

Authority: Toronto and East York Community Council  
Item TE3.4, as adopted by City of Toronto Council on  
March 29, 30 and 31, 2023  
City Council voted in favour of this by-law on March 31,  
2023

## **CITY OF TORONTO**

### **BY-LAW 301-2023**

**To adopt Amendment 642 to the Official plan for the City of Toronto with respect to the lands municipally known in the year 2022 as 1235 and 1255 Bay Street.**

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 642 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on April 3, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

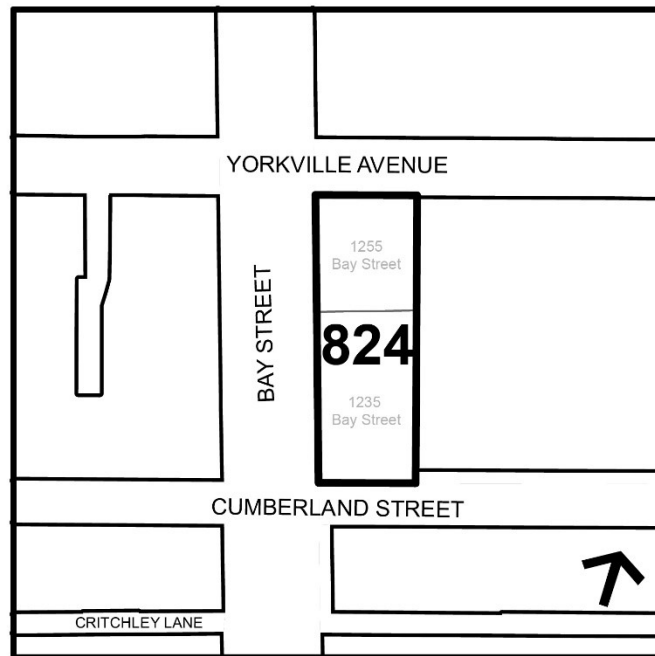
**AMENDMENT 642 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 1235 AND 1255 BAY STREET**

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

1. Chapter 6, Section 41, Downtown Secondary Plan is amended by adding a new bullet point to Section 17, Site and Area Specific Policies: "1235 and 1255 Bay Street".
2. Chapter 7, Site and Area Specific Policies, is amended by adding the new Site and Area Specific Policy 824 and associated map as follows:

**"824. 1235 and 1255 Bay Street**



- a) A mixed-use building is permitted at 1255 Bay Street and is permitted to cantilever over the existing office building at 1235 Bay Street to the south.
  - b) The existing office and non-residential gross floor area within the existing building at 1235 Bay Street will be retained.
  - c) The replacement of the existing office and non-residential gross floor area at 1255 Bay Street is not required to be retained."
3. Map 28, Site and Area Specific Policies of the Official Plan of the City of Toronto is revised by adding the lands as known municipally in the year 2022 as 1235 and 1255 Bay Street, shown as Site and Area Specific Policy 824.