

CITY OF TORONTO

BY-LAW No. 188-2001(OMB)

To adopt an amendment to the Official Plan for the former City of Toronto, respecting lands known as 85 Bloor Street East and 44 Hayden Street.

1. The owner of the lands at 85 Bloor Street East and 44 Hayden Street has appealed to the Ontario Municipal Board with respect to an application for an Official Plan Amendment and amendment to the Zoning By-law.
2. The Council of the City of Toronto supports the application as finally revised as set out within Clause No. 1 of Toronto Community Council Report No. 14, as adopted by City Council at its meeting of November 25, 26 and 27, 1998.
3. The Ontario Municipal Board considered this matter at a hearing respecting Board Files Nos. O980120 and Z980076, and rendered a decision and issued an Order.
4. The Ontario Municipal Board orders 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. 132.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON NOVEMBER 29, 2000 IN BOARD FILE NO. PL980473.

SCHEDULE “A”

1. Section 18 of the Official Plan for the former City of Toronto is amended by adding Section 18.483:

“18.483 Lands known as 85 Bloor Street East and 44 Hayden Street.

85 Bloor Street East and 44 Hayden Street

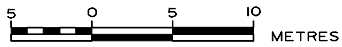
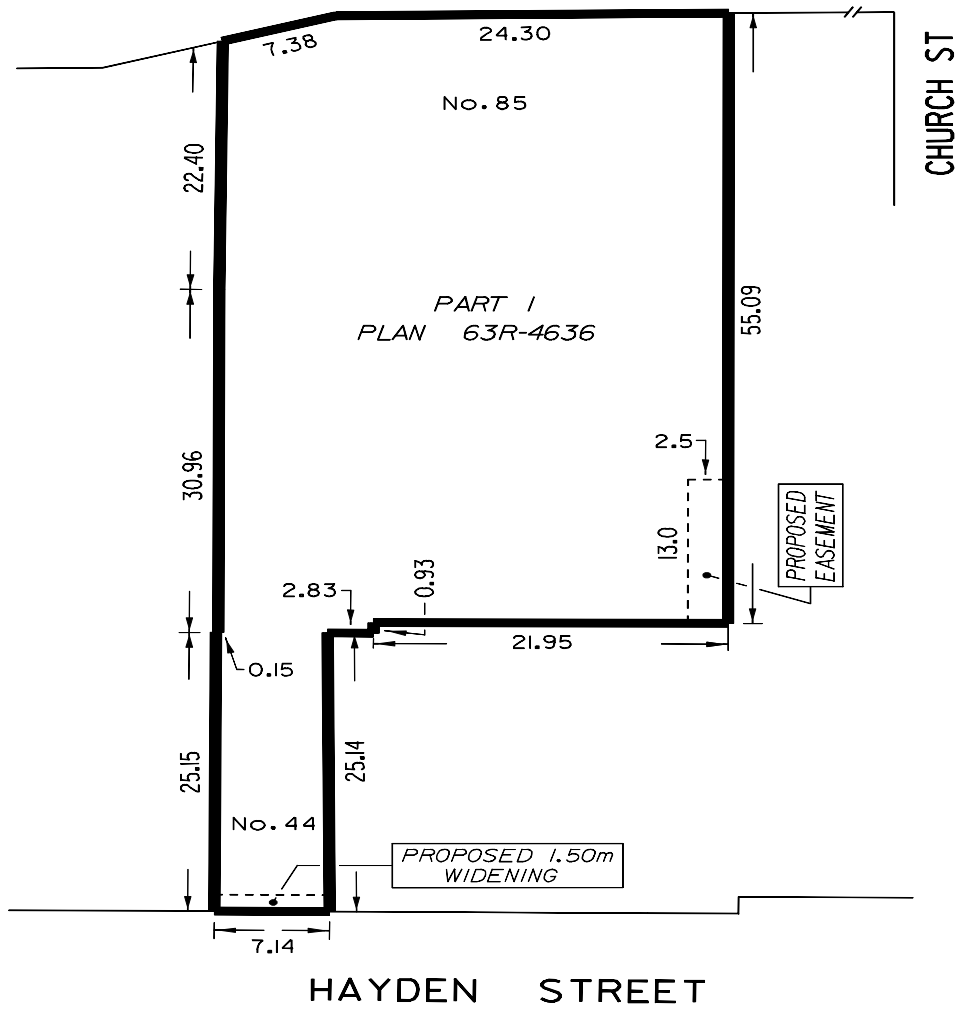
See map 18.483 at end of this section

- (a) Despite any of the provisions of this plan relating to *high density mixed commercial residential areas* and pursuant to Section 37 of the *Planning Act*, Council may pass by-laws respecting the *lot* shown on map 18.483 to increase the height limits and maximum *residential gross floor area* permitted on the *lot* to 17,078 square metres and to decrease the amount of *non residential gross floor area* permitted on the *lot* to 330 square metres, if the *non residential gross floor area* is used for *street related retail and service uses*, not more than a total of 17,398 square metres of *residential gross floor area* and *non residential gross floor area* is erected or used on the *lot*; and the owners of the *lot* are required by the by-law to:
- (1) pay to the City of Toronto \$50,000.00 for park improvements at the time a zoning by-law is passed pursuant to this amendment;
 - (2) convey for nominal consideration an easement in favour of the City of Toronto for the benefit of the public for the purposes of the construction provision and maintenance of a public walkway across the site;
 - (3) convey for nominal consideration a 1.5 metre wide strip of land to the full extent of the site abutting the north limit of Hayden Street;
 - (4) provide improvements to the public boulevard and public sidewalk and parts of the *lot* adjacent thereto or pay for the improvements to be provided;
 - (5) design, construct and maintain the project in accordance with an approved noise impact statement;

- (6) set back the building at least 2.7 metres from Bloor Street East and build the building not more than 2.8 metres from Bloor Street East at the north east corner of the *lot* with the building face aligned generally parallel to the centre line of Bloor Street East;
- (7) provide space for utility access and vaults; and
- (8) allow for the construction of and maintain a satisfactory pedestrian walkway which walkway allows for and does not interfere with pedestrian access from Hayden Street to Bloor Street East”.

MAP 18.483

BLOOR STREET EAST



WORKS AND EMERGENCY SERVICES
SURVEY AND MAPPING SECTION
TORONTO NOVEMBER, 1998
OPA2/18483.DGN
FILE: B21-Z9
MAP No. 51H-321 DRAWN: PG