

Authority: Toronto and East York Community Council
Item TE34.53, as adopted by City of Toronto Council on
July 29, 30 and 31, 2026

CITY OF TORONTO

Bill 1078

BY-LAW - 2026

To adopt Official Plan Amendment 415 for the City of Toronto respecting the lands known municipally in the year 2025, as 215 Lake Shore Boulevard East.

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 415 to the former City of Toronto Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

**AMENDMENT 415 TO THE OFFICIAL PLAN FOR THE FORMER CITY OF
TORONTO**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 215 LAKE SHORE
BOULEVARD EAST**

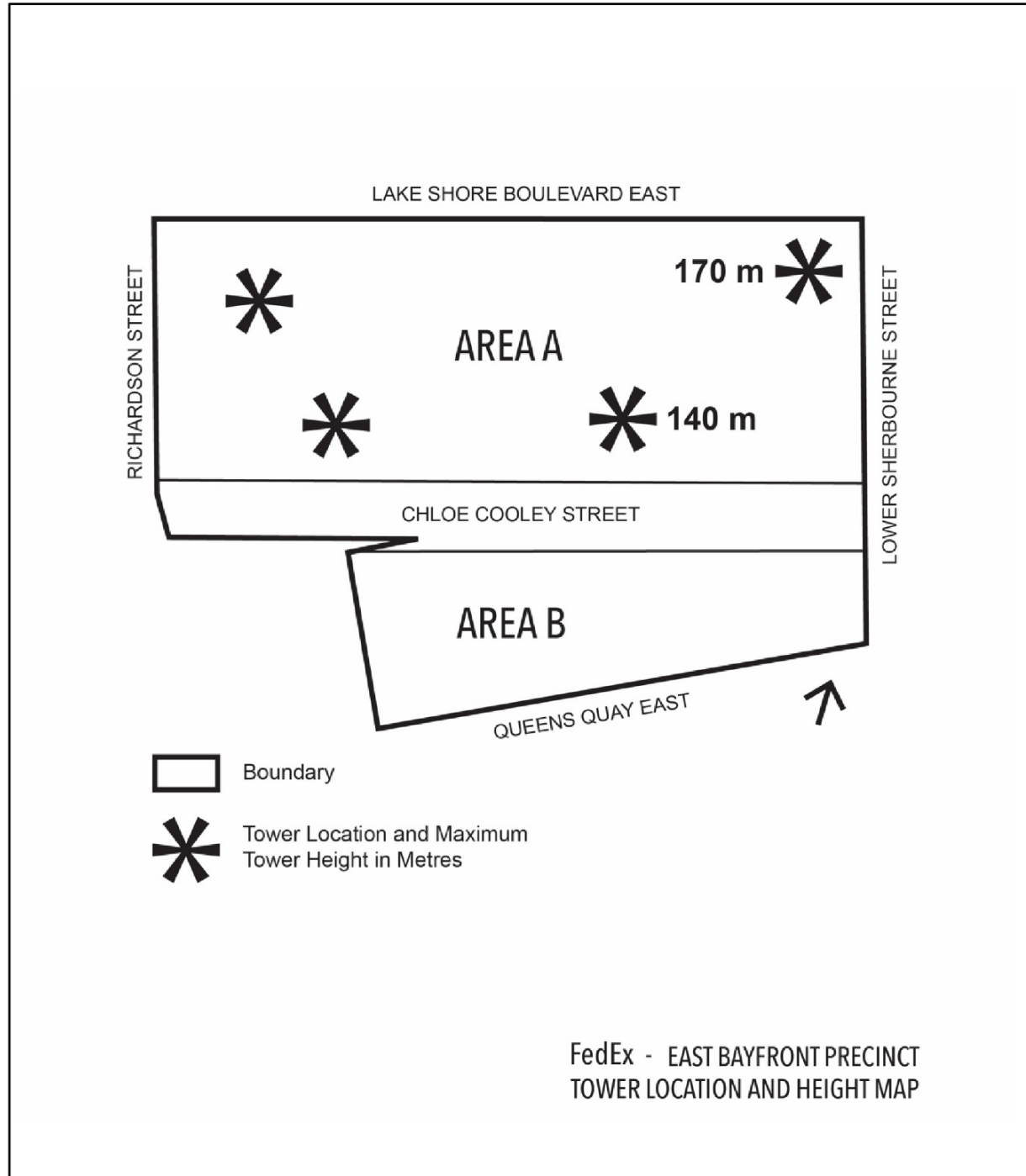
The Official Plan of the former City of Toronto is amended as follows:

1. Section 19.46, Central Waterfront Secondary Plan is amended as follows:
 - a) Policy P53(f) is deleted and replaced with the following:

Tall buildings will be limited in number and located in accordance with this Plan. The general locations of tall buildings are shown on Map G2. Maximum heights of tall buildings may also be shown on Map G2 or otherwise will be determined through site specific zoning by-law amendments. Tall buildings will be located to be broadly separated and located on lands to the north of the new public street shown on Map G2.
 - b) Policy P53(g)(1) is deleted and replaced with the following:

In Area A, the maximum gross floor area will be determined through site specific zoning by-law amendments.
2. Section 19.46, Central Waterfront Secondary Plan, Map G2, FedEx – East Bayfront Precinct Tower and Height Map, is amended to include two additional "Tower" locations, as shown on the attached Appendix 'A'.

APPENDIX 'A'



Central Waterfront Secondary Plan
MAP G2

215 Lake Shore Boulevard East Phase 2

File # 21 110243 STE 10 02