

Authority: Local Planning Appeal Tribunal Decision and Order issued April 3, 2019 in Tribunal File PL161278

CITY OF TORONTO

BY-LAW 40-2022(LPAT)

To adopt Amendment 436 to the Official Plan for the City of Toronto with respect to lands municipally known in the year 2019 as 4 and 6 Tippett Road.

Whereas the Local Planning Appeal Tribunal, pursuant to its Decision/Order dated October 3, 2019, deems it advisable to amend the City of Toronto Official Plan with respect to certain lands known municipally in 2019 at 4 and 6 Tippett Road;

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

1. The attached Amendment 436 to the Official Plan for the City of Toronto is hereby approved.

Pursuant to the Local Planning Appeal Tribunal Decision and Order dated October 3, 2019 in Tribunal Case PL161278.

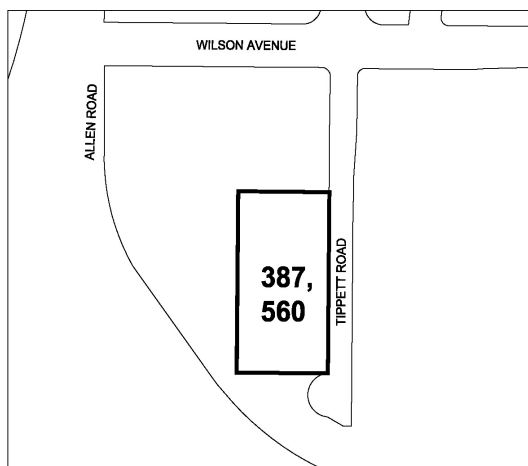
AMENDMENT 436 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2019 AS
4 and 6 TIPPETT ROAD

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

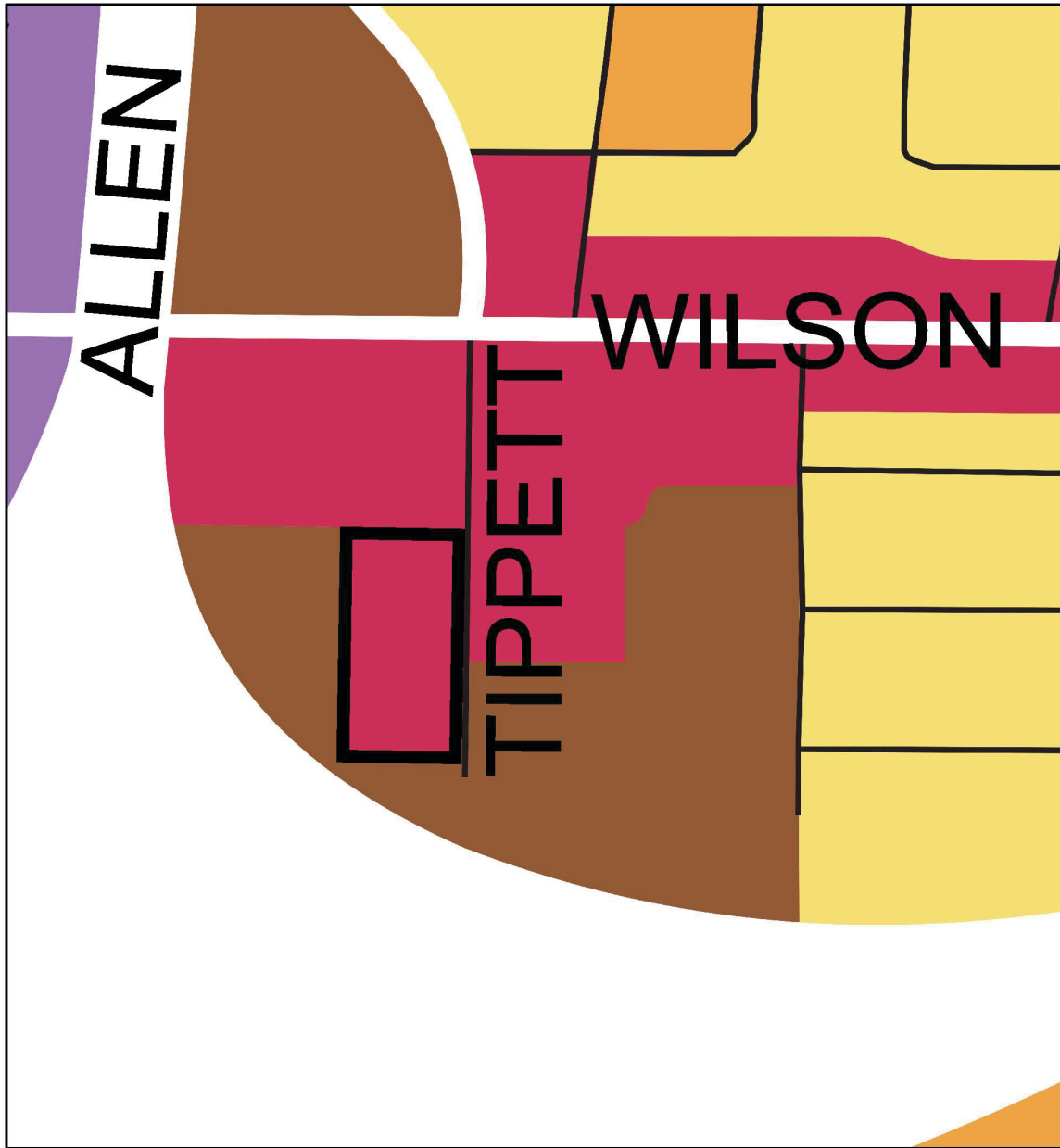
1. Map 16, Land Use Plan, is amended by re-designating the lands known municipally in 2019 as 4 and 6 Tippett Road from *Regeneration Areas* to *Mixed Use Areas*, as shown on the attached Schedule A.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 560 for lands known municipally in 2019 as 4 and 6 Tippett Road, as follows:

560. 4 and 6 Tippett Road

- a) Requirements in Site and Area Specific Policy No. 387 to provide a specific amount of non-residential gross floor area in development do not apply to these lands.
- b) A minimum of 3,030 square metres of non-residential gross floor area is required on the lands, of which a minimum of 1,515 square metres of non-residential gross floor area used for office purposes is required on the second floor.



SCHEDULE A



Official Plan Amendment

-  Site Location : From Regeneration Areas to Mixed Use Areas
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Institutional Areas
-  Employment Areas
-  Regeneration Areas

-  Parks
-  Natural Areas
-  Not to Scale