

Authority: Toronto and East York Community Council Report No. 8, Clause No. 3,
as adopted by City of Toronto Council on October 26, 27 and 28, 2004
Enacted by Council: October 28, 2004

CITY OF TORONTO

BY-LAW No. 935-2004

**To adopt Amendment No. 315 to the Official Plan for the former City of Toronto with
respect to lands municipally known as 720 Wellington Street West and 17, 19 and
21 Stafford Street.**

WHEREAS the Council of the City of Toronto has an application made to it for a proposed Official Plan Amendment respecting the lands municipally known in the year 2004 as 720 Wellington Street West and 17, 19 and 21 Stafford 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 attached hereto as Schedule 'A' are hereby adopted as an amendment to the Official Plan of the former City of Toronto.
2. This is Official Plan Amendment No. 315.

ENACTED AND PASSED this 28th day of October, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE 'A'

Section 18 of the Official Plan of the former City of Toronto is hereby amended by adding the following Section 18.641 and Map 18.641:

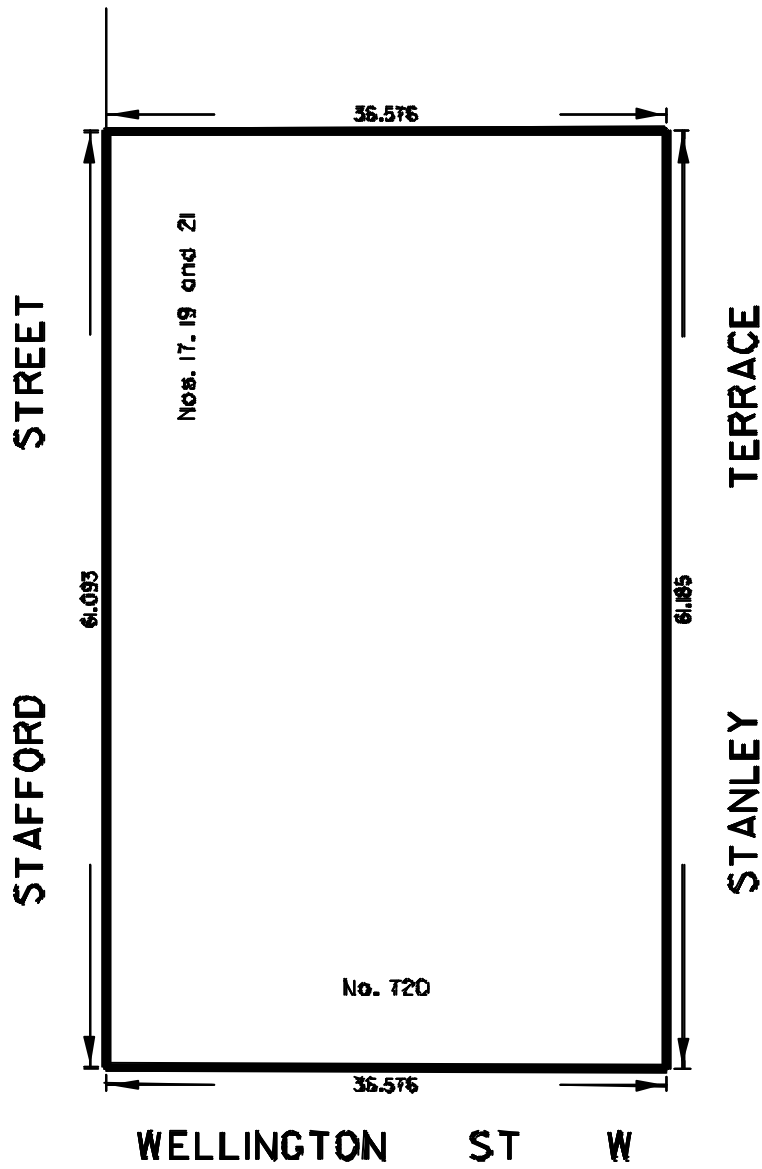
“18.641 Lands known municipally as 720 Wellington Street West and 17, 19 and 21 Stafford Street.

Despite any of the provisions of this Plan, Council may pass by-laws respecting the lands outlined by heavy lines on Map 18.641 to permit an apartment building provided that:

1. the residential gross floor area of the apartment building does not exceed 12,160 square metres;
2. the owner of the lands as shown on Map 18.641 is required, pursuant to Section 37 of the *Planning Act*, to enter into one or more agreements with the City, satisfactory to the Commissioner of Urban Development Services and the City Solicitor, and that such agreement(s) be registered against the title to the said lands, to secure the following facilities, services and matters:
 - (a) in the event that the proposed closure of the portion of Stanley Terrace where it abuts the lands does occur;
 - (i) conversion of that portion of Stanley Terrace which abuts the lands into parkland to expand Stanley Park, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism;
 - (ii) improvements to Stanley Park, including playground equipment, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism;
 - (iii) streetscape improvements to the satisfaction of the Commissioners of Urban Development Services; Economic Development, Culture and Tourism and Works and Emergency Services; and
 - (iv) provision, prior to the issuance of any above-grade building permit, of a letter of credit in the amount of \$250,000.00, in a form satisfactory to the Chief Financial Officer and Treasurer, to secure the improvements in Sections 2(a)(i), 2(a)(ii), and 2(a)(iii) above; or

- (b) in the event that the proposed closure of the portion of Stanley Terrace where it abuts the lands does not occur;
 - (i) provision, prior to the issuance of any above-grade building permit, of a cash contribution of \$25,000.00 for the purposes of a design / consultant fee for the redesign and improvement of the playground / water feature area of Stanley Park;
 - (ii) provision, prior to the issuance of any above-grade building permit, of a contribution of \$200,000.00 in the form of a letter of credit satisfactory to the Chief Financial Officer and Treasurer to fund the improvements to Stanley Park in Section 2(b)(i) above;
 - (iii) streetscape improvements to King Street West, to the satisfaction of the Commissioners of Urban Development Services; Economic Development, Culture and Tourism and Works and Emergency Services; and
 - (iv) provision, prior to the issuance of any above-grade building permit, of a letter of credit in the amount of \$25,000.00, in a form satisfactory to the Chief Financial Officer and Treasurer, to secure the improvements in Section 2(b)(iii) above.
- 3. the facilities, services and matters to be secured in Section 2 above are provided as above and beyond the requirements of Section 42 of the *Planning Act*.”

MAP 18.641



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 2004
DRAWN/ 18641-DGN
FILE: W3-23
MAP No. 496-323 DRAWN: B.P.