

Authority: Toronto East York Community Council Report No. 5, Clause No. 1,
adopted as amended, by City of Toronto Council on April 16, 17 and 18, 2002
Enacted by Council: April 18, 2002

CITY OF TORONTO

BY-LAW No. 295-2002

**To adopt an amendment to the Official Plan for the former City of Toronto respecting
lands known as Nos. 915 and 1005 King Street West.**

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. 217.

ENACTED AND PASSED this 18th day of April, A.D. 2002.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

1. Section 18 of the Official Plan for the former City of Toronto is hereby amended by adding the following Section 18.554 and the attached Map 18.554:

“18.554 Lands known as Nos. 915 and 1005 King Street West

Despite any of the provisions of this Plan, Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.554 to permit increases in the height and density of development otherwise permitted, to permit the conversion and/or erection and use on Parcels A and B, as shown on Map 18.554, of *residential* and mixed-use buildings, including live-work uses, provided that:

- (1) the lands, being the *lot*, consist of at least Parcels A and B as shown on Map 18.554;
- (2) the *residential gross floor area, non-residential gross floor area* and total *gross floor area* erected or used on either of the Parcels noted in the table below shall not exceed the amounts listed in the columns opposite the Parcel reference;

Parcel	Total Gross Floor Area (m ²)	Residential Gross Floor Area (m ²)	Non-Residential Gross Floor Area (m ²)
A	3 310	3 000	500
B	39 000	38 300	2 000

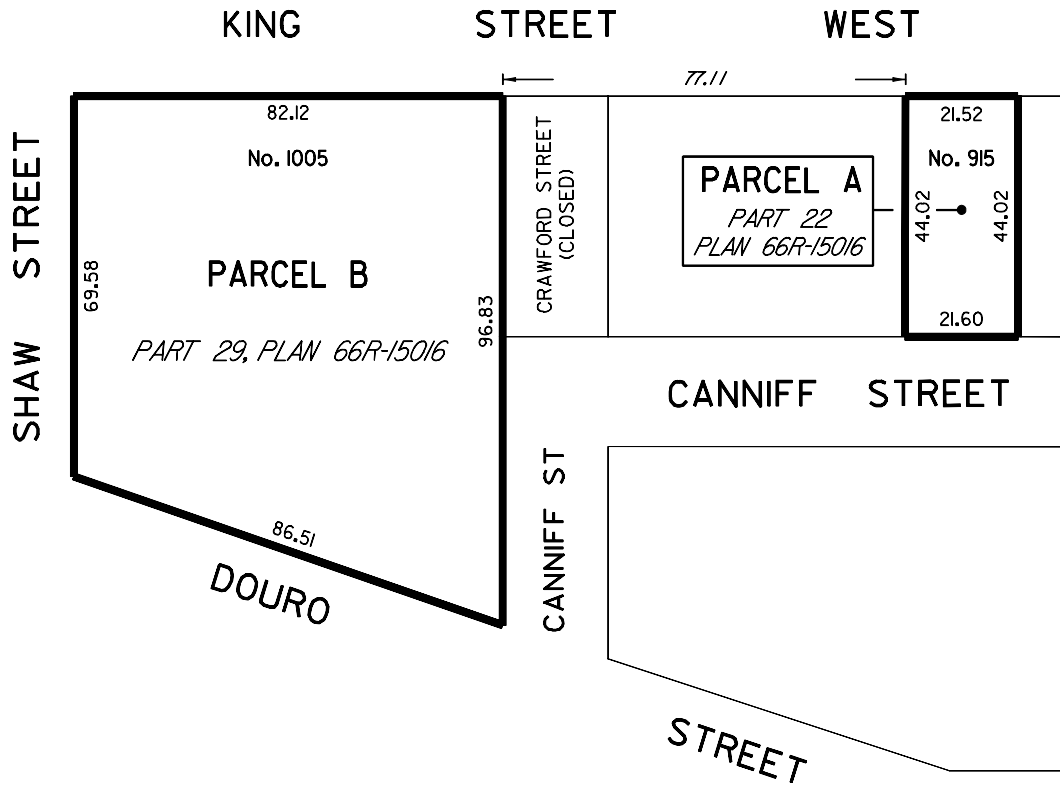
- (3) the owner of the lands is required by by-law to:
 - A. provide a public art contribution to the City in the amount of:
 - (i) \$250,000.00 for public art on City-owned parkland adjacent to Parcels A and B or upon the public boulevards or sidewalks between Parcel A and Parcel B; and
 - (ii) \$30,000.00 for public art on Parcel B in a location that is adjacent to the public park;

all of which is secured and further defined through an agreement pursuant to Section 37 of the *Planning Act*;

- B. retain, restore, conserve and maintain the building located at 915 King Street West, in accordance with an approved Restoration Plan and in a manner that respects the quality and character of the building and which is secured and further defined through one or more agreements pursuant to section 37 of the *Ontario Heritage Act* and sections 37 and 41 of the *Planning Act*, which include assurances that the exterior facades and interior of the building shall be maintained in a manner consistent with an approved Restoration Plan;
- C. deposit with the City two letters of credit, satisfactory to the Commissioner of Economic Development, Culture and Tourism, prior to the issuance of a building permit:
- (i) in the case of the construction/restoration of the Massey-Harris Building at 915 King Street West, the letter of credit shall be 120 per cent of the value of the improvements to be undertaken on the future park site resulting from any work approved to be undertaken at 915 King Street West; and
 - (ii) in the case of any construction at either 915 or 1005 King Street West, a letter of credit is required to secure the improvements to the Massey-Harris Building set out in the approved Restoration Plan described in paragraph B above;
- D. deposit with the City, prior to the issuance of a building permit for a building or structure on Parcel B, a letter of credit in the amount of \$70,000.00, to be used for operating expenses of City-owned community space located at 1029 King Street West;
- E. undertake or pay for improvements to the public sidewalks and boulevards on City Streets immediately adjacent to the *lot*, as referred to in an agreement pursuant to section 41 of the *Planning Act*;
- F. agree to:
- (i) enter into an agreement under section 41 of the *Planning Act* for the restoration and re-use of the building at 915 King Street West, prior to entering into an agreement under section 41 of the *Planning Act* for any proposed building(s) at 1005 King Street West;

- (ii) commence construction on the work detailed in any agreement under section 41 of the *Planning Act* applicable to 915 King Street West, within six months of an implementing zoning by-law amendment for 915 King Street West coming into force;
 - (iii) commence the work outlined in the Restoration Plan and the section 41 agreement for 915 King Street West prior to the issuance of a building permit for construction at 1005 King Street West;
 - (iv) complete within two years of the issuance of a building permit for 915 King Street West, the exterior work, including the heritage restoration work, referred to any of the agreements required by this by-law; and
 - (v) complete the work outlined in the approved Restoration Plan and the section 41 agreement for 915 King Street West prior to occupancy of a building at 1005 King Street West;
- G. provide photographs of the historic property located at 915 King Street West, suitable for inclusion in any agreements pursuant to the *Ontario Heritage Act*;
- H. pay for any improvements and/or measures recommended in a Traffic Impact Study submitted to and approved by the Commissioner of Works and Emergency Services; and
- I. enter into one or more agreements with the City pursuant to section 37 of the *Planning Act* to secure all the facilities, services and matters referred to in this by-law, and such agreement or agreements are appropriately registered against the title of the lands.

MAP 18.554



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO APRIL, 2002
DPO2/18554.DGN
FILE: K2-Z49
MAP No. 49G-322 DRAWN: D.R.