

Authority: Toronto and East York Community Council Report No. 6, Clause No. 11,
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. 682-2004

To adopt Amendment No. 302 to the Official Plan for the former City of Toronto with respect to lands known municipally in the year 2004 as 21 Carlton Street.

WHEREAS the Council of the City of Toronto has an application before it for a proposed Official Plan Amendment respecting the lands municipally known in the year 2004 as 21 Carlton Street; 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 the proposed Official Plan Amendment; and

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 amendments to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 302.

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 of the Official Plan for the former City of Toronto is hereby amended by adding the following Section 18.631 and the attached Map 18.631;

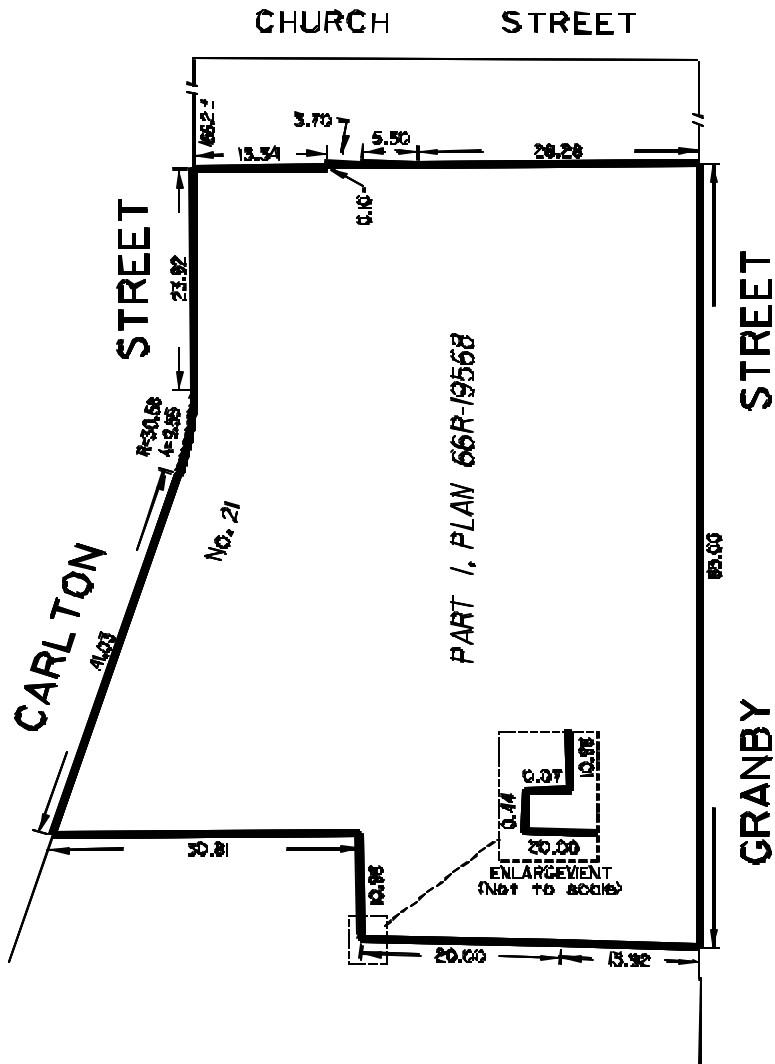
“18.631 Lands municipally known in the year 2004 as 21 Carlton Street.

See Map 18.631 at the end of this Section.

- (1) Notwithstanding any other provision of this Plan, Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.631, to permit the erection and use of mixed-use buildings and residential buildings having a maximum gross floor area of 51,987 square metres, provided that:
- (a) the *residential gross floor area* of such buildings does not exceed 51,200 square metres; and
 - (b) the *non-residential gross floor area* of such buildings does not exceed 787 square metres;
- (2) Council may not pass any by-law designating the lands for uses described in Section 1 hereof, unless in return for the residential densities and height permissions thereby granted, the owner of the lands is required by such by-law to have first entered into an agreement with the City of Toronto pursuant to Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to secure the facilities, services and matters set out in Section 3 hereof, and to ensure that such agreement is in a form satisfactory to the City and is appropriately registered on title to the lands;
- (3) In return for the residential densities and height permissions granted by a by-law designating the lands for residential and other uses, including any by-law described in Section 1 hereof, the owner shall enter into an agreement with the City pursuant to Section 37 of the *Planning Act*, to secure the following facilities, services and matters:
- (a) The owner agrees to pay \$300,000.00 to the City as a contribution towards the 519 Church Street Community Centre;
 - (b) The owner agrees to pay \$250,000.00 to the City for capital improvements to Sheard Parkette and improvements to the right-of-way in the vicinity;
 - (c) The owner agrees to pay \$250,000.00 for capital improvements at Dundas Square;

- (d) The owner agrees to make a public art contribution of a value not less than one percent of the gross construction cost of the development, in compliance with the City's public art program;
- (e) The owner ensures, in perpetuity, public access to the pedestrian walkway extending the width of the site between Carlton and Granby Streets; and
- (f) The owner enters into an agreement with the City pursuant to Section 37 of the *Planning Act* to secure all the facilities, services and matters referred to in this By-law, and those matters deemed appropriate for the orderly development of the lands, and register such agreement against title to the lands."

MAP 18.631



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JULY, 2004
 DP04/18631.DGN
 FILE# 02-211
 MSP No. 51H-311 DRAWN: D.P.