centre

6. The owner shall design, construct, finish, commission and equip a non-profit licensed child care facility to be located in the second floor of the building in *Phase 1*, to the satisfaction of the Executive Director, Development Review, and the General Manager, Children's Services, to accommodate at a minimum 62 children, including infants, toddlers and preschoolers, and containing not less than 1,081 square metres of interior space with a minimum of 822 square metres of the child care facility being located on the second floor of the building. The balance of required interior space may include elevator vestibule(s), lobby spaces, interior stairs, mechanical, storage or other areas serving the portion of the child care facility on the second floor. A minimum of 440 square metres of exterior space in close proximity to the interior space including outdoor storage is required as well as six (6) parking spaces reserved for the exclusive use of the child care facility for pick-up/drop-off operations, (the "Child Care Centre"), including:

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- (a) the strata conveyance of the Child Care Centre at no cost to the City, in fee simple, within five (5) months of the first residential occupancy of any building within *Phase 1* of the development;
 - (b) on, or prior to the conveyance of the Child Care Centre, the City and the owner shall enter into and register on title to the appropriate lands an Easement and Cost Sharing Agreement for nominal consideration and at no cost to the City, that is in a form satisfactory to the City Solicitor. The Easement and Cost Sharing Agreement shall address and/or provide for the integrated support, use, operation, maintenance, repair, replacement and reconstruction of certain shared facilities, and the sharing of costs in respect thereof, or portions of the subject lands to be owned by the City and the owner as they pertain to the Child Care Centre;
 - (c) a letter of credit in an amount sufficient to guarantee 120 percent of the estimated cost of the design, construction and handover of the Child Care Centre complying with the specifications and requirements of the Section 37 Agreement, to the satisfaction of the General Manager, Children's Services and the Chief Financial Officer and Treasurer, will be provided to the City prior to the issuance of the first above grade building permit for any building on *Phase 1* of the development, to secure the Child Care Centre;
 - (d) a one-time cash contribution in the amount of one hundred and fifty thousand dollars (\$150,000.00 CAN) to be used toward start-up costs to be paid prior to the issuance of the first above grade building permit for any building within *Phase 1* of the development;
 - (e) a one-time cash contribution in the amount of one hundred and fifty thousand dollars (\$150,000.00 CAN) to the Child Care Capital Reserve Fund, to replace appliances and large equipment due to wear and tear, to be paid prior to the issuance of the first above grade building permit for any building within *Phase 1* of the development;
 - (f) all cash contributions shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Building Construction Price Index for Toronto calculated from the date the Section 37 Agreement was executed for Zoning By-law 1014-2022 to the date of payment;
 - (g) six (6) dedicated *parking spaces* will be provided free-of-charge for the exclusive use of the child care facility for pick-up/drop-off operations. These spaces to be assigned accordingly, and be located in close proximity to the elevators providing the shortest route between the underground parking garage and the Child Care Centre, which shall be barrier-free. A pin code system will be provided for officials conducting inspections of the child care facility; and
 - (h) any other details related to the Child Care Centre such as timing, location, obligations and any matters necessary to implement the Child Care Centre, which have not been addressed in the recommendations of this report will be finalized

between the owner and the City and will be substantially in accordance with the City of Toronto's Child Care Development Guidelines (2021) and to the satisfaction of the Executive Director, Corporate and Real Estate Management, the General Manager, Children's Services, and the Executive Director, Development Review, in consultation with the City Solicitor;

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

Privately Owned Publicly-Accessible Spaces (POPS)

- (a) Prior to the occupancy for any portion of the *Phase 3* portion of the development, except as otherwise agreed by the Executive Director, Development Review, due to unforeseen delays (eg. weather), the owner shall:
 - i. construct, provide and thereafter maintain a *Privately Owned Publicly-Accessible Space* ("POPS") having a minimum area of 400 square metres at the northeast area of the site along Front Street West in the location generally identified on Exception Map 4 attached to this By-law, with the specific location, configuration and design of the POPS to be determined and secured in the context of Site Plan Approval for *Phase 3* of the development to the satisfaction of the Executive Director, Development Review in consultation with the Ward Councillor;
 - ii. prepare all documents and convey to the satisfaction of the Executive Director, Development Review and the City Solicitor, in priority, and for nominal consideration, a public access easement in perpetuity in favour of the City over the *Privately Owned Publicly-Accessible Spaces* set out in Section 7. (a) i. above with terms set out in the Section 37 Agreement satisfactory to the Executive Director, Development Review and the City Solicitor; and
 - iii. be responsible, at its own expense, to prepare, submit to the City for approval and deposit all required reference plans to describe the easement being conveyed in Section 7. (a) i. above.
- (b) Prior to the occupancy of the *Phase 2* portion of the development, except as otherwise agreed by the Executive Director, Development Review, due to unforeseen delays (eg. weather) the owner shall:
 - i. construct, provide and thereafter maintain a *Privately Owned Publicly-Accessible Space* ("POPS") having a minimum area of 200 square metres centrally located along Front Street West in the location generally identified on Exception Map 4 attached to this By-law, with the specific location, configuration and design of the POPS to be determined and secured in the context of Site Plan Approval for *Phase 2* of the development to the

satisfaction of the Executive Director, Development Review, in consultation with the Ward Councillor;

- ii. prepare all documents and convey to the satisfaction of the Executive Director, Development Review and the City Solicitor, in priority, and for nominal consideration, a public access easement in perpetuity in favour of the City over the *Privately Owned Publicly-Accessible Space* set out in Section 7. (b) i. above with terms set out in the Section 37 Agreement satisfactory to the Executive Director, Development Review and the City Solicitor; and
- iii. be responsible, at its own expense, to prepare, submit to the City for approval and deposit all required reference plans to describe the easement being conveyed in Section 7. (b) i. above.

Public Pedestrian Easement

- (c) The owner shall prepare all documents and convey a minimum 3.0 metre wide public pedestrian easement to the City, in a location generally described as a north to south access over the eastern portion of the site, from the proposed *privately owned publicly-accessible space* referred to in Section 7. (a) i. to the walkway adjacent to the south of the development, on terms and conditions to be set out in the Section 37 agreement and with details of the location and final design to be determined and secured in the context of Site Plan Approval for *Phase 3* of the development to the satisfaction of the Executive Director, Development Review, and such easement lands shall be maintained by the owner at its sole cost.
- (d) The easement referred to in Section 7 (c) above shall be conveyed by the owner, in priority, for nominal consideration and at no cost to the City all to the satisfaction of the Executive Director, Development Review and the City Solicitor. The owner shall be responsible at its own expense, to prepare, submit to the City for approval and deposit all required reference plans to describe the easement.
- (e) The owner shall provide a minimum 2.1 metre wide public pedestrian easement to the City, on terms and conditions satisfactory to the City Solicitor, in a location generally described as a north to south access over the central portion of the site, from the proposed *Privately Owned Publicly-Accessible Space* referred to in 7.(b) i. to the walkway adjacent to the south of the development, with details of the location and final design to be determined and secured in the context of Site Plan Approval for *Phases 2 and 3* of the development, to the satisfaction of the Executive Director, Development Review, and that such easement lands be maintained by the owner at its sole cost. The conveyance of the easement shall be at no cost to the City to the satisfaction of the City Solicitor and the owner shall be responsible to prepare, submit to the City for approval and deposit all required reference plans to describe the easement.

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- (f) The owner shall provide a minimum 2.1 metre wide public pedestrian easement to the City, on terms and conditions satisfactory to the City Solicitor, in a location generally described as an east to west access across the southern portion of the site, from Blue Jays Way to the walkway extending along the eastern portion of the site referred to in 7 (c), with details of the location and final design to be determined and secured in the context of Site Plan Approval for *Phases 2 and 3* of the development to the satisfaction of the Executive Director, Development Review, and that such easement lands be maintained by the owner at its sole cost. The conveyance of the easement shall be at no cost to the City to the satisfaction of the City Solicitor and the owner shall be responsible to prepare, submit to the City for approval and deposit all required reference plans to describe the easement;

PATH

- (g) The owner shall be responsible for the design, construction, provision and maintenance of a PATH connection through the proposed *Phases 2 and 3* of the development, including the conveyance at nominal cost to the City of easement(s) for use by the general public, with the final location and design to be determined and secured in the context of the Site Plan Approval for *Phases 2 and 3* of the development and shall provide knock-out panels in the lower levels of the development to provide for the extension of the PATH to the east and north of the site, with the details of the PATH connection and knock-out panels to be determined and secured at Site Plan Approval for *Phases 2 and 3* of the development;

Construction Management Plan

- (h) Prior to the commencement of any excavation or shoring work, the owner shall submit a Construction Management Plan to the satisfaction of the Executive Director, Development Review, the General Manager of Transportation Services, and the Chief Building Official and Executive Director, Toronto Building, in consultation with the Ward Councillor and thereafter in support of the development, will implement the Plan during the course of construction. The Construction Management Plan will include, but not be limited to the following construction-related details: noise, dust, size and location of staging areas, location and function of gates, dates of significant concrete pouring, lighting details, vehicular parking and queuing locations, street closures, parking and access, refuse storage, site security, site supervisor contact information, and a communication strategy with the surrounding community, and any other matters requested by the Executive Director, Development Review and the General Manager, Transportation Services, in consultation with the Ward Councillor;

Rail Safety

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- (i) The owner shall submit updated Crash Wall Design Reports and Drawings, and an updated Noise and Vibration Impact Study, at the time of Site Plan Approval for the development, to the satisfaction of the Executive Director, Development Review;
 - (j) The owner shall address any comments from the approved Rail Safety Report and related peer review conducted by the City, and to implement any required modifications and/or mitigation measures, at the time of Site Plan Approval for the development, to the satisfaction of the Executive Director, Development Review.

Public Realm and Landscape Master Plan

- (k) The owner shall submit a Public Realm and Landscape Master Plan for the site at the time of Site Plan Approval for *Phase 1* of the development, to the satisfaction of the Executive Director, Development Review; and
- (l) The owner acknowledges that, should City Council approve a revised right-of-way design for Front Street West along the frontage of the site, which may include enhanced and expanded pedestrian public realm space and/or a cycle track or bikeway along the south side of the Front Street West, a condition may be imposed through the Site Plan Approval for a phase of the proposed development to secure the revised right-of-way design for the subject development phase. Should City Council approve a revised right-of-way design, the owner will agree to incorporate elements of the revised right-of-way design along the Front Street West right-of-way of any previous phase(s) which do not require the demolition of any landscaping or public realm improvements already installed within the public realm and/or any civil works already in construction or constructed through the Site Plan Approval process.

Toronto Green Standard

- (m) The owner shall construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard, and the owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of the Toronto Green Standards, applicable at the time of site plan application for each building on the site.

Bridge Easements

- (n) Prior to the issuance of the first building permit for the site, which includes a permit for excavation and shoring work (but not demolition permits), the owner shall provide or cause the provision of, on terms and conditions satisfactory to the City Solicitor, easements to the City for the following:

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- i. an easement for the maintenance, repair, inspection, upgrade, modification, replacement, dismantling, and removal of all or any part of the Blue Jays Way Bridge with an upper limit of 65 metres above the highest bridge deck elevation and a lower vertical limit of 5 metres below the lowest bridge girder elevation (to the extent that such lower elevation forms part of the lands subject to the application) to extend 5 metres from the easterly limit of the bridge into the site and within the southwest corner of the development, to be located outside of the new foundation wall with a width of approximately 1.6 metres (where the existing access to the railway corridor exists), to be registered in priority to all legal encumbrances except where acceptable to the City Solicitor in her sole discretion, and subject to any existing physical encumbrances;
 - ii. an easement for the maintenance of the John Street Bridge located over the Metrolinx rail corridor with an upper limit of 65 metres above the highest bridge deck elevation and 5 metres below the lowest bridge girder elevation (to the extent such airspace forms part of the lands subject to the application) to extend 5 metres from the westerly limit of the bridge into the site, to be registered in priority to all legal encumbrances except where acceptable to the City Solicitor in her sole discretion, and subject to any existing physical encumbrances; and
 - iii. an easement, in and through such parts of the Metro Toronto Convention Centre (MTCC) as such access currently exists for access to lands within the rail corridor.
- (o) The easements referred to in Sections 7. (n) i., ii., and iii., above shall be conveyed by the owner, in priority, other than the permitted encumbrances as may be accepted by the City, for nominal consideration and at no cost to the City all to the satisfaction of the Chief Engineer and Executive Director Engineering and Construction Services, and the City Solicitor. The owner shall be responsible at its own expense, to prepare, submit to the City for approval and deposit all required reference plans to describe the easement.

Transmission Watermain

- (p) Prior to the issuance of the first building permit for Phase 2 of the development including, but not limited to, shoring and excavation (except for a demolition permit), regardless of the sequence of construction with respect to the development, the owner, as may be required by the Executive Director, Development Review and General Manager, Toronto Water, shall prepare all document(s) and convey an easement to replace the existing watermain easement (the “**Transmission Watermain Easement**”) (width, physical extent and purposes to be determined) centred on the existing 1800mm transmission watermain that currently traverses the middle of the Development (the

"Transmission Watermain"), all to the satisfaction of the Executive Director, Development Review and the City Solicitor.

- (q) As part of the Development Review Process for Phase 2 of the development, if required, the owner shall be responsible to prepare, submit to the City for approval and deposit all required reference plans to describe the Transmission Watermain Easement at no cost to the City to the satisfaction of the Executive Director, Development Review and the City Solicitor;
- (r) For any proposed building that will encroach on the existing or any replacement Transmission Watermain easement, prior to the issuance of the first building permit or demolition permit for existing buildings or structures on the lands for construction that may adversely impact the integrity or operation of the Transmission Watermain at the discretion of the Executive Director, Development Review including, but not limited to, demolition, shoring, and excavation, regardless of the sequence of construction, the owner shall submit a Geotechnical/Structural Study prepared by professional Geotechnical and Structural engineers that addresses the potential impacts of the proposed development (during construction and post-construction) on the Transmission Watermain and confirms that the proposed building(s) and/or structure(s) will not create any adverse impact on the operation of the Transmission Watermain all to the satisfaction of the Executive Director, Development Review. Such Geotechnical/Structural Study may be subject to peer review on behalf of the City, at the sole discretion of the Executive Director, Development Review with the cost of such peer review to be borne by the owner. At a minimum, such Geotechnical/Structural Study must include:
 - (i) an assessment of site conditions (including findings from site investigations);
 - (ii) a structural analysis that considers all potential impacts on the Transmission Watermain;
 - (iii) geotechnical analysis and review of the design of the Transmission Watermain and sub-surface conditions, located within the development lands, in relation to building demolition and new development to confirm whether any change in loading will not exceed the design limits of the Transmission Watermain;
 - (iv) guidelines to inform the design of the buildings (e.g., maximum depth of buildings, drilled or driven foundations, zones of influence and any other factors) that will ensure that any identified impacts on the integrity or operation of the Transmission Watermain will be negligible;
 - (v) site monitoring and inspection recommendations to ensure that the guidelines required in Section 7 (r) (iv) above and City by-laws (i.e., vibration levels) are adhered to;

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- (vi) a Reporting Plan including real-time alerts and actionable trigger levels related to site monitoring required in Section 7 (r) (v) above. The Reporting Plan must also include a template of a weekly summary report to be provided to the Executive Director, Development Review to outline all construction monitoring and inspection findings, and all required reporting must be conducted and provided by an independent professional geotechnical engineer; and
 - (vii) considerations of phased construction proposed for the development.
- (s) Prior to the issuance of the first building permit or demolition permit for existing buildings or structures on the lands for construction that may adversely impact the integrity or operation of the Transmission Watermain at the discretion of the Executive Director, Development Review including, but not limited to, demolition, shoring and excavation, regardless of the sequence of construction, for any building on the development site, the owner shall at its sole cost and expense, submit to the satisfaction of the Executive Director, Development Review, for review and acceptance, a Transmission Watermain Protection Package that includes but is not limited to the following:
- i. an independent report prepared by a professional engineer addressing all the items for the protection and monitoring of the Transmission Watermain located within the lands related to the construction during and following construction;
 - ii. details of the impact of the proposed design of any building and/or structure(s) on the existing Transmission Watermain;
 - iii. the proposed horizontal and vertical clearances between any part of any building and/or structure(s) and the Transmission Watermain;
 - iv. the structural loading applied on or near the Transmission Watermain as well as the impacts of such loading; and
 - v. the construction procedures as they relate to any excavation, dewatering of the site, necessary monitoring plans (including pre-construction and post-construction condition assessments of the Transmission Watermain, subject to the owner's reasonable commercial efforts), backfill material to be used, recommendations to avoid any impacts on the Transmission Watermain, and any other information necessary in order to demonstrate that the integrity of the Transmission Watermain will not be adversely impacted as a result of the proposed development or the construction of the services required for the lands.
- (t) The owner shall prepare and submit updates/addendums to the reports or new reports and plans as required in Sections 7 (r) and (s), above, prior to issuance of below-grade building permits for each of the commercial and residential components of the development as may be required by the Executive Director,

Development Review in the context of applications for Site Plan Approval having regard to the nature and location of the proposed construction.

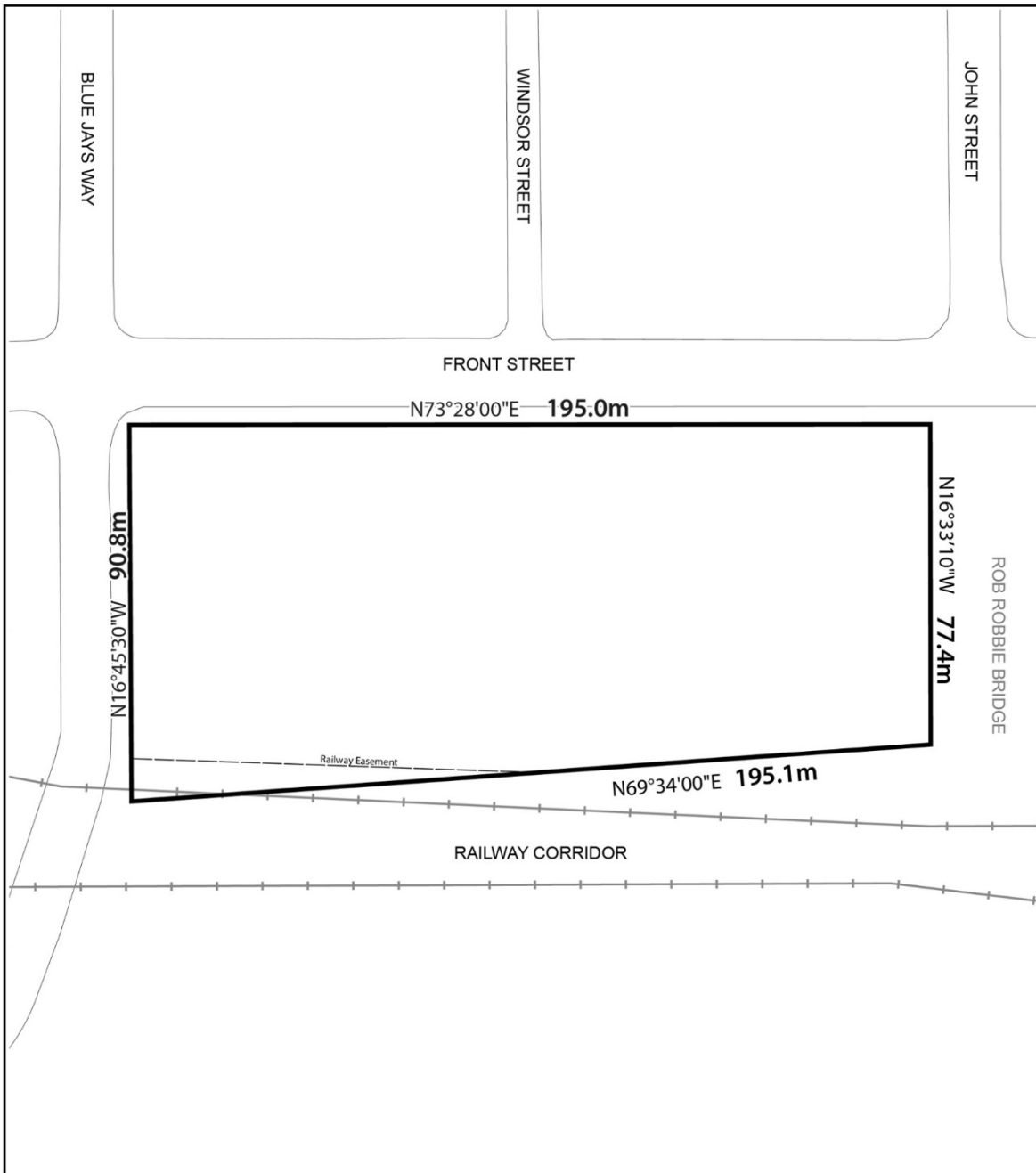
- (u) The owner shall implement all recommendations and requirements of the reports, updates and addendums and plans, required in Sections 7 (r), (s), and (t) above, to the satisfaction of the Executive Director, Development Review until the completion of the construction of the development and post construction.
- (v) Prior to the issuance of the first building permit or demolition permit for existing buildings or structures on the lands for construction that may adversely impact the integrity or operation of the Transmission Watermain at the discretion of the Executive Director, Development Review including, but not limited to demolition, shoring and excavation, regardless of the sequence of construction for any building on the development site, the owner shall provide the City with financial security by way of an irrevocable letter of credit in an amount of Five Million Dollars (\$5,000,000.00 CAN) to guarantee the protection of the Transmission Watermain. The letter of credit shall be in effect for the duration of the construction of each phase of the development, as applicable, and shall be returned to the owner upon substantial completion of that phase of the development.
- (w) Prior to issuance of the first building permit or demolition permit for existing buildings or structures on the lands for construction that may adversely impact the integrity or operation of the Transmission Watermain at the discretion of the Executive Director, Development Review including, but not limited to demolition, shoring and excavation, regardless of the sequence of construction for any building on the lands, the owner shall take out and maintain, at its sole cost and expense, commercial general liability insurance in connection with its obligations for the protection of the Transmission Watermain acceptable as to form, limits and conditions to the City's Risk Management Division, the Executive Director, Development Review and General Manager, Toronto Water, for a limit of not less than Ten Million Dollars (\$10,000,000.00) (CAN) per occurrence covering possible damages, losses, claims and expenses for or in connection with any personal injury, death or property damage that might be incurred on or about the Transmission Watermain and Transmission Watermain Easement, or existing Transmission Watermain easement, as the case may be. The insurance policy shall include the City as an additional insured and shall contain a cross- liability and severability of interest clause and include contractual liability coverage. The liability insurance policy shall provide that any breach of a condition of the policy by an insured shall not affect protection given by the policy to any other insured. The liability insurance policy shall contain a clause providing that the insurer will not cancel or refuse to renew the said insurance without first giving the City thirty (30) days prior written notice thereof. The owner shall supply the Executive Director, Development Review and General Manager, Toronto Water with satisfactory evidence of such insurance upon request by the City, and a certificate of insurance shall be remitted to the Executive Director, Development Review, with a copy to the General

Manager, Toronto Water, no later than thirty (30) days following its issuance and evidence of continuance if available shall be remitted to the City at least thirty days prior to the expiration of any insurance policy. The owner shall provide to the City a copy of the insurance policy upon request.

- (x) the provision of an indemnification and release by the owner with respect to potential claims and damages associated with the Transmission Watermain on terms satisfactory to the Executive Director, Development Review and the General Manager, Toronto Water.
- (y) The owner agrees to obtain all necessary approval and permits as may be required and agrees to implement the provisions of the accepted Transmission Watermain Protection Package, and any other related measures as required by the Executive Director, Development Review, in the construction of services, building(s) and/or structure(s) on the lands to the satisfaction of the Executive Director, Development Review, the General Manager, Transportation Services and the Chief Building Official.
- (z) The owner and the engineering consultant will advise Toronto Water and Development Review immediately of any damage to the Transmission Watermain witnessed on-site or vibration exceedances recorded by the monitoring program.
- (aa) The Site Plan Agreements for each building within the lands will include appropriate clauses requiring warnings to be provided to future residents/purchasers that future repairs to the Transmission Watermain may cause disruptions to their daily lives, including noise and road restrictions, during the course of such repairs.
- (bb) The owner shall pay all applicable taxes and costs associated with the grant of the Transmission Watermain Easement to the City for nominal consideration, including, the cost of preparing and registering any required reference plan and or legal description, registration fees, any exigible HST if applicable, and any applicable Land Transfer Tax, if applicable.

Engineering

- (cc) the owner shall enter into a financially secured Municipal Infrastructure Agreement to secure the construction of the off-site improvements needed to provide sanitary sewer servicing capacity to support the proposed densities for *Phases 1 and 2* of the development, to the satisfaction of the Executive Director, Development Review and the General Manager, Toronto Water.



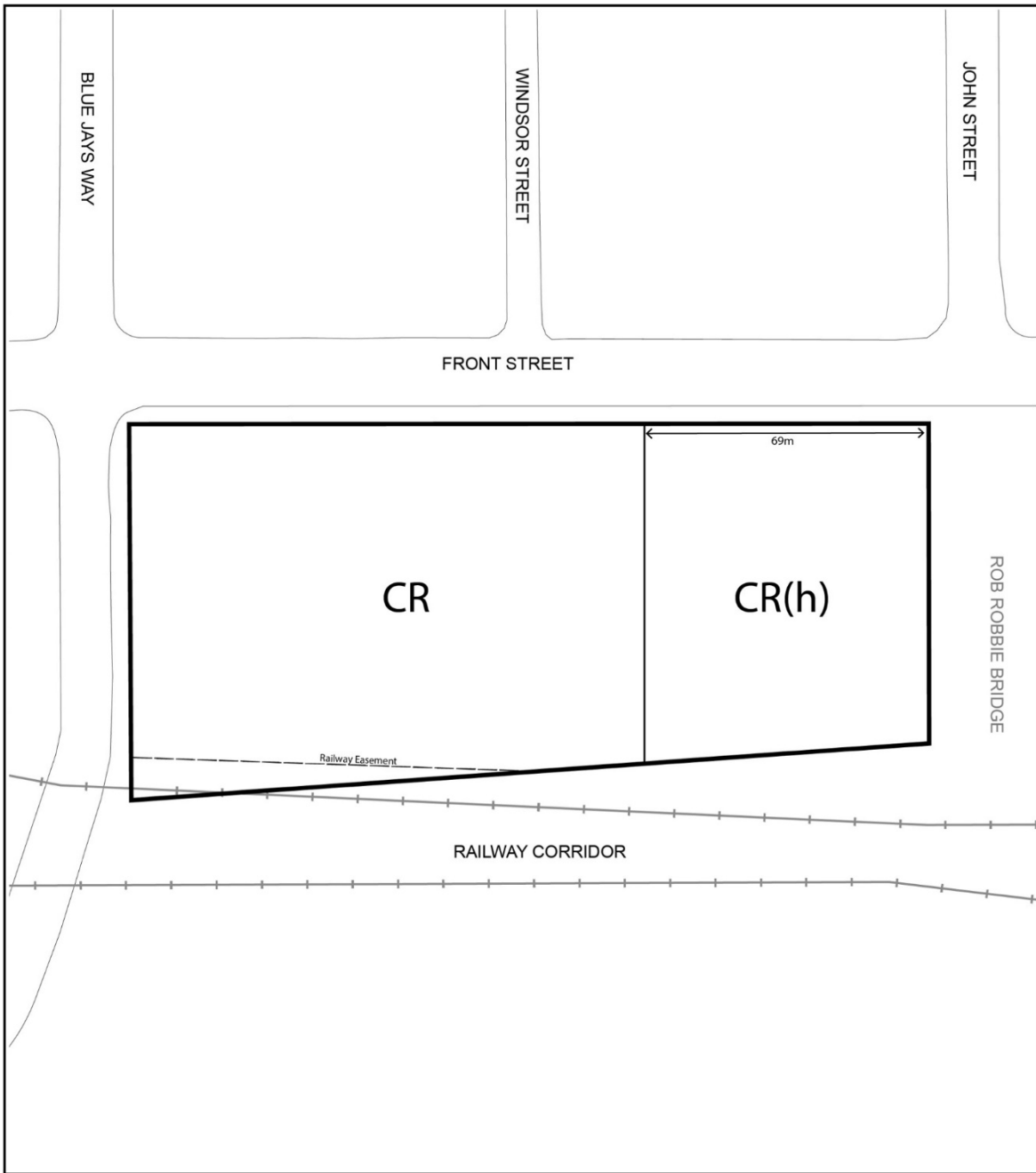
 **Toronto**
Map 1

315 -325 Front Street West

File #: 24 250793 STE 10 OZ

Railway Lands Central Zoning By-law 1994-0806
Not to Scale
05/15/2025





 **Toronto**
Map 2

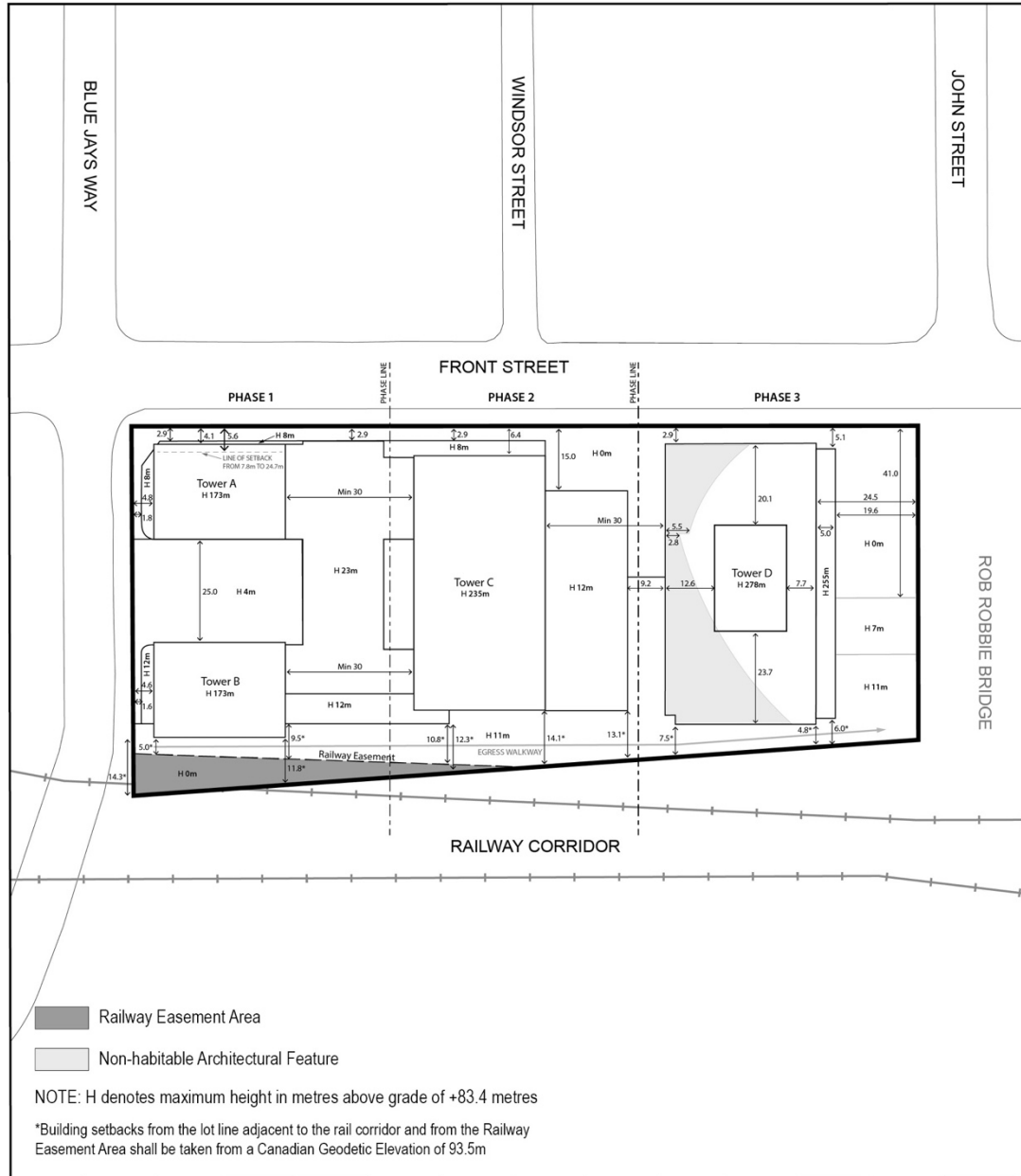
315 -325 Front Street West

File #: 24 250793 STE 10 OZ

Railway Lands Central Zoning By-law 1994-0806
Not to Scale
05/15/2025



City of Toronto By-Law XXXX-XXXX



Toronto
Map 3

315 and 325 Front Street West

File #



City of Toronto By-Law XXXX-XXXX
Not to Scale
MM/DD/YYYY

