

Authority: Toronto Community Council Report No. 6, Clause No. 7,
as adopted by City of Toronto Council on April 13, 14 and 15, 1999
Enacted by Council: April 15, 1999

CITY OF TORONTO

BY-LAW No. 183-1999

To adopt an amendment to the Official Plan for the former City of Toronto with respect to lands known as 56 and 60 St. Clair Avenue West and 55, 55R, 57, 59 and 61 DeLisle Avenue.

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

- 1.** The text and map annexed hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan for the former City of Toronto.
- 2.** This is Official Plan Amendment No. 142.

ENACTED AND PASSED this 15th day of April, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE “A” TO BY-LAW No. 183-1999

1. Section 18 of the Official Plan is amended by adding Section 18.491 and Map 18.491, as follows:

“18.491 Lands known as 56 and 60 St. Clair Avenue West and 55, 55R, 57, 59 and 61 DeLisle Avenue

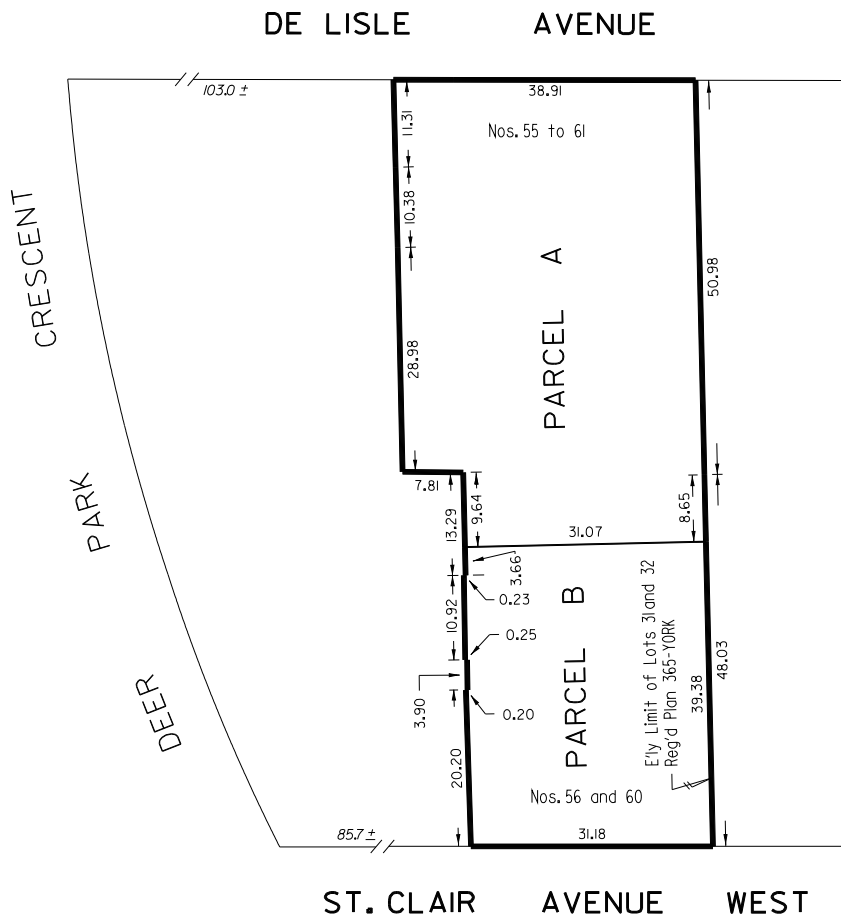
Despite any of the provisions of this Plan, Council may pass by-laws with respect to the lands shown on Map 18.491 to permit the phased erection and use of a building comprised of two towers and containing *residential* and *non-residential* uses and a below-grade parking garage, provided that:

- (a) the *residential gross floor area* on Parcel A does not exceed 10,300 square metres;
- (b) on Parcel B, the total *gross floor area* does not exceed 5,400 square metres, of which the maximum *non-residential gross floor area* does not exceed 600 square metres and the maximum *residential gross floor area* does not exceed 4,800 square metres;
- (c) the *gross floor area* of the building at 60 St. Clair Avenue West does not exceed that which existed in the year 1998; and
- (d) not less than 18 of the dwelling units erected or used in the building are *low-end-of-market* dwelling units.

For the purpose of this section “*low-end-of-market*” dwelling units means dwelling units which are subject to the following size restrictions:

- (i) the maximum *residential gross floor area* for a bachelor or one-bedroom dwelling unit shall be 62 square metres;
- (ii) the maximum *residential gross floor area* for a two-bedroom dwelling unit shall be 82 square metres; and
- (iii) the maximum *residential gross floor area* for a three-bedroom dwelling unit shall be 98 square metres.”

MAP 18.491



WORKS AND EMERGENCY SERVICES
SURVEY SERVICES SECTION
TORONTO APRIL, 1999
DPA2/18491.DGN
FILES: S32-Z65 & 2402.06
MAP No. 50K-313 DRAWN: D.R.