

Authority: Toronto East York Community Council Report No. 1, Clause No. 8,
as adopted by City of Toronto Council on February 13, 14 and 15, 2002
Enacted by Council: February 15, 2002

CITY OF TORONTO

BY-LAW No. 148-2002

**To adopt an amendment to the Official Plan for the former City of Toronto
respecting lands known as Nos. 66 Temperance Street and 73 Richmond Street West.**

WHEREAS the Council of the City of Toronto has proposed an amendment to its Official Plan pursuant to Section 17 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, respecting the lands municipally known in the year 2001, as Nos. 66 Temperance Street and 73 Richmond Street West; and

WHEREAS the Toronto East York Community Council conducted a public meeting on January 29, 2002 under Section 17 of the *Planning Act* regarding the Official Plan Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held February 13, 14 and 15, 2002 determined to amend Section 18 of the Official Plan of the former City of Toronto:

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. 213.

ENACTED AND PASSED this 15th day of February, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
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 18.551 and the attached Map 18.551;

“18.551 Lands known as Nos. 66 Temperance Street and 73 Richmond Street West

Despite any of the provisions of this Plan, Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.551, to permit increases in density and height of development otherwise permitted, to permit the erection and use on Parcel B, as shown on Map 18.551, of a building containing *residential*, office and retail uses, and the conversion of the existing building located on Parcel A, to contain live-work, office and retail uses, provided that:

- (1) the lands, being the *lot*, consist of Parcels A and B as shown on Map 18.551;

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

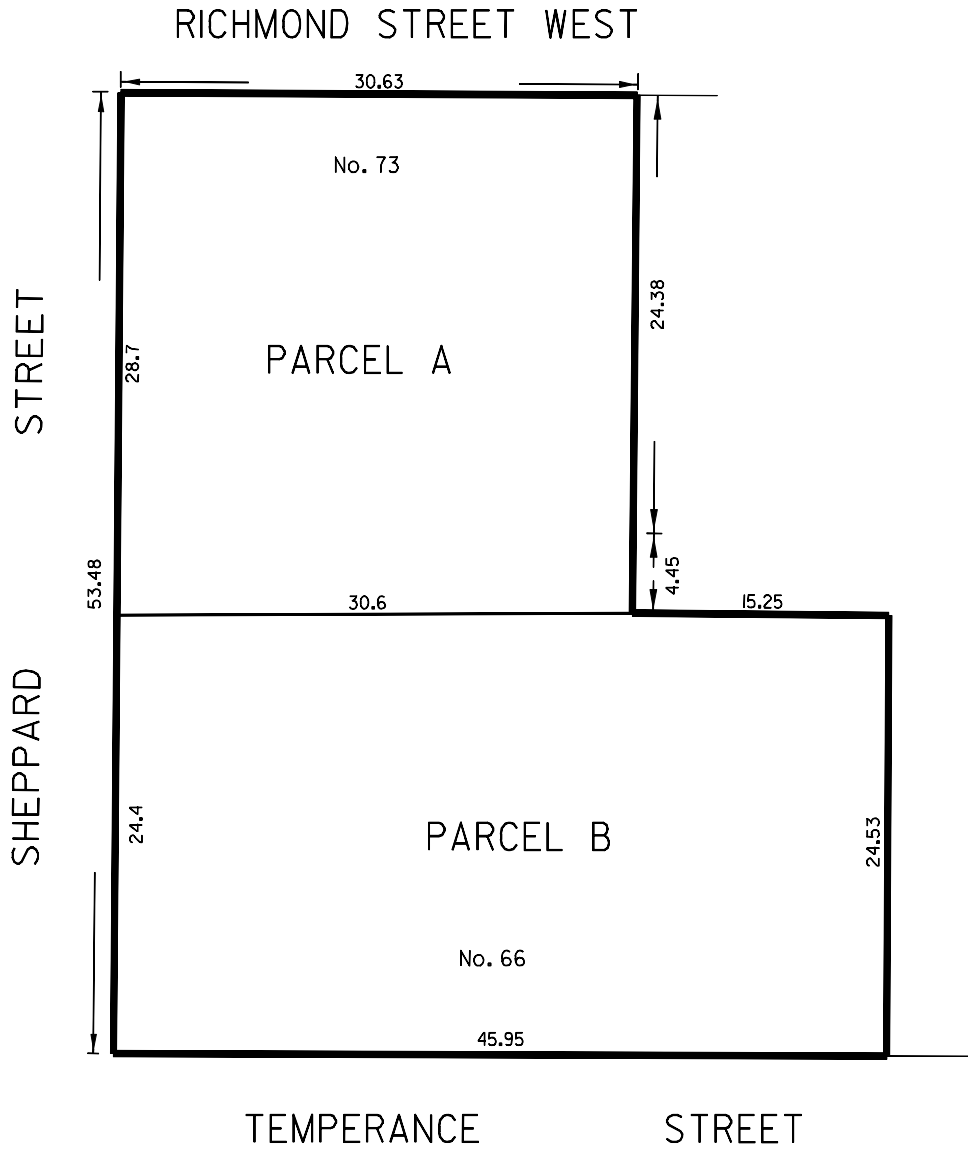
- (2) the *residential gross floor area*, *non-residential gross floor area* and total *gross floor area* erected or used on either of the Parcels noted in the table below, shall not exceed the amounts listed in the columns opposite the Parcel reference;

<i>Parcel</i>	<i>Total Gross Floor Area m2</i>	<i>Residential Gross Floor Area m2</i>	<i>Non-Residential Gross Floor Area (m2)</i>
<i>A</i>	<i>4650</i>	<i>3410</i>	<i>3410</i>
<i>B</i>	<i>38620</i>	<i>38420</i>	<i>1000</i>

- (3) the owner of the lands is required by by-law to:
- A. provide and maintain one or more works of art pursuant to a *public art* program of a value not less than one per cent of the cost of construction of all new buildings, structures and additions erected on Parcel B on or after the date of passing of this By-law, and costs related to the *public art* or the obligations under the Agreement drawn pursuant to Section 37.6 of the *Ontario Heritage Act* shall not be included in such valuation;
- B. retain, restore, conserve and maintain the building located at No. 73 Richmond Street West, in accordance with an approved Restoration Plan and in a manner that respects the quality and character of the building and which is secured

- and further defined through one or more agreements pursuant to Section 37 of the *Ontario Heritage Act* and Section 37 of the *Planning Act*, which includes the maintenance of the exterior facades and entry lobby of the building in a manner consistent with the approved Restoration Plan;
- C. deposit with the City, a letter of credit in the amount of \$115,000.00 dollars, prior to the issuance of an execution permit in respect of construction on Parcel B for pedestrian amenities in the area;
- D. deposit with the City, a letter of credit in the amount of \$256,100.00, with respect to the retention, preservation and conservation of the heritage building at No. 73 Richmond Street West;
- E.. connect the mechanical system of the new building at No. 66 Temperance Street to the Toronto District Heating and Cooling System;
- F. pay for improvements to the public sidewalks and boulevards immediately adjacent to the *lot*, as referred to in an agreement pursuant to Section 41 of the *Planning Act*;
- G. provide photographs of the historic property located at No. 73 Richmond Street, suitable for inclusion in any agreement pursuant to the *Ontario Heritage Act*; and
- H. enter 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 18.551



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO FEBRUARY, 2002
BL2/18551.DGN
FILE: R19-Z31
MAP No. 506-23 DRAWN: WL