CITY OF TORONTO

BY-LAW No. XXX-2014

To adopt Amendment No. XXX to the Official Plan for the City of Toronto with respect to lands known municipally as 70 St. Mary 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; 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 HEREBY ENACTS as follows:

1. The attached Amendment No. XXX to the Official Plan is hereby adopted pursuant to the Planning Act, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this day of , A.D. 2014.

FRANCES NUNZIATA, ULLI S. WATKISS
Speaker City Clerk

(Corporate Seal)
AMENDMENT NO. XXX

TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

Lands municipally known in 2013 as 70 St. Mary Street

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

1. Chapter 6, Section 20, University of Toronto Secondary Plan, is amended as follows:

   1.1 Section 7, Site and Area Specific Policies, is amended by adding the following Site and Area Specific Policy #, as follows:

   1.2 Map 20-5, Areas of Special Identity and Location Site and Area Specific Policies, is amended as shown on the attached Schedule 1 by showing the lands municipally known as 70 St. Mary Street as Site and Area Specific Policy #.

#. 70 St. Mary Street

1. On the lands shown on Map 20-5 as #, a 40-storey mixed institutional/residential building containing a total maximum residential gross floor area of 17,900 square metres (excluding institutional dwelling rooms) and a total maximum non-residential (institutional) gross floor area of 5,620 square metres (including institutional dwelling rooms) is permitted provided that:

   (a) the building is constructed within the “Building Envelope” shown on the map (excluding projections permitted by the zoning by-law);

   (b) the building does not exceed the height limits in metres and storeys as shown on the map (excluding projections permitted by the zoning by-law); and

   (c) a minimum of 700 square metres of privately owned publicly accessible open space is provided along St. Mary Street.
2. A private commercial parking lot is permitted on the lands, and any parking spaces provided in excess of what is required for the building may be used commercially for profit.
SCHEDULE '1'