

Authority: Downtown Community Council Report No. 4, Clause No. 3,
adopted, as amended, by City of Toronto Council on May 30, 31 and June 1, 2001
Enacted by Council: June 1, 2001

CITY OF TORONTO

BY-LAW No. 502-2001

**To adopt an amendment to the Official Plan for the former City of Toronto
respecting certain lands of the Toronto General Hospital, bounded by College Street,
Elizabeth Street, Gerrard Street West and University 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. 184.

ENACTED AND PASSED this 1st day of June, A.D. 2001.

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting 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 18.524 and the attached Map 18.524.

"18.524 Lands bounded by College Street, Elizabeth Street, Gerrard Street West and University Avenue.

Notwithstanding any of the provisions of this Plan, Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.524, to permit increases in the density and height of development otherwise permitted, to permit the erection and use on Parcel A, as shown on Map 18.524, of buildings containing *commercial*, *residential* and *institutional* uses and any combination thereof and on Parcel B, as shown on Map 18.524, of *institutional* buildings provided that:

- (1) the lands, being the *lot*, consist of Parcels A and B, which Parcels are shown on Map 18.524;

Notwithstanding the definition of "*lot*", contained in the Plan, Parcels A and B shall comprise a "*lot*" notwithstanding more than one building is or is to be erected thereon, and all such buildings shall be deemed to have a common basement;

- (2) the *residential gross floor area*, *non-residential gross floor area* or a combination of *residential and non-residential gross floor area* of all buildings to be erected and used on Parcel A does not exceed 130,060 square metres. For the purposes of determining the maximum gross floor area permitted by this subsection, the gross floor area contained within the existing building identified as College Wing on Map 18.524 shall be excluded;

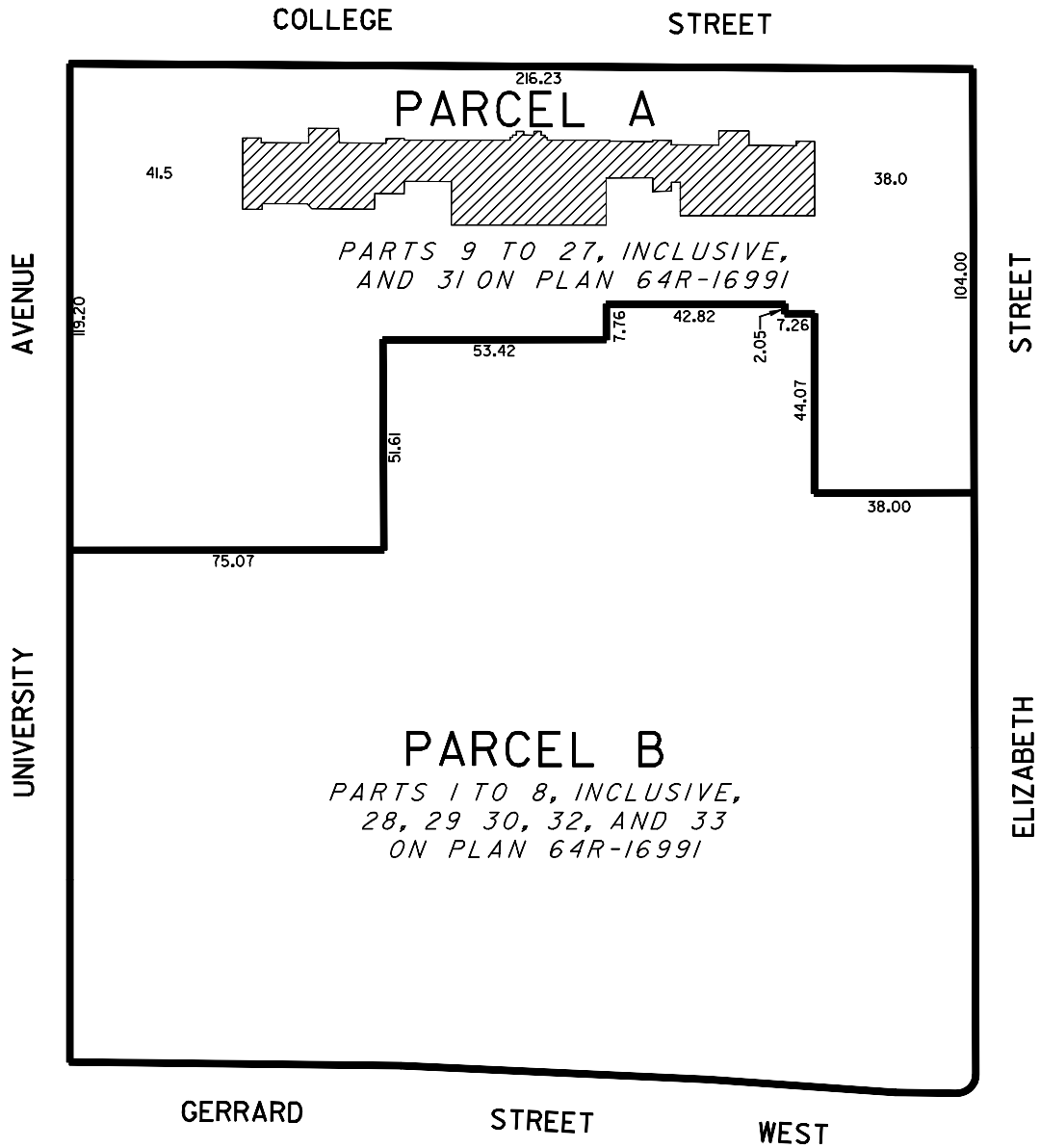
- (3) the *non-residential gross floor area* of buildings within Parcel B does not exceed 172,600 square metres;

- (4) the owner of the lands is required by by-law to:

A. retain, restore, conserve and maintain the College Wing in accordance with the approved Open Space Guidelines dated February, 2001 prepared by Hough, Woodland, Naylor, Dance, the approved Heritage Strategy and Restoration Plan prepared by William Greer, Architect (dated January, 2001) and the approved Design Guidelines prepared by William Greer, architect/Bregman and Hamann Architects (dated January 2001);

- B. deposit with the City, letters of credit in amounts satisfactory to the Commissioner of Economic Development, Culture and Tourism prior to the demolition of any part of the College Wing identified in the heritage easement agreement and prior to the restoration of the College Wing;
- C. provide and maintain one or more works of art pursuant to a public art program in publicly accessible portions of the *lot* of a value not less than one per cent of the cost of construction of all new buildings, structures and additions erected on Parcel A on or after the date of passing of this By-law, provided that the costs related to obligations under the agreements drawn pursuant to Section 37 of the *Ontario Heritage Act* and costs related to public art and public hospital and facilities, shall not be included in such valuation;
- D. provide, maintain and operate the development in accordance with the Noise Impact Statement approved by the Commissioner of Works and Emergency Services;
- 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
- F. enters into one or more agreements with the City pursuant to Section 37 of the *Planning Act* to secure all the facilities, services and matters referred to in this By-law, and such agreement or agreements are appropriately registered against the title of the lands.”

MAP 18.524



 COLLEGE WING (TO BE RETAINED)



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO MAY, 2001
 DPA01/18524.DGN
 FILE: C16-215
 MAP No. 50H-313 DRAWN: PG