

Authority: Toronto and East York Community Council
Item TE14.6 as adopted by City of Toronto Council on
June 26 and 27, 2024
City Council voted in favour of this by-law on July 25,
2024
Written approval of this by-law was given by Mayoral
Decision 17-2024 dated July 25, 2024

CITY OF TORONTO

BY-LAW 863-2024

To adopt Amendment 743 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023, as 180-200 Dundas Street West, 123 Edward Street, and 65 Centre Avenue.

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

Enacted and passed on July 25, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

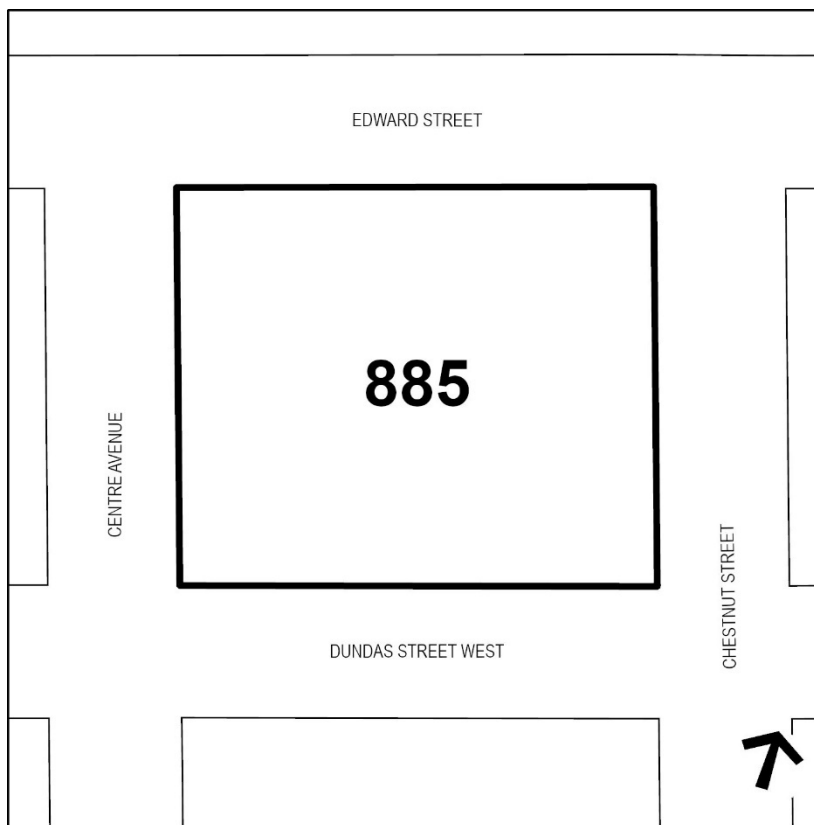
AMENDMENT 743 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 180-200 DUNDAS STREET WEST, 123 EDWARD STREET AND 65 CENTRE AVENUE

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 885 for the lands known municipally in 2023 as 180-200 Dundas Street West, 123 Edward Street and 65 Centre Avenue, as follows:

885. 180-200 Dundas Street West, 123 Edward Street and 65 Centre Avenue



- a) A minimum non-residential gross floor area of 26,000 square metres is required.
- b) Development may be visible behind the silhouette at the west side of City Hall's West Tower, provided:
 - i. this further intrusion is limited to the view from the easterly edge of Nathan Phillips Square at the north side of Queen Street West nearing Bay Street;
 - ii. the legibility of the West Tower silhouette remains visually prominent as part of the City Hall view; and

- iii. visual impacts are mitigated through measures including articulation of the building and materiality selection, chosen in consultation with City Staff, to ensure the development appears distinct from and subordinate to City Hall.
- 2. Chapter 7, Map 29, Site and Area Specific Policies, is amended by adding the lands known municipally in 2023 as 180-200 Dundas Street West, 123 Edward Street and 65 Centre Avenue, as shown on the map above, as Site and Area Specific Policy 885.