

Authority: Toronto East York Community Council Report No. 5, Clause No. 1,
adopted as amended, by City of Toronto Council on May 21, 22 and 23, 2003
Enacted by Council: May 23, 2003

CITY OF TORONTO

BY-LAW No. 451-2003

To amend the Official Plan of the former City of Toronto with respect to lands municipally known as Nos. 157A, 163, 167 and 177 Church Street.

WHEREAS the Council of the City of Toronto has an application made to it for a proposed Official Plan Amendment respecting the lands municipally known in the year 2002 as 157A, 163, 167 and 177 Church Street; and

WHEREAS the Council of the City of Toronto conducted a public meeting under section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, regarding the proposed Official Plan Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held May 21, 22 and 23, 2003 determined to amend the Official Plan for the former City of Toronto;

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 amendments to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 259.

ENACTED AND PASSED this 23rd day of May, A.D. 2003.

MEL LASTMAN,
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 18.593 and the attached Map 18.593;

“18. 593 Lands municipally known in the year 2002 as Nos. 157a, 163, 167 and 177 Church Street.

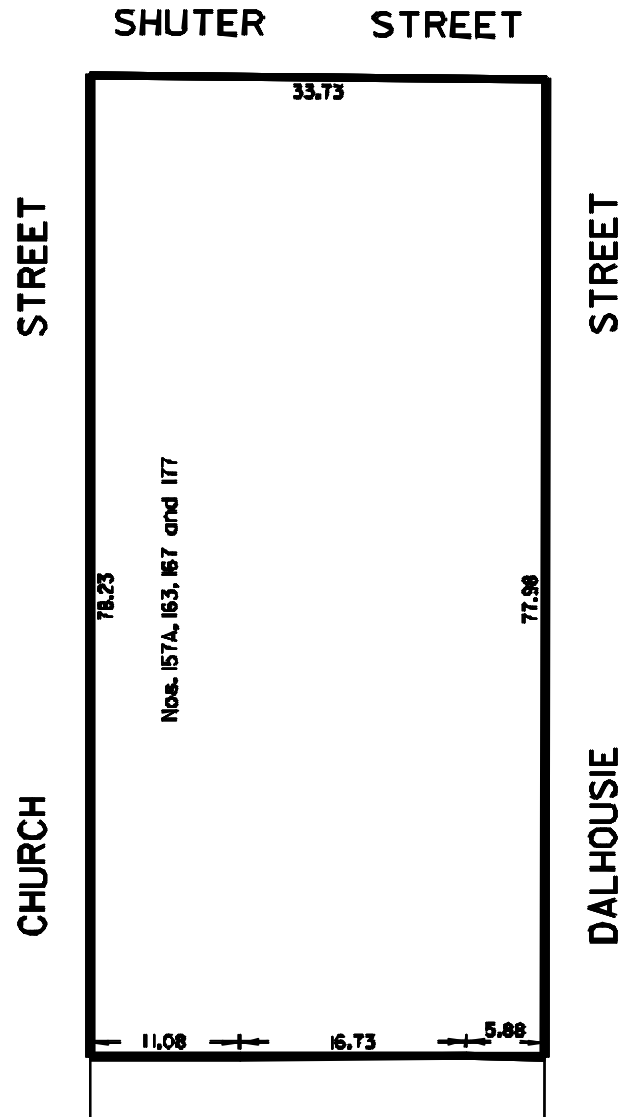
Despite any of the provisions of this Plan, Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.593, to permit increases in density and height of development otherwise permitted, to permit the erection and use on lands shown on Map 18.593, of a building containing *residential*, office and retail uses, provided that:

- (1) the *residential gross floor area*, *non-residential gross floor area* and *total gross floor area* erected or used on the lands shown on Map 18.593 shall not exceed the amounts listed below;

<i>Total Gross Floor Area (m²)</i>	<i>Residential Gross Floor Area(m²)</i>	<i>Non-Residential Gross Floor Area (m²)</i>
28,000	26,900	1,160

- (2) the owner of the lands is required by Zoning By-law to:
- (a) address the heritage requirements in connection with buildings on the lands to the satisfaction of the Commissioner of Economic Development, Culture and Tourism; and
- (b) 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 (a) above, and ensure that such agreement or agreements are appropriately registered against the title to the lands”.

MAP 18.593



5 0 5
METRES



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO MAY, 2003
OPA03/18593.DGN
FILE: C12-211
MAP No. 51H-311 DRAWN: D.R