

Authority: Toronto and East York Community Council
TE21.4, adopted as amended by City of Toronto Council
on April 23 and 24, 2025

CITY OF TORONTO

Bill 463

BY-LAW -2025

To adopt Official Plan Amendment 802 for the City of Toronto respecting the lands known municipally in the year 2013, 158, 164, 181 and 200 Sterling Road.

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, as amended;

The Council of the City of Toronto enacts:

1. The attached Amendment 802 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on May , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 802 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2013 AS 158, 164, 181 AND 200
STERLING ROAD**

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

1. Chapter 7, Site and Area Specific Policies, is amended by amending Site and Area Specific Policy 480 for lands municipally known in 2013 as 158, 164, 181 and 200 Sterling Road:

480. 158, 164, 181 and 200 Sterling Road Regeneration Project

Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 480 Sterling Road Regeneration Project is modified by adding the following policies:

- "b) i) 5) despite b) i) 1), the maximum permitted residential GFA on Block 5B does not exceed 26,000 square metres and the maximum permitted residential GFA on Block 3B does not exceed 24,000 square metres;"
- "b) ix) include new publicly accessible open space on Block 5B, with a minimum size of 720 square metres;"

Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 480 Sterling Road Regeneration Project is modified by amending policy b) vii) by inserting "outdoor amenity space" after the words "limited to," and "Otherwise," before the words "No other residential" such that b) viii) now reads as follows:

- "b) vii) Block 5C may be used but not limited to, outdoor amenity space, underground parking, loading, service, access and/or mechanical facilities to serve the uses on Block 5B. Otherwise, no residential uses are permitted on Block 5C."