

Authority: Local Planning Appeal Tribunal Decision issued on April 1, 2020 and the Ontario Land Tribunal Order issued on August 23, 2022 in File PL171294

## **CITY OF TORONTO**

### **BY-LAW 1205-2022(OLT)**

**To adopt Amendment 624 to the Official Plan for the City of Toronto respecting the lands on the west side of St. Lawrence Avenue, including the lands known municipally in the year 2021 as 2 St. Lawrence Avenue.**

Whereas the Owner of the lands appealed a proposed official plan amendment to the Local Planning Appeal Tribunal, continued as the Ontario Land Tribunal, pursuant to Section 22(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Local Planning Appeal Tribunal, by its Decision issued on April 1, 2020 and the Ontario Land Tribunal Order issued on August 23, 2022 in File PL171294 approved amendments to the Official Plan for the City of Toronto with respect to the lands;

The Ontario Land Tribunal orders:

1. The attached Amendment 624 to the Official Plan is hereby in force pursuant to the Planning Act, as amended.

Pursuant to the Local Planning Appeal Tribunal Decision issued on April 1, 2020 and Ontario Land Tribunal Order issued on August 23, 2022 in File PL171294.

**AMENDMENT 624 TO THE OFFICIAL PLAN**

**LANDS ON THE WEST SIDE OF ST. LAWRENCE AVENUE, INCLUDING THE  
LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 2 ST. LAWRENCE AVENUE**

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

1. Chapter 7, Site and Area Specific Policies, is amended by deleting Policy 6 and replacing it with the new Policy 6 as follows:

- 6. South Side of The Queensway, Between Zorra Street and St. Lawrence Avenue, North of the Gardiner Expressway**

- (a) A mixed development with up to 1,742 units, 83,722 square metres of commercial space, and 0.89 hectare of parks is permitted within the areas of Parcels 1, 2, 3 and 5. The development concept provides for residential uses on the west portion of the lands, near Zorra Street (Parcels 1 and 2) and commercial uses to the east adjacent to St. Lawrence Avenue (Parcel 3). Parcel 5 is proposed for public parkland;
    - (b) The "ultimate" gross density for Parcels 1, 2 and 3 is a maximum 3.0 times the lot area, based on a residential density of up to 1.8 times the lot area and a commercial density of up to 1.2 times the lot area. The site area used to calculate gross density may include the lands dedicated as public roads and parks. The residential and commercial density caps may be exceeded on individual development parcels provided that the overall density cap is not exceeded at full build-out;
    - (c) Rezoning applications for individual properties within the area of Parcels 1, 2 and 3 may be based on the "ultimate" density. Where the full density allowed by this policy cannot be used within a property being rezoned, the residential density may be transferred to other properties within the area. Such surplus density would be added to the receiving property when it is rezoned;
    - (d) A residential development with up to 558 units and a gross density of up to 3.8 times the parcel area is permitted within the area of Parcel 4. The residential gross density caps may be exceeded on individual development sites provided that the overall gross density for Parcel 4 is not exceeded at full build-out. The site area used to calculate gross density may include the lands dedicated for public purposes;
    - (e) Within Parcel 4, the portion of an apartment building's ground floor that faces a public street(s) will be used for non-residential purposes;
    - (f) The alternative parkland dedication rate for residential development of Parcels 1 and 3 will be a minimum of 0.5 hectares per 300 units. The

parkland dedication may be a combination of land and cash-in-lieu payments.

