

Authority: Toronto and East York Community Council Report No. 2, Clause No. 2,
as adopted by City of Toronto Council on February 16, 2005
Enacted by Council: February 16, 2005

CITY OF TORONTO

BY-LAW No. 142-2005

**To adopt Amendment No. 334 to the Official Plan for the former City of Toronto with respect
to lands municipally known as 363 Sorauren Avenue.**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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 No. 334.

ENACTED AND PASSED this 16th day of February, A.D. 2005.

DAVID R. MILLER,
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 Section 18.660, and the attached Map 18.660.

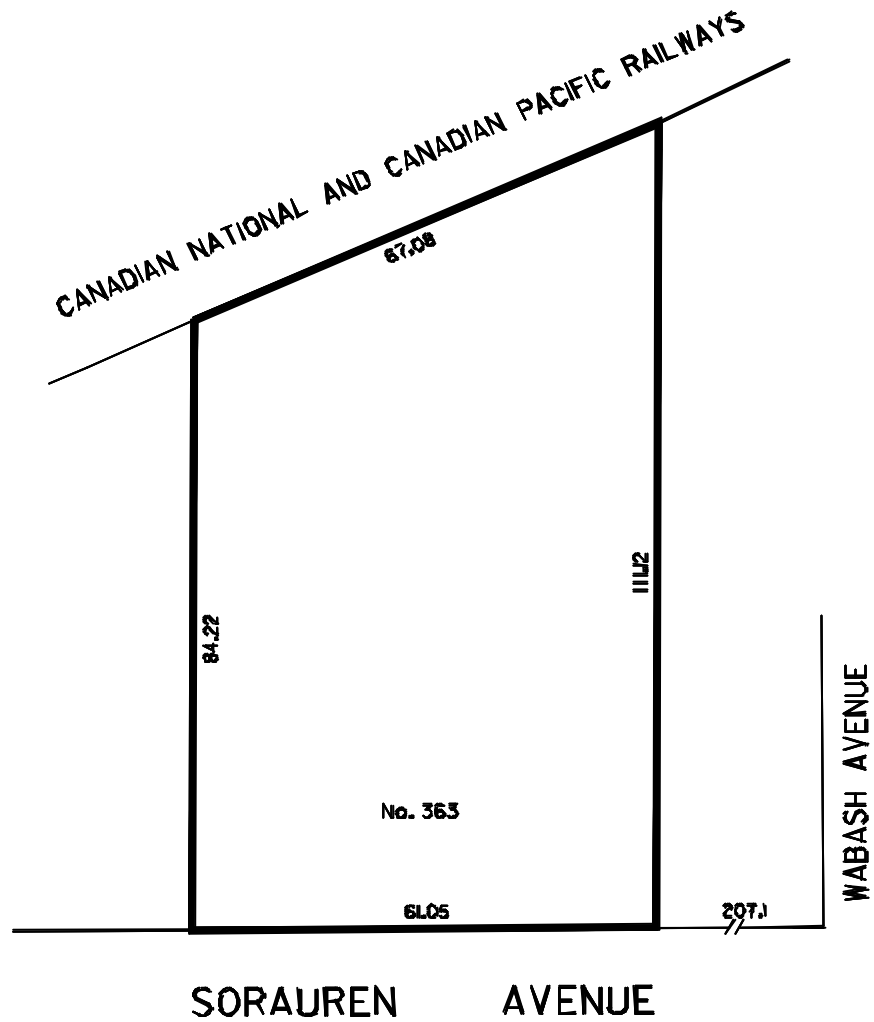
“18.660 Lands known in the year 2005 as 363 Sorauren Avenue.

Notwithstanding any of the provisions of this Plan, Council may pass by-laws respecting the lands shown delineated by heavy on Map18.660 (the “Lands”) to permit the erection, use and maintenance of an *apartment building* provided that:

- (1) for the purpose of this Official Plan Amendment, each word or expression which is italicized herein, shall have the same meaning as each word or expression as defined in By-law No. 438-86, as amended;
- (2) the maximum *residential gross floor area* does not exceed 13, 425 square metres;
- (3) pursuant to Section 37 of the *Planning Act*, such by-law requires the owner of the lands to provide the City of Toronto, in return for the residential density and height permission thereby granted, the following facilities, services and matters:
 - (i) the owner shall pay to the City of Toronto, a total of \$200,000, to be directed to the planned Wabash-Sorauren Community Centre, \$100,000 provide prior to the issuance of building permit for full building, and the remaining \$100,000 provided prior to the registration of condominium;
 - (ii) secure the provisions of on-site railway safety mitigation measures and the implementation of noise and vibration mitigation measures;
 - (iii) the owner shall secure the provisions of warning clauses for noise vibration, rail corridor activities, and any other appropriate clauses in all offers of purchase and sale and rental agreements of any residential unit or building on the lands;
 - (iv) the owner enters into and registers a Heritage Easement Agreement with the City with respect to the building known as 363 Sorauren Avenue on the date of passing of this By-law.

The owner of the site shall enter into an agreement with the City of Toronto pursuant to Section 37 of the *Planning Act*, to secure the facilities, services and matter required in Section (i) herein and agrees to the registration of such agreement against the site, as a first charge.

MAP 18.660



WORKS AND PLANNING SERVICES
SURVEY AND MAPPING SERVICES
TORONTO
DPS/18660.DGN JANUARY, 2006
FILE: 18660-25
MAP No. 4881-32C DRAWN: YC