

Authority: Toronto and East York Community Council Report 4, Clause 8, 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. 468-2006**

**To adopt Amendment No. 364 to the Official Plan for the former City of Toronto  
with respect to lands municipally known as 180-188 University Avenue and 192 and  
194 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 2005 as 180-188 University Avenue and 192 and 194 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 on 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 annexed hereto as Schedule "A" is hereby adopted as an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 364.

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

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 hereby amended by adding the following Section 18.682 and the attached Map 18.682:

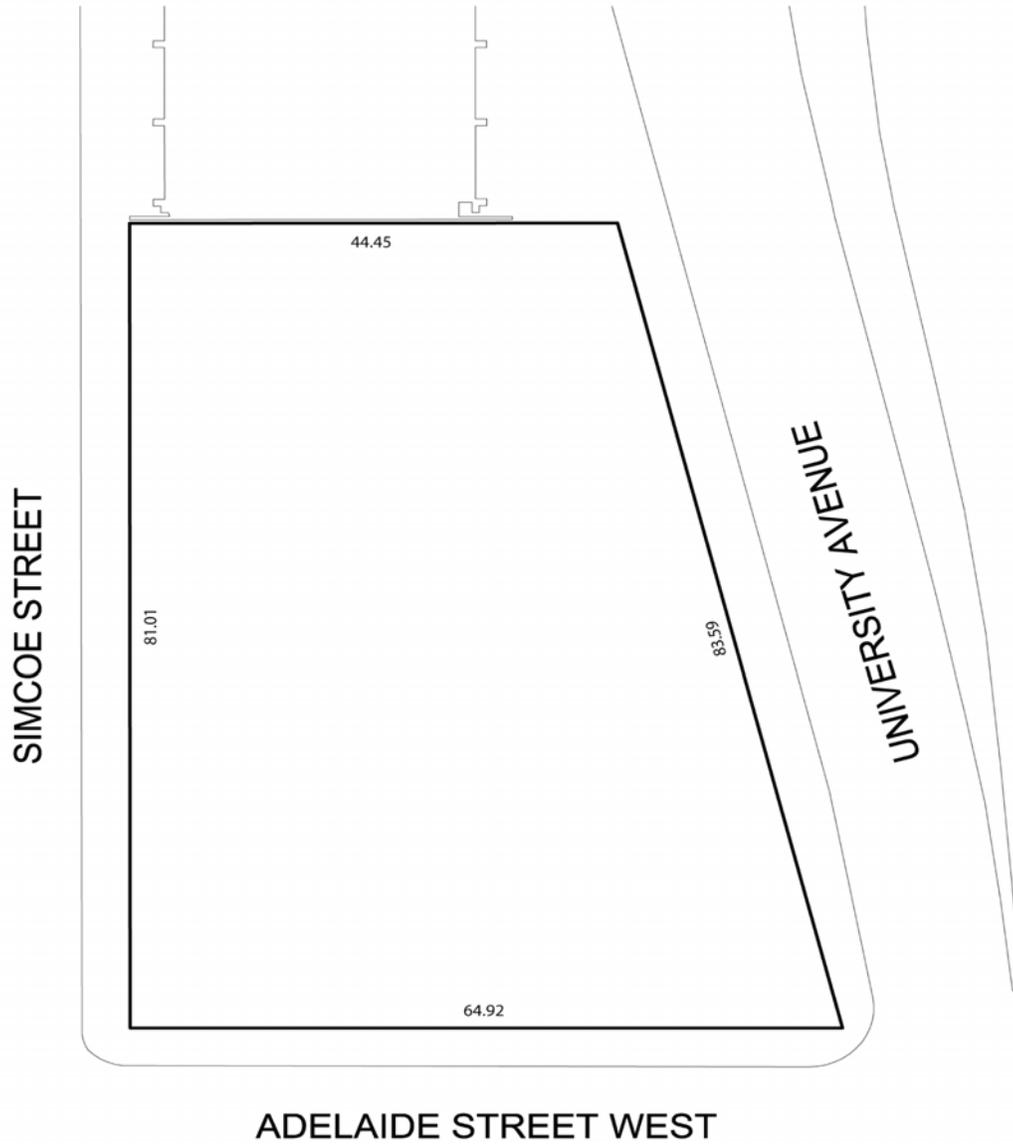
18.682           Lands known in the year 2005 as 180 – 188 University Avenue and 192 and 194 Adelaide Street West

Notwithstanding any provisions of the Plan, Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.682 to permit the erection, use and maintenance of a *hotel*, residential and/or non-residential uses and *accessory* uses thereto, including a *parking garage* provided that:

1.     the maximum combined *residential gross floor area* and *non-residential gross floor area* shall not exceed 81,150 square metres, of which the maximum *residential gross floor area* shall not exceed 60,400 square metres and the maximum *non-residential gross floor area* shall not exceed 23,500 square metres; and
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 and height permission thereby granted, the following facilities, service and matters:
  - (i)    prior to the introduction of Bills in Council, the owner shall amend the Heritage Easement Agreement with the City for the retained and reconstructed portion of 180 University Avenue (Bishop’s Block);
  - (ii)   prior to the issuance of Site Plan Approval for the subject property, the owner shall provide a Conservation Plan for the reconstruction and restoration of 180 University Avenue (Bishop’s Block), satisfactory to the Manager of Heritage Preservation Services or her designate;
  - (iii)  in accordance with the Conservation Plan, the owner shall restore the heritage façades on Simcoe Street and Adelaide Street West, at a cost of \$1,500,000.00 and in the event of a lesser expenditure, the difference shall be re-directed to the provision of streetscape improvements as described below in Section 2(iv);
  - (iv)   the amount of \$400,000 to be used for streetscape improvements to University Avenue, Adelaide Street West, Simcoe Avenue beyond City standards for streetscape improvements as outlined in the City’s Streetscape Manual and satisfactory to the Chief Planner, to be detailed through Site Plan Approval;
  - (v)    a contribution of \$500,000.00 for improvements to Grange Park payable to the City of Toronto, \$50,000 of which is payable to the City of Toronto upon the Zoning By-law coming into full force and effect with the balance, as indexed from May 1, 2008, being payable prior to the issuance of an excavation permit for the development;

- (vi) the securing of a contribution of \$50,000 payable to the City of Toronto upon the Zoning By-law coming into full force and effect, for the purposes of a heritage study for University Avenue;
- (vii) the provision and maintenance of public art works pursuant to a public programme, to be located on publicly accessible portions of the lot, to a value not less than one per cent of the gross construction costs of all buildings and structures to be erected on the lot;
- (viii) the incorporation, in the construction of the building, of exterior materials to be shown on drawings for the podium along University Avenue, Adelaide Street West and Simcoe Street to the satisfaction of the Chief Planner;
- (ix) the owner agrees to make revisions to the development to address the recommendations of a pedestrian level Wind Study;
- (x) the owner agrees to make revisions to the development, or submit a Letter of Credit, if required, in accordance with the recommendations of a street lighting assessment;
- (xi) the owner agrees to provide knock-out panels to accommodate a potential future connection to the PATH system, satisfactory to the Chief Planner, and the General Manager of Economic Development; and to be detailed in an agreement pursuant to Section 41 of the *Planning Act*; and
- (xii) the owner, agrees at their expense, to provide and maintain an irrigation system for any proposed trees within the public road allowance, including an automatic timer, designed to be water efficient by a Certified Landscape Irrigation auditor (CLIA) and constructed with a back flow preventer to the satisfaction of the General Manager, Technical Services.

**Map 18.682**



**Map 18.682 OPA # 364**

**180 University Avenue**

Applicant's Submitted Drawing

Not to Scale  
05/23/06 

File # 05\_152737