

Authority: Toronto East York Community Council Report No. 7, Clause No. 2,
as adopted by City of Toronto Council on July 22, 23 and 24, 2003
Enacted by Council: July 24, 2003

CITY OF TORONTO

BY-LAW No. 749-2003

To amend the General Zoning By-law No. 1994-0396 of the former City of Toronto with respect to lands known as 55 and 60 Mill Street, known as the Gooderham and Worts Distillery Site.

WHEREAS the Council of the City of Toronto has been requested to amend its zoning by-law, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended, respecting the lands municipally known in the year 2003 as 55 and 60 Mill Street; and

WHEREAS the Toronto East York Community Council conducted a public meeting on July 8, 2003 under Section 34 of the *Planning Act*, R.S.O. 1990 c.P. 13, as amended, regarding the Zoning Amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held on July 22, 23 and 24, 2003 determined to amend Zoning By-law No. 1994-0396, as amended, for the former City of Toronto;

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

1. Section 4(1)(b) of By-law No. 1994-0396, is amended by deleting the words “used for non-profit, publicly *accessible cultural arts related* uses”.
2. Section 5(6)(d) of By-law No. 1994-0396, is deleted in its entirety and replaced by the following:

“Provide space within the Case Goods Warehouse, identified as Building No. 74 on Map 2 of By-law No. 1994-0395 (Official Plan Amendment No. 2), for one or more publicly accessible *cultural or arts related* uses which displays the heritage interior of the building, through one or more leases to one or more *non-profit institutions*”;
3. Section 5(6)(e) of By-law No. 1994-0396 is deleted in its entirety and replaced by the following:

“provide and maintain a *Site Interpretation Program* for the *Area*, including the provision and maintenance of a publicly accessible *Site Interpretation Centre* having a *non-residential gross floor area* of not less than 400 square metres, in addition to the provision of other site interpretation areas within the *Area*”;
4. Section 5(6)(f) of By-law No. 1994-0396 is deleted in its entirety and replaced by the following:

“provide and maintain within the *Gooderham and Worts Special Identity Area* a daycare centre, having an interior of not less than 530 square metres of

non-residential gross floor area and an outdoor play area of not less than 290 square metres, for 52 children”;

5. Section 5(6)(g) of By-law No. 1994-0396 is deleted in its entirety and replaced by the following:

“Provide and maintain works of public *art* within the *Gooderham and Worts Special Identity Area* of a value not less than one percent of the cost of construction of all new buildings, structures and additions at or above grade erected within the *Area* on or after May 31, 1994, provided that the costs related to the restoration and renovations of existing buildings, the alterations to create the *Site Interpretation Centre*, the construction of *social housing* or *non-profit equity housing*, pedestrian walkways, publicly accessible open space, renovations and construction to provide facilities for non-profit arts and cultural organizations, the daycare centre, additional *non-residential gross floor area* appurtenant to Rack House “D” identified as Building No. 42 on Plan 3 and on Appendix 1, and new *non-residential gross floor area* appurtenant to existing buildings that replaces *non-residential gross floor area* demolished elsewhere in the area, shall not be included in such valuation and Section 4(12) of this By-law shall be deemed to be satisfied by such provision and maintenance of public *art* herein”;

6. Section 5(6)(k) of By-law No. 1994-0396 is deleted in its entirety and Sections 5(6)(l) to 5(6)(q) are renumbered accordingly.

7. Section 7(2)(o) of By-law No. 1994-0396 is deleted in its entirety and replaced by the following:

“‘*Site Interpretation Centre*’ means a facility, accessible by the public, located within a portion of the Cart House and the Stables, identified as Buildings Nos. 51 and 52 respectively on Plan 3 and on Appendix 1, or Rack House “D”, identified as Building No. 42 on Plan 3 and on Appendix 1, and having a *non-residential gross floor area* of not less than 400 square metres, the principal role of which is to educate the public regarding the heritage of the *Area*, through methods such as the display of artifacts, equipment, archival material, photographs and plans, and the provision of audio visual material as part of an overall *Site Interpretation Program*”;

8. Section 7(p) of By-law No. 1999-0396 is amended by deleting the words “free of charge”.

ENACTED AND PASSED this 24th day of July, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)