

Authority: Midtown Community Council Report No. 7, Clause No. 52,
as adopted by City of Toronto Council on October 1, 2 and 3, 2002
Enacted by Council: October 3, 2002

CITY OF TORONTO

BY-LAW No. 832-2002

To adopt an amendment to the former City of Toronto Part I Official Plan in respect of the lands municipally known in the year 2002 as 88 Redpath Avenue.

WHEREAS the Council of the City of Toronto has been requested to amend its Official Plan, pursuant to the *Planning Act*, R.S.O. 1990 c.P. 13, as amended, respecting the lands municipally known in the year 2002 as 88 Redpath Avenue; and

WHEREAS the Midtown Community Council conducted a public meeting on September 17, 2002 under Section 17 of the *Planning Act* regarding the proposed Official Plan Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held on October 1, 2 and 3, 2002 determined to amend the Official Plan for the former City of Toronto;

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

1. The text and maps 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. 241.

ENACTED AND PASSED this 3rd day of October, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

1. Section 18 of the Official Plan Part I for the former City of Toronto is amended by Inserting a new Section 18.576, as follows:

**“18.576 LANDS MUNICIPALLY KNOWN IN THE YEAR 2002 as
88 REDPATH AVENUE**

88 Redpath Avenue

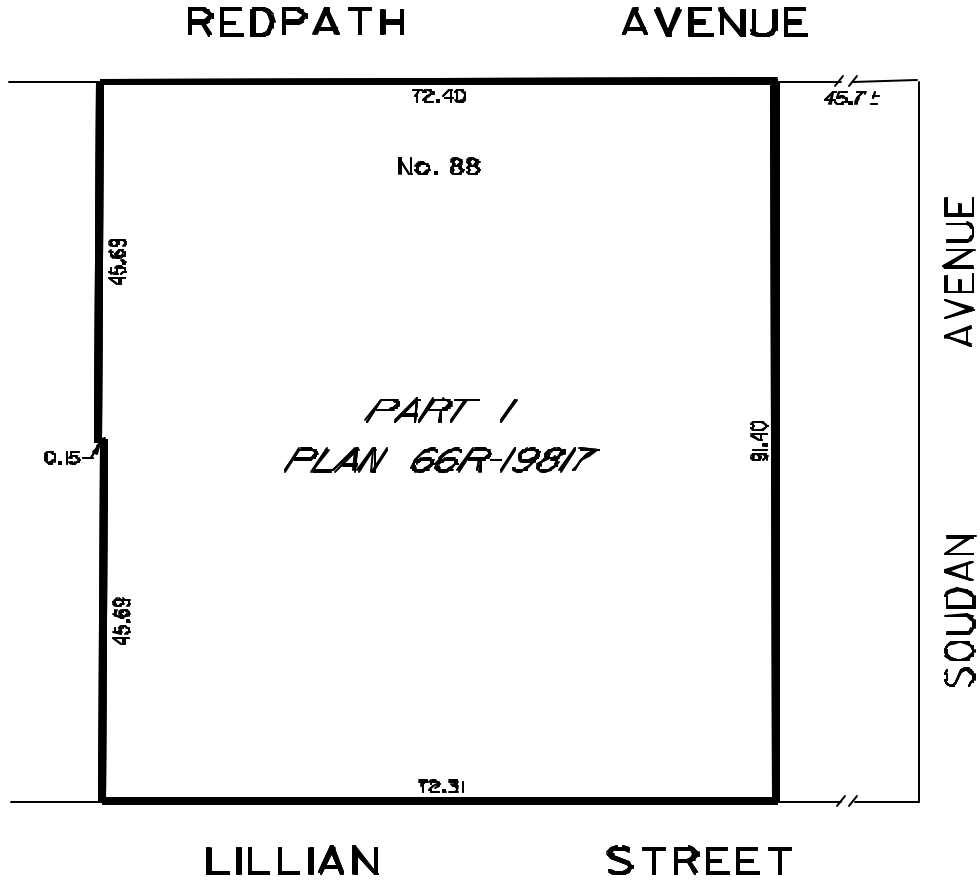
See Map 18.576 at the end of this Section

- (a) Notwithstanding those provisions of this Plan which may restrict the density of the lands shown on Map 18.576, (the “*Site*”), and notwithstanding height and density restrictions in the zoning by-law applicable to the *Site*, Council may pass a by-law permitting additional heights and densities of development on the *Site* to permit the erection and use of an addition (the “*new addition*”) on the *Site* together with the continued use of the existing apartment building (the “*existing apartment building*”) within the *Site*, provided that,
1. the total *gross floor area* for all buildings and structures on the *Site* does not exceed 20,834 square metres of which the total *non-residential gross floor area* shall be 0 square metres and the total *residential gross floor area* shall not exceed 20,834 square metres with a maximum of 262 dwelling units;
 2. pursuant to Section 37 of the *Planning Act*, such by-law requires the owner of the *Site* (the “*owner*”) to provide the City of Toronto, in return for the densities and height permissions thereby granted, with the following facilities, services and matters:
 - (a) the *owner* is to make a payment of \$125,000 to the *City*, above the standard 5% parks contribution, for improvement of parks in the local community before the issuance of any building permit,

- (b) the *owner* is to covenant that existing *dwelling units* in the *existing apartment building* shall remain as rental units and that the *owner*,
1. shall not apply for condominium conversion, in respect of the *existing apartment building*, pursuant to the Condominium Act, S.O. 1998, c.19 (as amended) for a minimum period of ten (10) years after the date the by-law comes into force and effect, and
 2. shall not demolish the *existing apartment building*, or apply for a demolition permit in respect thereof, for a minimum period of twenty (20) years after the date the by-law comes into force and effect,
- (c) the *owner* is to contribute a rent abatement applicable to existing *dwelling units* facing the *new addition* in a monthly amount of \$40.00 per unit for a ten month period commencing upon construction of the *new addition* to mitigate against negative impacts of its construction, (the Commissioner of Urban Development Services will determine the required number of units, not to exceed 92, to have their rent abated, with a maximum total rent abatement of \$36,800.00),
- (d) the *owner* is to covenant that it shall not apply to the Ontario Rental Housing Tribunal for an increase in rent, in relation to the existing rental units, above the Guidelines established under the *Tenant Protection Act* arising from the construction of the development or associated improvements to the *Site*,
- (e) the *owner* is to covenant that the landscaped open space and recreational facilities are to be available, without charge, to the residents and occupants of the residential units within each of the *existing building* and the *new addition* so that all present and future residents of the *Site* shall have full and equal use of the said facilities;
- and

3. the owner of the Site is required to enter into an agreement with the City pursuant to Section 37 of the *Planning Act*, to secure the provision of the said facilities, services and matters, in a form satisfactory to the City Solicitor with conditions providing for indexed escalation of financial contributions, no credit for development charges, indemnity, insurance, GST, termination and unwinding, and registration and priority of agreement”.

MAP 18.576



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 2002
DPA02/ 18576.DGN
FILE: R43-23
MAP No. 31K-321 DRAWN: D.R.