

Authority: Local Planning Appeal Tribunal Decision issued on April 20, 2018 and Order issued on January 15, 2020 in Board File PL160942

CITY OF TORONTO

BY-LAW 680-2020(LPAT)

To adopt Amendment 403 to the Official Plan for the former City of Toronto respecting lands known municipally as 350, 370, 390 and 396 Queens Quay West.

Whereas authority is given to the Local Planning Appeal Tribunal under the Planning Act, R.S.O. 1990, c. P.13, as amended, to pass this By-law;

The Official Plan of the City of Toronto, as amended, is further amended by the Local Planning Appeal Tribunal as follows:

1. The text annexed hereto as Schedule A is hereby adopted as an amendment to Section 19.19 of the former Official Plan for the City of Toronto for Harbourfront Part II.
2. This is Official Plan Amendment 403.

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SCHEDULE A

1. Section 19.19 of the Official Plan, being the Harbourfront Part II Official Plan, is amended by:

(a) deleting Section 8.3.2 and replacing it with the following:

“8.3.2 With regard to a portion of Parcel MLQ-3, Council may pass by-laws to permit residential, *commercial*, and *institutional* uses to a total of 85,000 square metres of combined *residential gross floor area* and *non-residential gross floor area*, provided that the *residential gross floor area* does not exceed 75,500 square metres and the *non-residential gross floor area* does not exceed 11,500 square metres, where:

(i) *residential gross floor area* means:

the aggregate of the areas of each floor and the space occupied by walls and stairs, above and below *grade*, of a *residential building* or the residential portion of a *mixed-use building*, measured between the exterior faces of the exterior walls of the building or structure, exclusive of the following areas:

- A. a room or enclosed area, including its enclosing walls within the building or structure above or below *grade* that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that serves the building;
- B. loading facilities required by this By-law or any other zoning by-law;
- C. a part of the building or structure that is used for the parking of motor vehicles or bicycles, storage, *residential amenity space* or other *accessory* use, provided the floor level, excluding any access ramp, is at least 0.9 metres below *grade*;
- D. above *grade residential amenity space* required by this By-law; and
- E. above *grade bicycle parking spaces* required by this By-law; and

(ii) *non-residential gross floor area* means:

the aggregate of the areas of each floor and the spaces occupied by walls and stairs, above or below *grade*, of a *non-residential*

building or the non-residential portion of a *mixed-use building*, measured between the exterior faces of the exterior walls of the building or structure at the level of each floor, exclusive of the following areas:

- A. a room or enclosed area, including its enclosing walls, within the building or structure above or below *grade* that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical (other than escalators) or telecommunications equipment that service the building;
- B. loading facilities above or below *grade* required by this By-law;
- C. a part of the building or structure below *grade* that is used for the parking of motor vehicles or bicycles, storage or other *accessory* use;
- D. a part of the building or structure above *grade* that is used for the required parking or storage of bicycles; and
- E. a part of the building or structure below *grade* that was erected and used for one or more non-residential use permitted by this by-law on the *lot* on January 31, 1976.