

Authority: Toronto South Community Council Report No. 3, Clause No. 2,
as adopted by City of Toronto Council on April 15 and 16, 2004
Enacted by Council: April 28, 2004

CITY OF TORONTO

BY-LAW No. 344-2004

**To adopt Amendment No. 288 to the Official Plan for the former City of Toronto
with respect to lands known municipally in the year 2004 as 732, 734, 738 and
740 Spadina Avenue.**

WHEREAS the Council of the City of Toronto has had application made to it for a proposed Official Plan Amendment respecting 732, 734, 738 and 740 Spadina Avenue; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 17 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, regarding proposed Official Plan Amendment;

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. 288.

ENACTED AND PASSED this 28th day of April, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

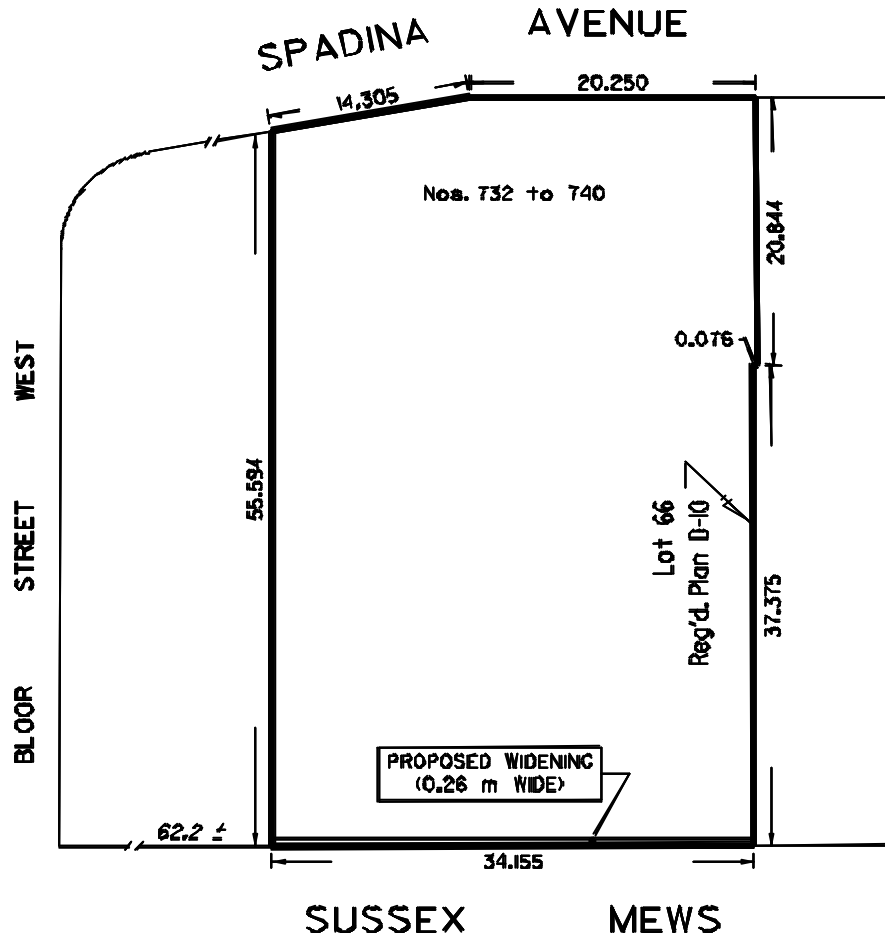
1. Section 18 of the Official Plan for the former City of Toronto is amended by adding Section 18.618 as follows:

“18.618 Lands known municipally as 732, 734, 738 and 740 Spadina Avenue.

Notwithstanding any of the provisions of this Plan, as amended, Council may pass by-laws respecting the lands shown by heavy lines on Map 18.618 to permit the erection and use of a *mixed-use building* provided that:

- (a) the combined residential gross floor area and non-residential gross floor area of such *mixed use building* does not exceed 20,502 square metres, of which the total residential gross floor area shall not exceed 19,604 square metres and the non-residential gross floor area shall not exceed 898 square metres;
- (b) the *mixed use building* has a maximum building height of 59.5 metres, excluding the mechanical penthouse which shall not exceed 6.5 metres in height; and
- (c) the Owner of the lands has entered into an agreement pursuant to Section 37 of the *Planning Act* to secure the following facilities, services and matters:
 - (i) the contribution of improved capital facilities and/or cash tied to specific capital facility improvements within the Miles Nadal Jewish Community Centre at 750 Spadina Avenue at a total value of \$870,000; and
 - (ii) the contribution of funds to the City, to occur not later than 15 days after the zoning by-law becomes final and binding and prior to the issuance of a building permit, in the amount of \$130,000 to be used for capital improvements to nearby open spaces and/or heritage studies to the satisfaction of the Commissioner of Economic Development, Culture and Tourism.”

MAP 18.618



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO APRIL, 2004
OPAG4/18618.DGN
FILE: S20-255
MAP No. 50H-321 DRAWN: D.R.