

Authority: Toronto South Community Council Report No. 4, Clause No. 2,
as adopted by City of Toronto Council on May 18, 19 and 20, 2004
Enacted by Council: May 20, 2004

CITY OF TORONTO

BY-LAW No. 445-2004

To adopt Amendment No. 293 to the former City of Toronto Part I Official Plan with respect to lands known municipally as 146 and 160 Wellesley Street East.

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 of the former City of Toronto.
2. This is Official Plan Amendment No. 293.

ENACTED AND PASSED this 20th day of May, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

Section 18 of the Official Plan of the former City of Toronto is amended by adding the following Section 18.622 and Map 18.622 as follows:

“18.622 Lands known as 146 and 160 Wellesley Street East.

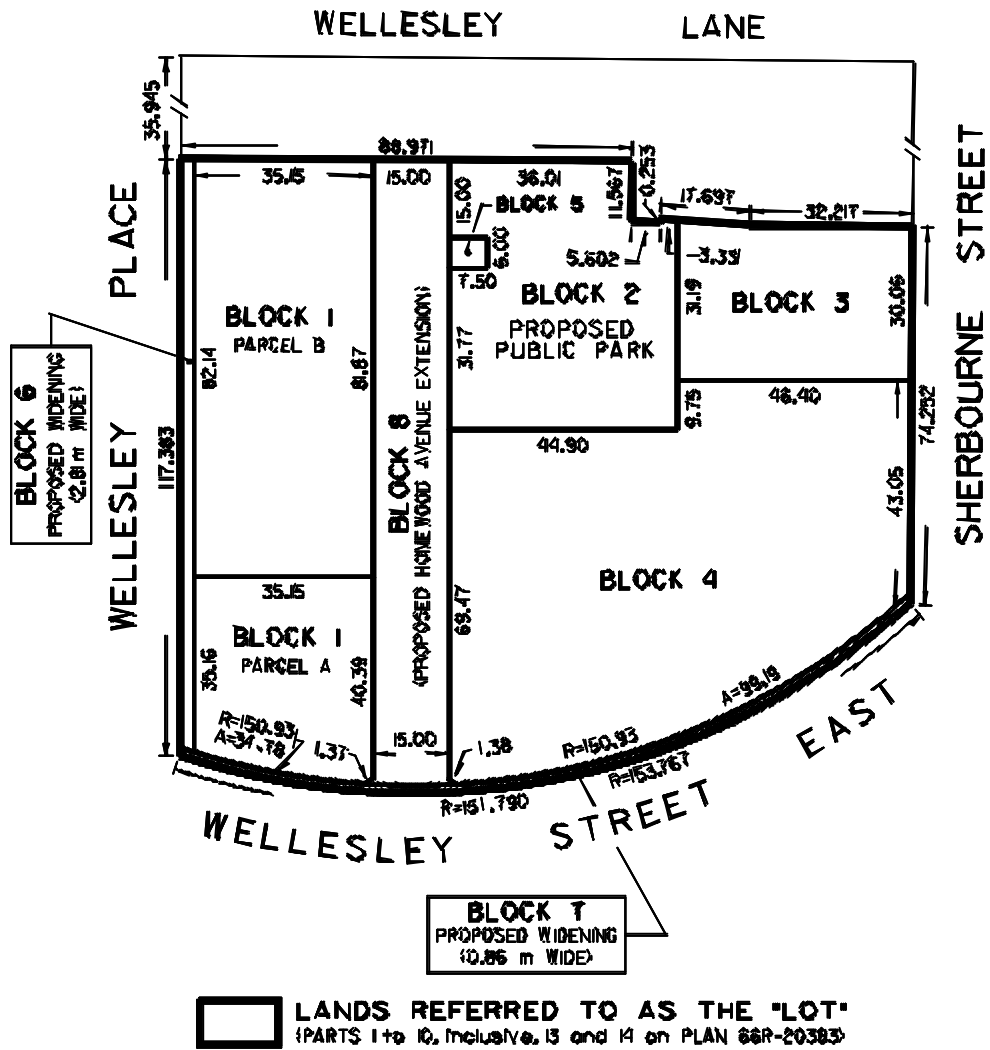
See Map 18.622 at the end of this Section.

Notwithstanding any other provisions of this Plan, Council may pass by-laws applicable to the lands shown as Block 1, Block 2, Block 3, Block 4, Block 5, Block 6, Block 7 and Block 8 on Map 18.622 attached hereto to permit a building or buildings containing *residential* uses, *institutional* uses, *commercial* uses and accessory uses thereto, and a *park*, provided that:

- (1) the maximum combined *residential gross floor area* and *non-residential gross floor area* permitted on the *lot* does not exceed 52,360 square metres, of which the *non-residential gross floor area* does not exceed 280 square metres;
- (2) the maximum combined *residential gross floor area* and *non-residential gross floor area* permitted on *Block 1* does not exceed 37,160 square metres, of which the *non-residential gross floor area* does not exceed 280 square metres;
- (3) the maximum *residential gross floor area* permitted on Block 3 does not exceed 6,000 square metres;
- (4) the maximum *residential gross floor area* permitted on Block 4 does not exceed 9,200 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) create a *public park* on Block 2 and convey the completed park to the City. The design and construction cost of the *public park* shall have an upset limit of \$1,000,000 in value, including taxes;
 - (b) provide \$500,000 to the City to be applied towards the maintenance of the *public park* on Block 2;
 - (c) provide easements in favour of the City for pedestrian connections to Sherbourne Street and Wellesely Place;
 - (d) comply with the City’s 1% public art policy on *Block 1*; and

- (e) provide that a subdivision agreement with the City is entered into to provide the following, among other matters:
 - (i) construct and convey the Homewood Avenue Extension, including a temporary turnaround for vehicles, to the City;
 - (ii) landscape the temporary turnaround for vehicles in a manner that is consistent with the *public park* to be constructed on Block 2 upon completion of the Homewood Avenue Extension to Wellesley Lane;
 - (iii) widen the east side of Wellesley Place and convey the completed widening to the City;
 - (iv) widen the north side of Wellesley Street East and convey the completed widening to the City; and
 - (v) upgrade municipal services to service the development.”

MAP 18.622



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO MAY 14, 2004
 09A04/18-622-DCN
 FILE: 847-28
 MAP No. 51H-022 DRAWN: D.R.