

Authority: Toronto and East York Community Council
Item TE12.4, as adopted by City of Toronto Council on
April 17 and 18, 2024

CITY OF TORONTO

Bill 587

BY-LAW -2025

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023, as 350 Bloor Street East.

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 enacts:

1. The attached Amendment 726 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on June , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 726 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 350 BLOOR STREET EAST

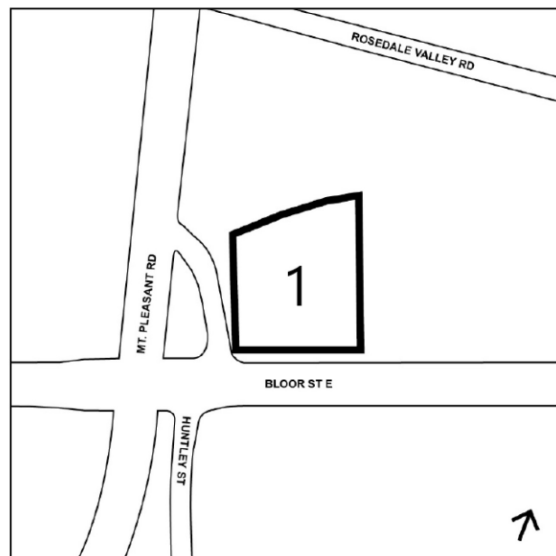
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by adding the following new section 11 to Site and Area Specific Policy 211 for the lands known municipally in 2023 as 350 Bloor Street East as follows:

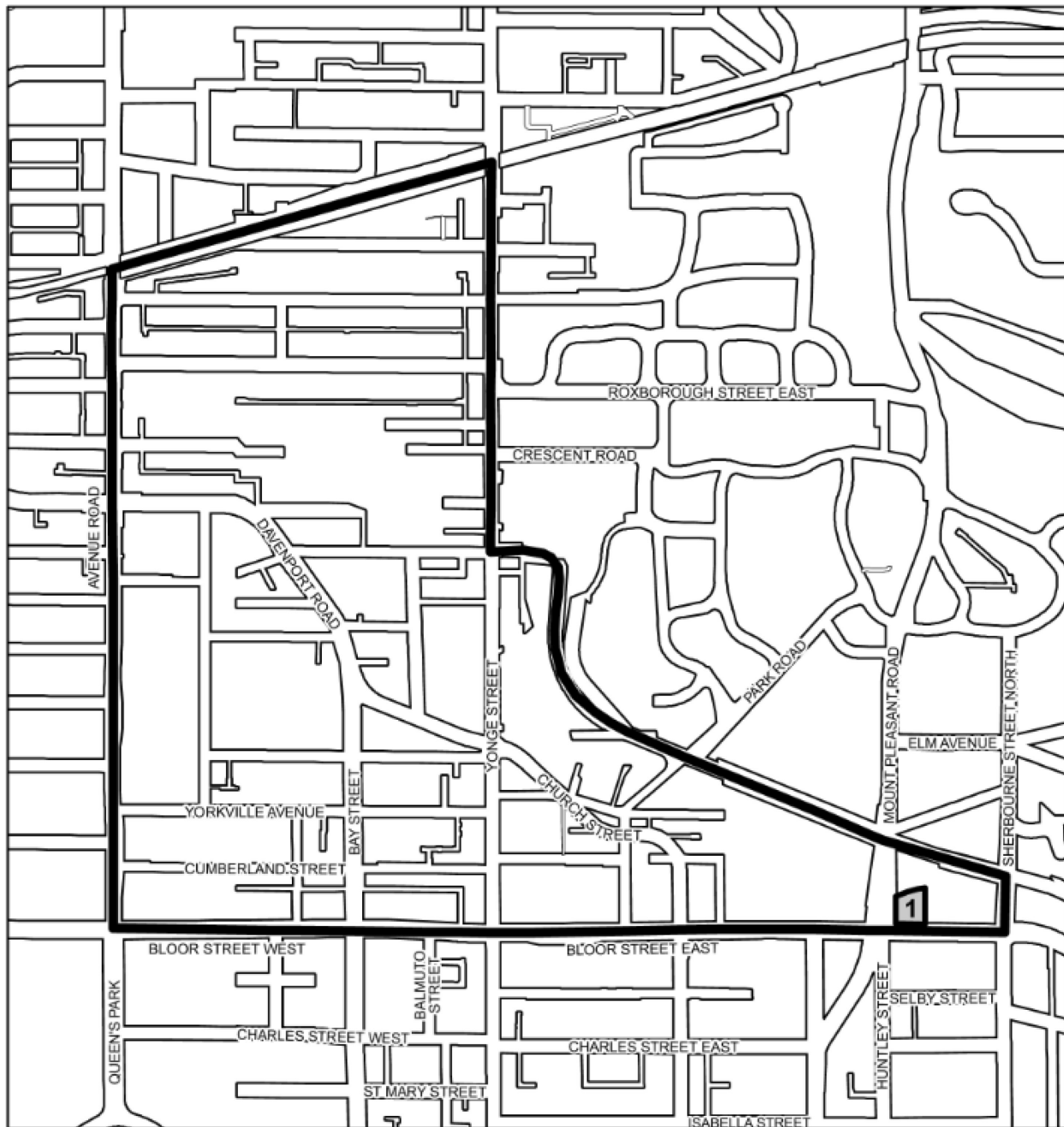
11. 'Site Specific Policies' Number: 1

11.1 350 Bloor Street East

- a) Despite Policy 3.4.8 of the Official Plan, a 63-storey mixed-use building is permitted within 10 metres of the top-of-bank of the valley and ravine, provided the foundation walls of the existing building are maintained.
- b) Despite Policy 6.7.2 of the Downtown Secondary Plan, development of the lands may be permitted without replacing the existing office gross floor area, provided that such redevelopment includes a minimum of 1,300 square metres of gross floor area dedicated to a social housing program authorized under Section 453.1 of the City of Toronto Act, 2006.
- c) Any approval of a zoning by-law amendment for the lands known municipally as 350 Bloor Street East permitting a tall building shall require, pursuant to section 453.1 of the City of Toronto Act, 2006, the provision of a social housing program and the owner of the lands and the operator of the social housing program shall be required to enter into an agreement with the City and register it in priority against title to the lands which secures the provision of the social housing program in accordance with this Policy and the requirements of the zoning by-law amendment.



2. Chapter 7, Site and Area Specific Policy 211, is amended by adding map 3 'Site Specific Policies' for the lands known municipally as 350 Bloor Street East, as follows:



Map 3: Site Specific Policies

File # 22 172660 STE 11 02



SASP 211 Boundary



Site Specific Policy Areas



Not to Scale
Extracted: 03/07/2024