

Authority: Toronto and East York Community Council Item 25.10,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2013

CITY OF TORONTO

BY-LAW No. 1042-2013

**To adopt Amendment No. 224 to the Official Plan of the City of Toronto respecting the
lands known municipally as 951 to 971 Bay Street and 36 Wellesley Street West.**

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

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 enacts:

1. The attached Amendment No. 224 to the Official Plan is hereby adopted pursuant to the
Planning Act, as amended.

Enacted and passed on July 19, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT NO. 224 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2013 AS
951 to 971 Bay Street and 36 Wellesley Street West**

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 408 for the lands known municipally in 2013 as 915 to 971 Bay Street and 36 Wellesley Street West, as follows:

408. 951 to 971 Bay Street and 36 Wellesley Street West

The replacement of the same number, type and size of rental units is not required provided that at least 78 replacement rental units, comprising bachelor units, at least 37 one-bedroom units and at least 25 two-bedroom units, are provided. Replacement rental unit sizes may be smaller by no more than about 10% on average for bachelor units and about 30% on average for one- and two-bedroom units compared to existing rental unit sizes. At least 28 of the replacement rental units, comprising bachelor units, at least 12 one-bedroom units, and at least 8 two-bedroom units, shall have mid-range rents.



2. Chapter 7, Maps 28 and 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2013 as 951-971 Bay Street and 36 Wellesley Street West shown on the map above as Site and Area Specific Policy No. 408.