

CITY OF TORONTO

BY-LAW No. 4-2010(OMB)

To adopt Amendment No. 61 to the Official Plan of the former City of Toronto with respect to the lands municipally known as Part of 55 Mill Street (390 Cherry Street).

WHEREAS the Ontario Municipal Board, pursuant to its Order dated March 31, 2009, deems it advisable to amend the former City of Toronto Official Plan, as amended, with respect to certain lands municipally known as Part of 55 Mill Street (390 Cherry Street);

THEREFORE the Ontario Municipal Board hereby approves the following amendment to the Official Plan of the former City of Toronto:

1. Amendment No. 61 to the Official Plan of the former City of Toronto, consisting of the attached text and map attached as Scheduled "A" is hereby approved.

PURSUANT TO DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON MARCH 31, 2009 UNDER BOARD CASE FILE NO. PL070831.

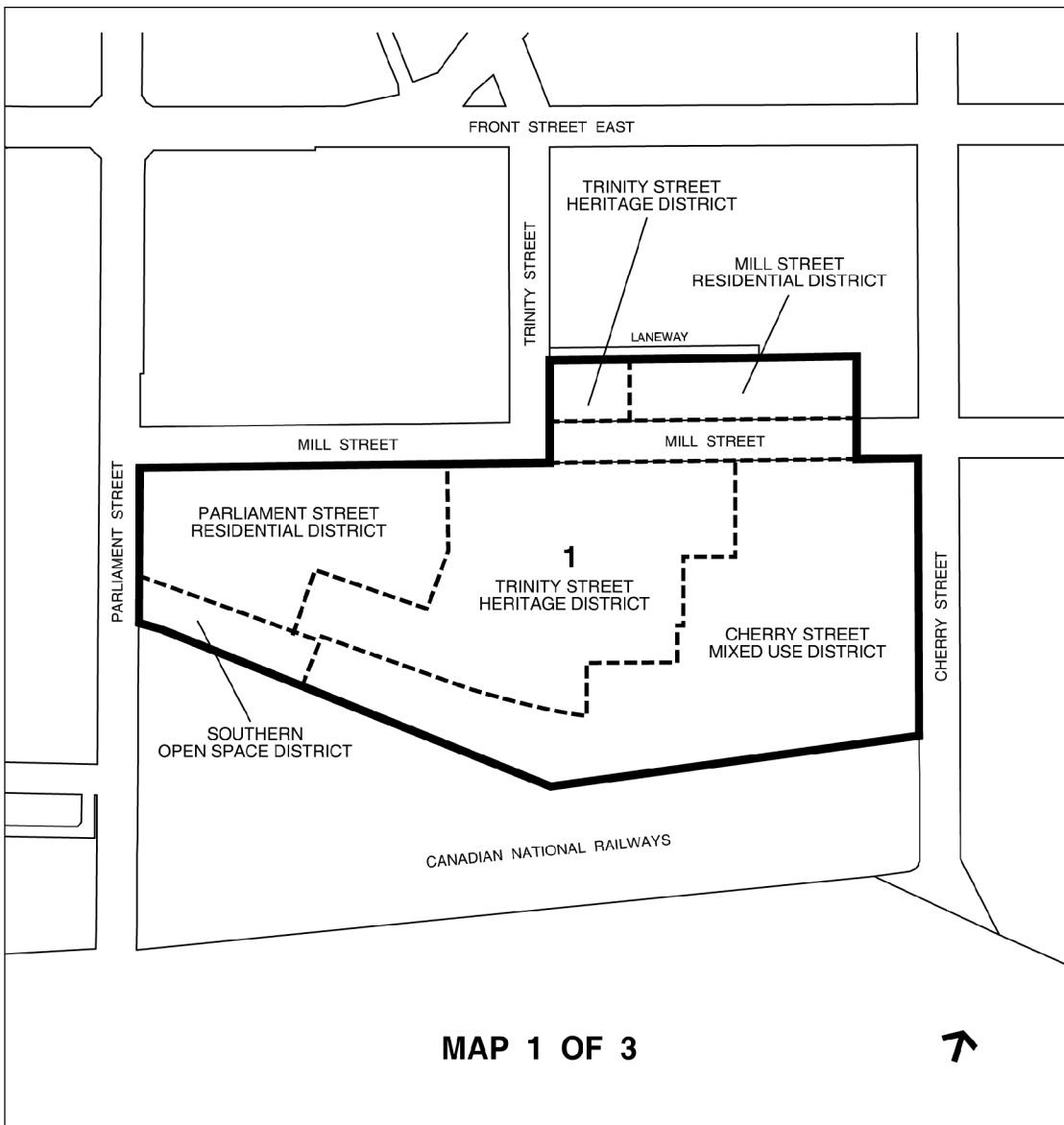
**AMENDMENT NO. 61 TO THE OFFICIAL PLAN
OF THE FORMER CITY OF TORONTO**

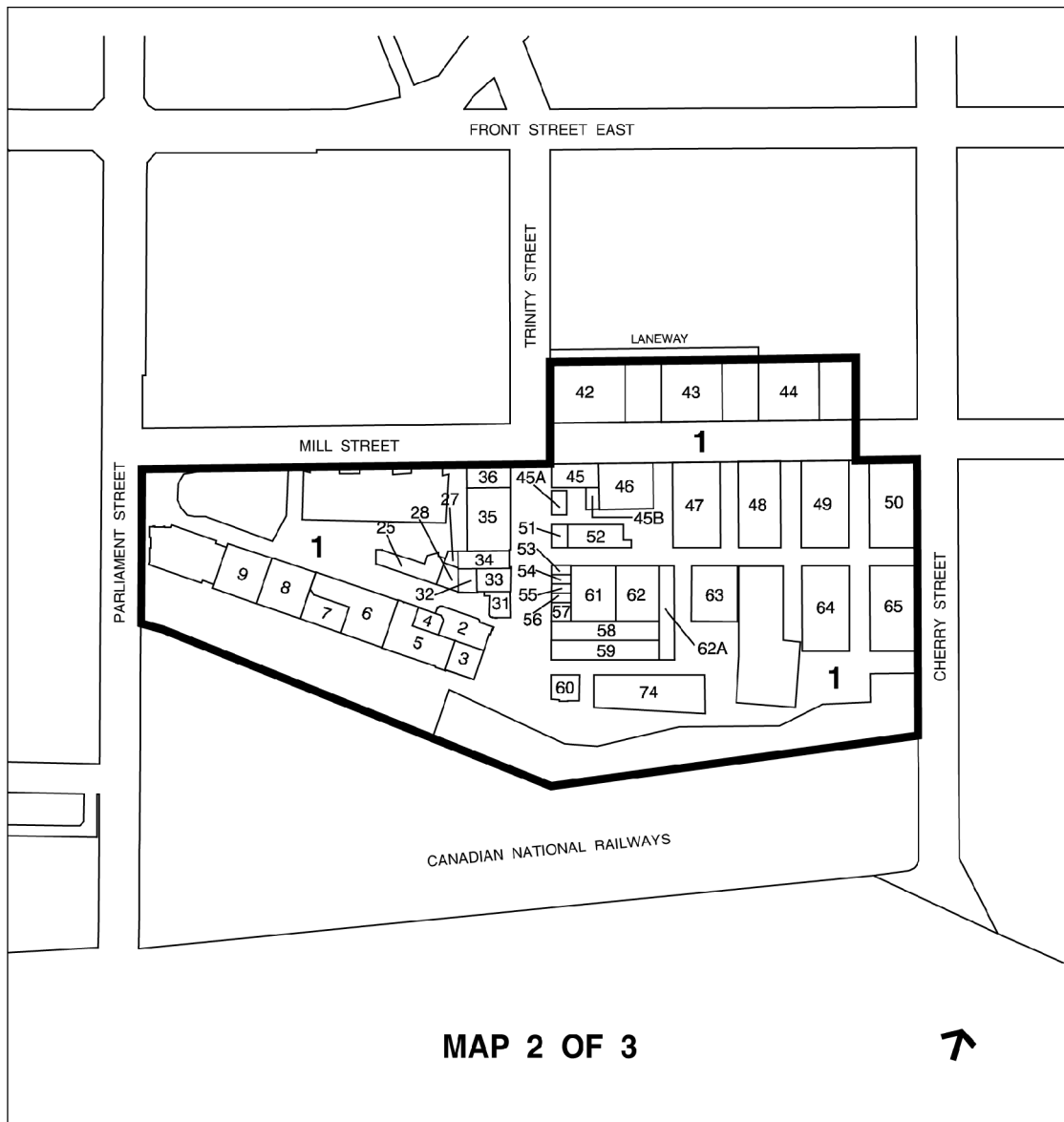
Part of 55 Mill Street (390 Cherry Street)

The Official Plan of the City of Toronto is amended as follows:

1. Map 15-1 (Map 1 of 3) of Site and Area Specific Policy No. 1 of Section 15 of Secondary Plan No. 15, King-Parliament Secondary Plan of Chapter 6, Secondary Plans is deleted in its entirety and replaced with the following map;
2. Map 15-1 (Map 3 of 3) of Site and Area Sepcific Policy No. 1 of Section 15 of Secondary Plan No. 15, King-Parliament Secondary Plan of Chapter 6, Secondary Plans is detailed in its entirety and replaced with the following map;
3. Subsection 4.2 of Site and Area Specific Policy No. 1, Section 15 of Secondary Plan No. 15, King-Parliament Secondary Plan of Chapter 6, Secondary Plans is amended by adding policy 3 as follows:
 - 4.2.3 On the lands shown as "A" on Map 15-1 (Map 1 of 3), a maximum gross floor area of 75,000 square metres is permitted, consisting of the following:
 - (a) one residential building with non-residential uses at grade and a maximum height of 123 metres (including mechanical penthouse, excluding rooftop structures and elements), incorporating Rack Houses "G" and "J" identified respectively as Buildings No. 64 and 65 on Map 15-1 (Map 2 of 3) and in Appendix 2;
 - (b) one residential building with non-residential uses at grade and a maximum height of 137 metres (including mechanical penthouse, excluding rooftop structures and elements);
 - (c) there shall be no residential occupancy of the buildings until the Toronto and Region Conservation Authority deems the flood protection landform in the West Don Lands complete and functional from a floodplain management perspective; and
 - (d) if the flood protection landform in the West Don Lands is not complete and functional from a floodplain management perspective at the time of the building permit request, development in the *Cherry Street Mixed Use Area* will be constructed subject to flood proofing up to the Regional Storm event or, if this is not practical or feasible, to at least the 1:350 flood proofing requirement as described in policy 8 of subsection 15 of the King Parliament Secondary Plan and policy 2.68 of the former City of Toronto Official Plan. However, if the flood protection landform is deemed complete by the Toronto and Region Conservation Authority, the building permit can be amended to remove the flood proofing requirement.

4. Appendix 2 of Secondary Plan No. 15, King-Parliament Secondary Plan of Chapter 6, Secondary Plans is amended by deleting building No. 75 (Rack House "M").





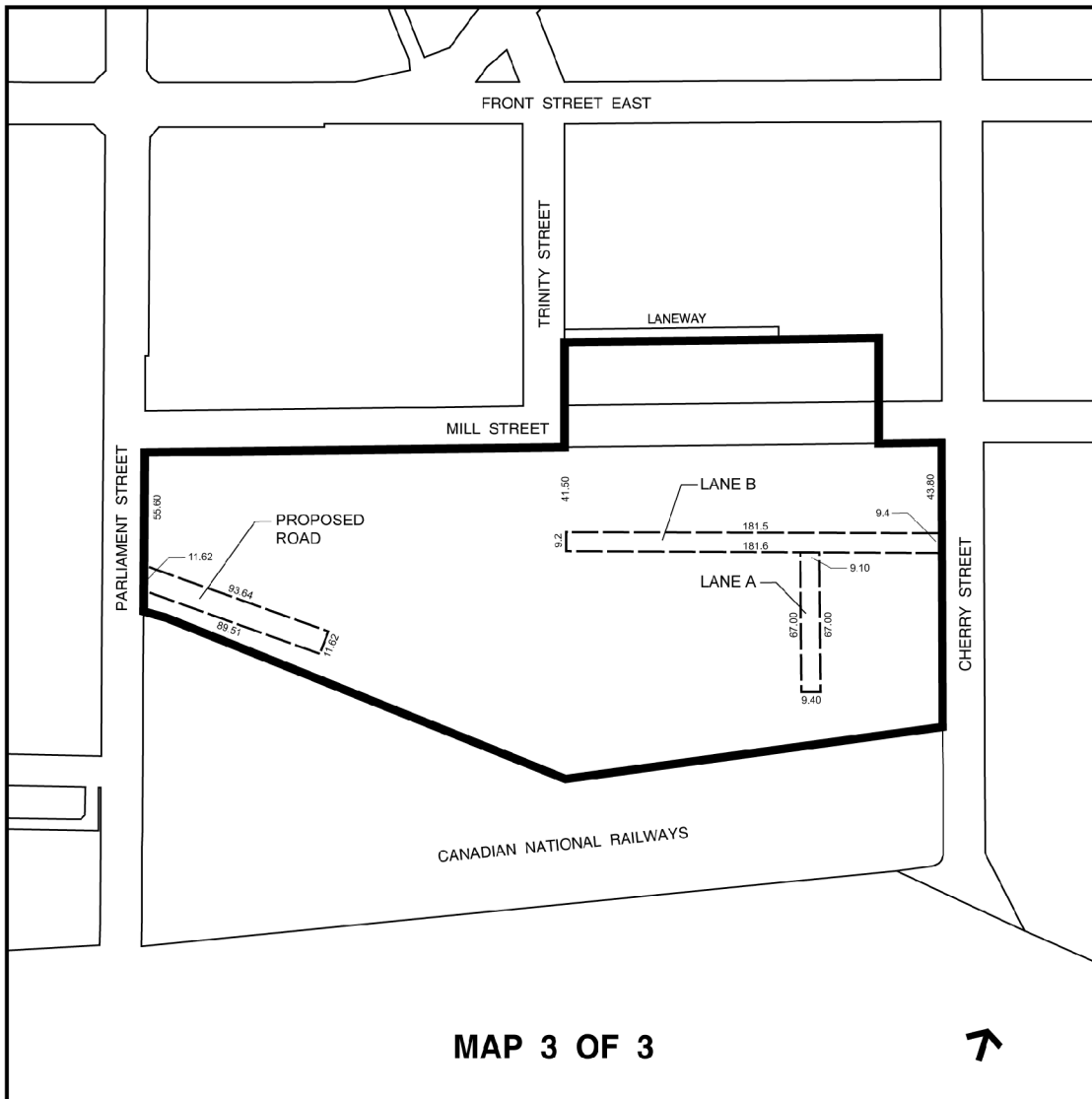
Official Plan Amendment # 61

File # 06_189754

Revisions to Map 15-1 (Map 2 of 3) of Site and Area Specific Policy No. 1 of Section 15 of Secondary Plan No. 15, King-Parliament Secondary Plan



Not to Scale
04/29/09



Official Plan Amendment # 61

File # 06_189754

Revisions to Map 15-1 (Map 3 of 3) of Site and Area Specific Policy No. 1 of Section 15 of Secondary Plan No. 15, King-Parliament Secondary Plan



Not to Scale
05/05/09