

Authority: Toronto and East York Community Council Item TE34.28, as adopted by City of Toronto Council on August 25, 26, 27 and 28, 2014

**CITY OF TORONTO**

**Bill 1419**

**BY-LAW -2017**

**To adopt Amendment 355 to the Official Plan for the City of Toronto respecting the lands municipally known as 70 St. Mary Street.**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment 355 to the Official Plan is adopted.

Enacted and passed on December , 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**AMENDMENT 355 TO THE OFFICIAL PLAN**

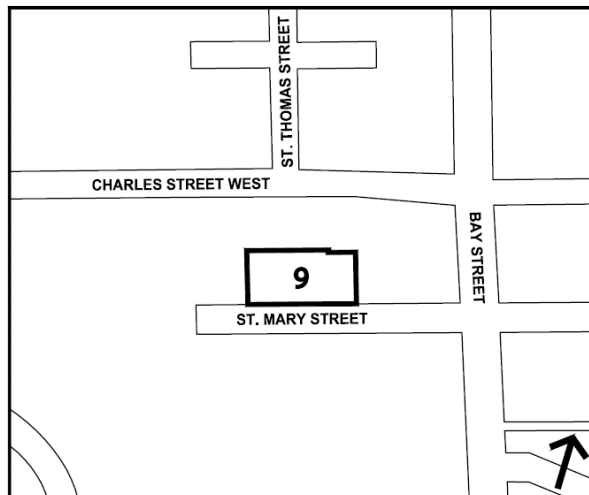
**LANDS MUNICIPALLY KNOWN AS  
70 St. Mary Street**

The Official Plan of the City of Toronto is amended as follows:

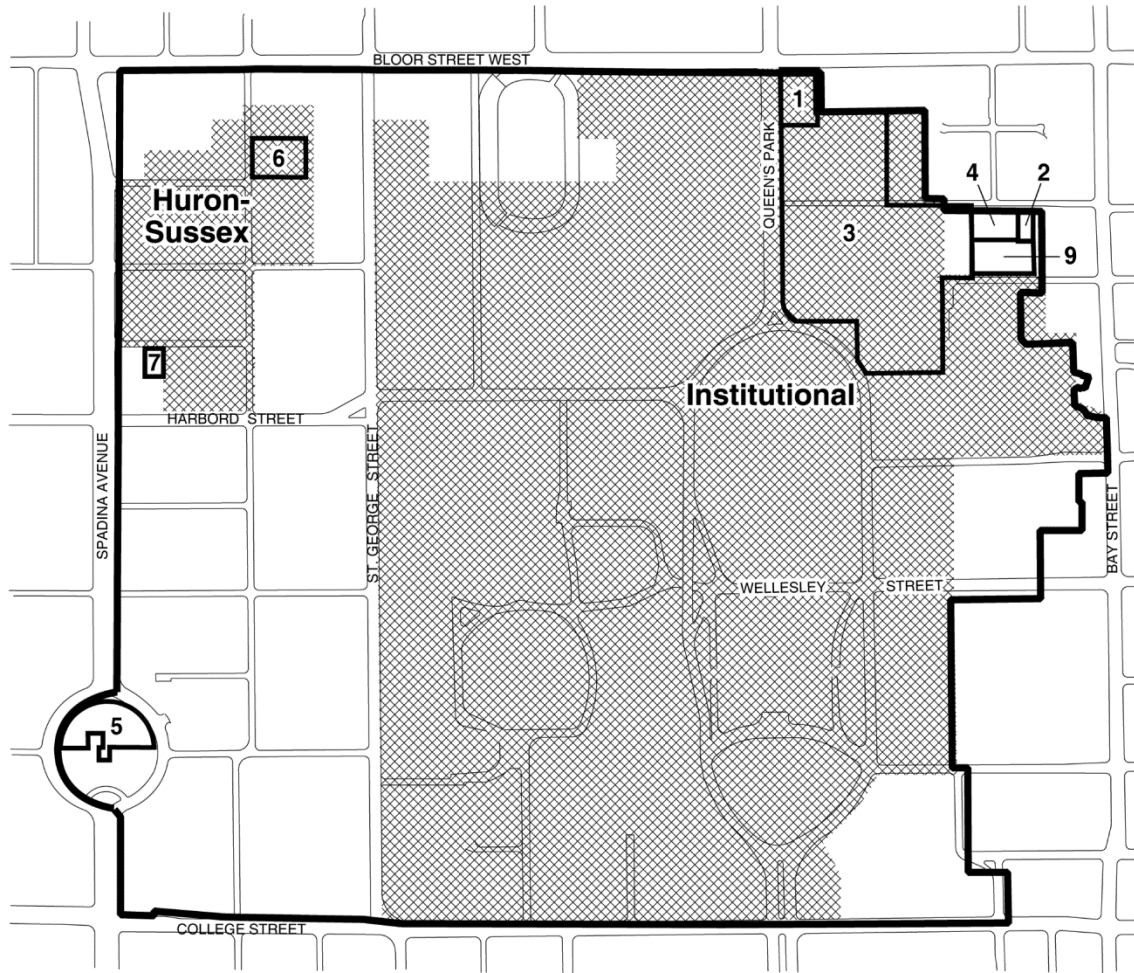
1. Chapter 6, Section 20, (University of Toronto Secondary Plan) is as follows:
  - 1.1 Section 7, Site and Area Specific Policies, is amended by adding the following Site and Area Specific Policy 9, as follows:

**9. 70 St. Mary Street**

    1. On the lands shown on Map 20-5 as 9, a 40-storey mixed institutional/residential building is permitted provided that:
      - (a) the total combined gross floor area for residential and institutional uses does not exceed 23,700 square metres, of which the institutional uses shall have a minimum gross floor area of 5,600 square metres; and
      - (b) a minimum of 700 square metres of privately owned publicly accessible open space is provided within a courtyard adjacent to St. Mary Street.
    2. A below-grade commercial parking garage is permitted on the lands, and any parking spaces provided in excess of what is required for the building may be used commercially for profit.
  - 1.2 Map 20-5, Areas of Special Identity and Location Site and Area Specific Policies, is amended as shown on the attached Schedule '1' by showing the lands municipally known as 70 St. Mary Street as Site and Area Specific Policy 9.






**SCHEDULE '1'**



Not to Scale 



**University of Toronto Secondary Plan**  
MAP 20-5 Areas of Special Identity and Location Site and Area Specific Policies

-  Secondary Plan Boundary
-  Areas of Special Identity
-  Site and Area Specific Policies

October 2009