

Authority: Toronto and East York Community Council Item TE20.9, as adopted by City of Toronto Council on December 13 and 14, 2016

CITY OF TORONTO

BY-LAW 1254-2017

To adopt Amendment 519 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2016 as 77 River Street and 7 Labatt 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 519 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on November 9, 2017.

Frances Nunziata
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT 519 TO THE OFFICIAL PLAN**LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS
77 RIVER STREET AND 7 LABATT 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 No. 519 for lands known municipally in 2016 as 77 River Street and 7 Labatt Avenue, as follows:

519. 77 River Street and 7 Labatt Avenue

Despite the policies of Official Plan Amendment 287 (Queen-River Secondary Plan), a development consisting of a base building up to a height of 11 storeys and 1 tower with a combined maximum residential and non-residential gross floor area of 52,500 square metres and a maximum tower height of 38 storeys and 120.5 metres is permitted. Further, a publicly accessible open space is not required as part of any such development.

2. Chapter 7, Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2016 as 77 River Street and 7 Labatt Avenue shown on the map below as Site and Area Specific Policy No. 519.

