

Authority: Toronto and East York Community Council Report No. 9, Clause No. 5,  
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. 1071-2005**

**To adopt Amendment No. 356 to the Official Plan for the former City of Toronto with  
respect to lands municipally known as 500 Sherbourne 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 of the former City of Toronto.
- 2.** This is Official Plan Amendment No. 356.

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 of the former City of Toronto is hereby amended by adding the following Section 18.676, and the attached Map 18.676, as follows:

“18.676        Lands known in the year 2005 as 500 Sherbourne Street.

1. Notwithstanding any other provisions of this Plan, Council may pass by-laws applicable to the lands delineated by heavy lines and shown as Block 1, Block 2, Block 3, Block 4, Block 5, Block 6, and Block 7 on Map 18.676 attached hereto to permit a building or buildings containing *residential* uses and accessory uses thereto, and a *park*, provided that:
  - (1) the maximum *residential gross floor area* permitted on the *lot* does not exceed 32,388 square metres;
  - (2) the maximum *residential gross floor area* permitted on Block 1 does not exceed *area* 29,713 square metres;
  - (3) the maximum *residential gross floor area* permitted on Block 2 does not exceed 2,675square metres;
  - (4) 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:
    - (a) provide \$650,000 to the City to be applied towards the cost of installing a public swimming pool at the Wellesley Community Centre, prior to the issuance of an above *grade* building permit;
    - (b) comply with the City’s 1% public art policy;
    - (c) provide easements in favour of the City for pedestrian connections to Sherbourne Street;
    - (d) create an extension to a *public park* on Blocks 6 and 7 and convey to the City, and secure conditions regarding Blocks 6 and 7 as identified by and to the satisfaction of Parks, Forestry and Recreation;

- (e) prior to the issuance of an above *grade* building permit, post Letter of Credits for:
  - (i) the cash-in-lieu value of the strata conveyance;
  - (ii) the cash-in-lieu value of the statutory parkland dedication shortfall; and
  - (iii) security for the installation of base park improvements equal to 120 percent of the value of the base park improvements;
- (f) convey to the City, at nominal cost, a 8.9 metre wide strip of land to the full extent of the site abutting Wellesley Lane identified as Block 4, to a minimum depth of 1.2 metre below grade or 1.8 metre below grade where additional depth is needed for city utilities;
- (g) convey to the City, at nominal cost, a 2.81 metre wide strip of land to the full extent of the site abutting the east limit of Wellesley Place identified as Block 5;
- (h) convey to the City, at nominal cost, for the northerly extension of Homewood Avenue, a 15 metre wide strip of land, extending between the proposed northerly extension of Homewood Avenue and Wellesley Lane, identified as Block 5, to a minimum depth of 1.2 metre below grade;
- (i) convey to the City an easement of support rights in the lands located below the lands referred to in subsection 4(f) and (h) above;
- (j) pay all costs associated with the construction of the Homewood Avenue extension and improvements and widenings of Wellesley Place and Wellesley Lane and intersections improvements required in conjunction therewith;
- (k) secure, among other matters, the design, construction of the new storm sewer and watermain, construction and conveyance of the public street and widenings and associated municipal services and facilities and the owner's financial obligations and responsibilities to pay for any improvements and upgrades to the municipal infrastructure for this

development to the satisfaction of Technical Services;

- (l) prior to the issuance of a final building permit, construct the new storm sewer and watermain, construct and convey the public street and street widenings and associated municipal services and facilities to the satisfaction of Technical Services;
- (m) comply with, and pay for, the City's standard environmental site assessment and peer review process administered by Technical Services;
- (n) submission of a draft strata Reference Plan of Survey, for review and acceptance by Technical Services, prior to it being deposited in the Land Registry Office;
- (o) provide space within the development for the construction of any transformer vaults, Hydro, Bell and sewer maintenance holes required in connection with this development;
- (p) execute an indemnity agreement, binding on successors on title, regarding the construction of the garage beneath the public highways and such agreement to include conditions as required by Technical Service in consultation with the City Solicitor;
- (q) install, at the owner's expense, an irrigation system with automatic timer for all new trees in the public rights-of-ways and parkland, to the satisfaction of Technical Services and Parks, Forestry and Recreation, and ensure that the irrigation system is designed to be water efficient by a Certified Landscape Irrigation Auditor (CLIA) and constructed with a back flow preventer including requirements to maintain in good order and operation;
- (r) incorporate any measures into the building design should it be determined that measures are to required to mitigate the impact of wind conditions, according to the pedestrian level windy study as reviewed and accepted by City Planning;

- (s) exterior building materials on the elevations of the tower and stacked townhouses of the development and landscaping materials satisfactory to City Planning; and
- (t) any other condition to ensure the orderly development of the lands shown on Map 18.676; and

The owner of the lands shall enter into an agreement with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the facilities, services and matters required in Section 1(4) herein and agrees to the registration of such agreement against the lands, as a first charge.”

2. For the purpose of this Amendment, all italicized words or expressions have the same meaning as the definitions contained in By-law No. 438-86, as amended, of the former City of Toronto.

## MAP 18.676

