

Authority: Ontario Land Tribunal decision issued on [date] and Ontario Land Tribunal Order issued on [date] in Tribunal File OLT-24-000726

CITY OF TORONTO

Bill XXX

BY-LAW ###

To approve Official Plan Amendment ### for the City of Toronto respecting the lands known municipally in the year 2024 as 505 University Avenue.

Whereas the Owner of the lands known municipally in the year 2024 as 505 University Avenue appealed a proposed official plan amendment to the Ontario Land Tribunal pursuant to Section 22(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Ontario Land Tribunal, by its Decision issued on [DATE] and its Order issued on [DATE] in File OLT-24-000726 approved amendments to the Official Plan for the City of Toronto with respect to the lands;

The Ontario Land Tribunal Orders:

1. The attached Amendment [###] to the Official Plan is hereby in force pursuant to the Planning Act, as amended.

Ontario Land Tribunal Decision issued on [DATE] and its Order issued on [DATE] in Tribunal File OLT-24-000726.

AMENDMENT NO. ### TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
505 UNIVERSITY AVENUE**

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. [] for lands known municipally in 2024 as 505 University Avenue as follows:

[]. 505 University Avenue

- 1) A mixed-use building with a maximum building height, inclusive of all permitted projections, of 217.9 metres and 63 storeys may be permitted to be visible behind the silhouette at the west side of City Hall's West Tower, provided:
 - a. this further intrusion is limited to the view from the easterly edge of Nathan Phillips Square at the north side of Queen Street West nearing Bay Street;
 - b. the legibility of the West Tower silhouette remains visually prominent as part of the City Hall view; and
 - c. the visual impacts are mitigated through measures including articulation of the building and materiality selection, chosen in consultation with City Staff, to ensure the development appears distinct from and subordinate to City Hall.
- 2) A minimum non-residential gross floor area of 3,602 square metres is required.
- 3) The requirements of 2) above, for the lands may instead be satisfied by providing:
 - a. a minimum of 853 square metres of non-residential uses at-grade;
 - b. a minimum of 2,416 square metres of gross floor area as affordable rental housing for an affordability period for at least 40 years, secured in an agreement entered into between the owner of the lands and the City, on such terms and conditions satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor, including, where appropriate, registration of such agreement on title to the lands with any necessary title restrictions to prevent the transfer and/or charge of the property without assumption of the obligations in the affordable housing agreement; and

- c. The affordable rental units will generally match the overall building unit mix, unless otherwise specified, to the satisfaction of the Chief Planner and Executive Director, City Planning; and
- 4) The Zoning By-law Amendment shall contain a holding provision under section 36 of the Planning Act to secure the implementation of the requirements of Policy 3) above.

[Insert map showing site and area specific affected lands with policy no.]

2. Chapter 7, Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2024 as 505 University Avenue shown on the map above as Site and Area Specific Policy No. ###.
3. Chapter 6, Section 41, Downtown Plan, is amended by adding the following subsection to Section 17, Site and Area Specific Policies:
 - **505 University Avenue**