CITY OF TORONTO

BY-LAW No. 183-1999

To adopt an amendment to the Official Plan for the former City of Toronto with respect to lands known as 56 and 60 St. Clair Avenue West and 55, 55R, 57, 59 and 61 DeLisle Avenue.

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

1. The text and map annexed hereto as Schedule “A” are hereby adopted as an amendment to the Official Plan for the former City of Toronto.

2. This is Official Plan Amendment No. 142.

ENACTED AND PASSED this 15th day of April, A.D. 1999.

CASE OOTES, NOVINA WONG,
Deputy Mayor City Clerk

(Corporate Seal)
SCHEDULE “A” TO BY-LAW No. 183-1999

1. Section 18 of the Official Plan is amended by adding Section 18.491 and Map 18.491, as follows:

“18.491 Lands known as 56 and 60 St. Clair Avenue West and 55, 55R, 57, 59 and 61 DeLisle Avenue

Despite any of the provisions of this Plan, Council may pass by-laws with respect to the lands shown on Map 18.491 to permit the phased erection and use of a building comprised of two towers and containing residential and non-residential uses and a below-grade parking garage, provided that:

(a) the residential gross floor area on Parcel A does not exceed 10,300 square metres;

(b) on Parcel B, the total gross floor area does not exceed 5,400 square metres, of which the maximum non-residential gross floor area does not exceed 600 square metres and the maximum residential gross floor area does not exceed 4,800 square metres;

(c) the gross floor area of the building at 60 St. Clair Avenue West does not exceed that which existed in the year 1998; and

(d) not less than 18 of the dwelling units erected or used in the building are low-end-of-market dwelling units.

For the purpose of this section “low-end-of-market” dwelling units means dwelling units which are subject to the following size restrictions:

(i) the maximum residential gross floor area for a bachelor or one-bedroom dwelling unit shall be 62 square metres;

(ii) the maximum residential gross floor area for a two-bedroom dwelling unit shall be 82 square metres; and

(iii) the maximum residential gross floor area for a three-bedroom dwelling unit shall be 98 square metres.”