

Authority: Toronto and East York Community Council Report No. 6, Clause No. 2,
as adopted by City of Toronto Council on July 19, 20, 21 and 26, 2005
Enacted by Council: July 21, 2005

CITY OF TORONTO

BY-LAW No. 674-2005

**To adopt Amendment No. 346 to the Official Plan of the former City of Toronto with
respect to lands known municipally as 46 Wellesley Street East.**

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 Amendment No. 346.

ENACTED AND PASSED this 21st day of July, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

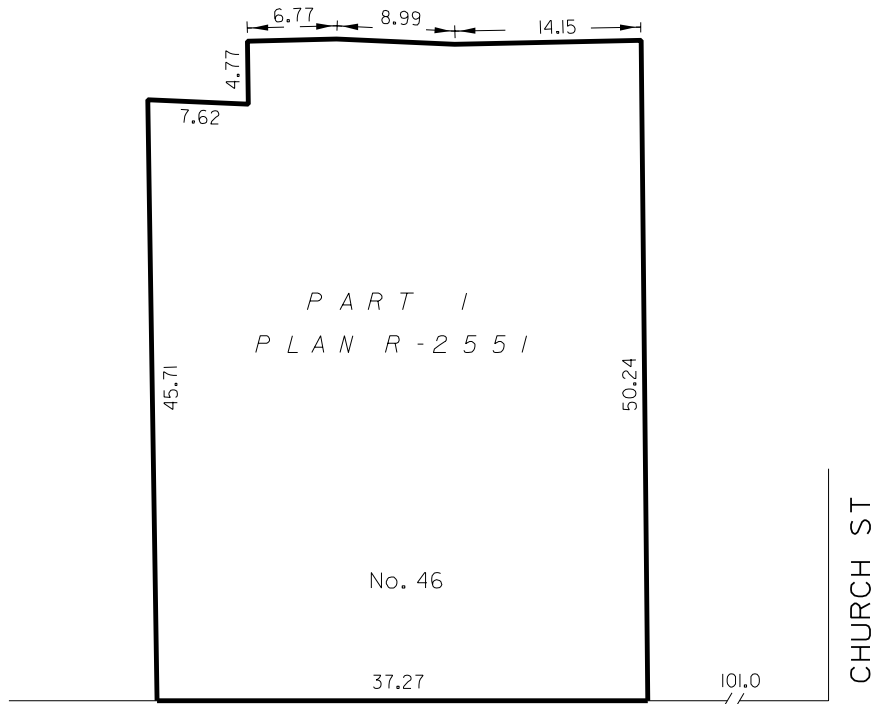
1. Section 18 of the Official Plan for the former City of Toronto is hereby amended by adding the following Section 18.669 and the attached Map 18.669:

“18.669 Lands municipally known as 46 Wellesley Street East.

- (1) Notwithstanding any other provisions of this Plan, Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.669 to permit the erection and use of a building containing *residential* uses and *commercial* uses having a maximum gross floor area of 18,605 square metres, provided that:
 - (a) the *residential gross floor area* does not exceed 18,445 square metres; and
 - (b) the *non-residential gross floor area* does not exceed 160 square metres;
- (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*, R.S.O. 1990, c.P. 13, as amended, 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 to be provided at the owner’s expense:
 - (a) the owner agrees to contributions in the amount of \$500,000.00 for the following local community improvement initiatives:
 - (i) the future acquisition or development of new parkland in the area;
 - (ii) capital improvements by Loft Community Services at McEwan House, located at 20-22 Dundonald Street;
 - (iii) capital improvements by Church-Isabella Residents Co-operative Inc. at Paul Kane House, located at 56 Wellesley Street East; and
 - (iv) capital improvements and use of a portion of the building at 46 Wellesley Street East, equivalent to \$150,000, for AIDS2006, for the purpose of managing and hosting the XVI International AIDS Conference;

- (b) the owner agrees to provide a public art landscape feature to the satisfaction of the Chief Planner and Executive Director, City Planning Division;
- (c) the owner agrees to undertake improvement of the street right-of-way abutting the site, including streetscaping and tree installation, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the General Manager, Parks, Forestry & Recreation and the Executive Director, Technical Services;
- (d) the owner agrees to provide an irrigation system for all street trees in the public right-of-way abutting the site which irrigation system has an automatic timer, is designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and is constructed with a backflow preventer, all to the satisfaction of the Executive Director, Technical Services, including requirements to maintain the entire system in continuing good order and operation; and
- (e) owner enters into an agreement with the City, satisfactory to the City Solicitor, pursuant to Section 37 of the *Planning Act* to secure all the facilities, services and matters referred to in this By-law, as well as those matters deemed appropriate for the orderly development of the lands, and such agreement shall be registered against title to the *lot*.”

MAP 18.669



WELLESLEY STREET EAST



SURVEY AND MAPPING SERVICES
TORONTO JUNE 2005
OP05/18669.DGN
FILE: W47-Z17
MAP NO. 51H-321 DRAWN: VG