

Authority: Toronto and East York Community Council Report No. 9, Clause No. 4,  
as adopted by City of Toronto Council on December 5, 6 and 7, 2005  
Enacted by Council: December 7, 2005

**CITY OF TORONTO**

**BY-LAW No. 1017-2005**

**To adopt Amendment No. 354 to the Official Plan for the former City of Toronto with  
respect to lands municipally known as 590 Jarvis Street.**

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. 354.

ENACTED AND PASSED this 7th day of December, A.D. 2005.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**

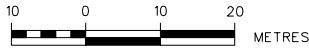
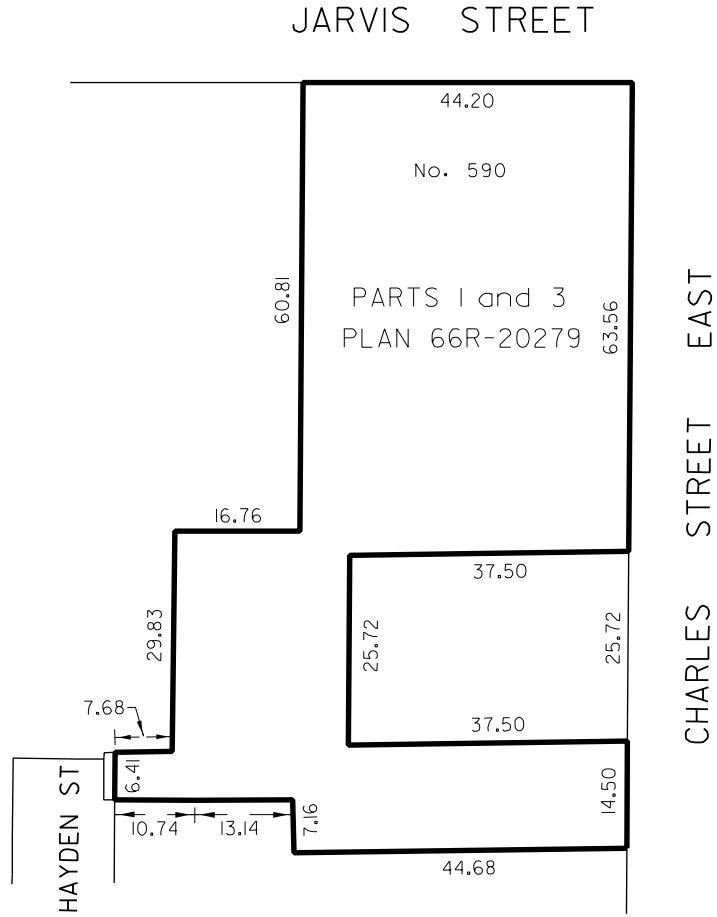
1. Section 18 of the Official Plan for the former City of Toronto is hereby amended by adding the following Section 18.675 and the attached Map 18.675:

“18.675       Lands municipally known as 590 Jarvis Street.

- (1) Notwithstanding any other provisions of this Plan, Council may pass by-laws applicable to the lands delineated by heavy lines on Map 18.675 to permit the erection and use of a building containing *residential* uses having a maximum gross floor area of 33,630 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) Pursuant to Section 37 of the *Planning Act*, the heights and density of development contemplated by this By-law are permitted subject to compliance with all of the conditions set out in this By-law and in return for the provision by the owner of the *lot* of the following facilities, services and matters to the City at the owner’s sole expense and in accordance with and subject to the agreement referred to in section 2 of this By-law, agreeing to:
  - (a) contributions in the amount of \$625,000 as directed by the Chief Planner and Executive Director, City Planning Division, for the following local community improvement initiatives:
    - (i) \$125,000 towards the Jarvis Street Improvement Project;
    - (ii) \$500,000 towards design and implementation of improvements at the intersection of Jarvis Street and Mount Pleasant Road, of which any unused monies are to be directed to the Jarvis Street Improvement Project;

- (b) to provide and maintain works of public art within the *lot*, or provide cash in lieu thereof, of a value not less than \$370,000.00, indexed annually, implemented under the City's Public Art Program;
- (c) to submit, prior to site plan approval, to the Executive Director, Technical Services Division, a certified cheque in the amount of \$4,527.21, payable to the Treasurer, City of Toronto, for City staff to upgrade five 70W metal halide Acorn luminaries on Charles Street East to 100W luminaries;
- (d) to provide building materials and landscaping on the *lot* as shown on the plans date-stamped October 21, 2005 as on file with the Chief Planner and Executive Director, City Planning Division;
- (e) to pay for all costs associated with any modifications required to the traffic control signals at the Jarvis Street/Charles Street East/Mt. Pleasant Road intersection that are necessary to accommodate the traffic generated by this development, as well as any modifications that are required at nearby traffic control signals, as determined by the General Manager, Transportation Services Division;
- (f) to undertake improvement of the street right-of-way abutting the *lot*, including streetscaping and tree installation, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the General Manager, Parks, Forestry and Recreation Division, and the Executive Director, Technical Services Division; and
- (g) to provide an irrigation system for all street trees in the public right-of-way abutting the *lot* 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.”

MAP 18.675



SURVEY AND MAPPING SERVICES  
TORONTO OCTOBER 2005  
OPA05/18675.DGN  
FILE: J9-Z14  
MAP No. 51H-321 DRAWN: VG