

Authority: Toronto East York Community Council Report No. 7, Clause No. 14,
as adopted by City of Toronto Council on July 22, 23 and 24, 2003
Enacted by Council: September 24, 2003

CITY OF TORONTO

BY-LAW No. 982-2003

**To adopt Amendment No. 266 to the Official Plan for the former City of Toronto
respecting lands known as 33-45 Lombard Street, 98-110 Church Street and
106 King Street East.**

WHEREAS the Council of the City of Toronto has had an application made to it for a proposed Official Plan Amendment respecting 33-45 Lombard Street, 98-110 Church Street and 106 King Street East; 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 July 22, 23 and 24, 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 annexed hereto as Schedule "A" is hereby adopted as an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 266.

ENACTED AND PASSED this 24th day of September, 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 18.597 as follows:

“18.597 Lands known as 33-45 Lombard Street, 98-110 Church Street and 106 King Street East.

Notwithstanding any other provisions of this Plan, Council may pass by-laws applicable to the lands described in Schedule “1” hereto to permit the erection and use of a building containing dwelling units and grade level office, retail and service shops, provided that:

- (i) the lot on which such building is erected and used comprises at least the lands described in Schedule “1” hereto;
- (ii) the combined *non-residential gross floor area* and *residential gross floor area* of the building does not exceed 28,225 square metres and the *non-residential gross floor area* does not exceed 600 square metres;
- (iii) the owner of the lands enters into an agreement or agreements with the City pursuant to Section 37 of the *Planning Act*, registered against title, to provide for the following facilities, services and matters as set out below:
 - (a) a cash contribution of at least \$2.7 million to St. James Cathedral for revitalization of the Parish House and Diocesan Centre of St. James Cathedral is provided;
 - (b) a publicly accessible open space is provided on the lot by the owner; and
 - (c) public accessibility is secured to the open spaces on the lands referred to in (a) above.
- (iv) a Heritage Easement Agreement between the owner of 106 King Street East and the City of Toronto for the conservation of the Parish House and Diocesan Centre of St. James Cathedral is registered against title;
- (v) the *residential gross floor area* permitted on 106 King Street is reduced by 15,100 square metres to a permitted combined aggregate of *non-residential gross floor area* and *residential gross floor area* of 25,400 square metres, inclusive of the floor area of St. James Cathedral and the Parish House and Diocesan Centre of St. James Cathedral as existed in 2002”.

2. Paragraph 2 of Subsection (b)(iv) of Section 5.15 of the Official Plan for the former City of Toronto is deleted and replaced with the following new paragraph 2:

“2. 1.0 times the area of the *lot* in *High Density Mixed Commercial-Residential Areas A*. Notwithstanding the limitation in this paragraph 2, the increase in permitted *gross floor area* on the receiving *lot* described in Schedule “1” hereto, may exceed 1.0 times the area of that receiving *lot* where the donor *lot* is 106 King Street East”.

SCHEDULE “1”**FIRSTLY:**

Part of PIN 21402-0027 (LT)

Block A, Registered Plan D-150, designated as Part 1, Plan 66R-19730, saving and excepting that part of Block A on Registered Plan D-150 designated as Part 1, Plan 66R-20627, subject to a right of support over that part of Block A on Registered Plan D-150 designated as Part 2, Plan 66R-20627;

SECONDLY:

Part of PIN 21402-0026 (LT)

Blocks B, C, D and Part of Block E, Registered Plan D-150, designated as Part 2, Plan 66R-19730, saving and excepting Part of Blocks D and E, Registered Plan D-150, designated as Parts 3 and 5, Plan 66R-20627, subject to a right of support over Part of Blocks D and E, Registered Plan D-150, designated as Part 4, Plan 66R-20627;

THIRDLY:

Lane (west side of Block B and south side of Block A), Registered Plan D-150, designated as Parts 1, 2 and 3, Plan 66R-20132, saving and except that part of the Lane on Registered Plan D-150 designated as Part 6, Plan 66R-20627, subject to a right of support over that part of the Lane on Registered Plan D-150 designated as Part 7 Plan 66R-20627, subject to a Bell easement over that part of the Lane on Registered Plan D-150 designated as Part 8, Plan 66R-20627.