

Authority: Toronto East York Community Council Report No. 8, Clause No. 12, adopted as amended, by City of Toronto Council on September 22, 23, 24 and 25, 2003
Enacted by Council: September 25, 2003

CITY OF TORONTO

BY-LAW No. 1014-2003

**To adopt Amendment No. 279 to the Official Plan for the former City of Toronto
respecting lands known as 56 Queen Street East and 51 Bond Street.**

WHEREAS Council of the City of Toronto has had an application made to it for a proposed Official Plan Amendment respecting the lands municipally known as authority 56 Queen Street East and 51 Bond 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 September 22, 23, 24 and 25, 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" is hereby adopted as an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 279.

ENACTED AND PASSED this 25th day of September, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

1. Site and Area Specific Policy No. 18 of the Official Plan for the former City of Toronto is hereby amended by adding a new Section 18.608 and Map 18.608 as follows:

“18.608 Lands municipally known in the year 2003 as 56 Queen Street East and 51 Bond Street.

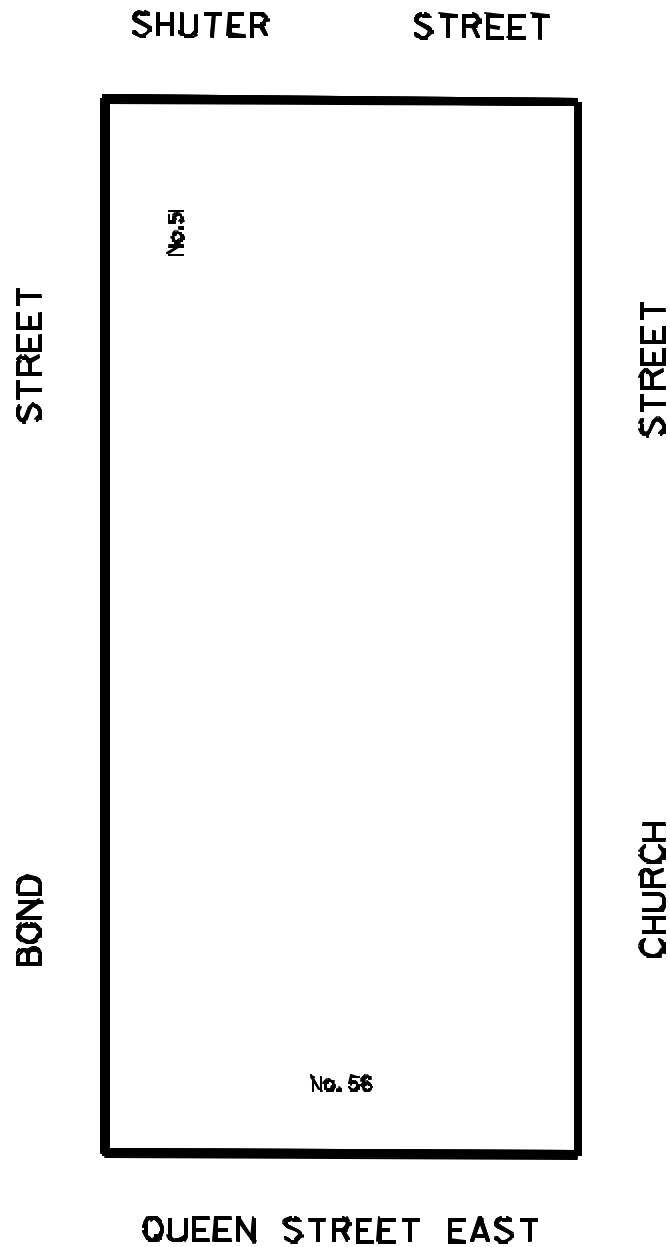
See Map 18.608 at the end of this Section.

Notwithstanding any other provisions of this Plan, Council may pass by-laws applicable to the lands shown on Map 18.608 to permit the erection and use of a building containing residential, commercial and retail uses, provided that:

- (i) the lands on which such buildings are erected and used comprise at least of the lands shown outlined in solid heavy lines on Map 18.608;
- (ii) the *height* of the buildings on the lands do not exceed 107.0 metres above *grade*;
- (iii) an underground *commercial parking garage* is permitted within the Open Space designation;
- (iv) the *owner* of the lands enters into an agreement or agreements with the City of Toronto pursuant to Section 37 of the *Planning Act*, registered against title, to provide for, at least, the following facilities, services and matters as set out below:
 - (a) redevelop private open space designated for use as publicly accessible space, accessible to the public at least between the hours of 7:30 a.m. and dusk and secured by an easement over the publicly accessible space registered on title of the *lot*;
 - (b) to enter into an maintenance agreement to maintain the private open space at the *owners* expense for a period of 70 years;
 - (c) to construct and maintain a decorative fence around the perimeter of the publicly accessible private open space;
 - (d) owners agree that prior to Site Plan Approval all elements of the exterior of the *mixed-use building* will be subject to review and approval by the City of Toronto, including among other things;
 - (e) a cash contribution of at least \$1,000,000 and non-interest bearing loan of \$1,200,000 is made to the Metropolitan United Church for renovations, restoration and maintenance of the Church building; and
 - (f) make streetscape improvements on the public boulevards abutting the *lot*.

- (v) a Heritage Easement Agreement(s) between the *owner* of 56 Queens Street East and 51 Bond Street and the City of Toronto for the conservation of the Church building and Parsonage, which is registered against title of the *lot*;
 - (vi) the *residential gross floor area* permitted on 56 Queen Street East and 51 Bond Street is reduced by 33,060 square metres to a permitted combined aggregate of *non-residential gross floor area* and *residential gross floor area* of 19,990.73 square metres, inclusive of the buildings existing on the lands in 2003.
2. Paragraph 1 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 1:
- “1. .75 times the area of the *lot* in *Medium 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 .75 times the area of that receiving *lot* where the donor *lot* is 56 Queen Street East and 51 Bond Street”.

MAP 18.608



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METRES



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SERVICES
TORONTO SEPTEMBER, 2005
09/03/10008.DEN
FILE: 01-2104
MAP No. 37H-011 DRAWN: B.S.P.