CITY OF TORONTO

BY-LAW No. 466-2013

To amend By-law No. 1323-2012 respecting the City-Wide Community Improvement Plan for Brownfield Remediation and Development of Prescribed Employment Uses to provide financial incentives for office space in mixed use buildings.

Whereas in accordance with the relevant provisions of the Planning Act, City of Toronto Council adopted a community improvement plan for certain specified areas of the City in By-law No. 1323-2012, being the City-wide Community Improvement Plan for Brownfield Remediation and Development of Prescribed Employment Uses; and

Whereas section 28 of the Planning Act provides that the council of a municipality may amend a community improvement plan; and

Whereas the City of Toronto Council intends to amend By-law No. 1323-2012 to provide financial incentives for office space in mixed use buildings; and

Whereas a public meeting has been held in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. Schedule "1" of By-law No. 1323-2012 being the City-wide Community Improvement Plan for Brownfield Remediation and Development of Prescribed Employment Uses, is amended by:

   (a) Deleting Sections 3.2.2 and 3.2.3 of Appendix 2 in their entirety and replacing them with:

   "3.2.2 Eligible Office Uses in Transit Corridors

   On Sites in Transit Corridors, but not within the Financial District, Development Grants will be available for:

   a) Office Buildings with a minimum GFA of 5,000 square metres; and

   b) Office space within mixed use buildings, provided:

   - There is a minimum of 5,000 square metres of vertically and/or horizontally contiguous office GFA within the building, excluding any Retail Uses and grade-related GFA that is not otherwise eligible to receive grants; and

   - Development Grants will not be available for Retail Uses or grade-related GFA that is not otherwise eligible to receive grants."
3.2.3 Eligible Office Uses Outside Transit Corridors

On sites that are not Sites in Transit Corridors and not within the Financial District, Development Grants will be available for:

a) Corporate Office Buildings if the Corporate Office user is in one of the following sectors:
   - Biomedical
   - Creative Industries
   - Computer Systems Design and Services
   - Financial Services
   - Food and Beverage Wholesaling
   - Information Services and Data Processing
   - Manufacturing
   - Scientific Research and Development
   - Software Development

b) Office space within mixed use buildings, provided:
   - There is a minimum of 5,000 square metres of vertically and/or horizontally contiguous office GFA within the building, excluding any Retail Uses and grade-related GFA that is not otherwise eligible to receive grants; and
   - At least 2,500 square metres or 25% of the office GFA, whichever is greater, is devoted to Corporate Office space for the eligible sectors listed in subsection (a) above; and
   - Development Grants will not be available for Retail Uses or grade-related GFA that is not otherwise eligible to receive grants."