

CITY OF TORONTO

BY-LAW No. 751-2006(OMB)

To adopt Amendment No. 367 to Section 19.46 of the Official Plan for the former City of Toronto respecting the Fort York Neighbourhood Park II Plan (formerly the Bathurst Strachan Part II Plan).

WHEREAS, the Ontario Municipal Board pursuant to its Order No. 2273 dated August 11, 2006, upon hearing the appeal of Wittington Properties Limited under Section 22(7) of the *Planning Act* R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend the Official Plan of the former City of Toronto;

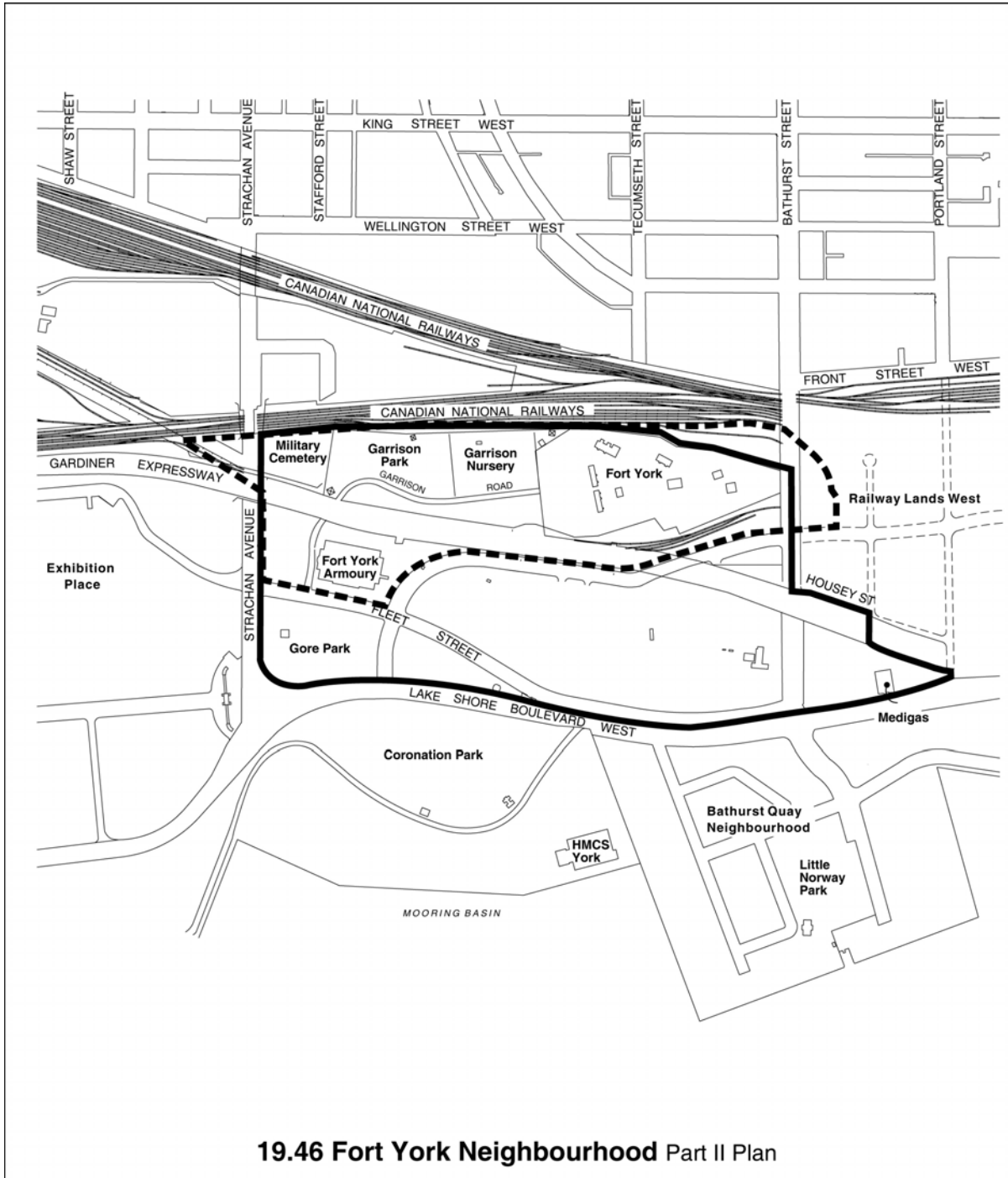
THEREFORE, the Official Plan of the former City of Toronto is amended by the Ontario Municipal Board as follows:

1. The text and maps annexed hereto as Schedule "A" are hereby adopted as an amendment to Section 19.46 of the Official Plan for the Fort York Neighbourhood.
2. This is Official Plan Amendment No. 367.

PURSUANT TO ORDER/DECISION NO. 2273 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON AUGUST 11, 2006 IN BOARD CASE NO. PL041192.

SCHEDULE “A”

1. Section 19.46 of the Official Plan, being the Fort York Neighbourhood Part II Plan, is amended by:
 - (a) Deleting Maps A, B, C, D, E, G, H, I and M and replacing them with new Maps A, B, C, D, E, G, H, I and K attached hereto;
 - (b) Deleting Sections 4.3.3 (c), 4.3.3 (d) and 4.3.3 (e) and replacing them with the following:
 - “(c) Block 8 – total maximum *gross floor area* of 71,030 square metres; and
 - (d) Block 9/10 – total maximum *gross floor area* of 30,886 square metres.
 - (c) Deleting references to “Map M” in Sections 4.6.1 (a) and 4.6.1 (b) and replacing them with “Map K”;



TORONTO City Planning Division

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MAP A Fort York Neighbourhood

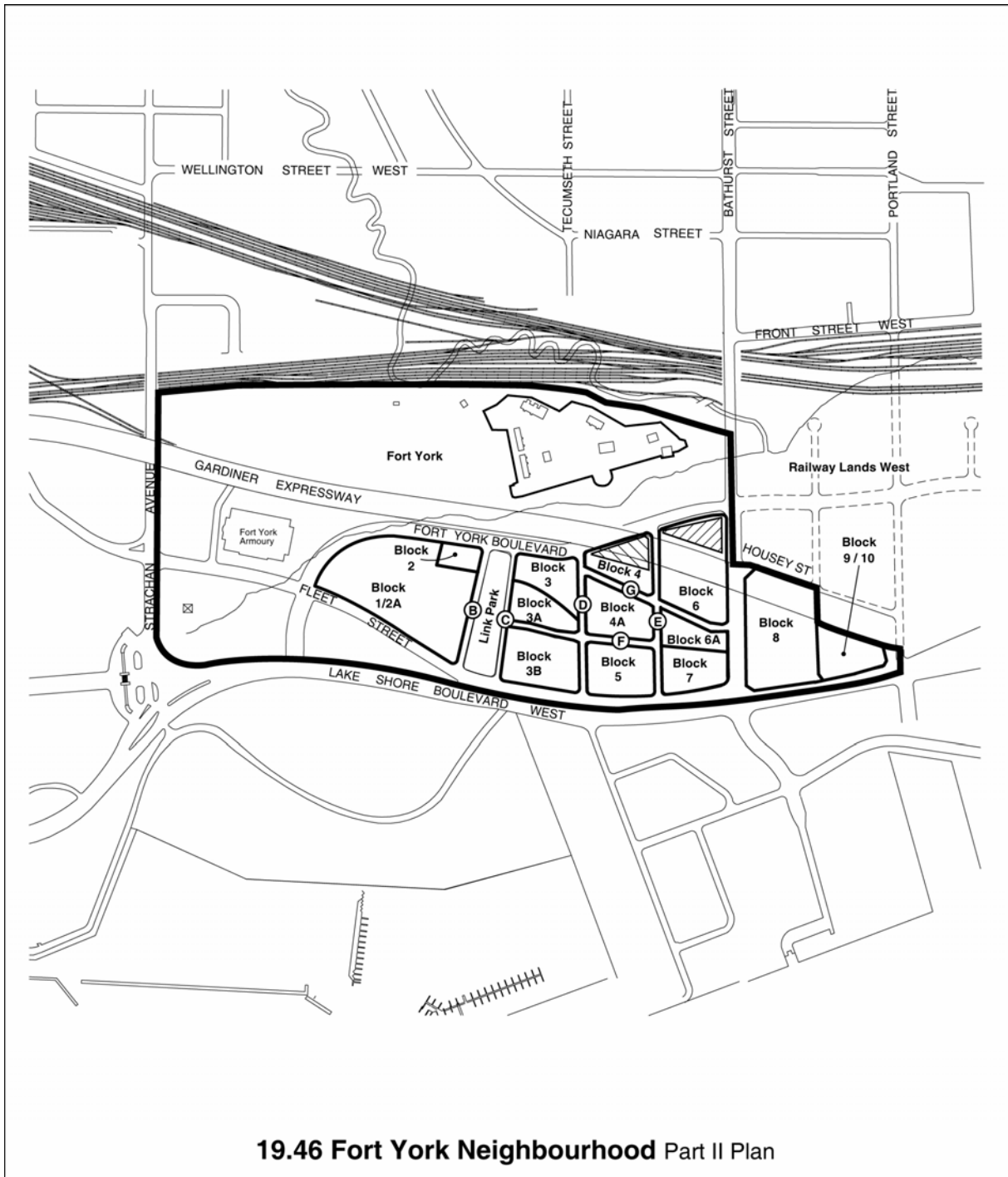
File # 00_036089

— Part II Plan Boundary

- - - - Fort York Heritage Conservation District
as per By-Law 541-2004






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June 2006



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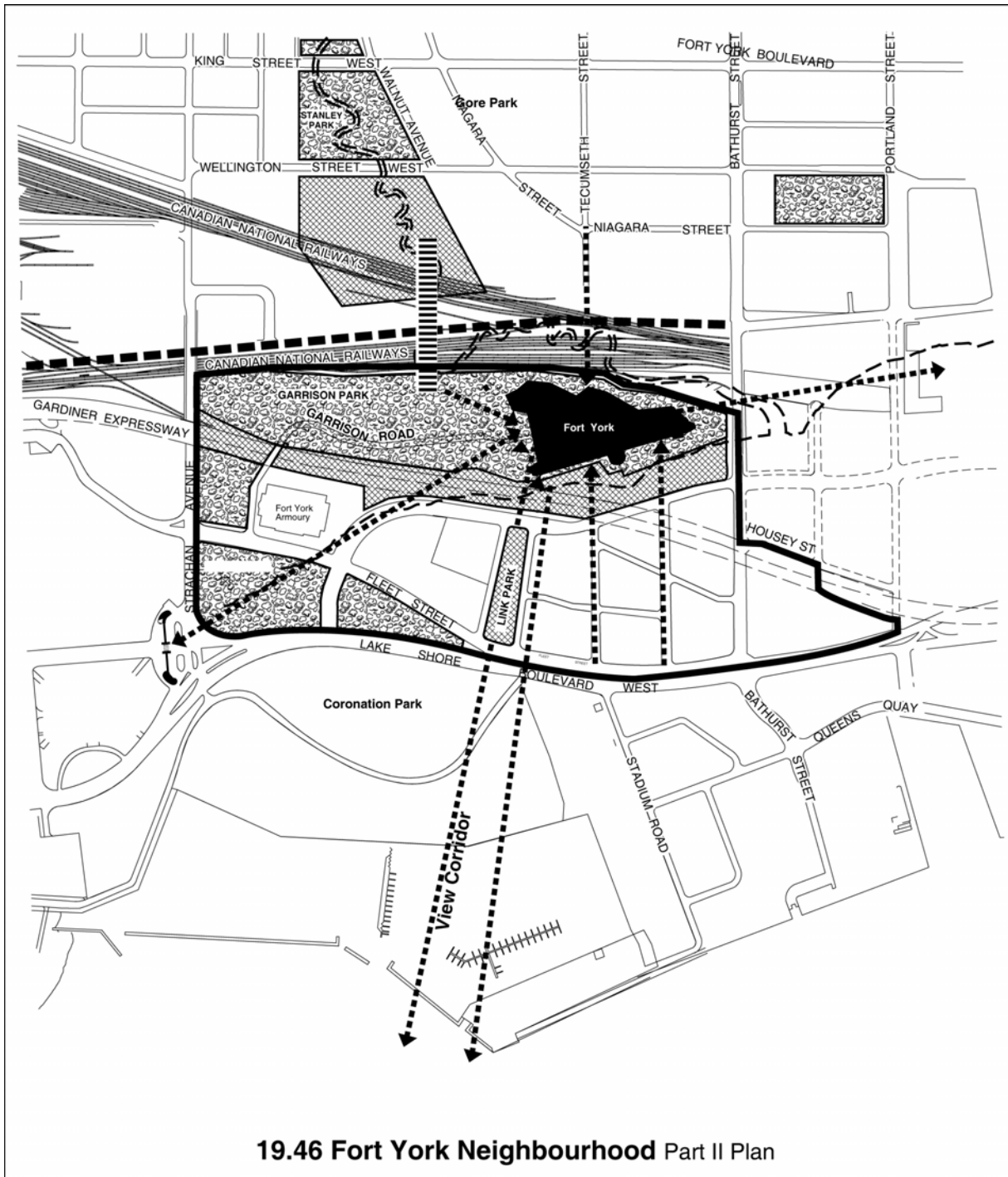
MAP B Proposed Streets and Blocks

File # 00_036089

-  Part II Plan Boundary
-  Block 4 Triangle
-  Block 6 Triangle



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19.46 Fort York Neighbourhood Part II Plan



MAP C Parks and Open Space (including views to and from Fort York)

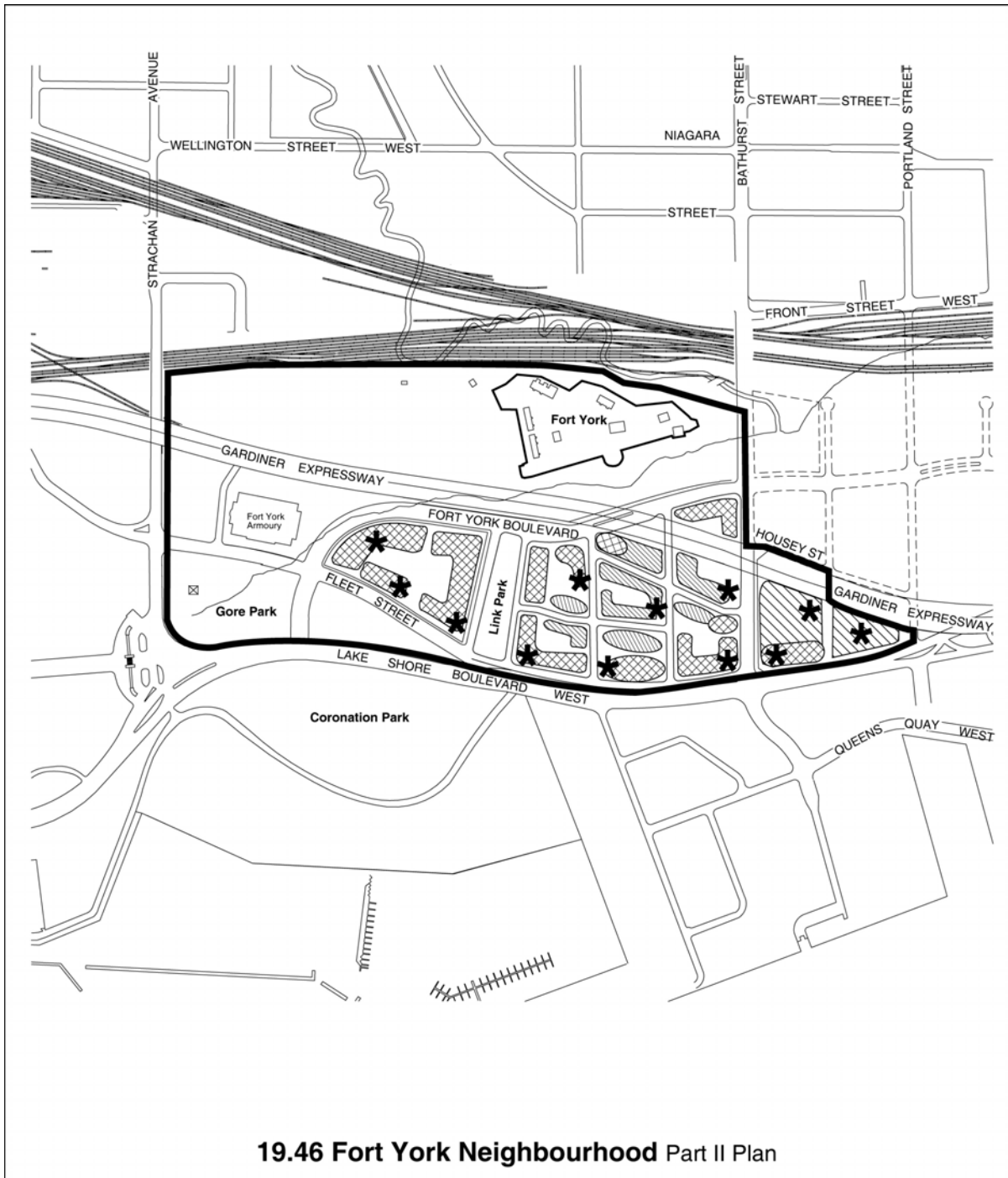
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File # 00_036089

- Part II Plan Boundary
- Front Street Extension
- Pedestrian Bridge Link
- Parks and Open Space Areas
- Visual and Physical Connections
- Proposed Parks
- Historic Lake Ontario Shoreline and Garrison Creek



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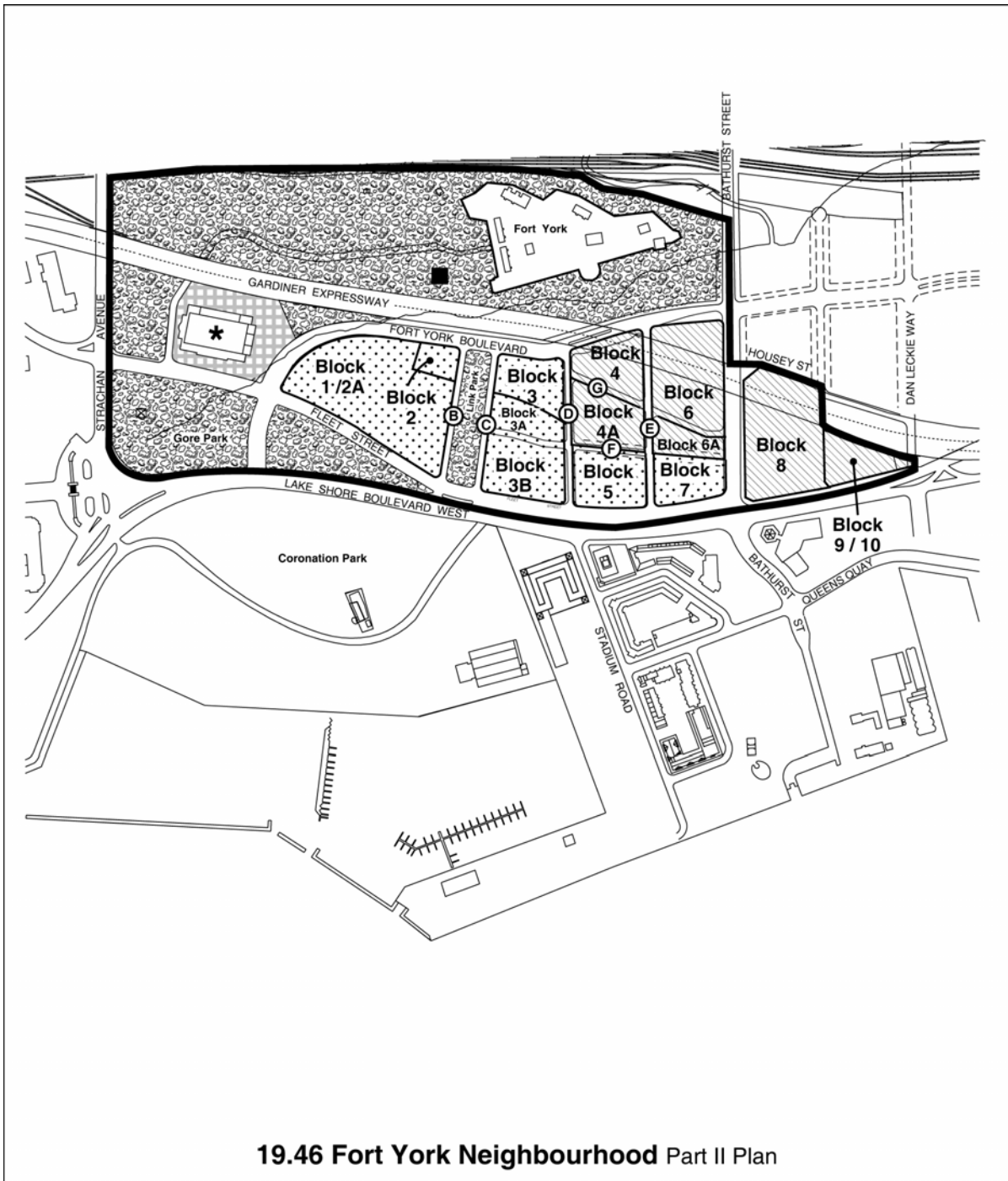
MAP D Height Zones

File # 00_036089

-  Part II Plan Boundary
-  Low-Rise (4-6 storey)
-  Mid-Rise (7-15 storeys)
-  Potential Tower Location



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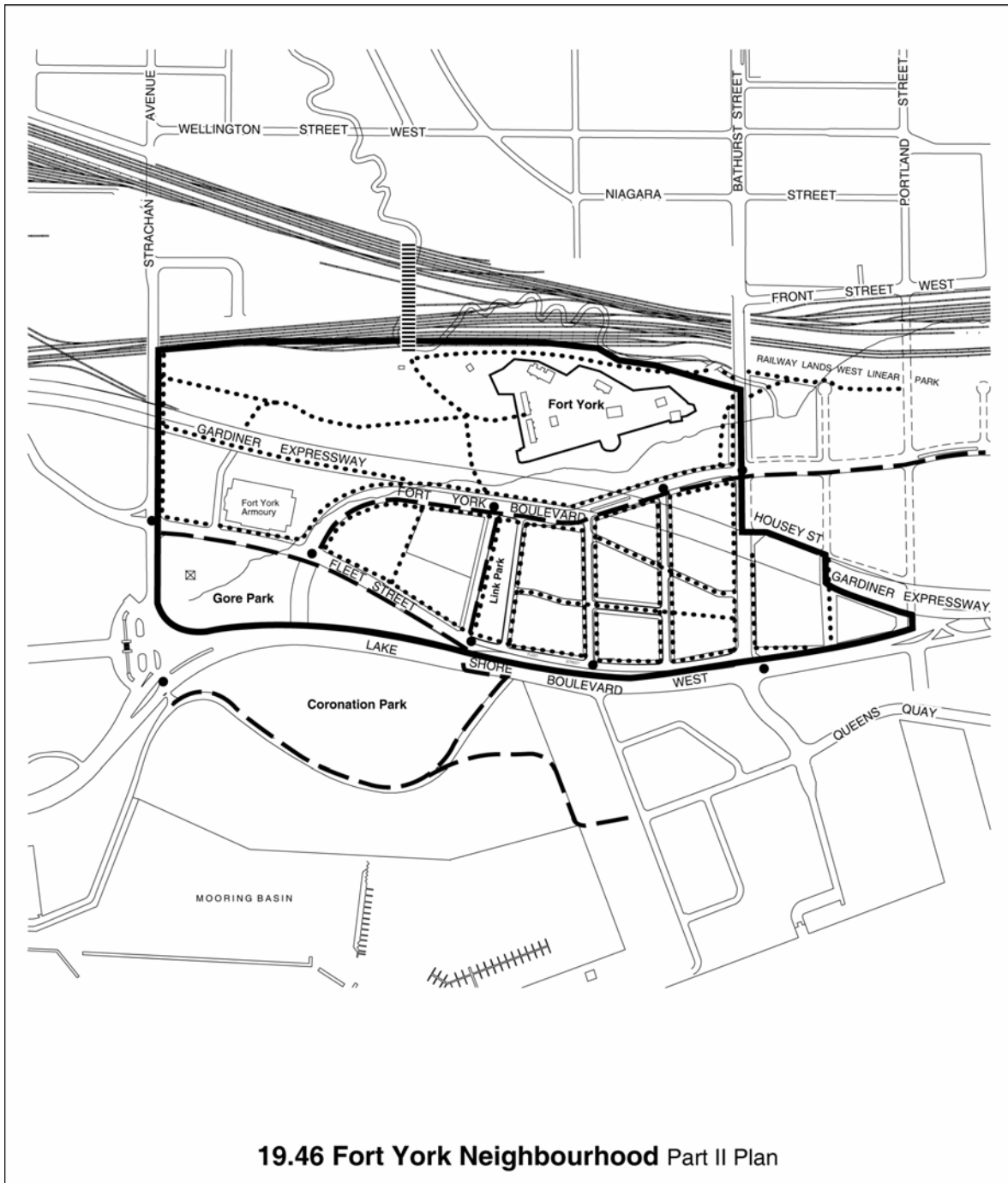
MAP E Land Use Plan

File # 00_036089

- | | | |
|------------------------------|---------------|---|
| Part II Plan Boundary | Institutional | Possible School Site |
| Residential | Open Space | Proposed Location of Fort York Visitor Centre |
| Mixed Commercial-Residential | | |



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19.46 Fort York Neighbourhood Part II Plan



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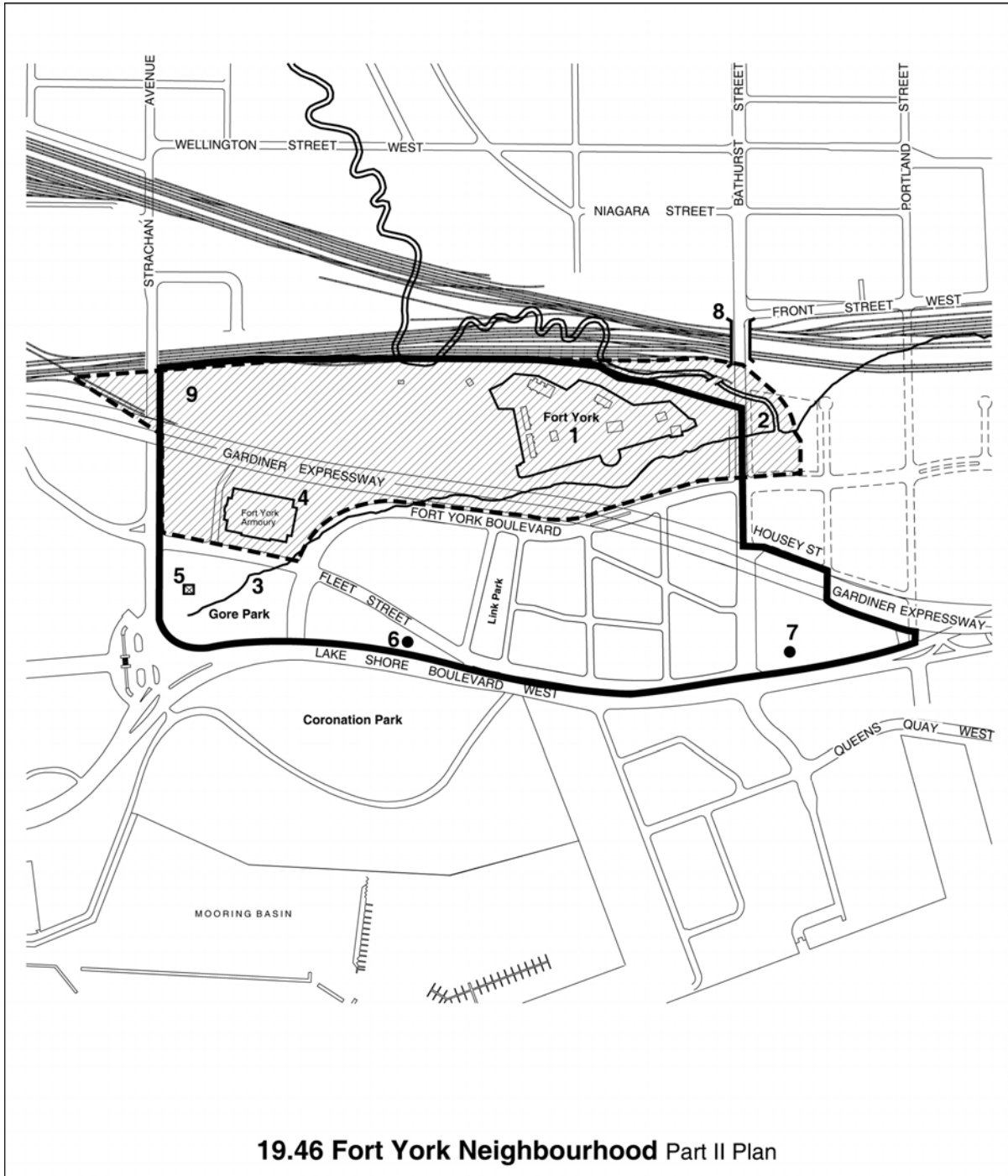
MAP G Bicycle and Pedestrian Circulation System

File # 00_036089

- Part II Plan Boundary
- -** Bicycle Routes
-** Pedestrian Routes
- Signalized Intersection (final determination of signalized intersections is subject to further review)
- |||||** Bridge over Rail Corridor



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19.46 Fort York Neighbourhood Part II Plan



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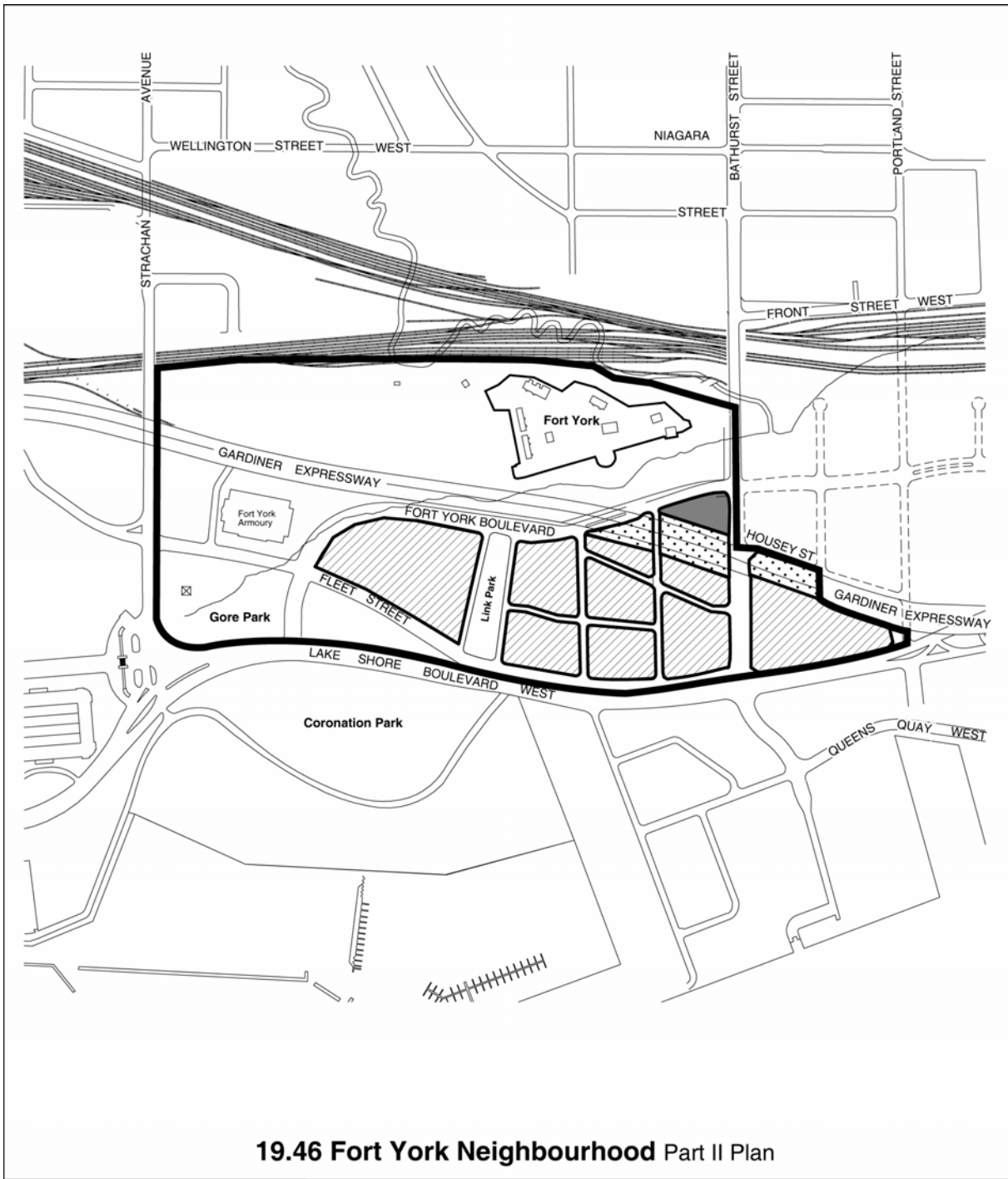
MAP H Heritage Features

File # 00_036089

- | | |
|---|---|
| <ul style="list-style-type: none"> 1 Fort York 2 Garrison Creek 3 Original Shoreline 4 Fort York Armoury 5 Gore Vale Pumping Station | <ul style="list-style-type: none"> 6 Queen's Wharf Lighthouse 7 Loblaw's Groceries Company Warehouse 8 Bathurst Street Bridge 9 Military Cemetery |
| <ul style="list-style-type: none"> Fort York Heritage Conservation District / as per By-Law 541-2004 Fort York National Historic Site | |



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MAPI Interim Height Zones

File # 00_036089

- Part II Plan Boundary
- 12 m
- 24 m
- 19 m

All heights are in metres.



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MAP K Holding Provision
File # 00_036089

- Part II Plan Boundary
- Holding Symbol Area



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