

Authority: Ontario Land Tribunal Decision issued on December 17, 2019 and Order issued on August 9, 2022 in File OLT-22-003479 and Legacy File PL120063

CITY OF TORONTO

BY-LAW 1265-2022(OLT)

To adopt Amendment 162 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2019 as 50 and 52 Neptune Drive.

Whereas the Owner of the lands known municipally in the year 2019 as 50 and 52 Neptune Drive appealed a proposed official plan amendment to the Ontario Land Tribunal pursuant to Section 17(24) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Ontario Land Tribunal, by its Decision issued on December 17, 2019 and Order effective on August 9, 2022 in File OLT-22-003479 and Legacy File PL120063 respectively, 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 162 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Ontario Land Tribunal Decision issued on December 17, 2019 and Order issued on August 9, 2022 in File OLT-22-003479 and Legacy File PL120063.

OFFICIAL PLAN AMENDMENT

**MODIFICATION TO AMENDMENT 162 TO THE OFFICIAL PLAN LANDS
MUNICIPALLY KNOWN IN THE YEAR 2019 AS 50 AND 52 NEPTUNE DRIVE**

MODIFICATION TO THE LAWRENCE-ALLEN SECONDARY PLAN:

1. Chapter 6, Section 3.1.28, of the Lawrence-Allen Secondary Plan of the Toronto Official Plan, is modified by adding the following subsections:

(d) For the lands know municipally in 2019 as 50 and 52 Neptune Drive

Notwithstanding Chapter 6, Section 3.1.28(c)(i), City Council may pass by-laws to permit the erection and use of a 10 storey apartment house dwelling only with a maximum building height of 33.09 metres above established grade (centerline of the road) provided that:

- i. The massing and location of buildings creates a publicly accessible walkway along the entire south property line;
- ii. Integrated landscaping and connectivity with adjacent sites to create a network of publicly accessible open space is provided; and
- iii. Pursuant to Section 37 of the Planning Act, in exchange for an increase in height and density, the owner provides the matters as set out in the Zoning By-law that implements this plan amendment.