

Authority: Toronto Community Council Report No. 4, Clause No. 1,  
as amended and adopted by City of Toronto Council on March 2, 3 and 4, 1999  
Enacted by Council: March 4, 1999

**CITY OF TORONTO**

**BY-LAW No. 132-1999**

**To adopt an amendment to the Official Plan for the former City of Toronto  
respecting lands known as Nos. 86 and 100 Bloor Street West.**

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and map annexed hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 136.

ENACTED AND PASSED this 4th day of March, A.D. 1999.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**SCHEDULE “A” TO BY-LAW No. 132-1999**

1. Section 18.486 of the Official Plan, for the former City of Toronto is hereby amended by adding the following Section 18.486 and the attached Map 18.486;

“18.486           Lands known as 86 and 100 Bloor Street West

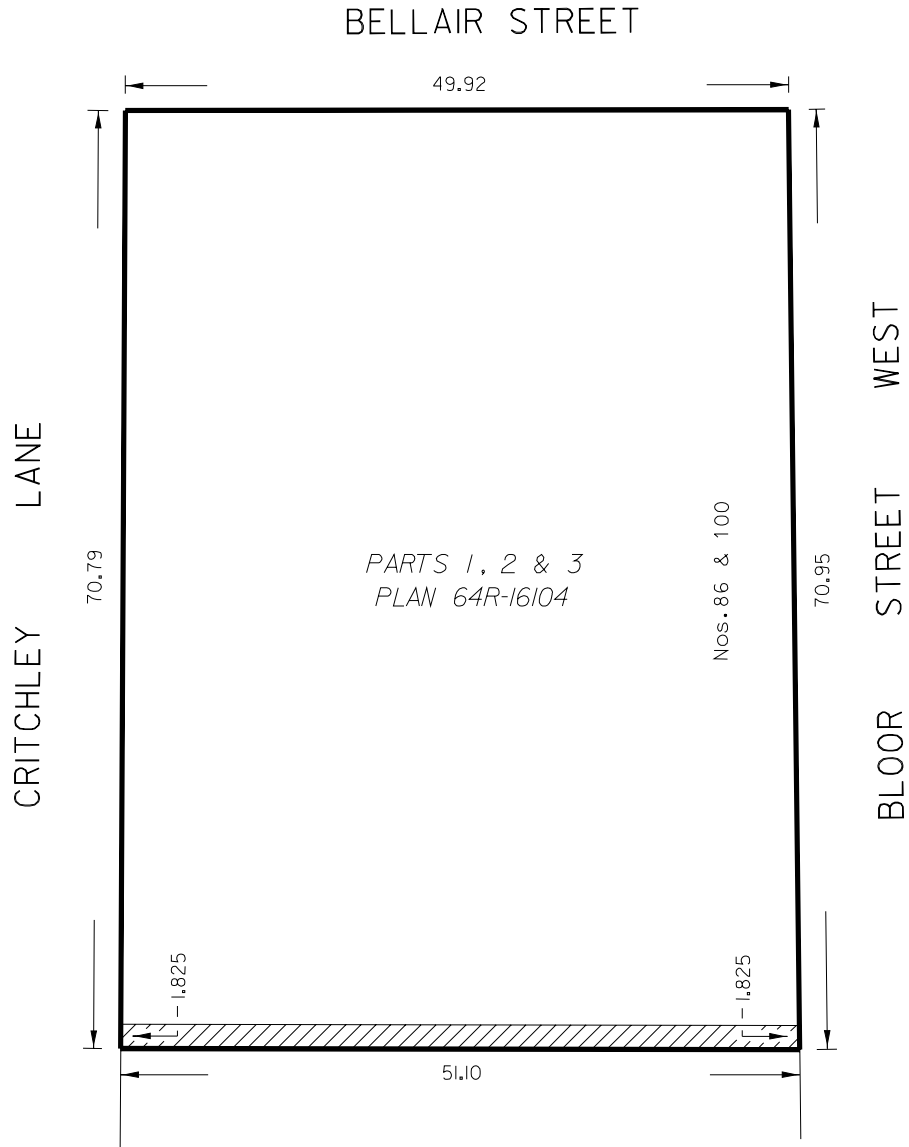
Notwithstanding any of the provisions of this Plan, Council may pass by-laws applicable to the lands known as 86 and 100 Bloor Street West and delineated by heavy lines on Map 18.486, to permit the erection and use of a mixed-use building, including below-grade parking, provided that:

- (1) the maximum combined *residential gross floor area* and *non-residential gross floor area* of the building does not exceed 33 675 square metres, of which:
  - (a) not more than 20 020 square metres of *residential gross floor area* shall be used for residential dwelling purposes;
  - (b) not more than 6 070 square metres of *non-residential gross floor area* shall be used for retail purposes; and
  - (c) not more than 7 585 square metres of *non-residential gross floor area* shall be used for motion picture or other theatre purposes; and
- (2) the owner of the lands enters into an agreement with the City pursuant to Section 37 of the *Planning Act* to provide the following facilities, services and matters at its expense and in accordance with the said agreement:
  - (a) retention in its current location and incorporation of the facade of the former University Theatre into the mixed-use building and relocation of the portal of the former Percy House to Bellair Street and its incorporation into the mixed-use building;
  - (b) a cash contribution to the City in the amount of \$800,000.00 for the purposes of off-site local area improvements;
  - (c) a cash contribution to the City in the amount of \$8,000.00 for costs to monitor traffic and pedestrian conditions, and for traffic related improvements in the vicinity of the lands;
  - (d) provision and maintenance of works of public art in publicly accessible portions of the lands or on adjacent lands owned

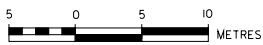
- by the City of a value not less than one percent of the cost of construction of the mixed-use building on the lands;
- (e) reconstruction and maintenance of the publicly accessible pedestrian walkway at grade over the lands labelled Right-of-Way on Map 18.486 providing pedestrian access between Bloor Street West and Critchley Lane;
  - (f) provision and maintenance of the measures, facilities and strategies stipulated for required approved Plans respecting Construction Phasing; Noise Impact; Soil and Groundwater Management; Demolition and Excavation Dust Control; Pedestrian Management; and Parking Information;
  - (g) that the owner have a qualified Architect/Acoustical Consultant certify, in writing, to the Commissioner of Works and Emergency Services that the development had been designed and constructed in accordance with the Noise Impact statement approved by the Commissioner of Works and Emergency Services;
  - (h) that the owner submit, and have approved by the Commissioner of Works and Emergency Services, within twelve months of the opening cinema/theatre complex, a Monitoring Report, which details parking utilization on the site and in the off-site parking facility, including the number of days that the off-site facility achieved capacity after 6:00 pm, and the need for any additional elements in the Parking Information Plan;
  - (i) provision of space within the development for the construction of any transformer vaults, Hydro and Bell maintenance holes, sewer maintenance holes and any other collateral matters which are required in connection with this development; and
  - (j) installation and funding of three commemorative plaques through Heritage Toronto, at suitable locations on the new building, such plaques to commemorate:
    - (1) The Physicians and Surgeons Building;
    - (2) The University Theatre; and
    - (3) Percy House.”

2. By-law No. 434-89, being Amendment No. 497, is repealed upon the coming into force of the balance of this Amendment.

MAP 18.486



 RIGHT-OF-WAY (PART 3, PLAN 63R-4465)



WORKS AND EMERGENCY SERVICES  
SURVEY SERVICES SECTION  
TORONTO FEBRUARY, 1999  
OP#2/18486.DGN  
FILE: B22-Z7  
MAP No. 50J-313 DRAWN: PG