

CITY OF TORONTO

BY-LAW No. 757-2006 (OMB)

To adopt Amendment No. 328 to the Official Plan for the former City of Toronto with respect to lands municipally known as 700 Huron Street.

WHEREAS the Ontario Municipal Board, by way of an Order No. 0012 issued on the January 20, 2005, determined to amend the former City of Toronto Official Plan in respect of lands known municipally in the year 2004 as 700 Huron Street;

THEREFORE:

1. The text and map attached hereto as Schedule "A" are hereby approved as Amendment No. 328 to the Official Plan of the former City of Toronto.

PURSUANT TO THE ORDER/DECISION NO. 0012 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JANUARY 20, 2005 IN BOARD CASE NO. PL030709.

SCHEDULE “A”

1. Map 1 “Generalized Land Use” (Part I Plan) and Map A (Bathurst-St. Clair Part II Plan) are amended by redesignating the subject lands from the current “Public Utility Corridor” (Part I Plan) and “Public Utility Area – D” (Part II Plan) designations to “Medium Density Residence Area” in the Part I Plan and “Special Residential Development Area” in the Part II Plan, as shown on attached Map 18.654.
2. Section 18 of the Official Plan for the former City of Toronto is amended by adding the following Section 18.654.

18.654 Lands known as 700 Huron Street

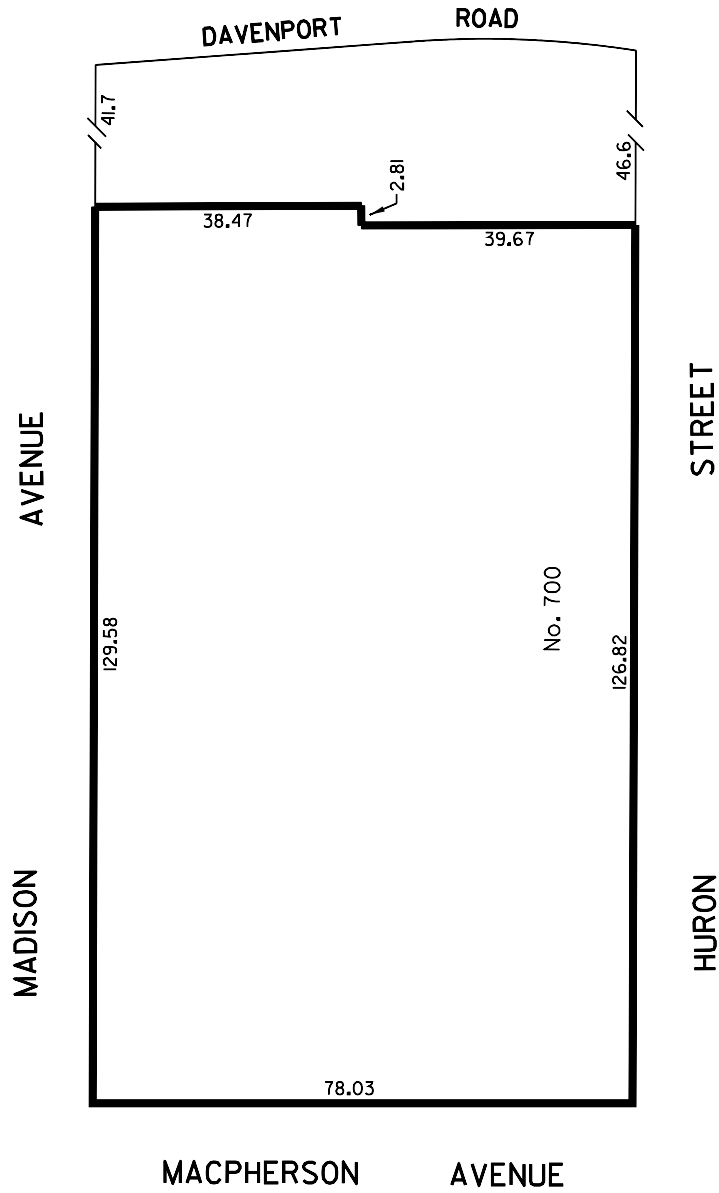
Notwithstanding any of the provisions of the Official Plan of the former City of Toronto, Council may pass by-laws respecting the *lot* shown delineated by heavy lines on Map.18.654 attached hereto to permit the erection and use of *residential* buildings, provided:

- (1) the total *residential gross floor area* of all buildings does not exceed 33,460 square metres;
- (2) the buildings contain not more than 332 dwelling units; and
- (3) The owner of the lot enters into one or more agreements, pursuant to section 37 of the *Planning Act*, in a form satisfactory to the City Solicitor and registered as a first priority against title to the land, to secure the following facilities, services and matters at the owner’s sole expense:
 - (a) The owner agrees to construct to City standards to the satisfaction of the Commissioner of Works and Emergency Services, prior to the first occupancy of either of the two *apartment buildings*, the streetscape improvements on the south side of MacPherson Avenue, substantially in accordance with the *Conceptual Streetscape Plan* prepared by NAK Design Group and dated September 29th, 2004.

The section 37 agreement will also provide for the following collateral matters at the owner’s expense:

- (b) The owner agrees to construct and maintain the residential buildings with the building materials, specified colours and design substantially in accordance with the plans on file with the Commissioner of Urban Development Services;
- (c) The owner agrees to provide a construction management plan, satisfactory to the Commissioner of Works & Emergency Services; and
- (d) The owner agrees to install streetscaping to City standards on MacPherson Avenue, Madison Avenue & Huron Street abutting the lot.

MAP 18.654



 REDESIGNATED TO "MEDIUM DENSITY RESIDENCE AREA" AND "SPECIAL RESIDENTIAL DEVELOPMENT AREA"



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO DECEMBER, 2004
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