

Authority: Toronto Community Council Report No. 8, Clause No. 1, as adopted by City of Toronto Council on July 8, 9 and 10, 1998; and Notice of Motion J(14), moved by Councillor Rae, seconded by Councillor Chow, as adopted by City of Toronto Council on January 30, 31 and February 1, 2001  
Enacted by Council: February 1, 2001

**CITY OF TORONTO**

**BY-LAW No. 84-2001**

**To adopt an amendment to the Official Plan for the former City of Toronto  
respecting the property known in the year 2000 as 2 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. 124.

ENACTED AND PASSED this 1st day of February, A.D. 2001.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**

1. Section 18 of the Official Plan for the former City of Toronto is amended by adding Section 18.475 and the attached Map 18.475:

“18.475 Lands known in the year 2000 as 2 Bloor Street West

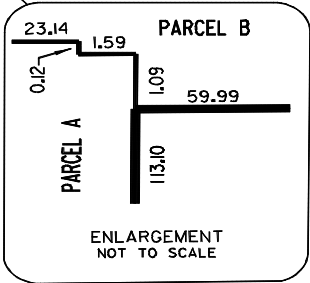
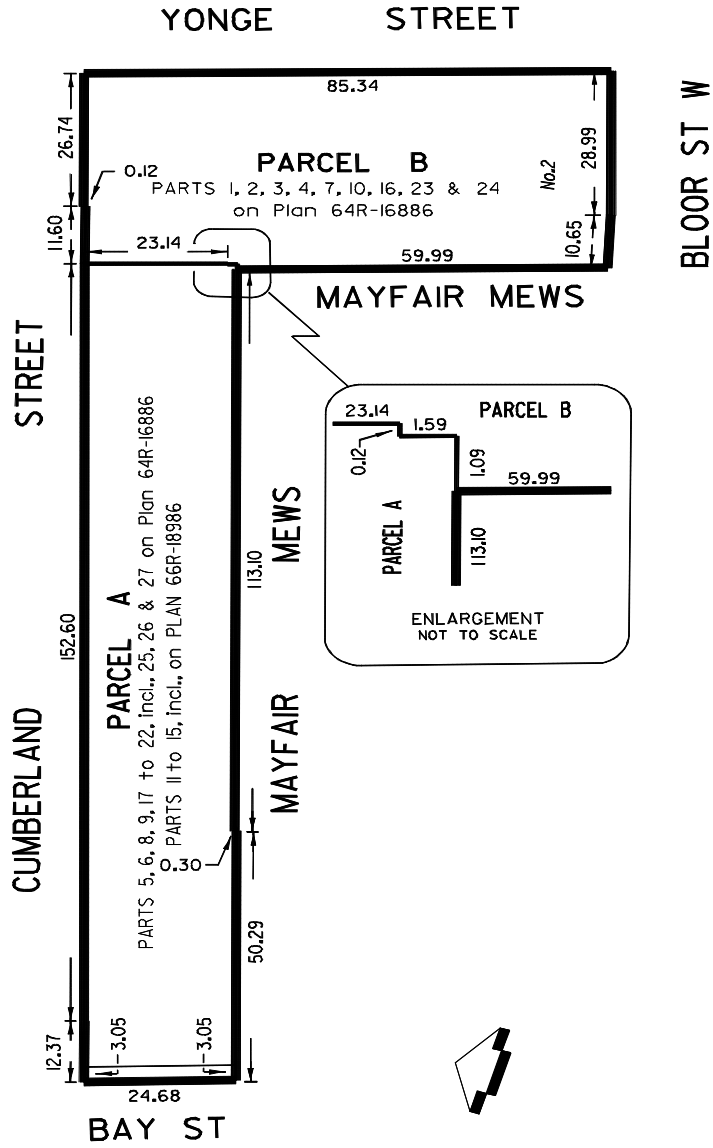
1. This Section applies to the lands shown as Parcel A and Parcel B outlined by heavy lines on Map 18.475.
2. Despite any of the provisions of the Official Plan, Council may pass by-laws applicable to the lands, known in the year 2000 as 2 Bloor Street West, shown outlined by heavy lines on Map 18.475 attached hereto, to permit:
  - (1) on the lands comprising Parcel A on such map, a mixed retail and residential building including above-grade parking, provided the maximum combined *residential gross floor area* and *non-residential gross floor area* of the building does not exceed 48 145 square metres, of which:
    - (a) not more than 32 610 square metres of *residential gross floor area* is erected or used for residential dwelling purposes;
    - (b) not more than 9710 square metres of *residential gross floor area* is erected or used for above-grade parking purposes; and
    - (c) not more than 5825 square metres of *non-residential gross floor area* is erected or used only for *street-related retail and service uses* and publicly accessible pedestrian connections; and
  - (2) on the lands comprising Parcel B on such map, the commercial-office and retail building in existence thereon on January 1, 2001, provided that:
    - (a) the *non-residential gross floor area* of such building, excluding below-grade areas, does not exceed 49 450 square metres; and
    - (b) a continuous publicly accessible pedestrian connection through the lands comprising Parcel B to the lands comprising Parcel A is provided and maintained;

provided the *owner* of the lands comprising Parcel A, at its expense and in accordance with and subject to the agreement referred to in paragraph (vii) herein:

- (i) pays to the City a sum of not less than \$250,000.00 for off-site streetscape and parkland improvements in the vicinity of the Parcel A lands;

- (ii) provides and maintains works of public art in publicly accessible portions of the lands comprising Parcel A, or on lands owned by the City in the vicinity, of a value not less than one per cent of the cost of construction of all buildings and structures erected on Parcel A;
  - (iii) provides and maintains continuous publicly accessible pedestrian connections on Parcel A from Bay Street and from Cumberland Street, at-grade, to the concourse level of any building erected on Parcel A and connecting to the TTC subway station entrance access below Bay Street;
  - (iv) provides and maintains a continuous publicly accessible pedestrian connection through Parcel A at the concourse level, which connects to the continuous publicly accessible pedestrian connection located on Parcel B, the TTC subway entrance access located below Bay Street and the pedestrian connections required in paragraph (iii) herein;
  - (v) provides and where applicable maintains any collateral matters required by the City in connection with the development of Parcel A pursuant to this By-law, including providing space within the lands for transformer vaults, electrical and communication utility maintenance holes and sewer maintenance holes;
  - (vi) implements the facilities, services and matters set forth in this By-law within the time frames provided for each such facility, service or matter in the agreement required by paragraph (vii) herein; and
  - (vii) enters into an agreement with the City pursuant to Section 37 of the Planning Act to secure the facilities, services and matters referred to in paragraphs (i) to (vi) herein, and consents to such agreement being registered on title as a first charge against the lands comprising Parcel A.
3. For the purposes of this Section, the term *owner* shall not include the City of Toronto.”

# MAP 18.475



WORKS AND EMERGENCY SERVICES  
 SURVEY AND MAPPING SECTION  
 TORONTO JANUARY, 2001  
 BLCI/18475.DGN  
 FILE: B22-213  
 MAP No. 50J-313 DRAWN: WL