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DEVELOPMENT OF LAND

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[History: Adopted by the Council of the City of Toronto as indicated in article histories. Amendments noted where applicable.]

General References

Building construction and demolition - See Ch. 363.
Residential rental property demolition and conversion control - See Ch. 667.
City of Toronto Act, 2006 - See S.O. 2006, c. 11, Sched. A.
Development Charges Act, 1997 - See S.O. 1997, c. 27.
Long-Term Care Homes Act, 2007 – See S.O. 2007, c. 8.
Ontario Colleges of Applied Arts and Technology Act, 2002 - See S.O. 2002, c. 8, Sched. F.

ARTICLE I
Development Charges
[Adopted 2018-04-27 by By-law 515-2018]

§ 415-1. Definitions.

1 Editor’s Note: This by-law was passed under the authority of the Development Charges Act, 1997, S.O. 1997, c. 27. This by-law came into force May 1, 2018. This by-law also repealed former Art. I, Development Charges, of this chapter, adopted October 11, 2013 by By-law 1347-2013 (which came into force November 1, 2013).
As used in this article the following terms shall have the meanings indicated:

ACCESSORY USE - The building or structure or part thereof that is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure.


APARTMENT UNIT - A residential dwelling unit within a residential building, or the residential portion of a mixed use building, where such unit is accessed through a common principal entrance from the street level and an interior enclosed corridor, and the building contains three or more units with such access, and includes a stacked townhouse.

BACHELOR UNIT - A residential dwelling unit consisting of a self-contained living area in which culinary and sanitary facilities are provided for the exclusive use of the occupant but not including a separate bedroom.

BACK TO BACK TOWNHOUSE - A building that has three or more dwelling units, joined by common side and rear walls above grade, and where no dwelling unit is entirely or partially above another.

BEDROOM - A room used or designed or intended for use as sleeping quarters but does not include a living room, dining room, kitchen or an area to be used as a den, study or other similar area.

BOARD OF EDUCATION - The same meaning as that specified in the Education Act.


BUILDING PERMIT - A permit issued pursuant to the Building Code Act that permits the construction, alteration or change in use of a building or structure which is described in its respective building permit application.

BUILDING PERMIT APPLICATION - An application submitted to and accepted by the Chief Building Official for a building permit which complies with the applicable zoning by-law and with all technical requirements of the Building Code Act and includes the payment of all applicable fees.

CAPITAL COST - The same meaning it has in the Act.

CHIEF BUILDING OFFICIAL - A chief building official appointed or constituted under section 3 of the Building Code Act.

DEVELOPMENT - Any activity or proposed activity in respect of land that requires one or more of the actions referred to in § 415-5A and includes a trailer or mobile home park, the redevelopment of land or the redevelopment, expansion, extension or alteration, or any two or more of them, of a use, building or structure.

DEVELOPMENT CHARGE - A charge imposed under this article.

DUPLEX - A building that has two dwelling units with one dwelling unit entirely or partially above another.

DWELLING ROOM - A room used or designed for human habitation and may include either but not both culinary or sanitary conveniences, and:
A. Includes but is not limited to rooms in the following building types as defined in this article: a group home, nursing home, a retirement home or lodge and a special care or special need dwelling.

B. Does not include:

(1) A room in a hotel, motel, tourist home or guest home;
(2) A bathroom or kitchen;
(3) A room in a dwelling unit; or
(4) A windowless storage room that has a floor area of less than 10 square metres.

**DWELLING UNIT** - Living accommodation comprising a single housekeeping unit within any part of a building or structure used, designed or intended to be used by one person or persons living together, in which both culinary and sanitary facilities are provided for the exclusive use of such person or persons, but does not include a room or suite of rooms in a hotel.

**FORMER MUNICIPALITIES** - The former Municipality of Metropolitan Toronto, the former Cities of Etobicoke, North York, Scarborough, Toronto and York and the former Borough of East York as they existed on December 31, 1997.

**GRADE** - The average level of proposed or finished grade adjoining a building or structure at all exterior walls.

**GROUP HOME** - A residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a twenty-four hour a day basis on site by agency staff on a shift rotation basis, funded wholly or in part by any government and licensed, approved or supervised by the Province of Ontario under a general or special Act.

**GROUND FLOOR** - For the purposes of § 415-7, ground floor shall be the floor of a building or structure which is closest to grade, except that a building or structure that is entirely below grade shall be deemed to not have a ground floor for the purposes of imposing a development charge.

**HOTEL** - A commercial establishment offering temporary accommodations on a daily or weekly rate to the public, and where all rooms, suites, apartments or similar forms of accommodation are owned by a single owner or entity.

**INDUSTRIAL USES** - Land, buildings or structures used or designed or intended for use for or in connection with manufacturing, producing or processing of goods, warehousing or bulk storage of goods, self-storage facility, distribution centre, truck terminal, research and development in connection with manufacturing, producing or processing of goods, and:

A. Includes office uses and the sale of commodities to the general public where such uses are accessory to and subordinate to an industrial use.

B. Does not include:

(1) A building used exclusively for office or administrative purposes unless it is attached to an industrial building or structure as defined above; or
(2) Warehouse clubs and retail warehouses, including commercial establishments which have as their principal use the sale of goods and merchandise in a warehouse format.
LOCAL BOARD - The same meaning as defined in the Act.

MOBILE HOME - Any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer.

MULTIPLE DWELLING UNIT - All dwellings units other than a single detached dwelling, a semi-detached dwelling or an apartment unit, but includes a dwelling unit in a row dwelling, duplex or triplex, and a back to back townhouse.

NON-RESIDENTIAL GROSS FLOOR AREA - In the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party or demising walls dividing a non-residential use and a residential use, except for:

A. A room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;

B. Loading facilities above or below grade; and

C. A part of the building or structure above or below grade that is used for the parking of motor vehicles which is associated with but accessory to the principal use.

NON-RESIDENTIAL USES - Land, buildings or structures or portions thereof used, or designed or intended for any use other than for a residential use as defined in this article.

NURSING HOME - A residential building or the residential portion of a mixed-use building licensed as a nursing home under the Nursing Homes Act.

OWNER - The owner of land or a person who has made application for an approval of the development of land against which a development charge is imposed.

PARTY WALL - A wall jointly owned and jointly used by two parties under an easement agreement or by right in law and erected at or upon a line separating two parcels of land each of which is, or is capable of being, a separate real estate entity.

PLACE OF WORSHIP - That part of a building or structure that is used primarily for worship and is exempt from taxation as a place of worship under the Assessment Act.

PURPOSE-BUILT RENTAL UNIT - A dwelling unit that is providing rental accommodation and that has been approved by the City's Affordable Housing Office as having qualified for a rebate under the City's Purpose-Built Rental Development Charges Rebate Program.

RESIDENTIAL GROSS FLOOR AREA - In the case of a dwelling unit, the total area of all floors measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building, but does not include any part of the unit used for the parking of motor vehicles or common service areas.

RESIDENTIAL USE - Land, buildings or structures of any kind whatsoever or any portion thereof, used, designed or intended to be used as living accommodations, including accessory
uses naturally and normally incidental in purpose and exclusively devoted to the residential use, for one or more individuals, and includes a unit designed for combined live/work uses and a building or structure providing accommodations for students attending a college or university, but does not include a hotel or similar building or structure providing temporary accommodation.

RETIREMENT HOME OR LODGE - A residential building or the residential portion of a mixed-use building which provides room and board accommodation for senior citizens and is not presently governed under any Provincial Act.

ROOMING HOUSE - A building originally constructed as a single detached house or semi-detached house that:

A. Contains dwelling rooms designated or intended for use as a living accommodation by more than three persons; and

B. May also contain one or more dwelling units.

ROW DWELLING - One of a series of three or more attached residential buildings with:

A. Each building comprising one dwelling unit;

B. Each building divided vertically from another by a party wall; and

C. Each building located on a lot.

SECONDARY DWELLING UNIT - A dwelling unit, whether contained within a proposed single detached dwelling or semi-detached dwelling, or ancillary to a single detached dwelling or a semi-detached dwelling including but not limited to a coach house, laneway suite or structure constructed above an existing garage or other structure separate from the primary dwelling unit, which:

A. comprises an area less than the gross floor area of the primary dwelling unit; and

B. is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit.

SEMI-DETACHED DWELLING - A residential building consisting of two dwelling units having one vertical wall, but no other parts, attached to another dwelling unit where the dwelling units are not connected by an interior corridor.

SERVICES (OR SERVICE) - Those services designated in Subsection 415-2C.

SINGLE DETACHED DWELLING and SINGLE DETACHED - A residential building consisting of one dwelling unit and not attached to another structure used for residential uses or purposes and includes mobile homes.

SPECIAL CARE OR SPECIAL NEED DWELLING - A building containing more than four dwelling units or dwelling rooms that is designed to accommodate individuals with specific needs, including independent permanent living arrangements, where support services such as meal preparation, grocery shopping, laundry, housekeeping nursing, respite care and attendant services are provided at various levels, and:

A. The units have a common entrance from street level;

B. The occupants have the right to use in common, halls, stairs, yards, common rooms and
accessory buildings; and

C. The units or rooms may or may not have exclusive sanitary or culinary facilities or both.

STACKED TOWNHOUSE - A building that has three or more dwelling units, joined by common side walls with dwelling units entirely or partially above another.

TRIPLEX - A building that has three dwelling units with at least one dwelling unit entirely or partially above another.

§ 415-2. Designation of services.

A. It is declared by the Council that all development of land within the City will increase the need for services;

B. Once this article is in force, the development charge applicable to a development as determined under this article shall apply without regard to the services required or used by any individual development.; and

C. Development charges shall be imposed for the following categories of services to pay for the increased capital costs required because of increased needs for services arising from development:

   (1) Spadina Subway extension;
   (2) Transit (balance);
   (3) Roads and related;
   (4) Water;
   (5) Sanitary sewer;
   (6) Storm water management;
   (7) Parks and recreation;
   (8) Library;
   (9) Subsidized housing;
   (10) Police;
   (11) Fire;
   (12) Paramedic Services;
   (13) Development-related studies;
   (14) Civic improvements;
   (15) Child care;
   (16) Health;
   (17) Pedestrian infrastructure; and
   (18) Shelter.
§ 415-3. Rules; applicability.

A. For the purpose of complying with section 6 of the Act, rules have been developed as follows:
   
   (1) The rules for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be in accordance with §§ 415-4 through 415-14.1;
   
   (2) The rules for determining the exemptions shall be in accordance with § 415-6;
   
   (3) The rules for determining the indexing of development charges shall be in accordance with § 415-11;
   
   (4) The rules for determining the phasing in of development charges shall be in accordance with § 415-12;
   
   (5) The rules respecting the redevelopment of land shall be in accordance with § 415-7; and
   
   (6) The area to which this article applies shall be the area described in § 415-4; and

B. Development charges shall be payable in the amounts set out and phased in accordance with § 415-12 and Schedules A-1 to A-4 and B of this chapter, where land is located in the area described in § 415-4A and the development of the land requires any of the approvals set out in § 415-5A.

§ 415-4. Areas to which this article applies.

A. This article applies to all land in the geographic area of the City, and applies whether or not the land or use is exempt from taxation under section 3 of the Assessment Act; and

B. This article shall not apply to land that is owned by and used for the purposes of:
   
   (1) The City or a local board thereof as defined in the Act; or
   
   (2) A board of education.

§ 415-5. Approvals for development.

A. Development charges shall be imposed on all land, buildings or structures that are developed if the development requires:
   
   (1) The passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
   
   (2) Approval of a minor variance under section 45 of the Planning Act;
   
   (3) A conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
   
   (4) The approval of a plan of subdivision under section 51 of the Planning Act;
(5) A consent under section 53 of the Planning Act;

(6) The approval of a description under section 9 of the Condominium Act, 1998; or

(7) The issuing of any permit under the Building Code Act in relation to a building or structure; and

B. No more than one development charge for each service designated in § 415-2C shall be imposed upon any land, building or structure to which this article applies even though two or more of the actions described in § 415-5A are required before the land, building or structure can be developed.

§ 415-6. Exemptions.

A. Exemptions for intensification of housing:

(1) Development charges shall not be imposed with respect to the residential development of land or buildings if the only effect of such development is:

(a) An enlargement to an existing dwelling unit;

(b) The creation of one or two additional dwelling units in an existing single detached dwelling; or

(c) The creation of one additional dwelling unit in any existing semi detached dwelling or other existing residential building;

(2) Despite Subsection A(1), development charges shall be imposed if the total gross floor area of the additional one or two dwelling units exceeds the gross floor area of the existing single detached dwelling;

(3) Despite Subsection A(1), development charges shall be imposed if the additional dwelling unit has a gross floor area greater than:

(a) In the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and

(b) In the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the existing residential building;

(4) Definition of gross floor area:

(a) For the purposes of Subsections A(2) and A(3) above, "gross floor area" shall be as defined in Ontario Regulation 82/98; and

(b) For ease of reference, the definition of "gross floor area" as currently contained in the regulation is as follows:
"gross floor area" means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;

B. Other Exemptions

Despite the provisions of this article, development charges shall not be imposed with respect to:

(1) Land, buildings or structures used or to be used for a public hospital receiving aid under the Public Hospitals Act, and used for the purposes set out in such Act;

(2) Land, buildings or structures that are exempt from taxation under the enabling legislation of a college established under the Ontario Colleges of Applied Arts and Technology Act, 2002 or a university as defined in section 171.1 of the Education Act, and used for the purposes set out under such enabling legislation;

(3) Land, buildings or structures used or to be used for a place of worship or for the purpose of a cemetery or burial ground;

(4) Temporary sales offices or pavilions that are required and associated with the sale of new residential development to the public at large;

(5) Industrial uses;

(6) Development creating or adding an accessory use or accessory structure not exceeding 10 square metres of residential or non-residential gross floor area;

(7) Land, buildings or structures that are the subject of a written agreement entered into by the City or a Former Municipality which agreement in words expressly exempts the land, buildings or structures from development charges;

(8) The portion of development charges in respect of housing or facilities provided pursuant to a municipal capital facilities agreement or a by-law passed by Council under Section 252 of the City of Toronto Act, 2006, where such agreement or by-law provides for a full or partial exemption from development charges;

(9) Dwelling rooms within a rooming house; and

(10) A temporary building or structure constructed, erected or placed on land for a continuous period not exceeding eight months, if:

(a) The status of the building or structure as a temporary building or structure is maintained in accordance with the provisions of this article; and

(b) Upon application being made for the issuance of a permit under the Building Code Act, in relation to a temporary building or structure on land to which a development charge applies, the City may require that the owner submit security satisfactory to the City, to be realized upon in the event that the building or structure is present on the subject land for a
C. Onus

The onus is on the owner or applicant to produce evidence to the satisfaction of the City which establishes that the owner or applicant is entitled to any exemption from the payment of development charges claimed under this section, including that the use of any building or structure has been legally established pursuant to all applicable zoning by-laws and all building statutes and regulations relating to the construction of buildings.


A. Residential charge:

(1) Development charges shall be imposed on residential uses of land, buildings or structures, including a dwelling unit or a dwelling room accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential dwelling unit or dwelling room, and calculated with respect to each of the services and amounts set out in Schedules A-1 to A-4 of this chapter;

(2) For a secondary dwelling unit, development charges shall be imposed at the rates for an apartment unit, according to the rate applicable to the proposed number of bedrooms;

(3) Notwithstanding A(2), for secondary dwelling units located in the rear yard of a lot:

(a) development charges will not be imposed upon the issuance of a building permit where an agreement has been executed in accordance with Section 27 of the Act, and development charges shall be payable in accordance with that agreement; and

(b) in accordance with Section 26(2) of the Act, development charges will be payable upon the execution of a subdivision agreement under Section 51 of the Planning Act, as amended, a consent agreement under Section 53 of the Planning Act, as amended, or a condominium agreement under the Condominium Act, 1998, as amended, the development charge payable shall be based on the built form of the dwelling unit, and the development charge rate applicable at the time of such subdivision, consent or condominium agreement;

(4) Where development charges have been paid with respect to land, buildings or structures which the City has certified as having met all of the Tier 2, Tier 3 or Tier 4 requirements of the Toronto Green Standard Program, or successor program, a refund will be given in an amount equal to the amount calculated according to the residential building type multiplied by the amount set out in Column 2 of Schedule C as of the date that the refund is to be calculated and paid, provided that no refund will be made for any units that were exempt from
payment of development charges nor any units for which a reduction was given pursuant to § 415-7C; and

(5) A refund or reduction in development charges payable will be given for the portion of development charges in respect of a Purpose-Built Rental Unit that the Affordable Housing Office has determined as qualifying for a rebate under the City's Purpose-Built Rental Development Charges Rebate Program;

**B. Non-residential charge.**

(1) Development charges shall be imposed upon all non-residential uses of land, buildings or structures, and in the case of a mixed-use building or structure upon all non-residential uses of the mixed-use building or structure, according to the amount of non-residential gross floor area which is located on the ground floor of such building or structure, and calculated with respect to each of the services and amounts set out in Schedule B of this chapter; and

(2) Where development charges have been paid with respect to land, buildings or structures which the City has certified as having met all of the Tier 2, Tier 3 or Tier 4 requirements of the Toronto Green Standard Program, or successor program, a refund will be given in an amount equal to the amount calculated according to the amount of non-residential gross floor area which is located on the ground floor multiplied by the amount set out in Column 2 of Schedule C as of the date the refund is to be calculated and paid, provided no refund will be made for any gross floor area that was exempt from payment of development charges nor any gross floor area for which a reduction was given pursuant to § 415-7C;

**C. Redevelopment.**

(1) Despite any other provision of this article and subject to Subsections C(3) and (4), where, as a result of the redevelopment of land, a demolition permit has been issued within the sixty month period immediately prior to the date of submission of a complete building permit application with respect to the whole or a part of a building or structure existing on the same land, or a building or structure is to be converted from one principal use to another principal use on the same land, the development charges otherwise payable with respect to such building permit application shall be reduced as follows:

(a) In the case of a residential building or structure, or the residential uses in a mixed-use building or structure, which is being redeveloped for residential or non-residential purposes, the development charges payable will be reduced by an amount calculated by multiplying the applicable development charge under Subsection A by the number of dwelling units or dwelling rooms that have been or will be demolished or converted to another type of residential use or non-residential use, and according to the type of dwelling unit or dwelling room so demolished or converted;

(2) Despite any other provision of this article and subject to Subsections C(3) and (4), where, as a result of the redevelopment of land, a demolition permit has been issued within the thirty-six month period immediately prior to the date of
submission of a complete building permit application with respect to the whole or a part of a building or structure existing on the same land, or a building or structure is to be converted from one principal use to another principal use on the same land, the development charges otherwise payable with respect to such building permit application shall be reduced as follows:

(a) In the case of a non-residential building or structure, or the non-residential uses in a mixed-use building or structure, which is being redeveloped for non-residential purposes:

[1] In the case of demolition, no development charge will be imposed to the extent that the existing non-residential gross floor area to be demolished and which is located on the ground floor would have been, if newly constructed, subject to the payment of development charges at the time of building permit issuance for the new building or structure and is replaced by the new non-residential gross floor area; and

[2] In the case of the conversion of an existing non-residential building or structure to another non-residential use where there is no demolition, no development charge will be imposed on the existing non-residential gross floor area so converted; and

(b) In the case of a non-residential building or structure, or the non-residential uses in a mixed-use building or structure, which is being redeveloped for residential purposes, the development charges payable will be reduced by an amount calculated by multiplying the non-residential development charge rate set out in Schedule B by the amount of existing non-residential gross floor area to be demolished or converted which is located on the ground floor that would have been, if newly constructed, subject to the payment of development charges at the time of building permit issuance for the new building or structure;

(3) The amounts of any reduction under Subsections C(1) or (2) shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment;

(4) Any reduction under Subsections C(1) or (2) shall apply only where the use of the building or structure that has been or will be demolished or converted to another use has been legally established pursuant to all applicable zoning by-laws and all building statutes and regulations relating to the construction of buildings; and

D. Onus.

The onus is on the owner or applicant to produce evidence to the satisfaction of the City which establishes that the owner or applicant is entitled to any reduction in the payment of or refund of development charges claimed under this section.

§ 415-8. Calculation and payment of development charges.
A. Development charges applicable to development shall be calculated, payable and collected as of the date a building permit is issued in respect of the building or structure for which the owner has made a building permit application, unless the development charge is to be paid or has been paid at a different time under Subsection C or under an agreement entered into between the City and the owner under subsection 27(1) of the Act;

B. Despite § 415-5B, if two or more of the actions described in § 415-5A occur at different times, additional development charges shall be imposed in respect of any increased non-residential gross floor area or additional dwelling units or dwelling rooms permitted by that action;

C. Despite the provisions of this article, Council may enter into an agreement with any person who is required to pay a development charge providing for all or any part of the development charge to be paid before or after it would otherwise be payable;

D. Where under a written agreement entered into by a former municipality which required payments pursuant to a by-law of the former municipality enacted under the Development Charges Act, R.S.O. 1990, unless the agreement provides otherwise, any payment of the development charge under the agreement shall be a pro rata credit against the outstanding balance of the development charge applicable to the development which shall be calculated on a pro rata basis, payable and collected as of the date a building permit is issued, in respect of the building or structure for the use to which the development charge applies, but the amount of any such credit shall not exceed, in total, the amount of the development charge otherwise payable;

E. Where under a written agreement entered into by a former municipality which required the provision of work pursuant to the Development Charges Act, R.S.O. 1990, relating to a service set out in § 415-2, unless the agreement provides otherwise, the provision of services under the agreement shall be a pro rata credit equal to the reasonable cost to the owner of providing the work or service, against the balance of the development charge applicable to the development which shall be calculated on a pro rata basis, payable and collected as of the date a building permit is issued, in respect of the building or structure for the use to which the development charge applies, but the amount of any such credit shall not exceed the total amount of the development charge payable with respect to that service applicable to that development and calculated in accordance with the charge by service set out in Schedules A-1 to A-4 or B of this chapter;

F. The amount of the development charge payable upon the issuance of a building permit shall be reduced by an amount equal to the applicable charge by service, as set out on Schedules A and B of this chapter, for each service for which payment has previously been made under the terms of a subdivision agreement entered into with the City pursuant to section 51 of the Planning Act;

G. Where a development charge or any part of it remains unpaid at any time after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes;

H. Where a development charge has been paid in respect of a residential building or structure, and the development is subsequently revised within the same building envelope but with a different distribution of unit types such that a revised building permit and new calculation of development charges payable is required, the calculation of the amount of
development charges payable will be made in respect of such revised building permit as follows:

(1) Where there is an increase in the number of any type of dwelling unit or dwelling room, the development charges payable will be calculated by multiplying the number of such dwelling units or dwelling rooms so increased by the development charge rate then in effect according to the type of dwelling unit or room; and

(2) Where there is a decrease in the number of any type of dwelling unit or dwelling room, the development charges payable will be reduced by multiplying the number of such dwelling units or dwelling rooms so reduced by the development charge rate that was in effect and collected for such unit type upon issuance of the initial building permit for the development;

provided that in no case shall any refund be provided in an amount greater than the amount of development charges paid upon issuance of such initial building permit;

I. Where a development charge has been paid in respect of a non-residential building or structure, and the development is subsequently revised within the same building envelope but such that a revised building permit and new calculation of development charges payable is required, the calculation of the amount of development charges payable will be made in respect of such revised building permit as follows:

(1) Where there is an increase in the amount of non-residential gross floor area, the development charges payable will be calculated by multiplying the amount of gross floor area so increased by the development charge rate then in effect; and

(2) Where there is a decrease in the amount of non-residential gross floor area, the development charges payable will be reduced by multiplying the amount of gross floor area so reduced by the development charge rate that was in effect and collected upon issuance of the initial building permit for the development,

provided that in no case shall any refund be provided in an amount greater than the amount of development charges paid upon issuance of such initial building permit;

J. Where a development charge has been paid in respect of an application for a building permit prior to the date on which the development charge is payable and the building permit, for whatever reason, is not issued until a later date, such earlier payment does not constitute full payment of all development charges payable, and on the date of actual building permit issuance the amount of development charges payable will be calculated to reflect any change in development charge rates since the date of the original payment, and the difference in development charges payable, if any, shall be paid prior to issuance of the building permit; and

K. Where an owner makes a building permit application for a building or structure that is built, in whole or in part, above, on top of or attached to another building or structure including a podium or parking structure, whether above or below grade, development charges are due and payable upon issuance of the building permit for such building or
structure, and not at the time of issuance of the building permit for the underlying or supporting building or structure.

§ 415-9. Payment by services.

A. Despite the provisions of this article, Council may, by prior written agreement, permit an owner to provide services in lieu of the payment for all or any portion of a development charge. Where a prior written agreement has been entered into, the City shall give the owner who performed the work a credit towards the development charge in accordance with the agreement and subject to the requirements of the Act, but the credit shall not exceed the total amount of the development charge payable with respect to that service and calculated in accordance with the charge by service set out in Schedules A-1 to A-4 or B of this chapter; and

B. Nothing in this article prevents Council from requiring, as a condition of any approval given under the Planning Act, that the owner, at the owner's expense, install such local services and local connections as Council may require and are related to the development.

§ 415-10. Front ending agreements.

Council may enter into front ending agreements with an owner or owners of land in accordance with section 44 of the Act.

§ 415-11. Indexing.

A. The development charges set out in Schedules A-1 to A-4 and B of this chapter shall be adjusted by the City without amendment to this article on November 1, 2019, in accordance with the most recent change in the Statistics Canada Quarterly Construction Price Statistics, Catalogue Number 62-007-X, for the preceding period commencing on February 1, 2018;

B. From then on, the development charges set out in Schedules A-1 to A-4 and B shall be adjusted by the City without amendment to this article on November 1 of each subsequent year, in accordance with the most recent annual change in the Statistics Canada Quarterly Construction Price Statistic Catalogue Number 62-007-X; and

C. For greater certainty, Catalogue 62-007-X shall be referred to, and the Non Residential Building Construction Price Index (Toronto) shall be used.


The phasing in of the development charge calculated, payable and collected under this article shall be as shown on Schedules A-1 to A-4 and B of this chapter.
§ 415-13. Term of article.

This article shall continue in full force and effect for a term of five years from the date on which it comes into force, unless repealed on an earlier date.


A. Where a development charge has been paid on the issuance of a building permit and the building permit is subsequently cancelled or revoked, for the purposes of this article the building permit shall be deemed never to have been issued, and the amount of the development charges paid shall be refunded to the payor without interest; and

B. Where a development charge has been paid on the issuance of a building permit, and it is subsequently determined by the City that there was an error in the calculation of the amount of such payment such that there was an overpayment of development charges, the Chief Financial Officer and Treasurer, in consultation with the City Solicitor, is authorized to refund to the payor the amount of such overpayment without interest, such refund to be paid from the applicable development charge reserve fund or funds.

[Amended 2018-07-27 by By-law 1206-2018; 2018-12-13 by By-law 17-20192]

§ 415-14.1. Additional development charges.

Additional development charges may be imposed under other by-laws.

ARTICLE II
Delegation of Certain Powers and Authority Respecting Planning Approvals
[Adopted 2000-04-13 by By-law 229-20003]

§ 415-15. Authority for giving of consents.

A. The authority for the giving of consents for the creation of new lots, as permitted under section 54 of the Planning Act, is delegated to the Committee of Adjustment.

B. The authority for the giving of consents other than consents for the creation of new lots, as permitted under section 54 (2) of the Planning Act, is delegated to the Secretary-Treasurer of the Committee of Adjustment or his or her representative.

§ 415-16. Approval of plans of subdivision.

The authority for approving a plan of a subdivision in respect of land situated within the City's boundaries under section 51 of the Planning Act is delegated to the Chief Planner and his or her designate.

2 Editor's Note: By-law 17-2019 is deemed to have come into force on October 23, 2018.
3 Editor's Note: This by-law was passed under the authority of sections 5(1), 51.2 (1) and 54 of the Planning Act, R.S.O. 1990, c. P.13.
§ 415-17. Draft condominium approvals.

[Amended 2007-07-19 by By-law 885-2007]

A. The authority for the giving of draft condominium approvals under section 9 of the Condominium Act, 1998, except for applications involving the conversion of six or more rental housing units and exemptions from draft approval as appropriate, is delegated to the Chief Planner and his or her representatives.

B. Despite Subsection A, Council shall retain all powers and authority under section 9 of the Condominium Act, 1998, and at any time prior to approval of a condominium conversion application of less than six rental housing units, a councillor for a ward in which the property is located may, in writing, request the Chief Planner to submit the application under section 9 to the appropriate community council or standing committee and to Council for its approval.

§ 415-18. Authority to execute, amend or release agreements.

[Amended 2009-05-27 by By-law 580-2009]

A. The authority to execute, amend or release the following agreements as required under the Planning Act is delegated to the Chief Planner and his or her representatives:

1. Agreements securing conditions imposed by either the Committee of Adjustment or the Ontario Municipal Board in respect of a consent to sever;
2. Agreements securing conditions imposed by either the Committee of Adjustment or the Ontario Municipal Board in respect of a variance;
3. Agreements securing conditions of site plan approval imposed by the Ontario Municipal Board;
4. Agreements to secure conditions of approval of a plan of subdivision imposed by the Ontario Municipal Board;
5. Agreements under section 37 of the Planning Act that secure the provision of public benefits imposed by the Ontario Municipal Board; and
6. Subject to § 415-17 agreements to secure conditions of approval of condominium imposed by the Ontario Municipal Board.

B. The Chief Planner's and his or her representatives' authority to execute, amend or release the above noted agreements does not apply in respect of any condition imposed by the Committee of Adjustment or the Ontario Municipal Board that would require the City expenditure of unbudgeted funds.

§ 415-18.1. Authority to instruct the City Solicitor.

[Added 2009-05-27 by By-law 580-2009]

A. The authority to instruct the City Solicitor on what position to take at an Ontario Municipal Board hearing in respect of the following matters is delegated to the Chief Planner and his or her representatives:
(1) Approval of a site plan;
(2) Conditions to the approval of a site plan;
(3) Approval of a plan of subdivision or plan of condominium; and
(4) Conditions to the approval of a plan of subdivision or plan of condominium.

B. Despite Subsections A(1) and (2), Council shall instruct the City Solicitor on what position to take at an Ontario Municipal Board hearing if, at any time prior to approval of a site plan application, the Ward Councillor, in writing, requests the Chief Planner to submit an application under section 41 of the Planning Act or section 114 of the City of Toronto Act, 2006, to the appropriate Community Council and to Council for its approval.

§ 415-19. Authority respecting site plan approvals.
[Added 2000-07-06 by By-law 483-2000]

A. The power and authority to consider and approve or refuse to approve site plans and drawings submitted by owners of land pursuant to section 41 of the Planning Act or section 114 of the City of Toronto Act, 2006, is delegated to the Chief Planner and his or her designate. [Amended 2009-05-27 by By-law 580-2009]

B. The power and authority to require the owners of land to enter into site plan agreements with the City as a condition to the granting of approvals under Subsection A, and the authority to execute such agreements, is delegated to the Chief Planner and his or her representative.

C. The Chief Planner and his or her designate are authorized and directed to do all things necessary, including, but not limited to, the authority to amend or release any registered agreement or undertaking, to give effect to approval of plans and drawings for a development under section 41 of the Planning Act or section 114 of the City of Toronto Act, 2006, and to require that the approval be conditional upon the minor variances as may already have been approved for the project by the Committee of Adjustment becoming final and binding. [Amended 2009-05-27 by By-law 580-2009]

D. Despite Subsection A, Council shall retain all powers and authority under section 41 of the Planning Act, or section 114 of the City of Toronto Act, 2006, and at any time prior to approval of a site plan application, the Ward Councillor may, in writing, request the Chief Planner to submit the section 41 application to the appropriate Community Council and to Council for its approval. [Amended 2009-05-27 by By-law 580-2009]

§ 415-19.1. Authority respecting completeness of planning applications.
[Added 2008-09-25 by By-law 1039-2008]

A. The authority to determine whether an application submitted to the City pursuant to sections 22, 34 and 51 of the Planning Act is complete or incomplete in accordance with the provisions of the Official Plan for the City of Toronto is delegated to the Chief Planner or his/her designate.
B. If the Chief Planner or his/her designate has received a written request from the local Councillor to be consulted regarding a forthcoming application or applications generally within his/her Ward, the Chief Planner or his/her designate shall inform the Councillor in a timely fashion of any substantive pre-application consultations concerning the forthcoming application that pertain to proposed use, density, height and/or built form and shall consult with the Councillor, subject to the Councillor's availability, prior to determining whether the planning application is complete or incomplete.

C. The authority to notify an applicant as to the completeness or incompleteness of a planning application is delegated to the Chief Planner or his/her designate.

D. Within 30 days of receipt of the processing fee for a planning application, the Chief Planner or his/her designate shall determine whether the application is complete or incomplete and shall notify the applicant and, if requested, the local Ward Councillor accordingly. An incomplete application notification shall identify the missing or deficient information and material necessary to complete the application.

E. The provisions of Subsection D apply, with necessary modifications, to each subsequent remedial submission provided to complete the application.

F. At the written request of the local Councillor to the Chief Planner or his/her designate, the notifications referred to in Subsections D and E shall be included in a preliminary report on the planning application together with a summary of application submissions.

G. To the extent of any conflict between § 415-19.1 and any by-law of the City of Toronto, § 415-19.1 shall prevail.

H. This § 415-19.1 comes into force and effect on the day Amendment 21 to the Official Plan of the City of Toronto is in force and effect.4

§ 415-20. Authority to enter into municipal infrastructure agreements.

[Added 2009-08-06 by By-law 744-2009; amended 2017-03-29 by By-law 296-2017]

The authority to enter into municipal infrastructure agreements with developers to secure the construction of municipal infrastructure required to support developments or redevelopments that are the subject of a site plan application is delegated to the Executive Director of Engineering and Construction Services and his or her designates.


[Amended 2000-10-05 by By-law 869-2000; 2009-08-06 by By-law 744-2009]

To the extent of any conflict between this article and any by-law of a former municipality, this article shall prevail.

4 Editor's Note: Amendment 21 came into force October 31, 2008.
ARTICLE III
Conveyance of Land for Park Purposes as a Condition of Development
[Adopted 2007-12-13 by By-law 1420-2007; amended 2010-08-27 by By-law 1020-2010]


As used in this article, the following terms shall have the meanings indicated:

BUILDING AREA - [Added 2010-08-27 by By-law 1020-2010]

A. In the case of an addition to an existing building or structure, the building or structure as enlarged less the building area of the existing building or structure to be retained.

B. In the case of an alteration to an existing building or structure, the building or structure as altered less the building area of the existing building or structure to be retained and not altered.

C. In the case of an addition and alteration to an existing building or structure, the building or structure as altered plus the area of the addition, less the building area of the existing building or structure to be retained and not altered.

BUILDING PERMIT APPLICATION - An application submitted to and accepted by the Chief Building Official for an above grade building permit that complies with the applicable zoning by-law and with all technical requirements of the Building Code Act, 1992 including payment of all applicable fees. [Amended 2010-08-27 by By-law 1020-2010]

DEVELOPMENT -

A. The construction, erection or placing of one or more buildings or structures on land.

B. The making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability of the building or structure.

C. The redevelopment of land through the removal of one or more buildings or structures to permit such development.

D. The laying out and establishing of a commercial parking lot. [Added 2010-08-27 by By-law 1020-2010]

E. The conversion of a building or structure originally proposed for an exempted or non-residential use, to another use. [Added 2010-08-27 by By-law 1020-2010]

DWELLING ROOM - [Added 2010-08-27 by By-law 1020-2010]

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5 Editor's Note: This by-law was passed under the authority of sections 42, 51.1 and 53 of the Planning Act, R.S.O. 1990, c. P.13.

6 Editor's Note: By-law 1020-2010, enacted August 27, 2010, made extensive amendments to this article to provide for the harmonization of parkland dedication requirements. This by-law came into force May 3, 2011.
A room used or designed for human habitation which may include either but not both culinary or sanitary conveniences, and:

A. Includes but is not limited to rooms in the following building types:
   (1) Group Homes;
   (2) Long Term Care Homes;
   (3) Retirement Homes or lodges; and
   (4) Special care or special needs dwellings.

B. Does not include:
   (1) A room in a hotel, motel, tourist home or guest home;
   (2) A bathroom or kitchen;
   (3) A room in a dwelling unit; and
   (4) A windowless storage room that has a floor area of less than 10 square metres.

DWELLING UNIT - Living accommodation comprising a single housekeeping unit within any part of a building or structure used, designed or intended to be used by one or more persons, in which both culinary and sanitary facilities are provided for the exclusive use of such persons, but does not include a room or suite of rooms in a hotel. [Added 2010-08-27 by By-law 1020-2010]

ENVIRONMENTAL LANDS - [Added 2010-08-27 by By-law 1020-2010]

Includes:

A. Valley land, being those lands located below the top of bank as defined by the Toronto and Region Conservation Authority and including any required buffer land or setback beyond the top of bank;

B. Lands identified as Natural Heritage in the official plan;

C. Provincially significant lands including Areas of Natural or Scientific Interest (ANSI), wetlands and environmentally significant areas (ESA);

D. Woodlots;

E. Areas identified in Chapter 658, Ravine and Natural Feature Protection;

F. Storm water management facilities; and

G. Rail berms, noise attenuation fences and crash walls.
INDUSTRIAL USES \[Added 2010-08-27 by By-law 1020-2010\]

Lands, buildings or structures used or designed or intended for use for or in connection with manufacturing, producing or processing of goods, warehousing or bulk storage of goods, self storage facilities, distribution centres, truck terminals, research and development in connection with manufacturing, producing or processing of goods, and:

A. Includes office uses and the sale of commodities to the general public where such uses are accessory to and subordinate to an industrial use.

B. Does not include:

(1) A building used exclusively for office or administrative purposes unless it is attached to an industrial building or structure as defined above; or

(2) Warehouse clubs and retail warehouses, including commercial establishments which have as their principal use the sale of goods and merchandise in a warehouse format.

LANEWAY SUITE - A self-contained living accommodation for a person or persons living together as a separate single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the suite, in a detached building that is ancillary to a residential building on the same lot, and is located in the rear yard abutting a lane. \[Added 2018-07-27 by By-law 1161-2018\]

LONG TERM CARE HOME - Living accommodation for persons dependent upon regular nursing care, in a building where there are personal and medical facilities, common lounges and dining areas, and that is licensed under the Long-Term Care Homes Act, 2007. \[Added 2010-08-27 by By-law 1020-2010\]

NON-PROFIT HOUSING - Housing which is or is intended to be offered primarily to persons or families of low income on a leasehold or co-operative basis and which is owned or operated by:

A. A non-profit corporation, being a corporation, no part of the income of which is payable to or otherwise available for the personal benefit of a member or shareholder thereof;

B. A non-profit housing co-operative having the same meaning as in the Co-operative Corporations Act.

NON-RESIDENTIAL - Land, buildings or structures or portions thereof used, or designed or intended for a use other than for a residential use. \[Added 2010-08-27 by By-law 1020-2010\]

NON-RESIDENTIAL REPLACEMENT BUILDINGS OR STRUCTURES - A replacement building or structure which is to be constructed, erected or placed on land as a result of the destruction, by fire or act of God, of an original building or structure on the land, if the use of the

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7 Editor's Note: By-law 1161-2018 came in effect August 1, 2018.
new building remains the same and the building area of the new building or structure is to be no
greater than that of the original building or structure. [Amended 2010-08-27 by By-law 1020-
2010]

PARKLAND ACQUISITION PRIORITY AREA - An area of the City that has been identified as
a priority area for parkland acquisition and is subject to the application of the Alternative
Parkland Dedication Rate, as provided for in the City's Official Plan and identified as:

A. An area shown on Maps 1a and A-1 through 11, inclusive, attached as Schedule A to this
article at the end of this chapter;

B. An Employment Area identified on the City's Official Plan, Chapter 4, Land Use Plan
Maps, that is converted through Official Plan amendment to include residential uses;

C. A Mixed Use Area identified on the City's Official Plan, Chapter 4, Land Use Plan Maps;

D. An Avenue, identified on the City's Official Plan, Chapter 2, Urban Structure Map.

RESIDENTIAL USE - [Added 2010-08-27 by By-law 1020-2010]

Land, buildings or structures of any kind whatsoever or any portion thereof, used, designed or
intended to be used as living accommodation, and:

A. Includes:

(1) Accessory uses naturally and normally incidental in purpose to the residential use;

(2) Accessory uses exclusively devoted to the residential use;

(3) A unit designed for combined live/work uses;

B. Does not include a hotel or similar building or structure providing temporary
accommodation.

§ 415-22. Conveyance of land for parks purposes. [Amended 2010-08-27 by By-law 1020-
2010]

As a condition of development of land the owner of the land shall convey or cause to be
conveyed to the City, land for park or other public recreational purposes in the following manner:

A. For residential uses, land equal to 5 percent of the land to be developed.

B. For non–residential uses, land equal to 2 percent of the land to be developed.

C. Where the development of a single parcel of land is proposed for both residential uses
and non-residential uses, the respective rates set out in §§ 415-22A, 415-22B and 415-23

8 Editor's Note: This By-law also deleted the definition "Residential Purposes".

415-25 January 31, 2019
will be allocated proportionally according to the floor space of the respective uses.

§ 415-23. Alternative rate. [Amended 2010-08-27 by By-law 1020-2010]

Despite § 415-22A, as a condition of development of land for residential use in a parkland acquisition priority area, the owner of the land shall convey or cause to be conveyed to the City, the greater of the amount set out in § 415-22A, or land at a rate of 0.4 hectares for each 300 dwelling units proposed provided that:

A. For sites less than one hectare in size, the parkland dedication will not exceed 10 percent of the development site, net of any conveyances for public road purposes.

B. For sites one hectare to five hectares in size, the parkland dedication will not exceed 15 percent of the development site, net of any conveyances for public road purposes.

C. For sites greater than five hectares in size, the parkland dedication will not exceed 20 percent of the development site, net of any conveyances for public road purposes.


A. Despite § 415-22, where the size, shape or location of land proposed for parkland dedication is deemed by Council to be unsuitable for parks or public recreation purposes, Council may require payment of cash-in-lieu of land.

B. Despite § 415-23, where the size, shape or location of land proposed for parkland dedication in parkland acquisition priority area is deemed by Council to be unsuitable for parks or public recreation purposes, Council may require payment of cash-in-lieu of land, provided:

(1) that the value of the cash-in-lieu does not exceed:

   (a) Ten percent of the value of the development site, net of any conveyances for public road purposes, for sites less than one hectare in size.

   (b) Fifteen percent of the value of the development site, net of any conveyances for public road purposes, for sites one hectare to five hectares in size.

   (c) Twenty percent of the value of the development site, net of any conveyances for public road purposes, for sites over five hectares in size.

(2) In no case, will the residential parkland dedication, cash-in-lieu or combination thereof, be less than 5 percent of the development site or the value of the development site, net of any conveyances for public road purposes.
§ 415-25. Cash-in-lieu; allocation. [Amended 2010-08-27 by By-law 1020-2010]

A. Any payment of cash-in-lieu of land in accordance with § 415-24 will be used for the acquisition of new parkland or the improvement of parks and recreational facilities in accordance with the following allocation and the cash-in-lieu allocation policy:

(1) 50 percent for the acquisition of lands for parks and recreation purposes, further divided as follows:

(a) 50 percent to acquire parkland within the district where the funds were generated; and

(b) 50 percent to acquire parkland throughout the City.

(2) 50 percent for the development of parks and recreation facilities, further divided as follows:

(a) 50 percent to develop and upgrade parks and recreation facilities within the district where the funds were generated; and

(b) 50 percent to develop and upgrade parks and recreation facilities throughout the City.

B. Despite § 415-25A, Community Councils may recommend to City Council, through the Budget Committee, the allocation of expenditures of up to 100 percent of the district portion of parks and recreation facility development funds allocated under § 415-25A(2)(a) for the acquisition of parkland within the district where the funds were generated under § 415-22A(1)(a).

C. Any payment of cash-in-lieu of land to be conveyed through the alternative rate provision in accordance with § 415-24B in excess of 5 percent of the site area will be used to acquire parkland that is accessible to the area in which the development is located or to improve parks in the vicinity of the development.

§ 415-26. Parkland conveyance; conditions.

A. The location and configuration of land required to be conveyed shall be in the discretion of the City.

B. All conveyances shall be free and clear of all liens and encumbrances.

C. Where on-site parkland dedication is not feasible, an off-site parkland dedication that is accessible to the area where the development site is located may be substituted for an on-site dedication, provided that:

(1) The off-site dedication is a good physical substitute for any on-site dedication;
(2) The value of the off-site dedication is equal to the value of the on-site dedication that would otherwise be required; and

(3) Both the City and the applicant agree to the substitution.

D. Land to be conveyed shall be in conformity with Council policies and guidelines for parkland.

E. Environmental lands will not be considered a conveyance for parks or other recreational purposes for the purposes § 415-22 and § 415-23. [Added 2010-08-27 by By-law 1020-2010]

§ 415-27. Administrative authority.

The General Manager Parks, Forestry and Recreation is authorized to determine the specific combination of land and/or cash in lieu of land on a site specific basis in accordance with this article and the City's Official Plan policies.


The conveyance of land or payments required to be made under this article shall be made prior to the issuance of the first above-ground building permit for the land to be developed.

§ 415-29. Valuation of land.

A. All appraisals of land value shall be carried out under the direction of the Executive Director, Facilities and Real Estate and shall be determined in accordance with generally accepted appraisal principles.

B. The cost of any appraisal undertaken by the City shall be paid for by the owner.

C. The value of the land shall be determined as of the day before the day of issuance of the first building permit in respect of the development.

D. The conveyance of land or payment of cash in lieu of land shall be taken into consideration in determining an appropriate credit with respect to the amount of money or land which may be required in connection with the further development of the subject lands:

(1) Where land has been conveyed to the City for park or other public recreational purposes, exclusive of highways and floodplain lands;

(2) Where a payment of cash in lieu of such conveyance has been received by the City in accordance with this article;

(3) Pursuant to the provisions of sections 42, 51.1 or 53 of the Planning Act.
§ 415-30. Exemptions.

[Amended 2010-08-27 by By-law 1020-2010; 2018-07-27 by By-law 1161-2018]

A. This article does not apply to the following types of development:

1. Non-profit housing;
2. Replacement of an existing dwelling unit on an existing lot;
3. Enlargement of an existing dwelling unit on an existing lot, including a detached garage;
4. Creation of 1 additional dwelling unit in an existing residential building or the creation of 1 Laneway Suite;
5. Long Term Care homes;
6. Non-residential replacement buildings or structures;
7. An addition of 200 square metres or less to an existing non-residential building;
8. Industrial Uses;
9. Buildings or structures owned by and used for the purposes of:
   - the Government of Canada;
   - the Province of Ontario;
   - the City of Toronto;
   - Toronto Hydro Corporation.
10. Buildings or structures owned by and used for the purposes of:
    - a public school as set out in the Education Act;
    - a public university receiving regular and ongoing government operating funds for the purposes of providing post-secondary education;
    - a public college established in accordance with the Ontario Colleges of Applied Arts and Technology Act, 2002.
12. Municipal child care centres and non-profit child care providers on Toronto District School Board, Toronto Catholic District School Board, or municipal lands;
13. Temporary uses pursuant to Section 39 of the Planning Act.

B. This article does not apply to the geographic areas described in Schedule B to this article attached at the end of this chapter.

9 Editor’s Note: By-law 1161-2018 came into effect August 1, 2018.
§ 415-31. Transition.

[Amended 2010-08-27 by By-law 1020-2010]

A. The alternative rate provisions of this article shall not apply in respect of the development of any land where a building permit application that complies with applicable zoning with respect to the land was received prior to January 1, 2008, in which case the alternative parkland dedication rate as set out in the parkland dedication by-laws of the predecessor municipalities in force at that time shall apply with respect to that development.

B. Despite § 415-22, where there is a site or area specific by-law, a section 37 agreement, or other site specific agreement or exemption legally in effect on May 3, 2011, that provides for an exemption or for the conveyance of land for park or other recreational purposes or cash in lieu thereof at a different rate than the rate set out in § 415-22, the rate or exemption set out in that by-law, or agreement shall prevail over the rates set out in § 415-22, unless:

1. there is a change in the proposed development that would increase the density of the development; or

2. land originally proposed for development for an exempted use or for commercial or industrial purposes is now proposed for development for other purposes.

C. This article does not apply to any previously authorized agreements that provide for use of an alternative parkland dedication rate legally in effect at the time of adoption of the City's Official Plan.

D. Despite § 415-23, where a secondary plan or a site or area specific policy legally in effect on January 1, 2008, provides for a different alternative rate than that set out in § 415-23 or for an exemption, the alternative rate or the exemption set out in the secondary plan or the site or area specific policy shall prevail over the alternative rates set out in § 415-23. [Amended 2008-05-27 by By-law 486-2008; 2010-08-27 by By-law 1020-2010]

E. Despite Subsection D, the alternative rates set out in § 415-23 shall prevail over the alternative rate legally in effect on January 1, 2008 for the North York Centre Secondary Plan. [Added 2014-12-11 by By-law 80-201510]

§ 415-31.1 Conflict.

[Amended 2010-08-27 by By-law 1020-2010]

In the event of a conflict between the provisions of this article and any by-laws of the former municipalities respecting the conveyance of land for parks purposes as a condition of development, the provisions of this article shall prevail to the extent of the conflict.

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10 Editor's Note: By-law 80-2015 is retroactive and is deemed to have come into force on August 14, 2014.
§ 415-31.2 Repeals.

[Added 2010-08-27 by By-law 1020-2010]

The following by-laws are repealed effective May 3, 2011:

A. Chapter 302 (By-law 1988-193) and Chapter 303 (By-law 1993-23) of the former City of Etobicoke Municipal Code.

B. By-law 30152 of the former City of North York.

C. By-laws 20512 and 22660, of the former City of Scarborough.

D. Chapter 165, Article 1, of the former City of Toronto Municipal Code.

E. Chapter 445 (By-law 13-83) of the former City of York Municipal Code.

ARTICLE IV
Conveyance of Land for Parks Purposes as a Condition of Development - Former City of North York

[Adopted 2008-07-17 by By-law 812-2008]

§ 415-32. Definitions.

As used in this article, the following terms shall have the meanings indicated:

BUILDING PERMIT APPLICATION - An application for an above grade building permit that substantially complies with all technical requirements of the Building Code Act, 1992, including payment of applicable fees.

DEVELOPMENT:
A. The construction, erection or placing of one or more buildings or structures on land;
B. The making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability of the building or structure;
C. The redevelopment of land through the removal of one or more buildings or structures to permit such development.

NON-PROFIT HOUSING - Housing which is or is intended to be offered primarily to persons or families of low income on a leasehold or co-operative basis and which is owned or operated by:

A. A non-profit corporation, being a corporation, no part of the income of which is payable to or otherwise available for the personal benefit of a member or shareholder thereof;
B. A non-profit housing co-operative having the same meaning as in the Co-operative Corporations Act.

PARKLAND ACQUISITION PRIORITY AREA - An area of the former City of North York, within the boundaries of the North York Community Council, excluding Wards 7 and 12, as they existed immediately prior to December 1, 2018 and as defined in Ontario Regulation 191/00, that has been identified as a priority area for parkland acquisition and is subject to the application of

11 Editor's Note: This by-law was passed under the authority of sections 42, 51.1 and 53 of the Planning Act, R.S.O. 1990, c. P.13.
the Alternative Parkland Dedication Rate, as provided for in the former City of North York's
Official Plan and identified as: [Amended 2019-01-31 by By-law 255-2019]12

Schedule A to Article III at the end of this chapter;

B. An Employment Area identified on the City's Official Plan, Chapter 4, Land Use Plan
Maps, that is converted through Official Plan amendment to include residential uses;

C. A Mixed Use Area identified on the City's Official Plan, Chapter 4, Land Use Plan Maps;

D. An Avenue, identified on the City's Official Plan, Chapter 2, Urban Structure Map.

REPLACEMENT BUILDINGS OR STRUCTURES - A replacement building or structure which
is to be constructed, erected or placed on land as a result of the destruction, by fire or act of God,
of an original building or structure on the land, if the use of the new building remains the same
and the building area of the new building or structure is to be no greater than that of the original
building or structure.

RESIDENTIAL PURPOSES - The residential component of development of land in a
parkland acquisition priority area.

§ 415-33. Conveyance of land for parks purposes; alternative rate.

A. As a condition of development of land for residential purposes in respect to those
properties located in a parkland acquisition priority area and identified in Schedule A to this
article attached at the end of this chapter, the owner of the land shall convey or cause to be
conveyed to the City the greater of:

(1) Land equal to 5 percent of the land to be developed; or

(2) Land at a rate of 0.4 hectares for each 300 dwelling units proposed provided that:

(a) For sites less than one hectare in size, the parkland dedication will not exceed
10 percent of the development site, net of any conveyances for public road
purposes.

(b) For sites one hectare to five hectares in size, the parkland dedication will not
exceed 15 percent of the development site, net of any conveyances for public
road purposes.

(c) For sites greater than five hectares in size, the parkland dedication will not
exceed 20 percent of the development site, net of any conveyances for public
road purposes.

B. Where a secondary plan or a site or area specific policy contained in the former City
of North York Official Plan and in effect on the date of passage of this article provides for a
different alternative rate or an exemption, the alternative rate or the exemption set out in
that secondary plan or the site or area specific policy shall prevail over the alternative rates
set out in § 415-33A.

12 Editor's Note: By-law 255-2019 is deemed to have come into force on December 13, 2018.
C. Despite § 415-33A and B, where any of the properties listed in Schedule A become subject to the City of Toronto Official Plan by virtue of a decision or order of the Ontario Municipal Board, such properties shall cease to be subject to this article and shall be subject to Article III of this chapter.

§ 415-34. Parkland conveyance; conditions.

A. The location and configuration of land required to be conveyed shall be in the discretion of the City.

B. All conveyances shall be free and clear of all liens and encumbrances.

C. Where on-site parkland dedication is not feasible, an off-site parkland dedication that is accessible to the area where the development site is located may be substituted for an on-site dedication, provided that:

   (1) The off-site dedication is a good physical substitute for any on-site dedication;
   
   (2) The value of the off-site dedication is equal to the value of the on-site dedication that would otherwise be required; and
   
   (3) Both the City and the applicant agree to the substitution.

D. Land to be conveyed shall be in conformity with Council policies and guidelines for parkland.


A. Despite § 415-33, where the size, shape or location of land proposed for parkland dedication is deemed by Council to be unsuitable for parks or public recreation purposes, Council may require payment of cash in lieu of land provided that the value of the cash-in-lieu does not exceed:

   (1) Ten percent of the value of the development site, net of any conveyances for public road purposes, for sites less than one hectare in size.
   
   (2) Fifteen percent of the value of the development site, net of any conveyances for public road purposes, for sites one hectare to five hectares in size.
   
   (3) Twenty percent of the value of the development site, net of any conveyances for public road purposes, for sites over five hectares in size.

B. In no case, will the parkland dedication, cash-in-lieu or combination thereof, be less than 5 percent of the development site or the value of the development site, net of any conveyances for public road purposes.

C. Any payment of cash-in-lieu of land to be conveyed through the alternative rate provision in excess of 5 percent of the site area will be used to acquire parkland that is accessible to the area in which the development is located or to improve parks in the vicinity of the development.
The General Manager Parks, Forestry and Recreation is authorized to determine the specific combination of land and/or cash in lieu of land on a site specific basis in accordance with this article and the Official Plan policies of the former City of North York.

§ 415-37. Timing of conveyance or payment.
The conveyance of land or payments required to be made under this article shall be made prior to the issuance of the first above-ground building permit for the land to be developed.

§ 415-38. Mixed use.
Where a parcel of land is proposed for residential and non-residential development, the respective rates shall be applied to the total land area of the parcel in the same proportion as the gross floor area of the residential use is to the gross floor area of the non-residential use.

A. All appraisals of land value shall be carried out under the direction of the Executive Director, Facilities and Real Estate and shall be determined in accordance with generally accepted appraisal principles.

B. The cost of any appraisal undertaken by the City shall be paid for by the owner.

C. The value of the land shall be determined as of the day before the day of issuance of the first building permit in respect of the development.

D. The conveyance of land or payment of cash in lieu of land shall be taken into consideration in determining an appropriate credit with respect to the amount of money or land which may be required in connection with the further development of the subject lands:

(1) Where land and has been conveyed to the City for park or other public recreational purposes, exclusive of highways and floodplain lands;

(2) Where a payment of cash in lieu of such conveyance has been received by the City in accordance with this article;

(3) Pursuant to the provisions of sections 42, 51.1 or 53 of the Planning Act.

§ 415-40. Exemptions.
This article does not apply to the following types of development:

A. Non-profit housing;

B. Replacement buildings or structures;

C. Single detached and semi-detached replacement dwellings.
§ 415-41. Transition.

The provisions of this article shall not apply in respect of the development of any land where a building permit application that complies with applicable zoning with respect to the land was received prior to the date of enactment of this article.

ARTICLE V
Site Plan Control
[Adopted 2012-06-08 by By-law 774-2012\(^\text{13}\)]

§ 415-42. Definitions.

Terms used in this article have the same meaning as corresponding terms used in the applicable zoning by-law in effect for the property.

§ 415-43. Area of site plan control.

All land within the City of Toronto boundaries is designated a site plan control area.

§ 415-44. Development subject to site plan control.

The approval of plans and drawings in accordance with section 114(5) of the City of Toronto Act, 2006 and section 41(4) of the Planning Act for development in accordance with section 114(1) of the City of Toronto Act, 2006 and section 41(1.1) of the Planning Act is required unless otherwise exempt from approval as set out in this article.

§ 415-45. Exemptions.

[Amended 2012-11-29 by By-law 1583-2012]

A. New Buildings

A new building is exempt from the requirement of the approval of plans and drawings if the new building is:

(1) a detached dwelling, semi-detached dwelling, or duplex;

(2) a triplex, or fourplex if:

(a) the building is less than 4 storeys; and

(b) the property includes less than 5 parking spaces;

(3) an industrial, manufacturing or warehouse building, except for an asphalt plant, cement plant, concrete batching plant, recovery/recycling facility, salvage yard, or waste transfer station, containing only industrial, manufacturing or warehouse uses, if the building is less than 1,000 square metres in gross floor area;

\(^\text{13}\) Editor’s Note: This by-law was passed under the authority of subsection 114(17) of the City of Toronto Act, 2006.
(4) an ancillary building associated with a detached dwelling, semi-detached dwelling, duplex, triplex, fourplex, or an individual row house or townhouse dwelling unit;

(5) an ancillary building associated with a commercial, industrial, manufacturing or warehouse, institutional, mixed-use, office, or other non-residential building, or a residential building not cited in exemption 5 above, if the ancillary building is less than 50 square metres in gross floor area;

(6) a building used as a temporary sales pavilion, model home, or construction office associated with a building that will be constructed on the same property;

(7) a building used as a temporary sales pavilion, model home, or construction office associated with a building that will not be constructed on the same property, if the building used as a temporary sales pavilion, model home, or construction office is less than 500 square metres in gross floor area;

(8) a tent, marquee, or air supported structure erected for a period not to exceed 26 weeks with one exemption allowed in one calendar year; or

(9) a townhouse project of 4 units or less that fronts on a public street and is part of a complete rezoning application as of June 13, 2014. [Added 2014-06-13 by By-law 573-2014 14]

B. Additions to Existing Buildings

An addition attached to an existing building is exempt from the requirement of the approval of plans and drawings if the existing building is:

(1) a detached dwelling, semi-detached dwelling, duplex, triplex, fourplex, or an individual row house or townhouse dwelling unit;

(2) an ancillary building associated with a detached dwelling, semi-detached dwelling, duplex, triplex, fourplex, or an individual row house or townhouse dwelling unit;

(3) a commercial, institutional, mixed-use, office, or other non-residential building, except for an industrial, manufacturing or warehouse building, if the addition:

(a) is less than 600 square metres in gross floor area;

(b) is not located in the existing front yard, or in the existing side yard abutting a public street on a corner lot;

14 Editor’s Note: By-law 573-2014 also deleted the previous § 415-45A(3) and renumbered subsections (4) to (8) as (3) to (8)
(c) does not include a drive through facility, entertainment place of assembly, medical office, place of assembly, or place of worship; or

(d) does not increase the required number of parking spaces by more than 8 parking spaces. [Added 2014-06-13 by By-law 573-2014]

with one such exemption allowed every 24 months starting from the date of the issuance of the building permit for the addition;

(4) an industrial, manufacturing or warehouse building, except for an asphalt plant, cement plant, concrete batching plant, recovery/recycling facility, salvage yard, or waste transfer station, containing only industrial, manufacturing or warehouse uses, if the addition is less than 20 percent of the gross floor area of the existing building or 600 square metres in gross floor area, whichever is greater;

with one such exemption allowed every 24 months starting from the date of the issuance of the building permit for the addition.

C. Interior Alterations for Use Conversions

An interior alteration for use conversion is exempt from the requirement of the approval of plans and drawings if the interior alteration:

(1) is less than 1,000 square metres in gross floor area of the existing building;

with one such exemption allowed every 24 months starting from the date of the issuance of the building permit for the interior alteration;

(2) is not associated with a drive through facility, an entertainment place of assembly, medical office, place of assembly, place of worship or transportation use; [Amended 2014-06-13 by By-law 573-2014]

(3) does not increase the number of dwelling units in a detached dwelling or a semi-detached dwelling by more than 2 dwelling units on a commercially zoned property;

(4) does not include a use conversion of a detached dwelling or a semi-detached dwelling to a non-residential use, except for a temporary sales pavilion, model home, or construction office use; or

(5) is to an industrial, manufacturing or warehouse building, except for an asphalt plant, cement plant, concrete batching plant, recovery/recycling facility, salvage yard, or waste transfer station, containing only industrial, manufacturing or warehouse uses for a use conversion from an existing industrial, manufacturing or warehouse use to any other industrial, manufacturing or warehouse use.
D. Replacement, Reconstruction or Compliance

Replacement or reconstruction of a building or structure, or part of a building or structure, destroyed or damaged by fire, explosion, flood or other similar cause, or replacement, reconstruction, or compliance due to an order of the City of Toronto is exempt from the requirement of the approval of plans and drawings if the gross floor area and height of the building or structure are not increased, no building or structure setback is reduced, or the use of the land is not changed.

§ 415-46. Offence and penalties.

[Added 2014-06-13 by By-law 573-2014]

A. Every person who contravenes a provision of this chapter is guilty of an offence, and if the person is a corporation, every director or officer of the corporation who knowingly concurs in the contravention is guilty of an offence, and on conviction is liable:

(1) on a first conviction to a fine of not more than $25,000; and

(2) on a subsequent conviction to a fine of not more than $10,000 for each day or part thereof upon which the contravention has continued after the day on which the person was first convicted.
SCHEDULE A-1 to CH. 415 ART. I
RESIDENTIAL DEVELOPMENT CHARGE RATES
[Added 2018-04-27 by By-law 515-2018 15]

EFFECTIVE MAY 1, 2018

<table>
<thead>
<tr>
<th>Service</th>
<th>Singles and Semis</th>
<th>Multiples 2+ Bedrooms</th>
<th>Multiples 1 Bed and Bach.</th>
<th>Apartments 2+ Bedrooms</th>
<th>Apartments 1 Bed and Bach.</th>
<th>Dwelling Room</th>
<th>Percentage of Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spadina Subway Extension</td>
<td>$2,390</td>
<td>$2,013</td>
<td>$1,438</td>
<td>$1,470</td>
<td>$1,022</td>
<td>$639</td>
<td>5.79 percent</td>
</tr>
<tr>
<td>Transit (balance)</td>
<td>$13,465</td>
<td>$11,339</td>
<td>$8,099</td>
<td>$8,279</td>
<td>$5,760</td>
<td>$3,599</td>
<td>32.64 percent</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>$6,223</td>
<td>$5,241</td>
<td>$3,744</td>
<td>$3,827</td>
<td>$2,662</td>
<td>$1,664</td>
<td>15.09 percent</td>
</tr>
<tr>
<td>Library</td>
<td>$1,724</td>
<td>$1,452</td>
<td>$1,037</td>
<td>$1,060</td>
<td>$737</td>
<td>$461</td>
<td>4.18 percent</td>
</tr>
<tr>
<td>Subsidized Housing</td>
<td>$1,468</td>
<td>$1,236</td>
<td>$883</td>
<td>$902</td>
<td>$628</td>
<td>$392</td>
<td>3.56 percent</td>
</tr>
<tr>
<td>Shelter</td>
<td>$18</td>
<td>$15</td>
<td>$11</td>
<td>$11</td>
<td>$8</td>
<td>$5</td>
<td>0.04 percent</td>
</tr>
<tr>
<td>Police</td>
<td>$811</td>
<td>$683</td>
<td>$488</td>
<td>$499</td>
<td>$347</td>
<td>$217</td>
<td>1.97 percent</td>
</tr>
<tr>
<td>Fire</td>
<td>$378</td>
<td>$319</td>
<td>$228</td>
<td>$233</td>
<td>$162</td>
<td>$101</td>
<td>0.92 percent</td>
</tr>
<tr>
<td>Paramedic Services</td>
<td>$217</td>
<td>$183</td>
<td>$130</td>
<td>$133</td>
<td>$93</td>
<td>$58</td>
<td>0.53 percent</td>
</tr>
<tr>
<td>Development-related Studies</td>
<td>$293</td>
<td>$247</td>
<td>$177</td>
<td>$180</td>
<td>$125</td>
<td>$78</td>
<td>0.71 percent</td>
</tr>
<tr>
<td>Civic Improvements</td>
<td>$231</td>
<td>$194</td>
<td>$139</td>
<td>$142</td>
<td>$99</td>
<td>$62</td>
<td>0.56 percent</td>
</tr>
<tr>
<td>Child Care</td>
<td>$419</td>
<td>$353</td>
<td>$252</td>
<td>$258</td>
<td>$179</td>
<td>$112</td>
<td>1.02 percent</td>
</tr>
<tr>
<td>Health</td>
<td>$8</td>
<td>$7</td>
<td>$5</td>
<td>$5</td>
<td>$3</td>
<td>$2</td>
<td>0.02 percent</td>
</tr>
<tr>
<td>Pedestrian Infrastructure</td>
<td>$47</td>
<td>$40</td>
<td>$28</td>
<td>$29</td>
<td>$20</td>
<td>$13</td>
<td>0.11 percent</td>
</tr>
<tr>
<td><strong>Subtotal General Services</strong></td>
<td><strong>$27,692</strong></td>
<td><strong>$23,322</strong></td>
<td><strong>$16,659</strong></td>
<td><strong>$17,028</strong></td>
<td><strong>$11,845</strong></td>
<td><strong>$7,403</strong></td>
<td><strong>67.1 percent</strong></td>
</tr>
<tr>
<td>Roads and Related</td>
<td>$5,270</td>
<td>$4,438</td>
<td>$3,170</td>
<td>$3,241</td>
<td>$2,254</td>
<td>$1,409</td>
<td>12.78 percent</td>
</tr>
<tr>
<td>Water</td>
<td>$4,185</td>
<td>$3,525</td>
<td>$2,518</td>
<td>$2,573</td>
<td>$1,790</td>
<td>$1,119</td>
<td>10.15 percent</td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td>$3,326</td>
<td>$2,726</td>
<td>$1,947</td>
<td>$1,990</td>
<td>$1,384</td>
<td>$865</td>
<td>7.85 percent</td>
</tr>
<tr>
<td>Storm Water Management</td>
<td>$868</td>
<td>$731</td>
<td>$522</td>
<td>$534</td>
<td>$371</td>
<td>$232</td>
<td>2.10 percent</td>
</tr>
<tr>
<td><strong>Subtotal Engineered Services</strong></td>
<td><strong>$13,559</strong></td>
<td><strong>$11,420</strong></td>
<td><strong>$8,157</strong></td>
<td><strong>$8,338</strong></td>
<td><strong>$5,799</strong></td>
<td><strong>$3,625</strong></td>
<td><strong>32.9 percent</strong></td>
</tr>
<tr>
<td><strong>TOTAL CHARGE PER UNIT</strong></td>
<td><strong>$41,251</strong></td>
<td><strong>$34,742</strong></td>
<td><strong>$24,816</strong></td>
<td><strong>$25,366</strong></td>
<td><strong>$17,644</strong></td>
<td><strong>$11,028</strong></td>
<td><strong>100.0 percent</strong></td>
</tr>
</tbody>
</table>

NOTE: The development charges described above shall be adjusted pursuant to Section 415-11 of this chapter.

SCHEDULE A-2 to CH. 415 ART. I
RESIDENTIAL DEVELOPMENT CHARGE RATES
[Added 2018-04-27 by By-law 515-2018]  
EFFECTIVE NOVEMBER 1, 2018

<table>
<thead>
<tr>
<th>Service</th>
<th>Singles &amp; Semis</th>
<th>Multiples 2+ Bedrooms</th>
<th>Multiples 1 Bed and Bach.</th>
<th>Apartments 2+ Bedrooms</th>
<th>Apartments 1 Bed and Bach.</th>
<th>Dwelling Room</th>
<th>Percentage of Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spadina Subway Extension</td>
<td>$2,469</td>
<td>$2,054</td>
<td>$1,180</td>
<td>$1,470</td>
<td>$982</td>
<td>$666</td>
<td>4.06 percent</td>
</tr>
<tr>
<td>Transit (balance)</td>
<td>$20,719</td>
<td>$17,236</td>
<td>$9,906</td>
<td>$12,337</td>
<td>$8,238</td>
<td>$5,591</td>
<td>34.11 percent</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>$8,284</td>
<td>$6,891</td>
<td>$3,961</td>
<td>$4,932</td>
<td>$3,294</td>
<td>$2,235</td>
<td>13.64 percent</td>
</tr>
<tr>
<td>Library</td>
<td>$1,780</td>
<td>$1,481</td>
<td>$851</td>
<td>$1,060</td>
<td>$708</td>
<td>$480</td>
<td>2.93 percent</td>
</tr>
<tr>
<td>Subsidized Housing</td>
<td>$3,430</td>
<td>$2,853</td>
<td>$1,640</td>
<td>$2,042</td>
<td>$1,364</td>
<td>$925</td>
<td>5.65 percent</td>
</tr>
<tr>
<td>Shelter</td>
<td>$457</td>
<td>$380</td>
<td>$218</td>
<td>$272</td>
<td>$182</td>
<td>$123</td>
<td>0.75 percent</td>
</tr>
<tr>
<td>Police</td>
<td>$946</td>
<td>$787</td>
<td>$452</td>
<td>$563</td>
<td>$376</td>
<td>$255</td>
<td>1.56 percent</td>
</tr>
<tr>
<td>Fire</td>
<td>$414</td>
<td>$344</td>
<td>$198</td>
<td>$246</td>
<td>$164</td>
<td>$112</td>
<td>0.68 percent</td>
</tr>
<tr>
<td>Paramedic Services</td>
<td>$357</td>
<td>$297</td>
<td>$171</td>
<td>$213</td>
<td>$142</td>
<td>$96</td>
<td>0.59 percent</td>
</tr>
<tr>
<td>Development-related Studies</td>
<td>$401</td>
<td>$334</td>
<td>$192</td>
<td>$239</td>
<td>$159</td>
<td>$108</td>
<td>0.66 percent</td>
</tr>
<tr>
<td>Civic Improvements</td>
<td>$238</td>
<td>$198</td>
<td>$114</td>
<td>$142</td>
<td>$95</td>
<td>$64</td>
<td>0.39 percent</td>
</tr>
<tr>
<td>Child Care</td>
<td>$591</td>
<td>$492</td>
<td>$283</td>
<td>$352</td>
<td>$235</td>
<td>$159</td>
<td>0.97 percent</td>
</tr>
<tr>
<td>Health</td>
<td>$8</td>
<td>$7</td>
<td>$4</td>
<td>$5</td>
<td>$3</td>
<td>$2</td>
<td>0.01 percent</td>
</tr>
<tr>
<td>Pedestrian Infrastructure</td>
<td>$49</td>
<td>$41</td>
<td>$23</td>
<td>$29</td>
<td>$19</td>
<td>$13</td>
<td>0.08 percent</td>
</tr>
<tr>
<td><strong>Subtotal General Services</strong></td>
<td><strong>$40,143</strong></td>
<td><strong>$33,395</strong></td>
<td><strong>$19,193</strong></td>
<td><strong>$23,902</strong></td>
<td><strong>$15,961</strong></td>
<td><strong>$10,829</strong></td>
<td><strong>66.1 percent</strong></td>
</tr>
<tr>
<td>Roads and Related</td>
<td>$9,022</td>
<td>$7,505</td>
<td>$4,314</td>
<td>$5,372</td>
<td>$3,587</td>
<td>$2,434</td>
<td>14.85 percent</td>
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<tr>
<td>Water</td>
<td>$4,512</td>
<td>$3,753</td>
<td>$2,157</td>
<td>$2,686</td>
<td>$1,794</td>
<td>$1,217</td>
<td>7.43 percent</td>
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<tr>
<td>Sanitary Sewer</td>
<td>$5,488</td>
<td>$4,565</td>
<td>$2,624</td>
<td>$3,268</td>
<td>$2,182</td>
<td>$1,481</td>
<td>9.04 percent</td>
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<tr>
<td>Storm Water Management</td>
<td>$1,574</td>
<td>$1,310</td>
<td>$753</td>
<td>$937</td>
<td>$626</td>
<td>$425</td>
<td>2.59 percent</td>
</tr>
<tr>
<td><strong>Subtotal Engineered Services</strong></td>
<td><strong>$20,596</strong></td>
<td><strong>$17,133</strong></td>
<td><strong>$9,848</strong></td>
<td><strong>$12,263</strong></td>
<td><strong>$8,189</strong></td>
<td><strong>$5,557</strong></td>
<td><strong>33.9 percent</strong></td>
</tr>
<tr>
<td><strong>TOTAL CHARGE PER UNIT</strong></td>
<td><strong>$60,739</strong></td>
<td><strong>$50,528</strong></td>
<td><strong>$29,041</strong></td>
<td><strong>$36,165</strong></td>
<td><strong>$24,150</strong></td>
<td><strong>$16,386</strong></td>
<td><strong>100.0 percent</strong></td>
</tr>
</tbody>
</table>

**NOTE:** The development charges described above shall be adjusted pursuant to Section 415-11 of this chapter.

---

### RESIDENTIAL DEVELOPMENT CHARGE RATES

[Added 2018-04-27 by By-law 515-2018]

**EFFECTIVE NOVEMBER 1, 2019**

<table>
<thead>
<tr>
<th>Service</th>
<th>Singles &amp; Semis</th>
<th>Multiples</th>
<th>Multiples 2+</th>
<th>Apartments</th>
<th>Apartments</th>
<th>Dwelling Room</th>
<th>Percentage of Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spadina Subway Extension</td>
<td>$2,497</td>
<td>$2,068</td>
<td>$1,088</td>
<td>$1,470</td>
<td>$967</td>
<td>$676</td>
<td>3.45 percent</td>
</tr>
<tr>
<td>Transit (balance)</td>
<td>$25,088</td>
<td>$20,781</td>
<td>$10,939</td>
<td>$14,769</td>
<td>$9,719</td>
<td>$6,788</td>
<td>34.64 percent</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>$9,505</td>
<td>$7,873</td>
<td>$4,143</td>
<td>$5,596</td>
<td>$3,681</td>
<td>$2,572</td>
<td>13.12 percent</td>
</tr>
<tr>
<td>Library</td>
<td>$1,800</td>
<td>$1,491</td>
<td>$785</td>
<td>$1,060</td>
<td>$697</td>
<td>$487</td>
<td>2.49 percent</td>
</tr>
<tr>
<td>Subsidized Housing</td>
<td>$4,630</td>
<td>$3,836</td>
<td>$2,019</td>
<td>$2,726</td>
<td>$1,793</td>
<td>$1,253</td>
<td>6.39 percent</td>
</tr>
<tr>
<td>Shelter</td>
<td>$728</td>
<td>$603</td>
<td>$317</td>
<td>$429</td>
<td>$282</td>
<td>$197</td>
<td>1.01 percent</td>
</tr>
<tr>
<td>Police</td>
<td>$1,023</td>
<td>$847</td>
<td>$446</td>
<td>$602</td>
<td>$396</td>
<td>$277</td>
<td>1.41 percent</td>
</tr>
<tr>
<td>Fire</td>
<td>$432</td>
<td>$358</td>
<td>$188</td>
<td>$255</td>
<td>$167</td>
<td>$117</td>
<td>0.60 percent</td>
</tr>
<tr>
<td>Paramedic Services</td>
<td>$442</td>
<td>$366</td>
<td>$193</td>
<td>$260</td>
<td>$171</td>
<td>$120</td>
<td>0.61 percent</td>
</tr>
<tr>
<td>Development-related Studies</td>
<td>$465</td>
<td>$385</td>
<td>$203</td>
<td>$274</td>
<td>$180</td>
<td>$126</td>
<td>0.64 percent</td>
</tr>
<tr>
<td>Civic Improvements</td>
<td>$241</td>
<td>$200</td>
<td>$105</td>
<td>$142</td>
<td>$93</td>
<td>$65</td>
<td>0.33 percent</td>
</tr>
<tr>
<td>Child Care</td>
<td>$694</td>
<td>$575</td>
<td>$302</td>
<td>$408</td>
<td>$269</td>
<td>$188</td>
<td>0.96 percent</td>
</tr>
<tr>
<td>Health</td>
<td>$8</td>
<td>$7</td>
<td>$4</td>
<td>$5</td>
<td>$3</td>
<td>$2</td>
<td>0.01 percent</td>
</tr>
<tr>
<td>Pedestrian Infrastructure</td>
<td>$49</td>
<td>$41</td>
<td>$21</td>
<td>$29</td>
<td>$19</td>
<td>$13</td>
<td>0.07 percent</td>
</tr>
</tbody>
</table>

**Subtotal General Services**

| $47,602 | $39,431 | $20,753 | $28,025 | $18,437 | $12,881 | 65.7 percent |

**Roads and Related**

| $11,296 | $9,357 | $4,924 | $6,651 | $4,375 | $3,057 | 15.60 percent |

**Water**

| $4,678 | $3,875 | $2,039 | $2,754 | $1,812 | $1,266 | 6.46 percent |

**Sanitary Sewer**

| $6,852 | $5,676 | $2,987 | $4,034 | $2,654 | $1,854 | 9.46 percent |

**Storm Water Management**

| $2,004 | $1,660 | $873 | $1,180 | $776 | $542 | 2.77 percent |

**Subtotal Engineered Services**

| $24,830 | $20,568 | $10,823 | $14,619 | $9,617 | $6,719 | 34.3 percent |

**TOTAL CHARGE PER UNIT**

| $72,432 | $59,999 | $31,576 | $42,644 | $28,054 | $19,600 | 100.0 percent |

NOTE: The development charges described above shall be adjusted pursuant to Section 415-11 of this chapter.

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SCHEDULE A-4 to CH. 415 ART. I
RESIDENTIAL DEVELOPMENT CHARGE RATES
[Added 2018-04-27 by By-law 515-2018 18]

EFFECTIVE NOVEMBER 1, 2020

<table>
<thead>
<tr>
<th>Service</th>
<th>Residential Charge By Unit Type (1)</th>
<th>Percentage of Charge</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Singles &amp; Semis</td>
<td>Multiples 2+ Bedrooms</td>
</tr>
<tr>
<td>Spadina Subway Extension</td>
<td>$2,511</td>
<td>$2,076</td>
</tr>
<tr>
<td>Transit (balance)</td>
<td>$28,002</td>
<td>$23,146</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>$10,315</td>
<td>$8,526</td>
</tr>
<tr>
<td>Library</td>
<td>$1,811</td>
<td>$1,497</td>
</tr>
<tr>
<td>Subsidized Housing</td>
<td>$5,436</td>
<td>$4,493</td>
</tr>
<tr>
<td>Shelter</td>
<td>$911</td>
<td>$753</td>
</tr>
<tr>
<td>Police</td>
<td>$1,073</td>
<td>$887</td>
</tr>
<tr>
<td>Fire</td>
<td>$444</td>
<td>$367</td>
</tr>
<tr>
<td>Paramedic Services</td>
<td>$499</td>
<td>$412</td>
</tr>
<tr>
<td>Development-related Studies</td>
<td>$507</td>
<td>$419</td>
</tr>
<tr>
<td>Civic Improvements</td>
<td>$243</td>
<td>$201</td>
</tr>
<tr>
<td>Child Care</td>
<td>$762</td>
<td>$630</td>
</tr>
<tr>
<td>Health</td>
<td>$9</td>
<td>$7</td>
</tr>
<tr>
<td>Pedestrian Infrastructure</td>
<td>$50</td>
<td>$41</td>
</tr>
<tr>
<td><strong>Subtotal General Services</strong></td>
<td><strong>$52,573</strong></td>
<td><strong>$43,455</strong></td>
</tr>
<tr>
<td>Roads and Related</td>
<td>$12,817</td>
<td>$10,594</td>
</tr>
<tr>
<td>Water</td>
<td>$4,782</td>
<td>$3,952</td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td>$7,764</td>
<td>$6,418</td>
</tr>
<tr>
<td>Storm Water Management</td>
<td>$2,291</td>
<td>$1,894</td>
</tr>
<tr>
<td><strong>Subtotal Engineered Services</strong></td>
<td><strong>$27,654</strong></td>
<td><strong>$22,858</strong></td>
</tr>
<tr>
<td><strong>TOTAL CHARGE PER UNIT</strong></td>
<td><strong>$80,227</strong></td>
<td><strong>$66,313</strong></td>
</tr>
</tbody>
</table>

NOTE: The development charges described above shall be adjusted pursuant to Section 415-11 of this chapter.

## SCHEDULE B to CH. 415, ART. I
NON-RESIDENTIAL DEVELOPMENT CHARGE RATES PER SQUARE METRE
[Added 2018-04-27 by By-law 515-2018\(^\text{19}\)]

<table>
<thead>
<tr>
<th>Service</th>
<th>Effective May 1, 2018</th>
<th>Effective November 1, 2018</th>
<th>Effective November 1, 2019</th>
<th>Effective November 1, 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spadina Subway Extension</td>
<td>$15.79</td>
<td>$15.79</td>
<td>$15.79</td>
<td>$15.79</td>
</tr>
<tr>
<td>Transit (balance)</td>
<td>$86.35</td>
<td>$131.35</td>
<td>$158.35</td>
<td>$176.35</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>$4.30</td>
<td>$6.34</td>
<td>$7.56</td>
<td>$8.37</td>
</tr>
<tr>
<td>Library</td>
<td>$1.19</td>
<td>$1.33</td>
<td>$1.41</td>
<td>$1.47</td>
</tr>
<tr>
<td>Subsidized Housing</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Shelter</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Police</td>
<td>$5.25</td>
<td>$6.00</td>
<td>$6.46</td>
<td>$6.76</td>
</tr>
<tr>
<td>Fire</td>
<td>$2.46</td>
<td>$2.63</td>
<td>$2.73</td>
<td>$2.80</td>
</tr>
<tr>
<td>Paramedic Services</td>
<td>$1.43</td>
<td>$2.29</td>
<td>$2.80</td>
<td>$3.14</td>
</tr>
<tr>
<td>Development-related Studies</td>
<td>$1.91</td>
<td>$2.56</td>
<td>$2.94</td>
<td>$3.20</td>
</tr>
<tr>
<td>Civic Improvements</td>
<td>$1.51</td>
<td>$1.52</td>
<td>$1.53</td>
<td>$1.53</td>
</tr>
<tr>
<td>Child Care</td>
<td>$2.70</td>
<td>$3.75</td>
<td>$4.38</td>
<td>$4.80</td>
</tr>
<tr>
<td>Health</td>
<td>$0.05</td>
<td>$0.05</td>
<td>$0.05</td>
<td>$0.05</td>
</tr>
<tr>
<td>Pedestrian Infrastructure</td>
<td>$3.04</td>
<td>$3.04</td>
<td>$3.04</td>
<td>$3.04</td>
</tr>
<tr>
<td><strong>Subtotal General Services</strong></td>
<td><strong>$125.98</strong></td>
<td><strong>$176.64</strong></td>
<td><strong>$207.04</strong></td>
<td><strong>$227.30</strong></td>
</tr>
<tr>
<td>Roads and Related</td>
<td>$34.16</td>
<td>$58.57</td>
<td>$73.22</td>
<td>$82.98</td>
</tr>
<tr>
<td>Water</td>
<td>$26.94</td>
<td>$29.47</td>
<td>$30.98</td>
<td>$31.99</td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td>$20.94</td>
<td>$35.56</td>
<td>$44.32</td>
<td>$50.17</td>
</tr>
<tr>
<td>Storm Water Management</td>
<td>$5.62</td>
<td>$10.17</td>
<td>$12.89</td>
<td>$14.71</td>
</tr>
<tr>
<td><strong>Subtotal Engineered Services</strong></td>
<td><strong>$87.67</strong></td>
<td><strong>$133.76</strong></td>
<td><strong>$161.41</strong></td>
<td><strong>$179.85</strong></td>
</tr>
<tr>
<td><strong>TOTAL CHARGE PER SQUARE METRE</strong></td>
<td><strong>$213.65</strong></td>
<td><strong>$310.40</strong></td>
<td><strong>$368.45</strong></td>
<td><strong>$407.15</strong></td>
</tr>
</tbody>
</table>

**NOTE:** The development charges described above shall be adjusted pursuant to Section 415-11 of this chapter.

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\(^{19}\text{Editor’s Note: By-law 515-2018 deleted Schedule B, Art. I, Non-residential Development Charge Rates Per Square Metre and added new Schedule B. By-law 515-2018 came into force May 1, 2018.}\)
## Toronto Green Standard Program - Tier 2, 3 and 4 CAP

<table>
<thead>
<tr>
<th>Column 1</th>
<th>Column 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (per dwelling unit or dwelling room)</td>
<td></td>
</tr>
<tr>
<td>Single detached and semi-detached</td>
<td>$4,713.00</td>
</tr>
<tr>
<td>Apartment- two bedroom and larger</td>
<td>$3,007.00</td>
</tr>
<tr>
<td>Apartment- one bedroom and bachelor</td>
<td>$2,051.00</td>
</tr>
<tr>
<td>Multiple (all multiples)</td>
<td>$3,822.00</td>
</tr>
<tr>
<td>Dwelling room</td>
<td>$1,273.00</td>
</tr>
<tr>
<td>Non-Residential Use (per square metre)</td>
<td>$34.77</td>
</tr>
</tbody>
</table>

**Note:** The amounts described in Column 2 above shall be adjusted pursuant to Section 415-11 of this chapter.

SCHEDULE A, ART. III
CONVEYANCE OF LAND FOR PARKS PURPOSES AS A CONDITION OF RESIDENTIAL DEVELOPMENT
MAPS 1a AND A-1 – A-11
[Amended 2008-09-25 by By-law 979-2008; 2014-12-11 by By-law 80-201521]

Editor's Note: By-law 80-2015 is retroactive and is deemed to have come into force on August 14, 2014.
Map A - 2
Parkland Acquisition Priority Areas
(Areas Where Alternative Parkland Dedication Rate Applies)

- All Avenues identified in the Official Plan;
- Any Employment Area identified in the Official Plan that is redesignated for Residential use;
- The Residential portion of any Mixed Use Areas identified in the Official Plan.

NOTES:
1. Unless a Secondary Plan has a different Alternative Parkland Dedication Rate specified within its policies, the Official Plan Alternative Parkland Dedication Rate will apply. Refer to the Official Plan for the specific boundaries of each Secondary Plan Area.
2. Where the Official Plan sets out different Parkland Dedication requirements for specific areas across the city, such requirements will apply.

Railway Line
Major Streets
Local Streets

1 4 7 10
2 3 6 11

Key Map

December, 2007
Map A - 4
Parkland Acquisition
Priority Areas
(Areas Where Alternative Parkland Dedication Rate Applies)

The following areas, not shown on this map, are also subject to the Alternative Parkland Dedication Rate:
- All Avenues identified in the Official Plan
- Any Employment Area identified in the Official Plan that is re-designated for Residential use;
- The residential portion of any mixed Use Areas identified in the Official Plan

NOTES:
1. Unless a Secondary Plan has a different Alternative Parkland Dedication Rate specified within its policies, the Official Plan Alternative Parkland Dedication Rate will apply. Refer to the Official Plan for the specific boundaries of each Secondary Plan Area.
2. Where the Official Plan map out different Parkland Dedication requirements for specific areas across the city, such requirements will apply.

Railway Line
Major Streets
Local Streets

Key Map
November, 2006

Note: Amended as approved by Toronto City Council at its meeting of July 15, 16 & 17, 2008.
Map A - 8
Parkland Acquisition Priority Areas
(Areas Where Alternative Parkland Dedication Rate Applies)

The following areas, not shown on this map, are also subject to the Alternative Parkland Dedication Rate:
- All Avenues identified in the Official Plan;
- Any Employment Area identified in the Official Plan that is redesignated for Residential uses;
- The Residential portion of any Mixed Use Areas identified in the Official Plan.

NOTES:
1. Unless a Secondary Plan has a different Alternative Parkland Dedication Rate specified within its policies, the Official Plan Alternative Parkland Dedication Rate will apply. Refer to the Official Plan for the specific boundaries of each Secondary Plan Area.
2. Where the Official Plan sets out different Parkland Dedication requirements for specific areas across the city, such requirements will apply.
Map A - 10

Parkland Acquisition Priority Areas
(Areas Where Alternative Parkland Dedication Rate Applies)

The following areas, not shown on this map are also subject to the Alternative Parkland Dedication Rate:
- All Avenues identified in the Official Plan;
- Any Employment Area identified in the Official Plan that is redesignated for Residential uses;
- The Residential portion of any Mixed Use Areas identified in the Official Plan.

NOTES:
1. Unless a Secondary Plan has a different Alternative Parkland Dedication Rate specified within its policies, the Official Plan Alternative Parkland Dedication Rate will apply. Refer to the Official Plan for the specific boundaries of each Secondary Plan Area.
2. Where the Official Plan sets out different Parkland Dedication requirements for specific areas across the city, such requirements will apply.
Map A - 11
Parkland Acquisition
Priority Areas
(Areas Where Alternative Parkland Dedication Rate Applies)

- Parkland Acquisition Priority Area

The following areas, not shown on this map are also subject to the Alternative Parkland Dedication Rate:
- All Avenues identified in the Official Plan
- Any Employment Area identified in the Official Plan that is redesignated for Residential uses
- The Residential portion of any Mixed Use Areas identified in the Official Plan

NOTES:
1. Unless a Secondary Plan has a different Alternative Parkland Dedication Rate specified within its policies, the Official Plan Alternative Parkland Dedication Rate will apply. Refer to the Official Plan for the specific boundaries of each Secondary Plan Area.
2. Where the Official Plan sets out different Parkland Dedication requirements for specific areas across the city, such requirements will apply.

Railway Line
Major Streets
Local Streets

Key Map
December, 2007
Municipal Code Chapter 415, Development of Land, Article III, Conveyance of Land for Park Purposes as a Condition of Development, does not apply to the following geographic areas:

A. The Railway Lands as described in By-law 612-85.

B. Land known in the year 1989 as "No. 99 Paton Road" and described as follows:

   In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of Lots 2, 3, 4, 5 and part of Lot 1 on the north side of Bloor Street, now Bloor Street West, and Lots 30, 31 and 32 on the south side of Paton Road according to Plan 392 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), designated as PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 on a plan of survey deposited in the said Land Registry Office as 63R-4634.

C. The Massey-Ferguson land as defined in subsection 2(1) of By-law 438-86.

D. The land bounded by Yonge Street, Gerrard Street West, Bay Street and College Street.

E. The land municipally known in the year 1992 as "No. 230 Front Street West" and described as follows:

   In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Block 1, according to Plan 66M-2248, registered in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), designated as PARTS 1, 2, 3, 4, 5 and 7 on a plan of survey deposited in the Land Registry Office as 66R-15457.

   The southerly limit of Wellington Street West, the northerly limit of Front Street West and the easterly limit of John Street as confirmed under the Boundaries Act by Plan BA-428, registered on June 28, 1973, as CT4776.

   Being the whole of parcel Block 1-2 in the Register for section 66M-2248.

F. Land known in the year 1992 as "Nos. 210 and 244 Victoria Street" and "No. 10 Shuter Street", being the subject of By-law 669-91, with respect to the "thirty-four (34) artists" dwelling units and the community services and facilities comprising three thousand eight hundred ninety (3,890) square metres of residential gross floor area, and three thousand eight hundred eleven (3,811) square metres of nonresidential gross floor area respectively, as these terms are referred to and defined in By-law 670-91.

G. The land known municipally in the year 1993 as "No. 235 Queens Quay West (York Quay Centre)" and described as follows:
In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Block 12, according to Plan 616E registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PART 2 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), as 66R-15681. Being part of Parcel 2-1 in the Register for Section A-616E.

H. The lands known municipally in the year 1993 as "Parcels Nos. SQ-2W and SQ-2E on Queens Quay West" and described as follows:

Parcel SQ-2W:
In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

FIRSTLY:

Parts of Blocks G and H, according to Plan D1397 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PART 3 on a plan of survey deposited in the said Land Registry Office as 64R-14173.

SECONDLY:

Parts of Blocks G and H, according to Plan D1397 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PART 2 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as 66R-16778. Being part of Parcel Block G-7 in the Register for Section AD-1397.

Parcel SQ-2E:
In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

FIRSTLY:

Parts of Blocks G and H, according to Plan D1397 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PART 19 on a plan of survey deposited in the said Land Registry Office as 64R-14173.

SECONDLY:

Parts of Blocks G and H, according to Plan D1397 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PART 1 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as 66R-16778. Being part of Parcel Block G-7 in the Register for Section AD-1397.
I. The land known municipally in the year 1993 as "570, 590 and 600 Queens Quay West (Parcel BQ-8)" and described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of parts of Blocks D, G, H and I, according to Plan D1397 and part of Block 3 according to Plan D1429, both Plans being registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PARTS 3, 4, 5 and 6 on a plan of survey deposited in the said Land Registry Office as 63R-4555.

J. The land known in the year 1993 as "Nos. 2376, 2382 and 2388 Dundas Street West" and described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Township Lot 34, in Concession 2 From the Bay, in the original Township of York, designated as PARTS 1 and 2 on a plan of survey deposited in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), as 64R-14342.

SUBJECT TO a free and uninterrupted Right-of-way in favour of the owner of the lands immediately to the south, its successors and assigns, through, over, along and upon that part of the said Township Lot 34, designated as PART 2 on the said Plan 64R-14342 as set out in Instrument 133227W.H.

AND TOGETHER WITH a free and uninterrupted Right-of-way in favour of the owner of the hereinbefore described lands, its successors and assigns, through, over, along and upon that part of the said Township Lot 34, designated as PART 3 on the said Plan 64R-14342 as set out in Instrument 133227W.H.

The said land being most recently described in Instrument CT920454.

K. The land known municipally in the year 1995 as "26 Noble Street" and described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of all Units and Common Elements comprising the property included in Metropolitan Toronto Condominium Plan No. 1082 being Property Identifier Numbers 12082-0001(LT) to 12082-0012(LT), Land Titles Division of Metropolitan Toronto (No. 66).
L. The land known municipally in the year 1995 as "24 Noble Street" and described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of all Units and Common Elements comprising the property included in Metropolitan Toronto Condominium Plan No. 931 being Property Identifier Numbers 11931-0001(LT) to 11931-0079(LT), Land Titles Division of Metropolitan Toronto (No. 66).

M. The land known municipally in the year 1995 as "226 and 230 Queens Quay West" and described as follows:

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

FIRSTLY: (Land Titles Office)

All of Parcel 1-3 in the Register for Section A-616-E. Being parts of Blocks 1, 2 and 3 according to Plan 616E registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PARTS 1 to 15, inclusive, on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as 66R-16486.

SECONDLY: (Land Registry Office)

Parts of Blocks 2 and 3 according to Plan 616E registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PARTS 18, 19 and 20 on a plan of survey deposited as 64R-13511.

N. The land known municipally in the year 1995 as "950 Yonge Street" and described as follows:

All of Parcel 4-1 in the Register for Section A-383. Being parts of Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 on the south side of Emma Street, now Roden Place, part of Block A, the One Foot Reserved and part of Sarah Street, formerly John Street, according to Plan 383 and Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34 and 36 and Block N on the north side of Frichot Avenue according to Plan 854, both said Plans being TORONTO MUNICIPAL CODE, DEVELOPMENT OF LAND Page 165.10 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the said part of Sarah Street closed by Judge's Order dated March 21, 1961, registered as Instrument 62476E.M., designated as PARTS 1, 2, 3, 4, 5 and 6 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as 66R-17311. City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario.

O. The land known municipally in the year 1996 as "15 Sudbury Street" and described as follows:
Parcel Ordinance Reserve-1, Section A-878 in the City of Toronto, in the Municipality of Metropolitan Toronto, being composed of part of the Ordinance Reserve on the south side of Sudbury Street on Registered Plan 878 and part of Sudbury Street, on the said Plan 878, as stopped up and closed by By-law 16423 and 17143 of The Corporation of the City of Toronto registered as Instrument 24938-WF and Instrument 27690-WF, respectively, designated as Parts 1, 2, 3 and 4 on Reference Plan 66R-15969.

P. The land known municipally in the year 1999 as Nos. 195 and 253 Merton Street and described as follows:

In the City of Toronto and Province of Ontario, being composed of:

FIRSTLY:

Parcel 153-2 in the Register for Section M-5. Being part of Lot 153 on Plan M-5 designated as PART 1 on Plan 66R-17257, both said Plans being in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).

SECONDLY:

Parcel 151-3 in the Register for Section M-5. Being Lots 154, 155, 156, 157, 158 and 159 and parts of Lots 151, 152, 153, 160, 161 and 162 on Plan M-5 designated as PARTS 6 and 8 on Plan 66R-15877, both said Plans being in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66).

Q. The land known municipally in the year 2005 as Nos. 146 and 160 Wellesley Street East and described as follows:

In the City of Toronto and Province of Ontario, being composed of:

Lot 58 and Part of Lot 57, Registered Plan D-30 and Part of Park Lot 5, Concession 1, From the Bay, City of Toronto, more particularly described as Parts 1 through 18, inclusive, on Plan 66R-21117.
SCHEDULE A, ARTICLE IV,  
CONVEYANCE OF LAND FOR PARKS PURPOSES AS A CONDITION OF  
RESIDENTIAL DEVELOPMENT – FORMER CITY OF NORTH YORK  

List of Properties Subject to Article IV  

1. York University Secondary Plan  

2. 314-325 Bogert Avenue  
   305-308 Poyntz Avenue  

3. 230 Finch Avenue East  

4. 939 Lawrence Avenue East  
   (Don Mills Plaza)  

5. 865-867-869 Sheppard Avenue West  

6. 555 Finch Avenue West  
   (Advent Health Care)