

Authority: Planning and Growth Management Committee Item 22.2,  
as adopted by City of Toronto Council on April 3 and 4, 2013

## **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."

Enacted and passed on April 4, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)