

Authority: Toronto South Community Council Report No. 2, Clause No. 2,
adopted as amended, by City of Toronto Council on March 1, 2 and 3, 2004
Enacted by Council: March 3, 2004

CITY OF TORONTO

BY-LAW No. 234-2004

To adopt Amendment No. 290 to the Official Plan of the former City of Toronto, in respect of lands known municipally in the year 2004 as 33 Charles Street East, 26 Isabella Street, 32 Isabella Street and 34 Isabella 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. 290.

ENACTED AND PASSED this 3rd day of March, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

1. Section 18 of the Official Plan of the former City of Toronto is amended by adding the following Section 18.620 and Map 18.620 as follows:

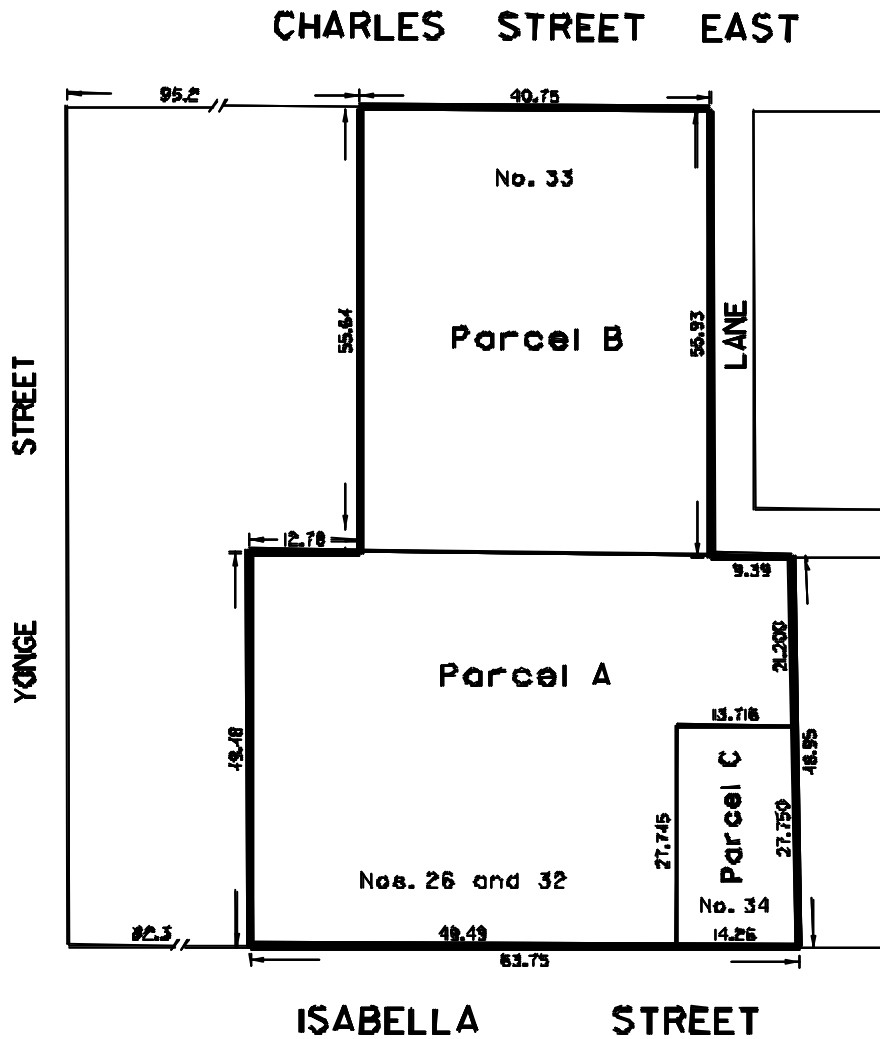
18.620 Lands known as 33 Charles Street East, 26 Isabella Street, 32 Isabella Street and 34 Isabella Street.

Notwithstanding any other provisions of this Plan, Council may pass by-laws applicable to the lands shown as Parcel A, Parcel B and Parcel C on Map 18.620 to permit the erection and use of one or more *mixed use buildings* and accessory uses thereto and the retention of an existing house form building for *institutional* use, provided that:

- (1) the aggregate *residential gross floor area* and *non-residential gross floor area* permitted on the lands does not exceed 47,050 square metres;
- (2) the *non-residential gross floor area* permitted on Parcel A does not exceed 14,000 square metres;
- (3) the *residential gross floor area* permitted on Parcel B does not exceed 32,700 square metres;
- (4) the *non-residential gross floor area* permitted on Parcel C does not exceed 350 square metres;
- (5) the *owner* of the *lot* is required, pursuant to Section 37(3) of the *Planning Act* to enter into an agreement with the City to secure the following facilities, services and matters:
 - (a) the construction of a new office building for the Children’s Aid Society of Toronto, the cost of which is partially funded by proceeds from the sale and development of Parcel B;
 - (b) conserve and maintain portions of the building located on Parcel C and enter into an agreement under Section 37 of the *Ontario Heritage Act* with the City;
 - (c) convey Parcel C to the Canadian Lesbian and Gay Archives for a nominal amount upon completion of construction and occupancy of the building on Parcel A;
 - (d) use reasonable commercial efforts to obtain approval and funding from the Province of Ontario and other sources to construct and operate a daycare centre in the building to be erected and used on Parcel A;

- (e) provide access to a meeting room in the building to be erected and used on Parcel A to local community groups,
- (f) appropriate conditions respecting environmental remediation and servicing on the *lot*.

MAP 18.620



 PARTS 1.3 and 4, PLAN 63R-4568



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO FEBRUARY 27, 2004
OP404/18820.DGN
FILE: C42-27
MAP No. 51H-321 DRAWN: D.R