

Authority: Toronto South Community Council Report No. 2, Clause No. 4a,
as adopted by City of Toronto Council on April 15 and 16, 2004
Enacted by Council: April 16, 2004

CITY OF TORONTO

BY-LAW No. 253-2004

**To adopt Amendment No. 289 to the Official Plan for the former City of Toronto
respecting lands known municipally in the year 2004 as 825, 855 and 863 Bay 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. 289.

ENACTED AND PASSED this 16th day of April, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

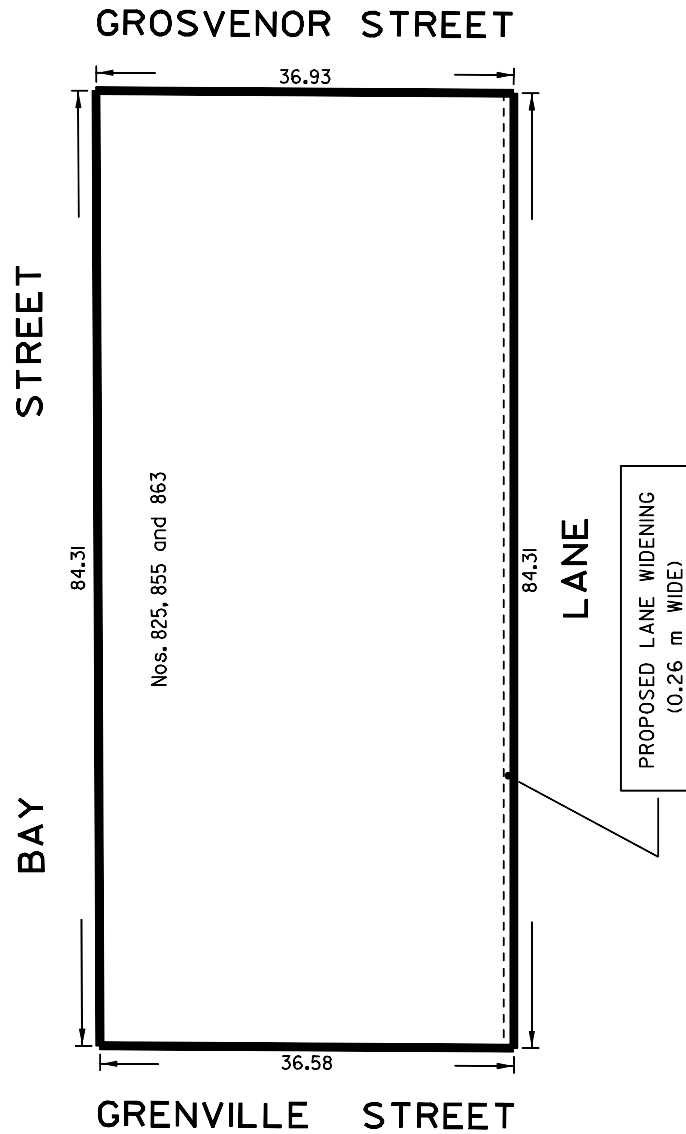
1. Section 18 of the Official Plan for the former City of Toronto is hereby amended by adding the following Section 18.619 and the attached Map 18.619:


“18.619 Lands known as 825, 855 and 863 Bay Street.

Notwithstanding any other provisions of this Plan, Council may pass by-laws applicable to the lands shown on Map 18.619 to permit a building containing *residential* uses and *commercial* uses provided:

- (i) the combined *residential gross floor area* and *non-residential gross floor area* permitted on the lands does not exceed 47,650 square metres, provided
 - (A) the *residential gross floor area* does not exceed 46,780 square metres; and
 - (B) the *non-residential gross floor area* does not exceed 950 square metres;
- (ii) the *owner* of the lands is required to enter into one or more agreements pursuant to Section 37 of the *Planning Act* satisfactory to the Commissioner of Urban Development Services and the City Solicitor and that such agreement(s) be registered against the title to the lands to secure the following facilities, services and matters:
 - (A) contributions in the amount of \$780,000.00 as directed by the Commissioner of Urban Development Services for capital improvements at 519 Church Street and for capital costs at Dundas Square;
 - (B) a contribution in the amount of \$20,000.00 as directed by the Commissioner of Urban Development Services for capital improvements at 32 Grenville Street;
 - (C) a public art contribution in accordance with the City of Toronto’s public art programme for a value of not less than one percent of the cost of construction of all buildings and structures on the lands;
 - (D) architectural design and exterior materials satisfactory to the Commissioner of Urban Development Services; and
 - (E) the phasing of the development of the lands and the timing of the contributions set out above in a manner satisfactory to the Commissioner of Urban Development Services.”

MAP 18.619



 PARTS 1, 2 and 3 on PLAN 66R-20909



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO FEBRUARY, 2004
DPA04/18619.DGN
FILE: BT-Z44
MAP No. 50H-323 DRAWN: D.R