CITY OF TORONTO

BY-LAW No. 1648-2012

To adopt Amendment No. 201 to the Official Plan for the City of Toronto respecting the lands known municipally as 90 Harbour Street and 1 York Street.

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

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 attached Amendment No. 201 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

ENACTED AND PASSED this 29th day of November, A.D. 2012.

FRANCES NUNZIATA, Speaker

ULLI S. WATKISS, City Clerk

(Corporate Seal)
AMENDMENT NO. 201 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2012 AS
90 Harbour Street and 1 York Street

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy No. 159 for the lands known municipally in 2012 as 90 Harbour Street and 1 York Street by deleting the wording in the existing policy and replacing it with the following:

   159. In addition to the Built Environment policies and the requirements of Map 3 in the Plan, the following also apply:

      (a) a 9 metre setback to the face of the building along the east property line which is intended to accommodate views from the Financial District though to the waterfront;

      (b) a 5.3 metre setback along the north property line separating the development from the Gardiner Expressway and Lake Shore Boulevard West;

      (c) a 20 metre minimum separation between high buildings on the site to preserve views through the property from the north towards Lake Ontario and from the south towards the Financial District;

      (d) despite the right-of-way width of 45 metres and over, as shown for "Lake Shore" on Map 3, Right-of-Way Widths Associated with Existing Major Streets, a conveyance in fee simple to the City for nominal consideration of the lands abutting the right-of-way along Lake Shore Boulevard West from the owner of the lands known as 1 York Street and 90 Harbour Street:

         (i) that is at least as wide as shown on Map 1 hereto, which shows an at grade conveyance from a depth of at least 1.2 metres to the sky with a maximum width of 5.3 metres; and

         (ii) that also extends, at all points below Canadian geodetic elevation of 58 metres, to a total width of at least 7.4 metres (which component may also be subject to a support easement).

is deemed to satisfy Policy 3 a) i) of Chapter 2.2 of the Official Plan, Structuring Growth in the City, Integrating Land Use and Transportation, which protects for the development of the network of right-of-way widths as shown on Map 3 and Schedules 1 and 2, by permitting the City to require the conveyance of land for widening from abutting property owners as a condition of subdivision, severance, minor variance, condominium or site plan approvals.
Extent of conveyance

NOTE: All dimensions in metres.