

Authority: Toronto and East York Community Council Report No. 6, Clause No. 12,  
as adopted by City of Toronto Council on July 20, 21 and 22, 2004  
Enacted by Council: July 22, 2004

**CITY OF TORONTO**

**BY-LAW No. 678-2004**

**To adopt Amendment No. 305 to the Official Plan for the former City of Toronto with respect to lands known municipally as 532, 560, 566, 570 Bay Street; 101, 109, 111, 127, 129, 131, 137, 141 Dundas Street West; 91, 99, 105, 109, 111 Elizabeth Street and 9 Foster Place.**

WHEREAS the Council of the City of Toronto has been requested to amend its Official Plan, pursuant to Section 21 of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended, respecting the lands known municipally in the year 2004 as 532, 560, 566, 570 Bay Street; 101, 109, 111, 127, 129, 131, 137, 141 Dundas Street West; 91, 99, 105, 109, 111 Elizabeth Street and 9 Foster Place; and

WHEREAS the Toronto and East York Community Council conducted a public meeting on July 6, 2004 under Section 17 of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended, regarding the proposed Official Plan Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held July 20, 21 and 22, 2004 determined to amend Official Plan Amendment No. 172 of the Official Plan for the former City of Toronto;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text annexed hereto as Schedule "A" is hereby adopted as an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 305.

ENACTED AND PASSED this 22nd day of July, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**

1. Section 18.516 of the Official Plan for the former City of Toronto is hereby amended as follows:
  - (1) Subsection (4)(b) is amended by deleting the phrase “provided that the costs related to the value of parks facilities to be constructed on *Lot B* and the provision of *publicly accessible open space*, shall not be included in such valuation”;
  - (2) Subsection (4)(h) is deleted in its entirety and replaced with the following:

“(h) provide to the City:

    - (i) a \$250,000 contribution for local parks and open spaces, prior to the issuance of an above grade building permit for any development on *Lot A*; and
    - (ii) a \$50,000 contribution for the temporary landscaping of *Lot B*, no later than 60 days from the substantial completion of the construction of the first building on *Parcel A* or *Parcel B*”;
  - (3) Section (4)(i) is deleted in its entirety and replaced with the following:

“(i) demolish all structures on *Lot B*, remediate *Lot B* to the satisfaction of the City and convey those lands to the City”;
2. The designation for the land shown as *Lot B* is hereby changed to *High Density Mixed Commercial – Residential Area “B”*.