

Authority: Toronto South Community Council Report No. 5, Clause No. 5,  
adopted as amended, by City of Toronto Council on June 22, 23 and 24, 2004  
Enacted by Council: June 24, 2004

**CITY OF TORONTO**

**BY-LAW No. 542-2004**

**To adopt Amendment No. 299 to the Official Plan for the former City of Toronto with respect to lands known municipally in the year 2004 as 630 and 650 Mount Pleasant Road.**

The Council for 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. 299.

ENACTED AND PASSED this 24th day of June, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**

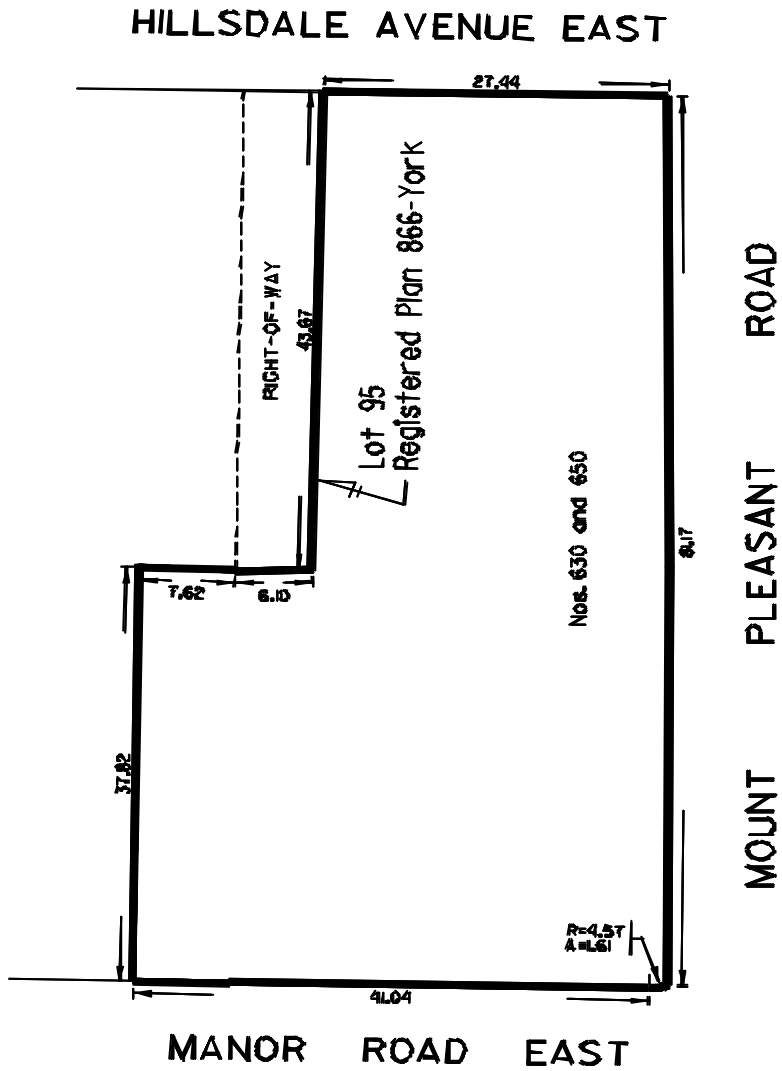
1. Section 18 of the former City of Toronto Official Plan is hereby amended by adding the following Section 18.628 and the attached Map 18.628.

“18.628 Lands municipally known in the year 2004 as Nos. 630 and 650 Mount Pleasant Road.

Notwithstanding any of the provisions of this Plan, City Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.628, to permit the erection and use of an *mixed use building* and *accessory parking garage* and *commercial parking garage* provided:

- (1) the maximum combined *residential gross floor area* and *non-residential gross floor area* on the *lot* does not exceed 13,042 square metres;
- (2) pursuant to Section 37 of the *Planning Act*, such by-law requires the owner of the lands to provide the City of Toronto, in return for the residential density and height permission thereby granted, the following facilities, services and matters:
  - A. provides a payment of \$200,000.00 to the City for use in improving neighbourhood community facilities prior to the issuance of the first building permit for the development of the lands (excluding excavation and shoring), or any portion thereof, to be secured by way of a certified cheque payable to the City of Toronto;
  - B. shall provide and maintain those services, facilities and matters collateral to those secured by site plan approval pursuant to Section 41 of the *Planning Act*.
- (3) the owner of the lands is required to enter into an agreement with the City pursuant to Section 37 of the *Planning Act*, to secure the provision of the said facilities, services and matters required to be provided by subsection (2) and with conditions providing for: indexed escalation of financial contribution, no credit for development charges or parks contributions under the *Planning Act*, indemnity, termination and unwinding, and registration and priority of agreement;
- (4) for the purpose of this Official Plan Amendment, each word or expression, which is italicized herein, shall have the same meaning as each such word or expression as defined in By-law No. 438-86, as amended.”

MAP 18.628



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO JUNE, 2004  
DP454/10628-DCN  
FILES M8-225  
MAP No. 51X-321 DRAWN: D.R.