

Authority: Toronto East York Community Council Report No. 7, Clause No. 6,
as adopted by City of Toronto Council on September 28, 29, 30 and
October 1, 2004

Enacted By Council: September 30, 2004

CITY OF TORONTO

BY-LAW No. 804-2004

**To adopt Amendment No. 313 to the Official Plan for the former City of Toronto
with respect to lands municipally known in the year 2003 as 200 Balliol Street.**

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. 313.

ENACTED AND PASSED this 30th day of September, 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 18.640 and the attached Map 18.640.

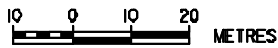
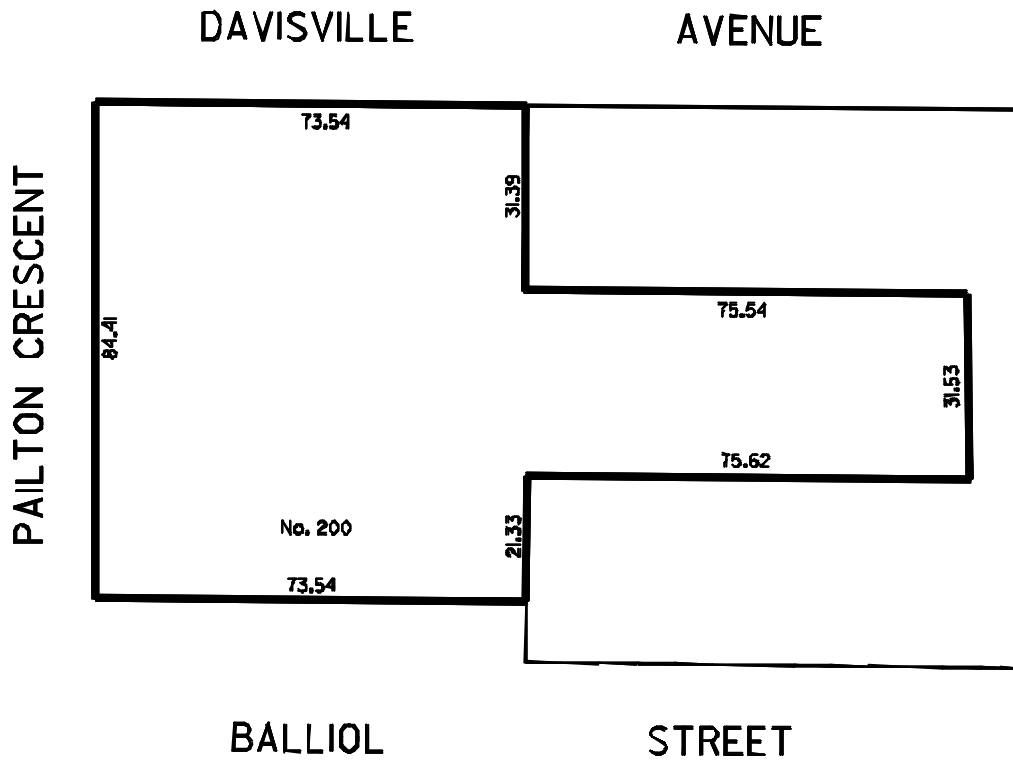
“18.640 Lands municipally known in the year 2003 as 200 Balliol Street.

Notwithstanding any of the provisions of this Plan, City Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.640, to maintain the existing 23-storey apartment building and accessory underground parking garage on the site and to permit the erection and use of 6 townhouse units, 1 pair of semi-detached houses and 1 single detached house on the site provided:

- (1) the maximum combined *residential gross floor area* and *non-residential gross floor area* on the *lot* does not exceed 28,210 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 permission thereby granted, the following facilities, services and matters:
 - A. a payment of \$79,550.00 (escalated in accordance with the Consumer Price Index (CPI) from the date of the final Planning Report to the date of payment) to the City for use in improving neighbourhood community facilities prior to the issuance of the first building permit (excluding excavation and shoring) for the development of the lands, or any portion thereof, to be secured by way of a certified cheque payable to the City of Toronto;
 - B. a commitment to maintain the 363 existing rental dwelling units as rental for a minimum term of 20 years;
 - C. guarantees that there will be no application for demolition or conversion of the existing rental apartment building for a minimum term of 20 years;
 - D. guarantees that all costs associated with the construction of the 9 new units or associated improvements to the landscaped amenity area will be absorbed by the owner and not result in rent increases to the tenants of said existing building;
 - E. guarantees that the rents of the existing units shall not be increased under the Guidelines of the *Tenant Protection Act* for the period of 1 year after the issuance of a building permit; and
 - F. a commitment to 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; and
- (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 18.640



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 2004
CPA04/18640.DGN
FILE: B41-Z2
MAP No. 51K-11 DRAWN: WS/DR