

CITY OF TORONTO

BY-LAW No. 247-2004(OMB)

**To adopt Amendment No. 249 to the Official Plan for the former City of Toronto
respecting lands known municipally as 2195 Yonge Street.**

WHEREAS the Ontario Municipal Board in a decision issued on September 18, 2002 approved an Official Plan Amendment and Zoning By-law Amendment with respect to lands known as 2195 Yonge Street;

NOW THEREFORE pursuant to the Order of the Ontario Municipal Board issued June 27, 2003, Board Case No. PL011152 being Decision/Order No. 0872:

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. 249.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JUNE 27, 2003 IN BOARD FILE NO. PL011152.

SCHEDULE “A”

1. Section 18 of the Official Plan for the former City of Toronto is amended by adding a new Section 18.582 and Map 18.582 as follows:

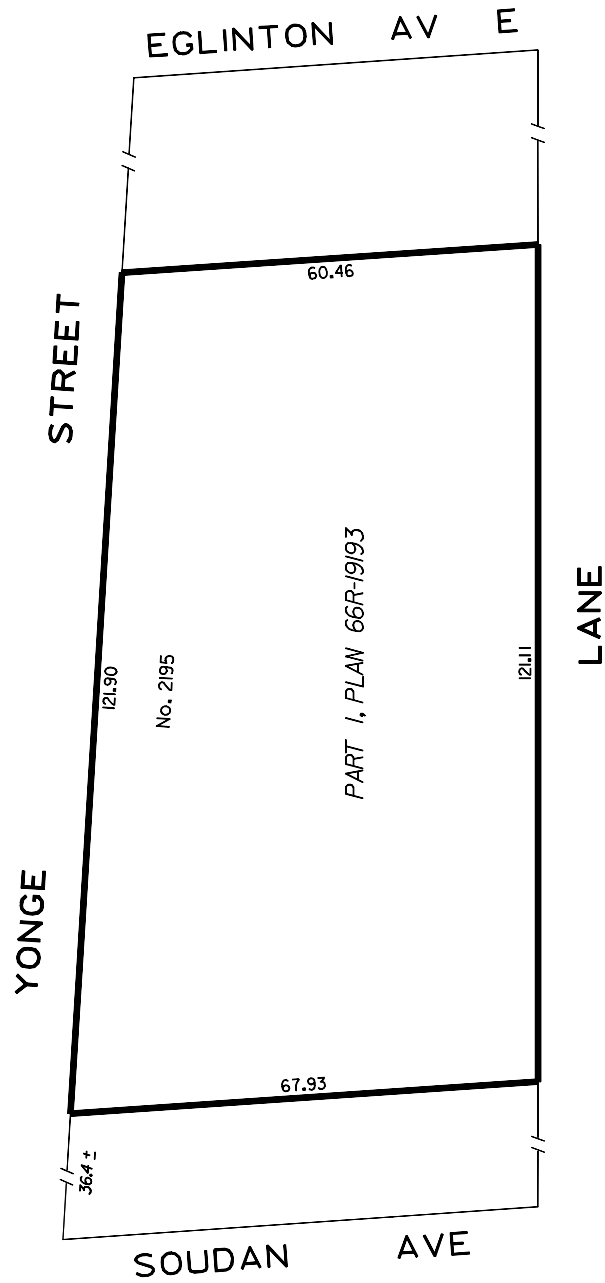
“18.582 Lands known as 2195 Yonge Street”.

Notwithstanding any other provisions of this Plan, including Section 19.23 of this Plan, being the Part II Plan for Yonge-Eglinton, Council may pass by-laws applicable to the lands shown on Map 18.582 to permit the erection and use of a building or buildings containing residential and non-residential uses and a below grade parking garage provided that:

- (i) the *lot* on which such building or buildings are erected and used comprises at least the lands outlined by heavy lines as shown on Map 18.582.
- (ii) the total *gross floor area* of the building or buildings does not exceed 87,680 square metres provided that:
 - (a) the total *non-residential gross floor area* of the building or buildings does not exceed 3,470 square metres.
 - (b) the total *residential gross floor area* of the building or buildings does not exceed 85,910 square metres.
- (iii) 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 contribution of \$1,000,000.00 towards the provision of affordable rental housing for seniors in the community;
 - (b) the contribution of \$200,000.00 toward the construction or improvement of a below grade pedestrian connection to the Eglinton subway station;
 - (c) the provision of an open space area which will provide public use of the courtyard and public pedestrian access from Yonge Street to the public lane adjacent to the east *lot* line;
 - (d) the building shall be constructed with building materials consisting of limestone for the cladding of the podium of the building facing Yonge Street and the publicly accessible open space, and a glazed cladding system for the tower elements of the building;

- (e) in the event of the redevelopment of its building at 2239 Yonge Street, the owner of 2239 Yonge Street shall provide the potential for a publicly accessible below grade pedestrian connection, that will, if other connections are made, provide below grade pedestrian access to the Eglinton subway station, as part of the planning approval process for such redevelopment; and
- (f) the provision of an accessible below grade pedestrian connection on the *lot* to provide the potential for an underground connection to the lands located immediately north of the *lot*, which are municipally known as of the dated of the By-law adopting this Official Plan Amendment as 2221 and 2225 Yonge Street, that will, if other connections are made, provide below grade pedestrian access to the Eglinton subway station.

MAP 18.582



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO DECEMBER, 2002
DPA02/18582.DGN
FILE: Y1-2181
MAP No. 51K-321 DRAWN: D.R.