

Authority: Toronto and East York Community Council Item 20.12,
as adopted by City of Toronto Council on November 27, 28 and 29, 2012
Enacted by Council: November 29, 2012

CITY OF TORONTO

BY-LAW No. 1648-2012

To adopt Amendment No. 201 to the Official Plan for the City of Toronto respecting the lands known municipally as 90 Harbour Street and 1 York Street.

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. The attached Amendment No. 201 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this 29th day of November, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 201 TO THE OFFICIAL PLAN**LANDS MUNICIPALLY KNOWN IN THE YEAR 2012 AS
90 Harbour Street and 1 York Street**

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

1. Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy No. 159 for the lands known municipally in 2012 as 90 Harbour Street and 1 York Street by deleting the wording in the existing policy and replacing it with the following:

159. In addition to the Built Environment policies and the requirements of Map 3 in the Plan, the following also apply:

- (a) a 9 metre setback to the face of the building along the east property line which is intended to accommodate views from the Financial District though to the waterfront;
- (b) a 5.3 metre setback along the north property line separating the development from the Gardiner Expressway and Lake Shore Boulevard West;
- (c) a 20 metre minimum separation between high buildings on the site to preserve views through the property from the north towards Lake Ontario and from the south towards the Financial District;
- (d) despite the right-of-way width of 45 metres and over, as shown for "Lake Shore" on Map 3, Right-of-Way Widths Associated with Existing Major Streets, a conveyance in fee simple to the City for nominal consideration of the lands abutting the right-of-way along Lake Shore Boulevard West from the owner of the lands known as 1 York Street and 90 Harbour Street:
 - (i) that is at least as wide as shown on Map 1 hereto, which shows an at grade conveyance from a depth of at least 1.2 metres to the sky with a maximum width of 5.3 metres; and
 - (ii) that also extends, at all points below Canadian geodetic elevation of 58 metres, to a total width of at least 7.4 metres (which component may also be subject to a support easement).

is deemed to satisfy Policy 3 a) i) of Chapter 2.2 of the Official Plan, Structuring Growth in the City, Integrating Land Use and Transportation, which protects for the development of the network of right-of-way widths as shown on Map 3 and Schedules 1 and 2, by permitting the City to require the conveyance of land for widening from abutting property owners as a condition of subdivision, severance, minor variance, condominium or site plan approvals.

