

Authority: Toronto and East York Community Council Report No. 7, Clause No. 8,  
as adopted by City of Toronto Council on September 28, 29, 30 and  
October 1, 2004  
Enacted by Council: October 28, 2004

**CITY OF TORONTO**

**BY-LAW No. 983-2004**

**To adopt Amendment No. 317 to the Official Plan for the former City of Toronto with  
respect to lands municipally known as 510, 518 and 522 St Clair Ave West.**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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 Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 317.

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

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**

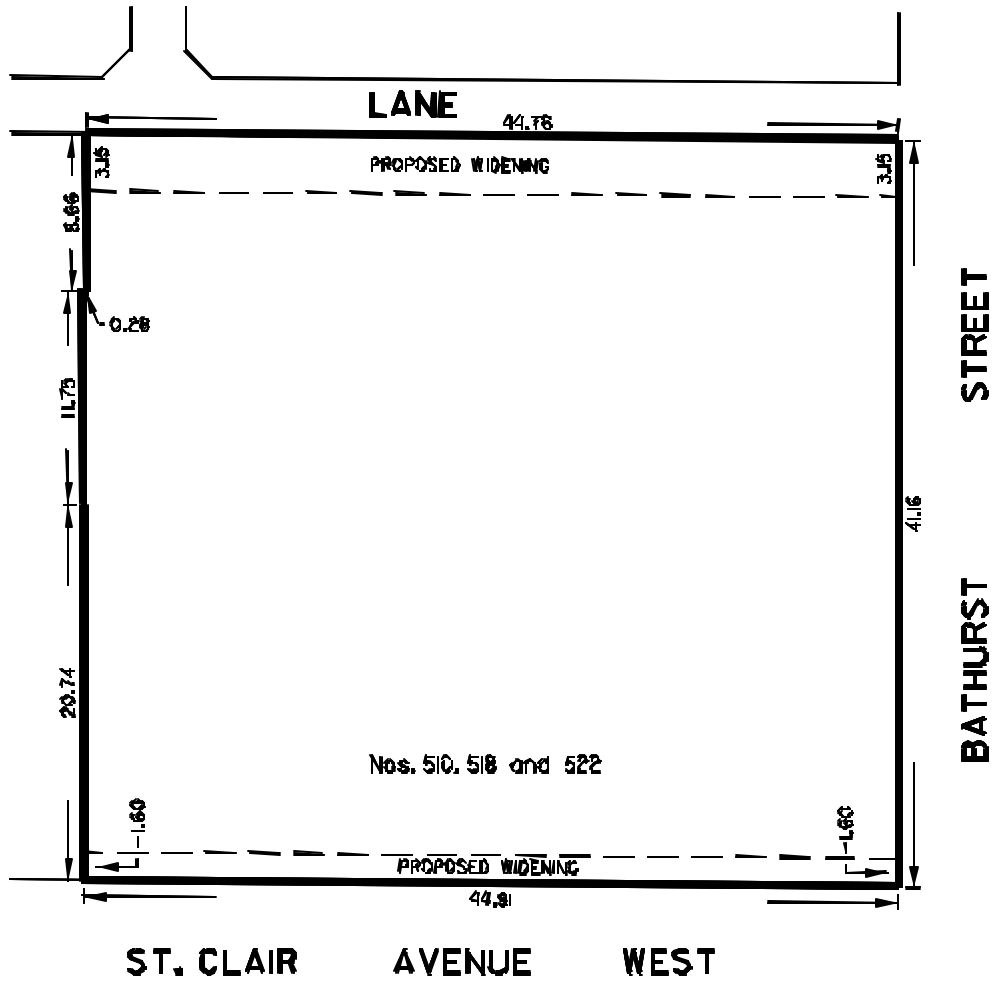
Section 18 of the Official Plan for the former City of Toronto is amended by adding Section 18.643, as follows:

“18.643       Lands known in the year 2003 as 510, 518, and 522 St. Clair Avenue West.

Notwithstanding any of the provisions of this Plan, Council may pass by-laws respecting the lands shown delineated by heavy lines on Map 18.643 (the “Lands”) to permit the erection, use and maintenance of a *mixed-use building* provided that:

- (1)     the combined *non-residential gross floor area* and *residential gross floor area* of such *mixed-use building* on the Lands does not exceed 15,800 square metres.
- (2)     the *residential gross floor area* of the *mixed-use building* on the Lands does not exceed 15,150 square metres.
- (3)     the Owner of the lands has entered into an agreement with the City of Toronto pursuant to Section 37 of the *Planning Act*, and agrees to the registration of such agreement against the site as a first charge, to secure the following facilities, services and matters:
  - (i)     the contribution of funds to the City of Toronto in the amount of \$1,000,000.00 to be directed towards the Wychwood Car Barns Redevelopment to the satisfaction of the Commissioner of Economic Development, Culture, and Tourism, such funds to be provided to the City of Toronto in two instalments of \$500,000.00. The first instalment will be provided to the City of Toronto not later than 15 days after the zoning by-law becomes final and binding and the second instalment will be provided to the City of Toronto on September 1st, 2005 or six months after the zoning by-law becomes final and binding which ever is the later date and, in all instances, prior to the issuance of a building permit.”

# MAP 18.643



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO SEPTEMBER, 2004  
DPA04/10043.DCN  
FILE# S32-252  
MAP No. 98J-323 DRAWN: D.R.