

Authority: Toronto East York Community Council Report No. 6, Clause No. 12,  
adopted as amended, by City of Toronto Council on June 24, 25 and 26, 2003  
Enacted by Council: July 24, 2003

**CITY OF TORONTO**

**BY-LAW No. 761-2003**

**To adopt Amendment No. 261 to the Official Plan for the former City of Toronto  
respecting lands known as 1 Bloor Street East, 23 Bloor Street East, 14 Hayden St., and  
Roy's Square.**

WHEREAS authority is given to Council by 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  
held at least one public meeting in accordance with the *Planning Act*;

THEREFORE 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. 261.

ENACTED AND PASSED this 24th day of July, A.D. 2003.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**

1. Section 18 of the Official Plan for the former City of Toronto is hereby amended by adding a new Section 18.595 and Map 18.595 as follows:

“18.595        Lands known as 1 Bloor Street East, 23 Bloor Street East, 14 Hayden Street and Roy’s Square.

See Map 18. 595 at the end of this Section.

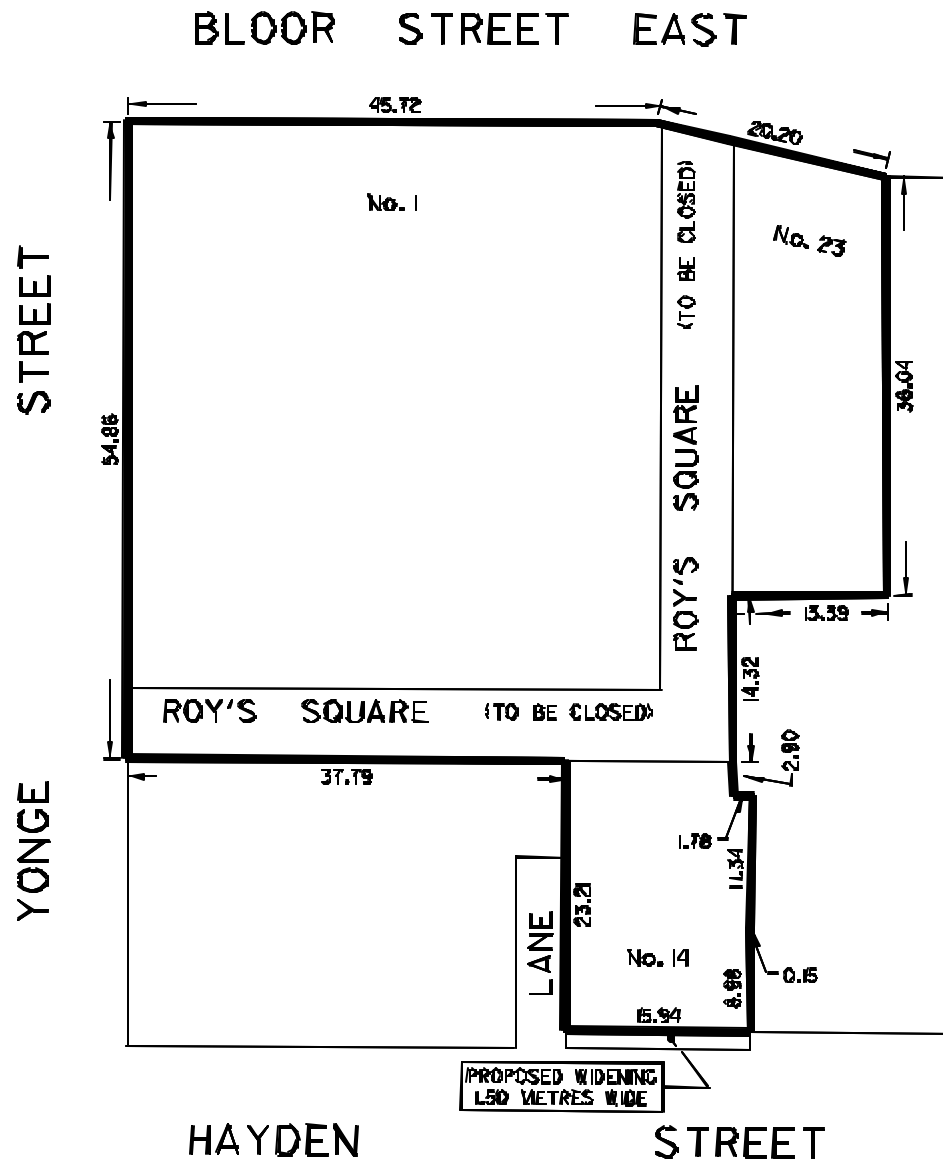
Despite any of the provisions of this Plan, Council may pass by-laws applicable to the lands shown on Map 18.595 to permit the erection and use of a building containing non-residential and *residential* uses provided:

- (a) the *lot* on which such building is erected and used comprises at least the lands shown outlined in heavy lines on Map 18.595 and the lands beneath Part 2 on Reference Plan 66R-20477 (being the lands beneath the 1.5 m widening on Hayden Street);
- (b) the aggregate of the *non-residential gross floor area* and the *residential gross floor area* erected and used on the *lot* does not exceed 62,000 square metres;
- (c) the non-residential and the *residential* uses erected on the *lot* are otherwise permitted on the *lot*;
- (d) the *owner* of the lands, at its expense,
  - (i) and in accordance with and subject to the agreement referred to in paragraph (iii),
    - (a) constructs improvements to Bloor Street in the vicinity of the *lot* to a value of not less than \$2,000,000.00, or
    - (b) pays to the City the sum of \$2,000,000.00 for the purpose of improvements to Bloor Street in the vicinity of the *lot* or for such other local improvements as the City may agree to and are beyond the streetscape requirements of the *lot*; and not to limit the foregoing, the whole or any part of that sum may be used by the City for an underground connection independent of the subway, between the southeast and northwest corners of Bloor and Yonge Streets; and

- (ii) in accordance with and subject to the agreement referred to in paragraph (iii):
  - (a) provides an easement, if so requested by the Commissioner of Works and Emergency Services and/or the Commissioner of Urban Development Services at the time of site plan approval of this development, that would provide for vehicular access to the property at the northeast corner of Hayden Street and Yonge Street; and
  - (b) provides not less than 20.5 square metres of publicly accessible open space for pedestrian movement in addition to the public sidewalk at the ground level to be located at the intersection of Yonge Street and Bloor Street, the location and design to be to the City's satisfaction; and
  - (c) conveys to the City for nominal consideration a 1.5 metre road widening adjacent to Hayden Street; and
- (iii) enters into an agreement with the City of Toronto pursuant to Section 37 of the *Planning Act* to secure the facilities, services and matters required in paragraph (i) and (ii) above and such agreement shall be registered against the lands as a first charge.

For the purpose of this section all italicized words or expressions have the same meaning as the definitions contained in By-law No. 438-86, as amended, of the former City of Toronto”.

## MAP 18.595



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO JULY, 2003  
OPA-03/18595-DGN  
FILE: B21-Z15  
MAP No. 51H-321 DRAWN: MS