

Authority: Toronto and East York Community Council Report 4, Clause 7, adopted as amended, by City of Toronto Council on May 23, 24 and 25, 2006
Enacted by Council: May 25, 2006

CITY OF TORONTO

BY-LAW No. 459-2006

To adopt Amendment No. 368 to the Official Plan for the former City of Toronto with respect to lands bounded by Yonge Street, Queen Street West, Bay Street and Adelaide Street West.

WHEREAS the Council of the City of Toronto has been requested to amend its Official Plan, pursuant to Section 21 of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended, respecting the lands municipally known in the year 2006 bounded by Yonge Street, Queen Street West, Bay Street and Adelaide Street West; and

WHEREAS the Toronto and East York Community Council conducted a public meeting on May 9, 2006 under Section 17 of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended, regarding the proposed Official Plan Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held May 23, 24 and 25, 2006 determined to amend the Official Plan for the former City of Toronto;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and maps annexed hereto as Schedule "A" are hereby adopted as an amendment to Section 19.43 of the Official Plan for the former City of Toronto for the Yonge, Queen, Bay and Adelaide Lands.
2. This is Official Plan Amendment No. 368.

ENACTED AND PASSED this 25th day of May, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”**AMENDMENT NO. 368 TO THE OFFICIAL PLAN
OF THE FORMER CITY OF TORONTO
PART II PLAN FOR THE YONGE, QUEEN, BAY AND ADELAIDE LANDS**

The following Text and Map constitute Amendment No. 368 to the City of Toronto Official Plan (being an amendment to the provisions of the Chapter 19.43, Part II Plan for the Yonge, Queen, Bay and Adelaide Lands).

The section headed “Purpose and Location” is explanatory only, and shall not constitute part of this amendment.

PURPOSE AND LOCATION:

The proposed amendment provides for changes to the Part II Plan for the Yonge, Queen, Bay and Adelaide Lands which applies to an area bounded by Yonge Street, Queen Street West, Bay Street and Adelaide Street West.

The changes provide for the addition of the lands known municipally as 335 and 347 Bay Street to Parcel C of the lot defined in the Part II Plan as the Bay-Adelaide Lands, and permit the non-residential and residential density permissions of 335 and 347 Bay Street to be deployed on this lot. The proposed amendment would delete the requirement for street-related retail uses on the Adelaide Street frontage.

OFFICIAL PLAN AMENDMENT:

1. Section 19.43 of the Official Plan for the former City of Toronto, being the Part II Plan, for Yonge, Queen, Bay and Adelaide is amended by deleting Map A and replacing it with the attached Map A.
2. Section 19.43 of the Official Plan for the former City of Toronto, being the Part II Plan for Yonge, Queen, Bay and Adelaide Lands:
 - (a) deleting Section 7.6 and replacing it with the following:

7.6 It is the policy of Council to ensure that *street-related retail and service uses* are located on Queen, Richmond, Temperance, Yonge and Bay Streets and, notwithstanding Section 9.12 of the Part I Official Plan, Council shall, by by-law ensure that appropriate areas of *street-related retail uses* are provided on each street.
 - (b) deleting Section 8.3.4 and replacing it with the following:

8.3.4 Notwithstanding Sections 8.1 and 8.2 of this Plan and in accordance with Section 2.6 hereof, Council may pass by-laws to increase the maximum aggregate *non-residential gross floor area* permitted by Part I of the Official Plan for the *Bay-Adelaide Lands*, provided that:

 - (a) the aggregate of the *non-residential gross floor area* permitted on the *Bay-Adelaide Lands* including:
 - (i) any *non-residential gross floor area* permitted by Section 7.5 of Part I of the Official Plan;
 - (ii) any *non-residential gross floor area* permitted to be excluded from the calculation of maximum permissible density of new development pursuant to Section 5.10 of the Part I of the Official Plan; and

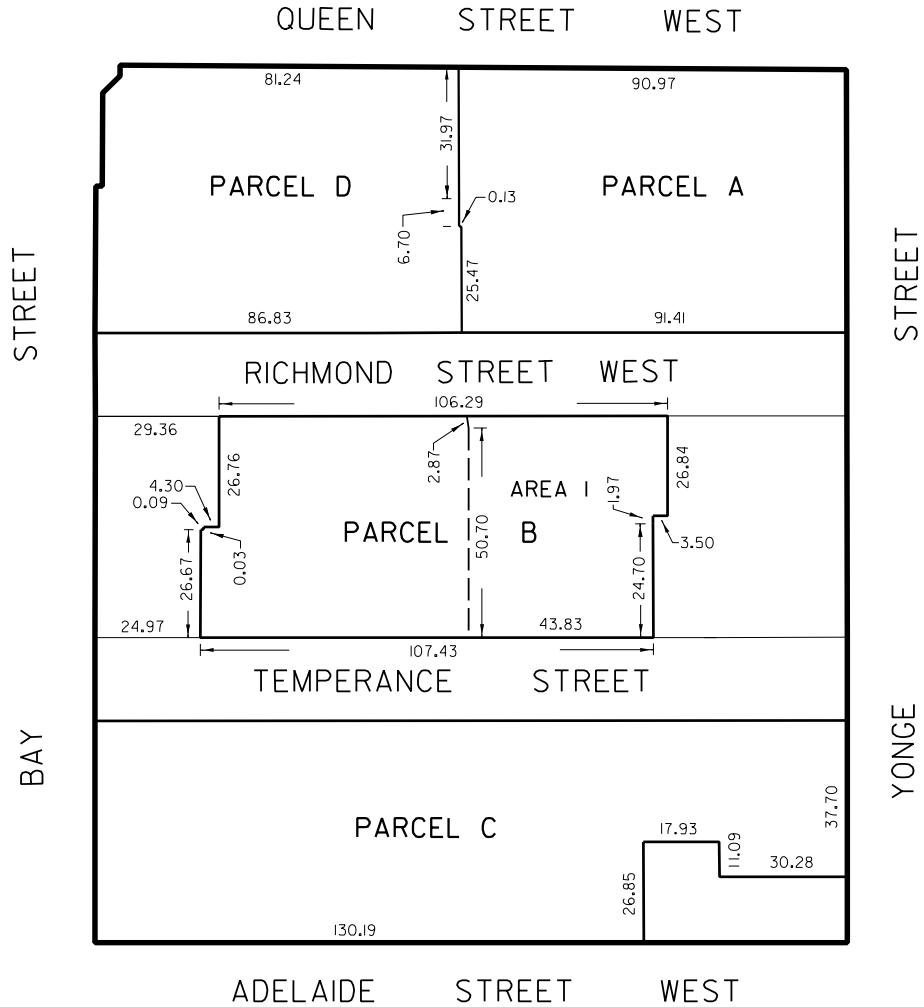
(iii) the *park* conveyed to the City pursuant to Section 8.3.2 of this Plan;

but excluding the area used for publicly accessible walkways, but including below grade gross floor area, does not exceed 273,239 square metres.

- (b) the aggregate of the *residential gross floor area* permitted on the *Bay Adelaide Lands* does not exceed 59,366 square metres;
- (c) the combined *non-residential gross floor area* and *residential gross floor area* on the *Bay-Adelaide Lands*, but including below grade gross floor area, does not exceed 277,096 square metres;
- (d) the historic buildings located on the *Bay-Adelaide Lands*, or the significant portions of such buildings, are maintained and conserved in a manner which respects their quality and character;
- (e) where a portion of an historic building located on the *Bay-Adelaide Lands*, is retained, such portion contains those features identified by Council as having historic and/or architectural significance; and
- (f) works of public art are provided in publicly accessible portions of the *Bay-Adelaide Lands*, with a value of at least 1% of the value of new construction on the *Bay-Adelaide Lands*.

Map A

MAP 18.686



SURVEY AND MAPPING SERVICES
 APRIL 2006 DRAWN: VG
 DP06/18686.DGN
 FILE: A2-Z20
 MAP No. 50G-323