

CITY OF TORONTO

BY-LAW No. 644-2007(OMB)

To adopt Amendment No. 333 to the Official Plan for the former City of Toronto with respect to lands municipally known as 1 Bedford Road, 230, 232, 234, 236, 238, 240, 242 and 244 Bloor Street West.

WHEREAS the Ontario Municipal Board, pursuant to its Order No. 1489 issued May 17, 2006, upon hearing the appeal of Bedford at Bloor Realty Inc., 240 Bloor Realty Inc. and 242 Bloor Holdings Limited under Section 22(7) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend the Official Plan of the former City of Toronto;

THEREFORE, the Official Plan of the former City of Toronto is amended by the Ontario Municipal Board 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. 333.

PURSUANT TO THE ORDER/DECISION NO. 1489 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON MAY 17, 2006 IN BOARD CASE NO. PL050277.

SCHEDULE “A”

1. Section 18 of the Official Plan for the former City of Toronto is hereby amended by adding the following Section 18.659 and the attached Map 18.659:

“Section 18.659 Lands known as 1 Bedford Road, 230, 232, 234, 236, 238, 240, 242 and 244 Bloor Street West.

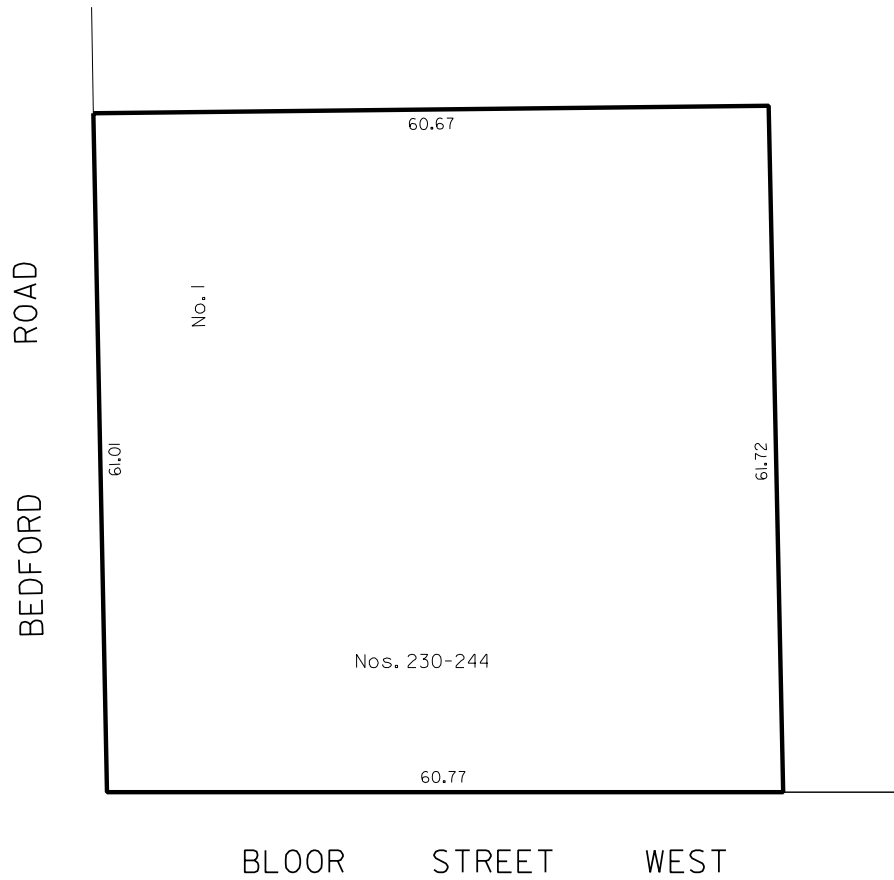
See Map 18.659 at the end of this Section.

Notwithstanding any of the provisions of this Plan, Council may pass by-laws, pursuant to Section 37 of the *Planning Act*, respecting the lands shown on Map 18.659 (the “*site*”) to increase the height limits and the maximum *residential gross floor area* permitted on the *site* to 34,511 square metres, provided that,

- (a) the total *gross floor area* for all buildings and structures on the *site* does not exceed 36,092 square metres,
- (b) the Zoning By-law shall establish the detailed height provisions for the buildings or structures on the *site* provided that the height of any building or structure does not exceed a height of 100 metres above grade measured to the top of the residential roof, excluding rooftop elements such as a parapets, mechanical penthouse and related equipment, and
- (c) pursuant to Section 37 of the *Planning Act*, such by-law requires the owner of the *site* to provide the City of Toronto, in return for the densities and height permissions thereby granted, with the following facilities, services and matters:
 - A. upon the Ontario Municipal Board issuing its first Order approving a Zoning By-law that permits an increase to the height limits and the maximum *gross floor area* on the *site*, the *owner* shall:
 - (a) make a payment to the City in the total amount of \$100,000.00 for the enhancement of landscaping and park equipment for Taddle Creek Parkette,
 - (b) make a payment to the City in the total amount of \$200,000.00 for professional consulting services required in the preparation of a Heritage Conservation District Plan or Plans for a study area or areas within the Annex community,
 - (c) make a payment to the City in the total amount of \$70,000.00 for consultant fees for an Annex Visioning Study,
 - B. prior to the issuance of the first building permit, the *owner* shall:
 - (a) submit and undertake to implement an appropriate Construction Mitigation Plan and Communication Strategy to the satisfaction of the Chief Planner,

- (b) submit a Conservation Strategy for the John Lyle Studio heritage façade to the satisfaction of the Manager, Heritage Preservation Services,
- C. prior to the issuance of the first above-grade building permit, the *owner* shall:
 - (a) make a payment to the City in the total amount of \$900,000.00 for the enhancement of landscaping and park improvements for Taddle Creek Parkette,
 - (b) make a payment to the City in the total amount of \$25,000.00 for public art,
- D. prior to the first occupancy of the proposed building on the *site*, the *owner* shall relocate and restore the John Lyle Studio heritage façade to the south wall of the proposed courtyard fronting on Bedford Road and the cost to the *owner* of such relocation and restoration work shall be a maximum of \$500,000.00,
- E. the *owner* shall use building materials, including limestone, or other building materials satisfactory to the Chief Planner,
- F. the *owner* shall undertake streetscape improvements on Bedford Road to the satisfaction of the Chief Planner,
- G. the *owner* shall install monitoring wells to monitor ground water on and off the *site* prior to and during the construction phase of the development,
- H. the *owner* shall provide all studies required by the civic officials,
- I. the *owner* shall allow public access to portions of the Bedford Road courtyard,
- J. the *owners* shall enter into and register on title a Heritage Easement Agreement with the City to provide for the permanent protection of the John Lyle Studio heritage façade,
- K. the *owner* shall agree to provide and maintain privacy and noise attenuation features and architectural features for the proposed building on the *site*, and
- L. the *owner* shall enter into one or more agreements with the City pursuant to Section 37 of the *Planning Act* to secure the provision of the said facilities, services and matters in a form satisfactory to the City Solicitor.

MAP 18.659



SURVEY AND MAPPING SERVICES
TORONTO NOVEMBER 2005
DPO5/18659.DGN
FILE: 822-235
MAP No. 50J-312 DRAWN: VG