

CITY OF TORONTO

BY-LAW No. 245-2004(OMB)

**To adopt Amendment No. 253 to the Official Plan for the former City of Toronto
respecting lands known as No. 135 St. Clair Avenue West.**

WHEREAS the Ontario Municipal Board pursuant to its Order No. 1110 issued August 11, 2003, upon hearing the appeal of Riva Glade Holdings Inc. under Section 22(7) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend the Official Plan of the former City of Toronto;

THEREFORE the Official Plan of the former City of Toronto is amended by the Ontario Municipal Board 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. 253.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON AUGUST 11, 2003, IN BOARD CASE NO. PL020587.

1. Section 18 of the Official Plan for the former City of Toronto is hereby amended by adding the following Section 18.586 and the attached Map 18.586.

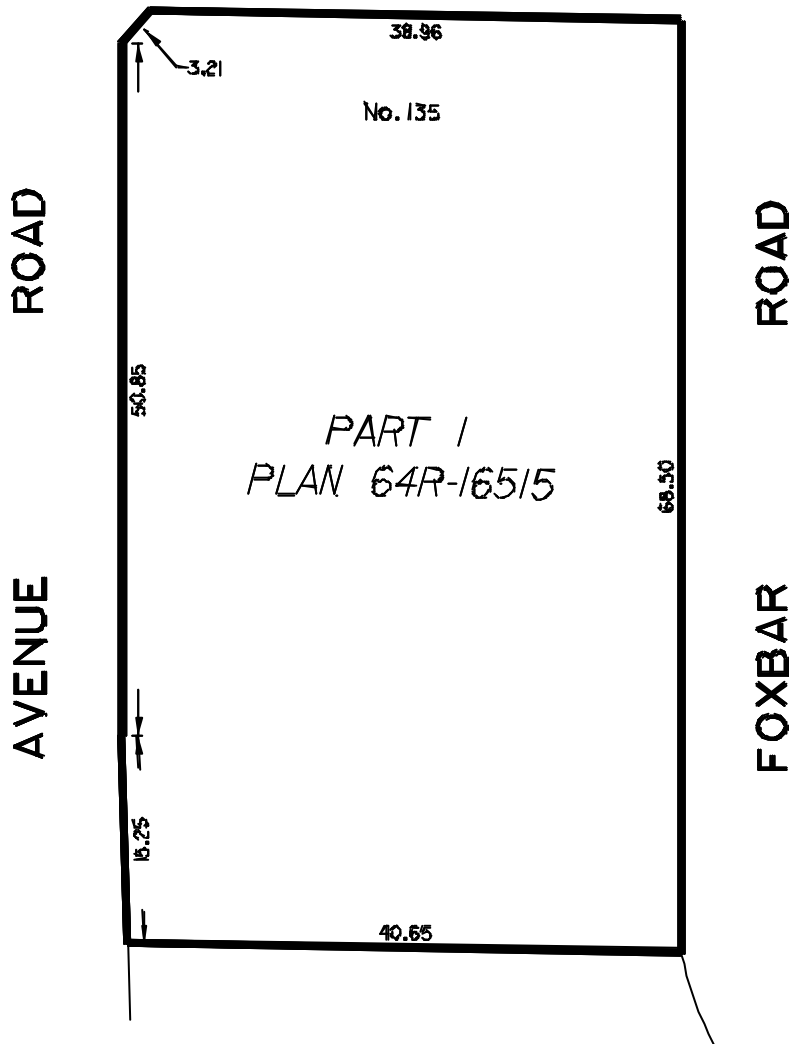
“18.586 Lands known as No. 135 St. Clair Avenue West.

Notwithstanding any other provisions of this Plan including Section 19.7 of this Plan, being the Part II Plan for the Yonge-St. Clair Planning District, Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.586 (the “Lands”), to permit the erection and use on the *Lands* of a building containing residential uses, provided that:

- (i) the maximum *residential gross floor area* on the *Lands* does not exceed 16,750 m²; and
- (ii) the Owner of the Lands enters into an agreement pursuant to section 37 of the *Planning Act* to secure the following facilities, services and matters:
 - (a) the provision of public art within a landscaped forecourt on the Lands at a cost of \$150,000.00; and
 - (b) the contribution of funds in the amount of \$50,000.00 to be used for improvements to Amsterdam Square and/or Glen Gould Park.

MAP 18.586

ST. CLAIR AVE W



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO MARCH 2003
DPA03/18506.DGN
FILE: S32-203
MAP No. 50J-323 DRAWN: D-R