

CITY OF TORONTO

BY-LAW No. 990-2001(OMB)

**To amend the Official Plan for the former City of Toronto respecting lands known as
333 Bloor Street East, (formerly 321 Bloor Street East), 1 Mount Pleasant Road,
575 and 577 Jarvis Street.**

WHEREAS the Ontario Municipal Board by way of Order issued on September 20, 2001, determined to amend the Official Plan for the former City of Toronto.

THEREFORE:

1. The text and map annexed hereto as Schedule "A" constitute an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 178.

SCHEDULE “A”

1. Section 18 of the Official Plan, for the former City of Toronto is hereby amended by deleting Section 18.240 and Map 18.240 and by adding the following Section 18.240 and the attached Map 18.240;

“18.240 Lands known as 333 Bloor Street East, 1 Mount Pleasant Road, 575 and 577 Jarvis Street

Notwithstanding any of the provisions of this Plan, Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.240 to permit increases in the density and height of development otherwise permitted to permit the building existing in the year 1999 on the portion of the lands shown as Area 1 of such map to have a *non-residential gross floor area* not exceeding 36,535 square metres (of which 160 square metres is used for no purpose other than a pedestrian bridge connecting to the existing building) and to permit the erection and use of a building containing commercial and residential uses on the portion of the lands shown as Area 2 on the aforesaid map provided

- (1) Area 1 and the aforesaid building thereon are designated under the Ontario Heritage Act and a Heritage Easement Agreement is entered into by the owner respecting the retention of such building;
- (2) the building within Area 2 contains a *non-residential gross floor area* not exceeding 63,330 square metres and not more than 9 dwelling units;
- (3) the dwelling units are located within the area shown on such map;
- (4) the owner of Area 2 lands is required by by-law to:
 - A. contribute \$900,000.00 to the City to achieve heritage objectives in the vicinity of the Area 2 lands;
 - B. provide and maintain one or more works of art pursuant to a public art program in publicly accessible portions of the Area 2 lands of a value not less than one per cent of the cost of construction of all new buildings, structures and additions erected on such lands after the date of issuance of the Order of the Ontario Municipal Board;
 - C. provide, maintain and operate the development in accordance with the Noise Impact Statement approved by the Commissioner of Works and Emergency Services;

- D. 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 the development;
- E. 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 to the Area 2 lands”.

PURSUANT TO ORDER NO. 1533 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON SEPTEMBER 20, 2001 IN BOARD CASE NOS. PL000807 AND PL000798.

MAP 18.240

