

Authority: Toronto and East York Community Council Report No. 6, Clause No. 13,
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. 700-2004

**To adopt Amendment No. 306 to the Garrison Common North Part II Official Plan for the
City of Toronto with respect to lands known as 60 Bathurst Street.**

WHEREAS the Council of the City of Toronto has had application made to it for a proposed Official Plan Amendment respecting 60 Bathurst 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;

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 Garrison Common North Part II Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 306.
3. Official Plan Amendment No. 644 to the former City of Toronto Official Plan contained in By-law No. 1994-0528 is hereby repealed.

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

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

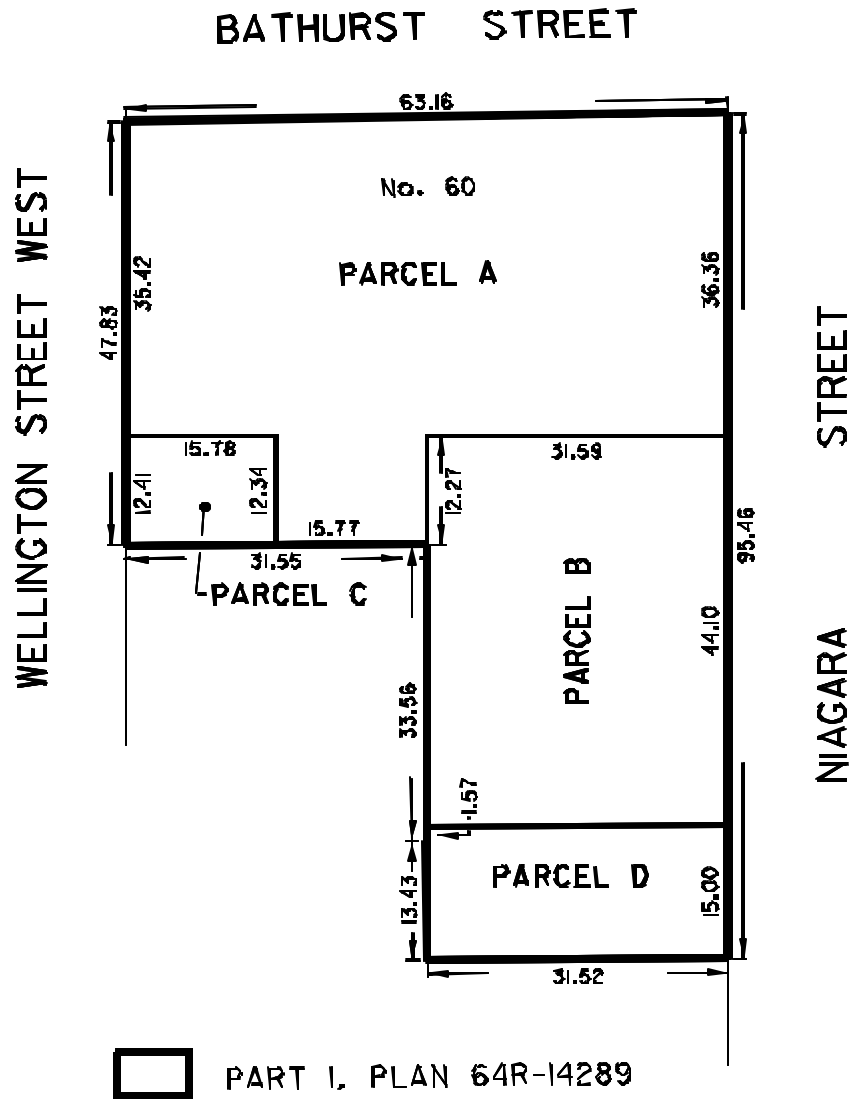
1. Section 18 of the Garrison Common North Part II Official Plan for the former City of Toronto is amended by adding Section 18.633 as follows:

“18.633 Lands known municipally in the year 2004 as 60 Bathurst Street.

Notwithstanding any of the provisions of this Plan, as amended, Council may pass by-laws respecting the lands shown by heavy lines on Map 18.633 to permit the erection and use of a mixed-use building located on Parcel A and 2 *residential* buildings located on Parcels B and D, provided that:

- (a) the combined *residential gross floor area* and *non-residential gross floor area* of the three buildings does not exceed 19,687 square metres, of which the total *residential gross floor area* of the three buildings shall not exceed 19,013 square metres and the *non-residential gross floor area* shall not exceed 674 square metres;
- (b) the building located on Parcel A has a maximum building height of 39.1 metres, including the mechanical penthouse and rooftop mechanical equipment;
- (c) the building located on Parcel B has a maximum building height of 18.0 metres, including the mechanical penthouse;
- (d) notwithstanding the definition of *height* in Section 2 of Zoning By-law No. 438-86, the building on Parcel D has a maximum building height of 11.57 metres, which shall be the vertical distance between grade and the highest part of the structure, including any mechanical penthouse; and
- (e) 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 funds tied to specific community improvements within the Garrison Common North neighbourhood having a total value of \$370,000.00;
 - (ii) improvements to adjacent sidewalks, public boulevards and streetscaping to the satisfaction of the City; and
 - (iii) public access secured by way of a grant of easement to a parkette to be constructed on Parcel C”.

MAP 18.633



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JULY, 2004
 DPAD4/18633.DCN
 FILE: B6-236
 MAP No. 490-323 DRAWN: DR/VG