

Authority: Toronto Community Council Report No. 11, Clause No. 8,
as adopted by City of Toronto Council on July 27, 28, 29 and 30, 1999
Enacted by Council: September 29, 1999

CITY OF TORONTO

BY-LAW No. 663-1999

**To adopt an amendment to the Official Plan for the former City of Toronto
respecting lands known as 1115 and 1121 Bay Street.**

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. 148.

ENACTED AND PASSED this 29th day of September, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE “A”

1. Section 18 of the Official Plan, for the former City of Toronto is hereby amended by adding the following Section 18.495 and the attached Map 18.495;

“18.495 Lands known as 1115 and 1121 Bay Street

Notwithstanding any of the provisions of this Plan, Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.495, to permit the erection and use of a mixed-use building, including below-grade parking, provided that:

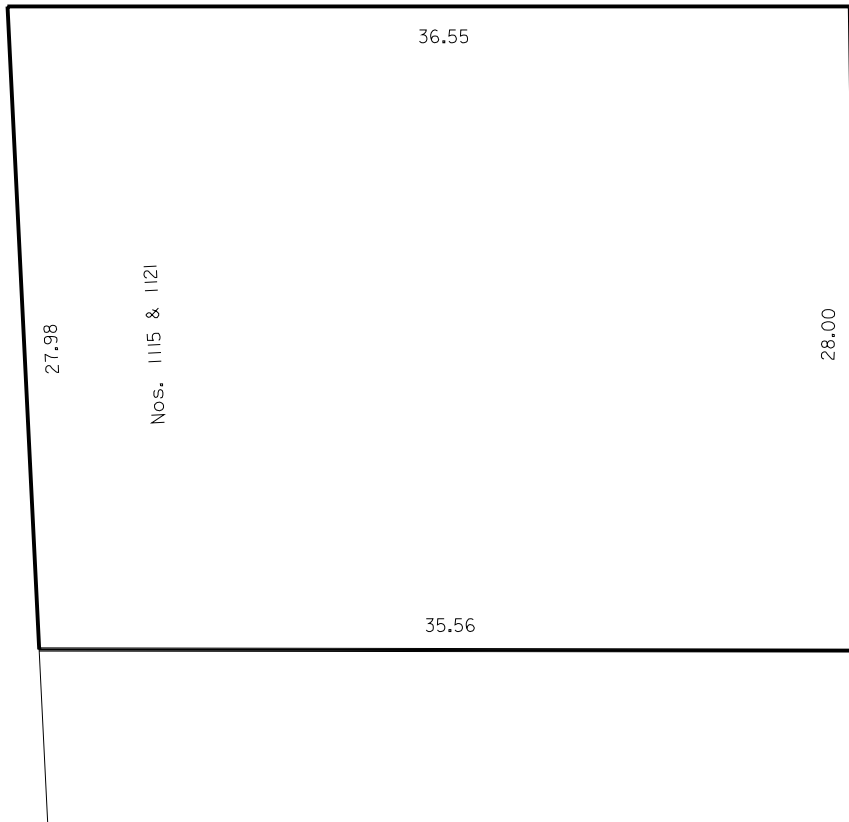
- (1) the maximum *residential gross floor area* of the building does not exceed 11,655 square metres;
- (2) the maximum non-residential gross floor area of the building does not exceed 280 square metres;
- (3) the owner of the lands are required by by-law to:
 - (a) contribute \$500,000 to the City which shall be expended as follows:
 - (i) a maximum of \$150,000 toward the provision and maintenance of works of public art in publicly accessible portions of the lands or on adjacent lands owned by the City;
 - (ii) a maximum of \$50,000 toward off-site streetscape improvements in the vicinity east of the site, to the satisfaction of the Commissioner of Urban Planning and Development Services in consultation with the Commissioner of Works and Emergency Services;
 - (iii) \$100,000 shall be provided to the City by way of a cash contribution for the provision of parkland in the vicinity of the site;
 - (iv) at least \$200,000 shall be provided to the City by way of a cash contribution for the provision of affordable housing; and
 - (v) any funds remaining from the \$500,000 contribution after expenditures have been made pursuant to Sections 3(a)(i) to (iv) herein, shall be added to the affordable housing contribution set out in Section 3(a)(iv);

- (b) provide, maintain and operate the development in accordance with the Noise Impact Statement approved by the Commissioner of Works and Emergency Services;
 - (c) provide improvements to the public boulevard and public sidewalk or payment for the improvement to be provided;
 - (d) provide any environmental review and perform remediation required by the Medical Officer of Health, including a Dust Control Plan, all in accordance with the Ministry of Labour and Ministry of the Environment and Energy Guidelines; and
 - (e) provide space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes, sewer maintenance holes and any other collateral matters which are required in connection with this development; and
- (4) the owner of the lands enters into one or more agreements satisfactory to the City, pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matters required to be provided by subsection (3) and such agreement or agreements have been appropriately registered against the title to the lands.

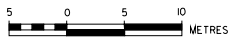
MAP 18.495

CHARLES STREET WEST

BAY STREET



LA SCALA LANE



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO JUNE, 1999
OPA2/18495.DGN
FILE: B7-Z6
MAP No. 50H-323 DRAWN: WL