

Authority: Humber York Community Council Report No. 6, Clause No. 13,
adopted as amended, by City of Toronto Council on July 22, 23 and 24, 2003
Enacted by Council: July 24, 2003

CITY OF TORONTO

BY-LAW No. 745-2003

**To adopt Amendment No. 267 of the Official Plan for the former City of Toronto
respecting lands known as 403 Keele Street.**

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

1. The text and map attached as Schedule “A” to this by-law are hereby adopted as an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 267.

ENACTED AND PASSED this 24th day of July, 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 18.598 and Map 18.598 as follows:

“18.598 Lands known in the year 2003 as Nos. 403 Keele Street.

See Map 18.598 at the end of this Section.

- (1) Notwithstanding any other provision of this Plan, Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.598, to permit the erection and use of mixed-use buildings having a maximum gross floor area of 44,575 square metres, provided that:
 - (a) the *residential gross floor area* of such buildings does not exceed 43,950 square metres;
 - (b) the *non-residential gross floor area* of such buildings does not exceed 625 square metres; and,
- (2) Council may not pass any by-law designating the lands for uses described in Section 1 hereof, unless in return for the residential densities and height permissions thereby granted, the owner of the lands is required by such by-law to have first entered into an agreement with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the facilities, services and matters set out in Section 3 hereof, and to ensure that such agreement is in a form satisfactory to the City and is appropriately registered on title to the lands.
- (3) In return for the residential densities and height permissions granted by a by-law designating the lands for residential and other uses, including any by-law described in Section 1 hereof, the owner shall enter into an agreement with the City pursuant to Section 37 of the *Planning Act* to secure the following facilities, services and matters:
 - (a) The owner agrees to submit detailed landscape plans for the publicly-accessible open space to be provided on site (Parcel B), to landscape Parcel B substantially in accordance with the approved drawings, and to provide and maintain Parcel B as a publicly-accessible open space upon its completion;
 - (b) The owner agrees to dedicate to the City such lands shown as Part 3 on a draft reference plan for the purposes of widening the laneway;
 - (c) The owner agrees to provide plans and drawings to the City, for the City’s approval, for the construction of the sidewalks and implementation of the street trees within the public lane, and to construct in accordance with such plans;

- (d) The buildings will be designed substantially in accordance with the architectural plans submitted to the City on July 15, 2003;
- (e) The owner agrees to convey to the City a unit with an area of 2,500 square feet within the site to be used for City run activities.
- (f) The owner will pay \$150,000.00 to the Junction Gardens Business Improvement Area for streetscape improvement to Keele Street north of Dundas Street West, as well as underpass upgrading, future initiatives to Heintzman, Indian Grove and Hook Avenue including the Trellis Improvement Plan to Heintzman and Indian Grove intersections with Dundas Street West and that an application be made to Economic Development Services under their matching Capital Improvement Funds to the local Business Improvement Area;
- (g) The owner will pay \$20,000.00 to the West Toronto Junction Team (or such other entity successor to the West Toronto Junction Team) to be spent on the continued economic development of the Junction, marketing and new business developments (as bounded by the CN/CP Railway Line to the north and east, Annette Street to the south, and Runnymede to the west);
- (h) The owner will pay \$10,000.00 to the City for the purchase of equipment and/or facilities and/or landscaping of the Vine Avenue Parkette, and a further \$10,000.00 for the purchase of equipment and/or facilities and/or landscaping of a parkette in the former City of Toronto located in Ward 11 - York South - Weston; and a further \$10,000.00 for playground enhancements for a nearby parkette in Ward 14;
- (i) Enter into an agreement 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 register such agreement against title to the lands.

MAP 18.598

