

Authority: Toronto East York Community Council Report No. 1, Clause No. 10, as adopted by City of Toronto Council on February 4, 5 and 6, 2003, and Notice of Motion J(5), moved by Councillor McConnell, seconded by Councillor Rae, as adopted by City of Toronto Council on June 24, 25 and 26, 2003
Enacted by Council: June 26, 2003

CITY OF TORONTO

BY-LAW No. 586-2003

**To adopt Amendment No. 250 of the Official Plan for the former City of Toronto
respecting lands known as 311 Bay Street.**

WHEREAS the Council of the City of Toronto has had an application made to it for a proposed Official Plan Amendment respecting 311 Bay 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 on February 4, 5 and 6, 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 an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 250.

ENACTED AND PASSED this 26th day of June, A.D. 2003.

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 amended by adding a new Section 18.583 and Map 18.583 as follows:

“18.583 Lands known as 311 Bay Street.

Notwithstanding any other provisions of this Plan, Council may pass by-laws applicable to the lands shown on Map 18.583 to permit the erection and use of a building containing non-residential and *residential* uses provided that:

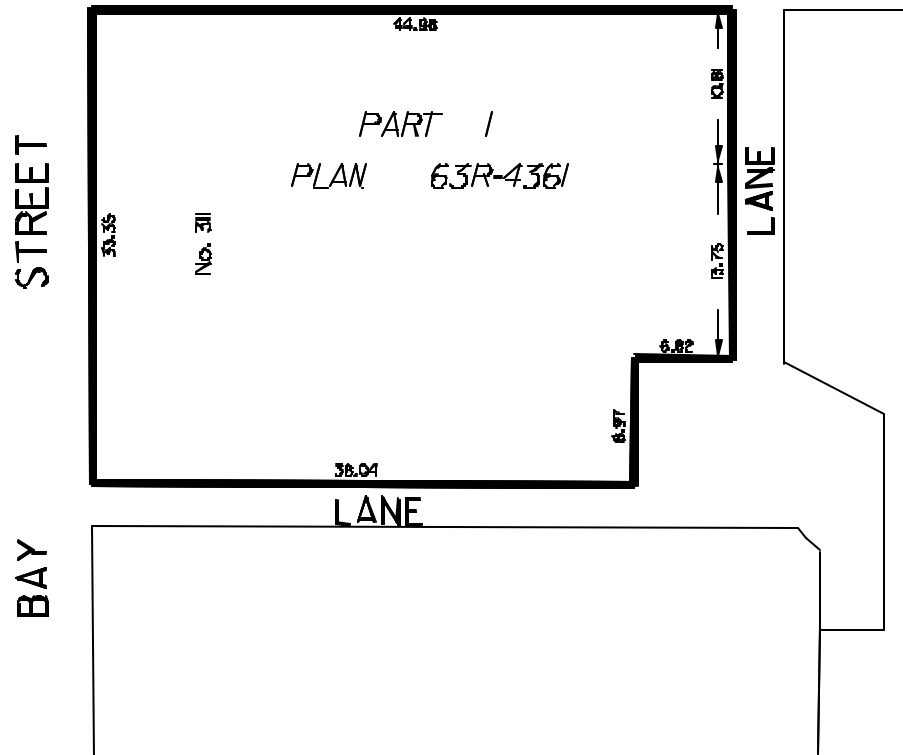
- (i) the lot on which such building is erected and used comprises at least the lands outlined by heavy lines as shown on Map 18.583;
- (ii) the combined *non-residential gross floor area* and *residential gross floor area* of the building does not exceed 68,200 square metres provided that:
 - (a) the *non-residential gross floor area* shall be a minimum of 22,000 square metres; and
 - (b) *non-residential* uses shall comprise a *hotel* plus retail, service or restaurant uses at grade and other ancillary uses including retail, service or restaurant uses;
- (iii) the Owner of the lands enters into an agreement pursuant to section 37 of the *Planning Act* to secure the following facilities, services and matters:
 - (a) the contribution by letter of credit in the amount of \$500,000 towards the construction of *community services and facilities* which may be drawn upon once this amendment and the implementing zoning by-law are in full force and effect;
 - (b) a contribution of funds in the amount of \$1,500,000 towards the construction of *community services and facilities* to be provided at the time this amendment and the implementing zoning are in full force and effect;
 - (c) a contribution of funds in the amount of \$300,000 towards the construction of Dundas Square to be provided at the time of building permit issuance;
 - (d) 1% of the gross construction costs of the project devoted to the provision of *public art*;

subject to the agreement providing that if this amendment and the implementing zoning by-law does not come into full force and effect the agreement shall terminate as provided for therein and the letter of credit referred to in clause (a) herein above shall be returned to the Owner.

For the purposes of this amendment, “*community services and facilities*” shall be as defined in By-law No. 438-86, as amended, which may include, but is not limited to, a public pool at Lord Dufferin School”.

MAP 18.583

ADELAIDE STREET WEST



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JANUARY, 2003
 DPA03/18583.06N
 FILE: 07-Z35
 MAP No. 508-23 DRAWN: WS