

Authority: Local Planning Appeal Tribunal Order/Decision  
issued on October 23, 2020 in Tribunal File PL171290

**CITY OF TORONTO**

**BY-LAW 846-2021(OLT)**

**To adopt Amendment 451 to the Official Plan of the City of Toronto respecting the lands known municipally in the year 2019 as 1-25 Defries Street.**

Whereas authority is given to the Ontario Land Tribunal under the Planning Act, R.S.O. 1990, c. P.13, as amended, to approve this by-law;

The Official Plan of the City of Toronto, as amended, is further amended by the Ontario Land Tribunal as follows:

1. The text and mapping attached to Amendment 451 is hereby adopted as an amendment to the Official Plan of the City of Toronto.

Pursuant to Local Planning Appeal Tribunal Order/Decision issued on October 23, 2020 in Tribunal File PL171290.

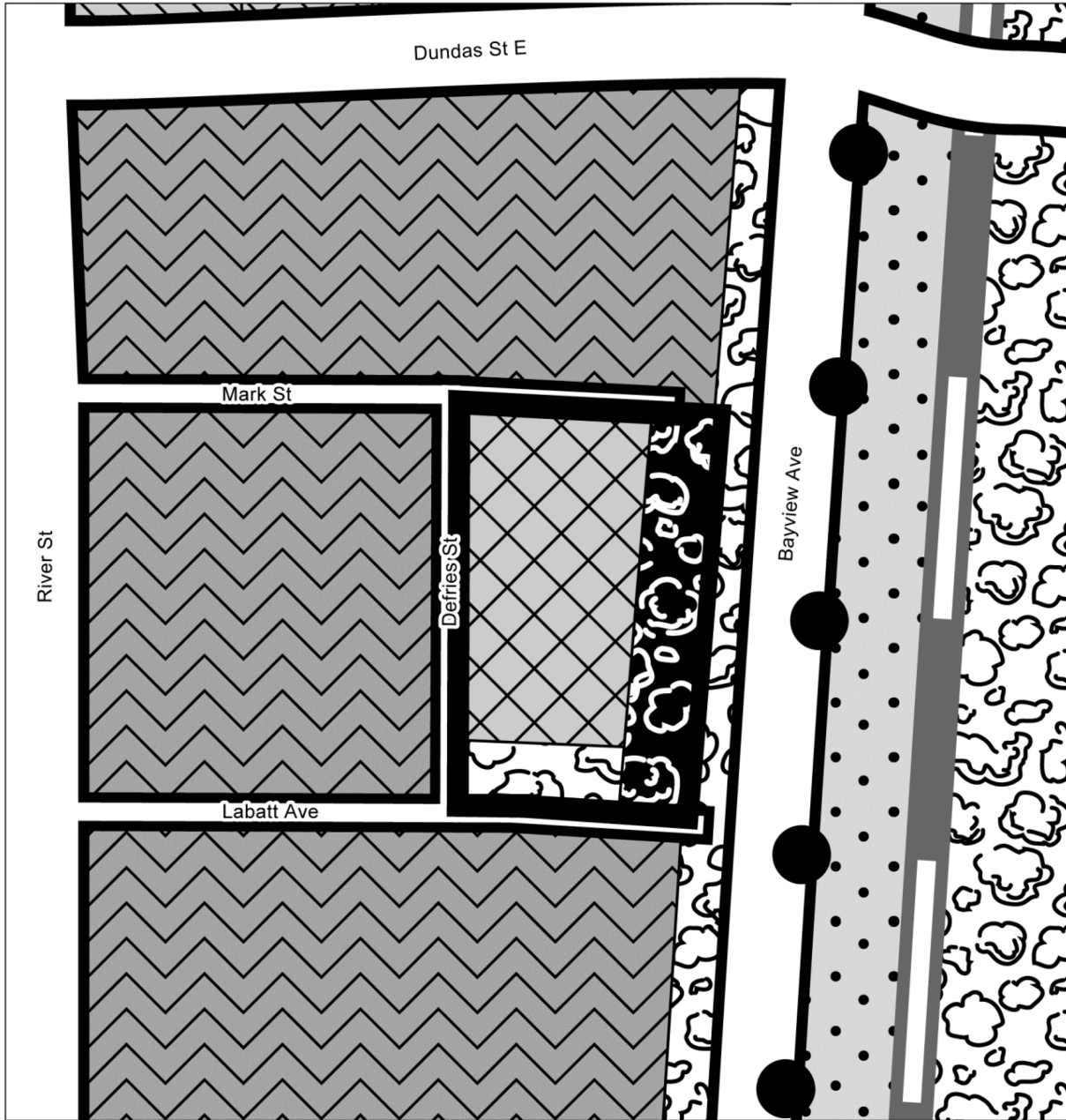
**AMENDMENT 451 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO**

The following text and mapping constitutes Amendment 451 to the Official Plan of the City of Toronto:

1. Map 18, Land Use Plan is amended by redesignating the lands at 1-25 Defries Street from *Regeneration Areas* to *Mixed Use Areas, Parks and Natural Areas*, as shown on attached Schedule A.
2. Map 8A, City Parkland is amended by adding as "City Parkland" the portion of the lands at 1-25 Defries Street that is designated on Map 18, Land Use Plan as *Parks and Natural Areas*, as shown on attached Schedule B.
3. Map 34-1, Queen-River Secondary Plan, Land Use Plan is amended by redesignating a portion of the lands at 1-25 Defries Street from *Mixed Use Area 'B'* to *Parks and Natural Areas*, as shown on attached Schedule C.
4. Chapter 6, Section 34, Queen-River Secondary Plan is amended by deleting from Policy 3.2.3 the text "88 metres" and replacing it with the text "130.5 metres, including mechanical penthouse", so that the policy reads as follows:

"3.2.3. The tall building will have a maximum height of 130.5 metres, including mechanical penthouse."

Schedule A



1-25 Defries Street



Official Plan Amendment 451

Revisions to Land Use Map 18

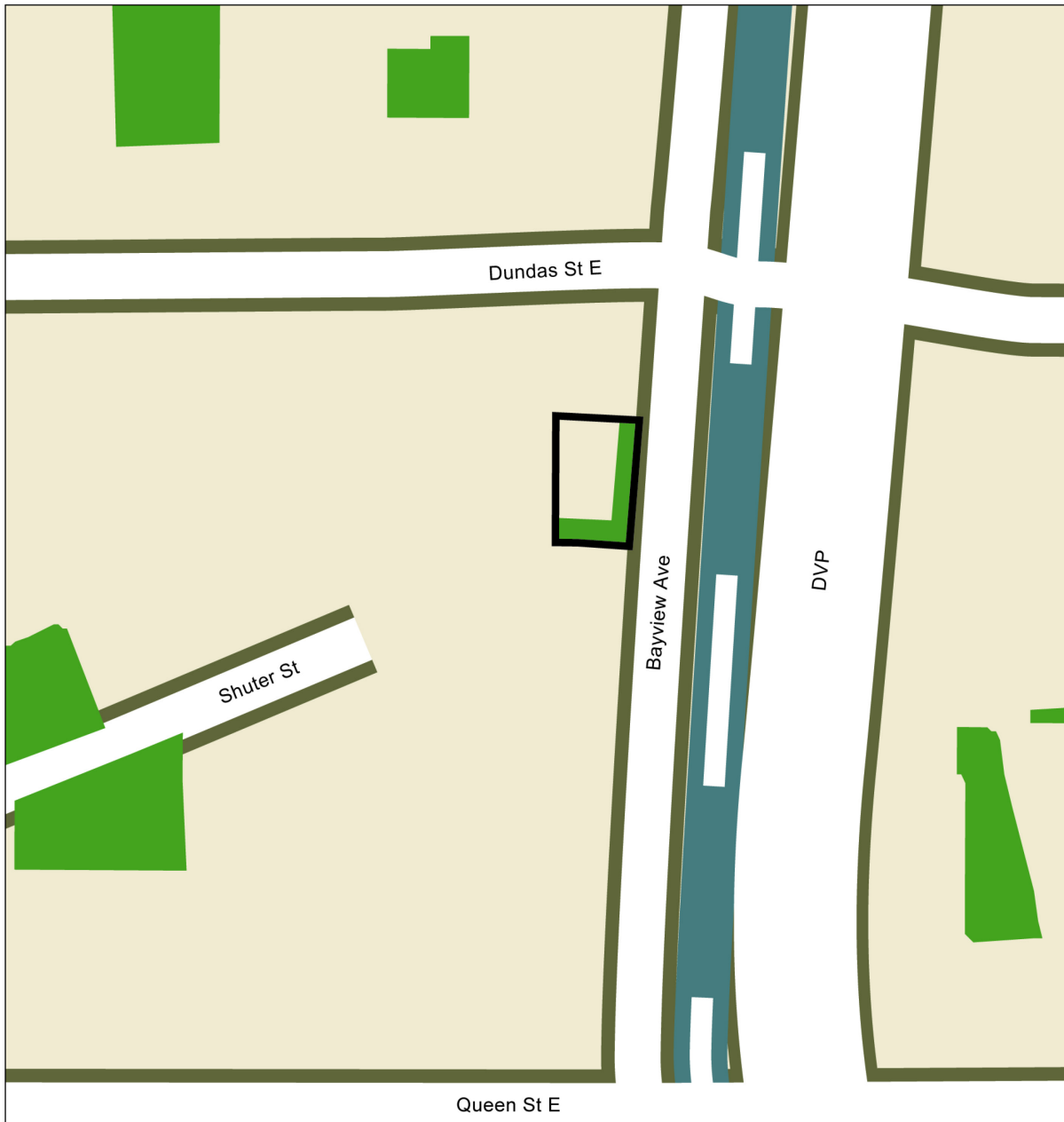
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- |   |                         |   |                 |
|---|-------------------------|---|-----------------|
|  | Location of Application |  | Mixed Use Areas |
|  | Regeneration Areas      |  | Natural Areas   |
|  | Utility Corridors       |  | Parks           |



Not to Scale  
04/23/2019

Schedule B



**Official Plan Amendment 451**

Revisions to City Parkland Map 8A

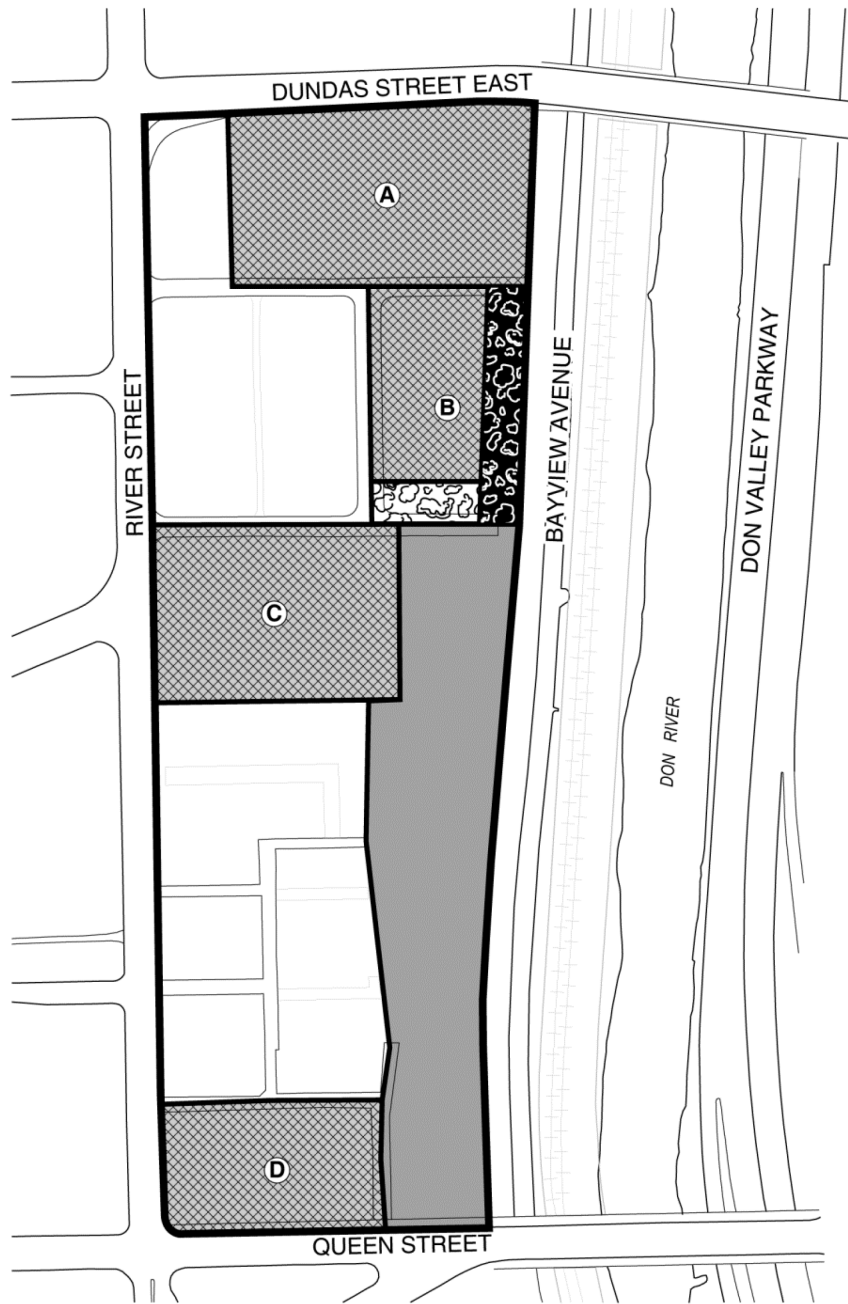
**1-25 Defries Street**







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-  Location of Application
-  City Parkland

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Not to Scale  
05/02/2019

Schedule C



-  Secondary Plan Boundary
-  Neighbourhoods
-  Existing Use Areas
-  Mixed Use Areas
-  Natural Areas
-  Parks