

CITY OF TORONTO

BY-LAW No. 361-1998 (OMB)

To adopt an amendment to Section 19.38 of the Part I of the Official Plan in respect of the Part II Official Plan for the World Trade Centre respecting residential development in Sub-Area B.

WHEREAS the Ontario Municipal Board in a decision dated April 20, 1994 approved an Official Plan Amendment and Zoning By-law Amendment as a result of an official plan referral and zoning by-law appeal with respect to certain lands known as 33 Bay Street and requested that the form of such amendment and by-law be finalized for inclusion in an Order of the Board; and

WHEREAS this amendment is drawn pursuant to the decision of Ontario Municipal Board for inclusion in its Order;

THEREFORE:

1. The text annexed hereto as Schedule "A" is hereby adopted as an amendment to Part I of the Official Plan for the City of Toronto.

2. This Amendment is Official Plan Amendment No. 50.

PURSUANT TO THE ONTARIO MUNICIPAL BOARD ORDER DATED JUNE 2, 1998 AND 1372.

SCHEDULE “A”

Section 19.38 of the Part I Official Plan, being Part II of the Official Plan for the World Trade Centre, is amended by:

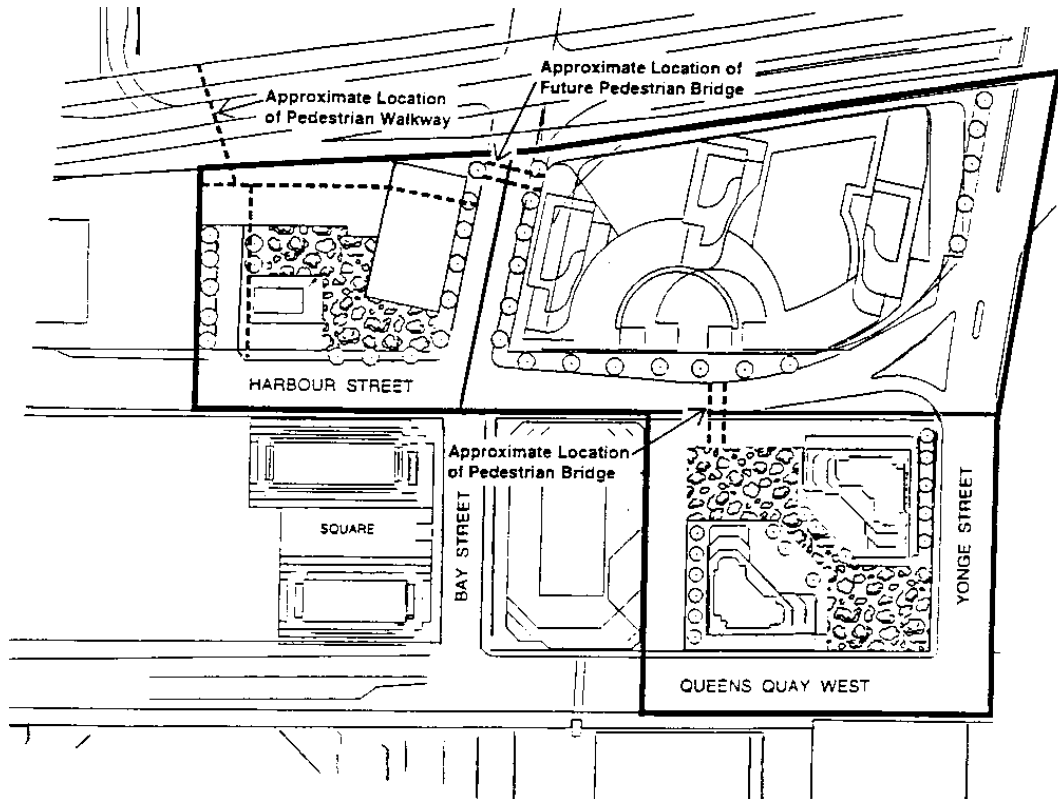
- (1) Removing from paragraph 2.2 the word and letter “Sub-Area B”;
- (2) Adding to the beginning of paragraph 2.3 the words “*Sub-Area B* shall be considered suitable primarily for high intensity *residential* development while”;
- (3) Removing from paragraph 6.2 the word “underpass” and substituting the word “bridge”;
- (4) Deleting Map B and substituting Map B attached hereto;
- (5) Adding to paragraph 7.1 after the word “workplace” the words “or community”;
- (6) Delete paragraph 8.2 and substitute the following:

“8.2 In *Sub-Area B*, Council may pass by-laws to permit buildings containing *residential* uses in combination with *commercial* uses, up to a total *gross floor area* of 140 960 square metres of which;

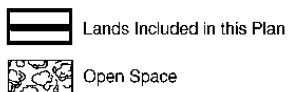
 1. the *gross floor area* erected or used for *residential* purposes does not exceed 120 630 square metres and such buildings contain not more than 1 500 dwelling units and the maximum size of at least 25 per cent of such dwelling units meets the following requirement:

bachelor - 55 square metres, one bedroom - 62 square metres and two bedroom - 82 square metres,
 2. the *gross floor area* erected or used for *commercial* purposes does not exceed 26 500 square metres.”;
- (7) Substituting a semi-colon for the period in subparagraph 3 of paragraph 11.3 and adding subparagraph 4 as follows,

“4. any part of any such building or buildings comprising recreation space, to a maximum of 2 square metres per dwelling unit.”



19.38 World Trade Centre Part II Plan



B
map