

Authority: Toronto and East York Community Council
Item TE17.4, as adopted by City of Toronto Council on
November 13 and 14, 2024
City Council voted in favour of this by-law on
November 14, 2024
Written approval of this by-law was given by Mayoral
Decision 21-2024 dated November 14, 2024

CITY OF TORONTO

BY-LAW 1228-2024

To adopt Amendment 757 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2023 as 555 University Avenue, 110 Elm Street and 170, 178 and 180 Elizabeth 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 757 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on November 14, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 757 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2023 AS 555 UNIVERSITY AVENUE,
110 ELM STREET AND 170, 178 AND 180 ELIZABETH STREET**

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 892 for the lands known municipally in 2023 as 555 University Avenue, 110 Elm Street and 170, 178 and 180 Elizabeth Street, as follows:

"892. 555 University Avenue, 110 Elm Street and 170, 178 and 180 Elizabeth Street



1. Further development on the hospital site may occur in a variety of locations and forms, including tall institutional buildings that would replace the existing Black and Hill Wings and expand the Burton Wing in the western portion of the block.
2. Development may be visible behind the silhouette of City Hall in the gap between the two wings of City Hall, provided:
 - a. this further intrusion is limited to the view from the eastern portion of Nathan Phillips Square at the north side of Queen Street West nearing Bay Street;
 - b. the legibility of the silhouette of the two wings remains visually prominent as part of the City Hall view; and

- c. visual impacts are mitigated through design measures including articulation of the building and material selection 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 555 University Avenue, 110 Elm Street and 170-180 Elizabeth Street, as shown on the map above, as Site and Area Specific Policy 892.
3. Chapter 6, Section 41, Downtown Plan, is amended by adding the following subsection to Section 17, Site and Area Specific Policies:

"555 University Avenue, 110 Elm Street and 170, 178 and 180 Elizabeth Street"