

Authority: Local Planning Appeal Tribunal Decision issued on May 19, 2021 and Ontario Land Tribunal Order issued on May 25, 2022, in Tribunal File OLT-22-003806 (formerly PL030412)

CITY OF TORONTO

BY-LAW 1283-2022(OLT)

To adopt an amendment to the Former City of Toronto Official Plan respecting the lands known municipally in the year 2021 as 351 and 369 Lake Shore Boulevard East.

Whereas the Ontario Land Tribunal, pursuant to its Order dated May 25, 2022, deems it advisable to amend the Former City of Toronto Official Plan with respect to certain lands known municipally as 351 and 369 Lake Shore Boulevard East;

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

- 1.** The attached Amendment 406 to the former City of Toronto Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Pursuant to Local Planning Appeal Tribunal Decision issued on May 19, 2021 and Ontario Land Tribunal Order issued on May 25, 2022 in Tribunal File OLT-22-003806 (formerly PL030412).

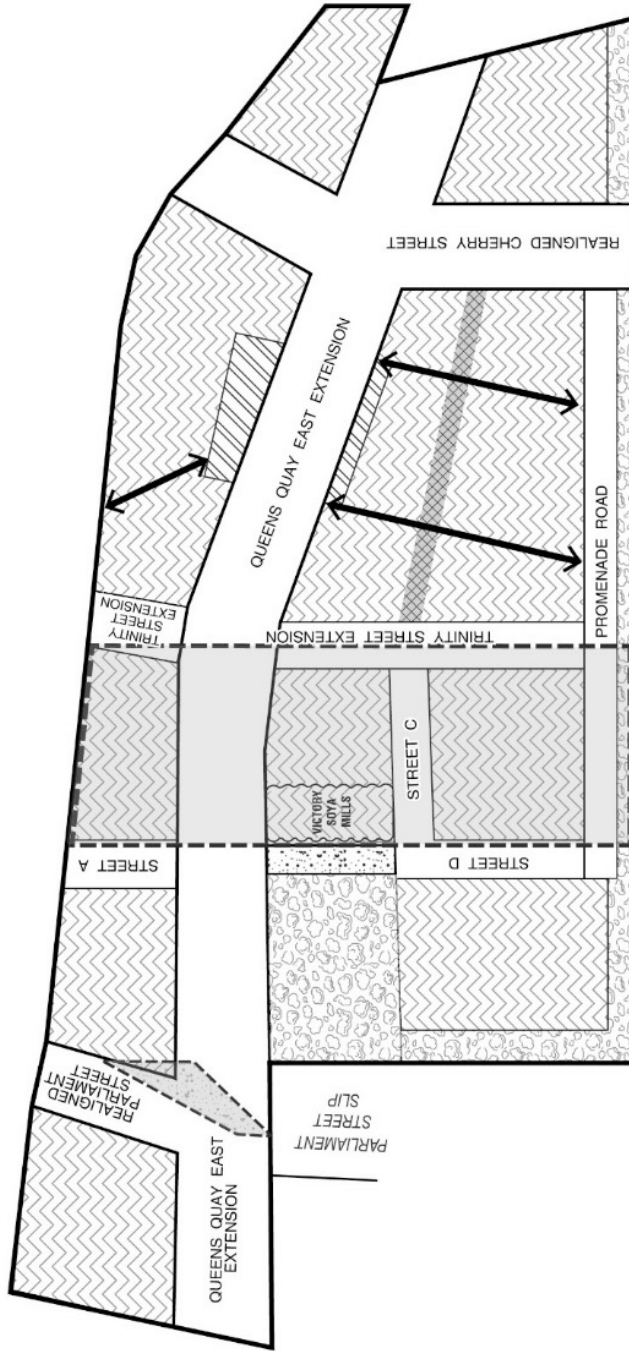
**AMENDMENT 406 TO THE FORMER CITY OF TORONTO OFFICIAL PLAN
RESPECTING THE LANDS KNOWN MUNICIPALLY IN THE YEAR 2021 AS 351 AND
369 LAKE SHORE BOULEVARD EAST**

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

- 1) Amend the Central Waterfront Secondary Plan (Official Plan Amendment 257) as follows:
 - a) Amend Maps H1 with the following map attached hereto as "Schedule A".
 - b) Amend Map H2 with the following map attached hereto as "Schedule B".
 - c) Replace the wording of Policy P54(b)(1) with the following:
 1. Queens Quay will extend from the Parliament Street slip to Cherry Street and will be the Keating Channel West Precinct's primary street and its central spine;
 - d) Replace the wording of Policy P54(d)(3) with the following:
 3. utilize upper-level step-backs to reduce building scale adjacent to the public sidewalks along the north side of Queens Quay; south side of Queens Quay east of the new Trinity Street; the new Cherry Street; and the water's edge street;
 - e) Replace the wording of Policy P54(f)(2) with the following:
 2. Notwithstanding the policy objective expressed in paragraph f) and otherwise in h) above, to achieve a consistent street wall of new buildings along Queens Quay, breaks in the street wall may be made to accommodate high-quality parks and publicly accessible open spaces that give prominence to the heritage Victory Soya Mills silos, that provide publicly accessible open space in association with significant cultural or institutional uses, support ground-related uses, or in connection with the water's edge.
 - f) Add the following to Policy P54(g):
 2. A tall building will also be located on the centrally located block associated with the heritage Victory Soya Mills silos.
 - g) For Policy P54(h), renumber (3) to (4) and introduce the following (3):
 - a) Development in the specific areas shown on Map H1 will be limited as follows:

3. To a maximum of 125,000 square metres of gross floor area in Area B (351 and 369 Lake Shore Blvd. E.)
 - h) Replace the wording of Policy P54(i) with the following:
 - b) In addition to the general location and maximum permitted heights of tall buildings shown on Map H2, and the prescription of building heights in paragraphs h) and i), the City will adopt implementing zoning by-laws and utilize Site Plan Control to ensure appropriate implementation of this plan's built form policies.

SCHEDULE A



Not to Scale



Central Waterfront Area Secondary Plan

Map H1 - Keating Channel West Precinct, Urban Structure Map

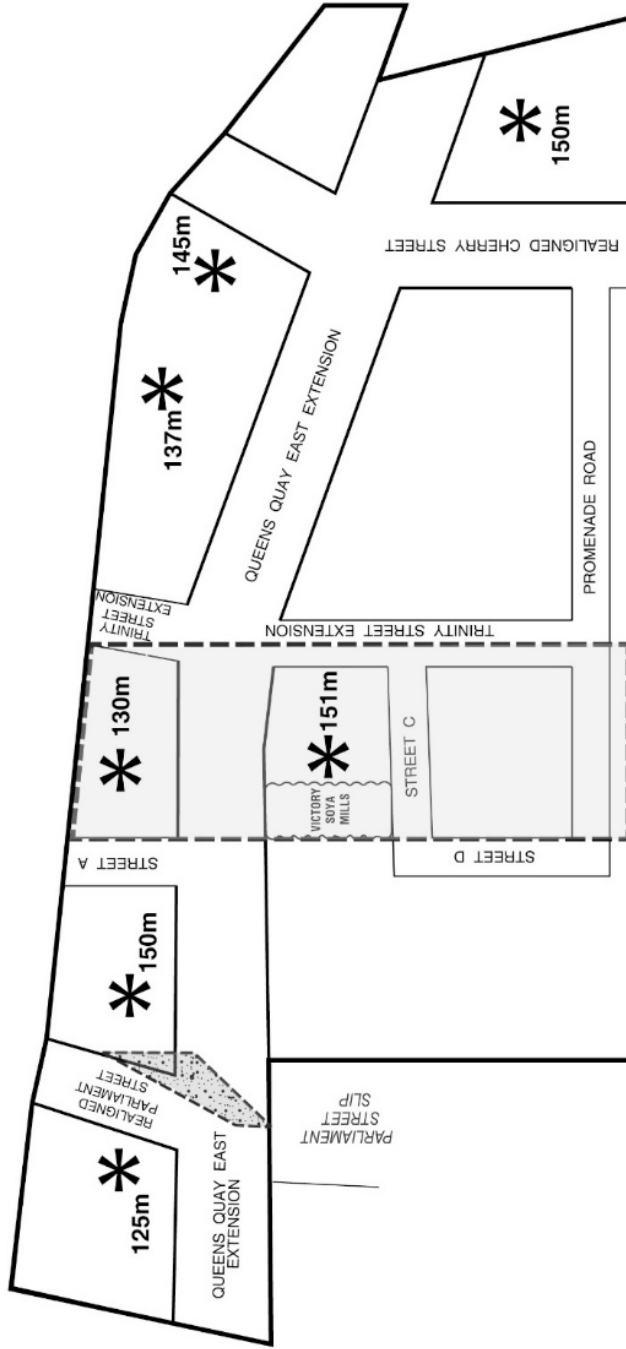
Approval deferred for 11 Parliament Street.

- Temporary Private Lane
- Publicly Accessible Open Space
- Walkways

- Boundary
- Parkland
- Regeneration Areas
- Public Streets
- Private Lane

Note:
The alignment and rights-of-way of streets are to be addressed in conjunction with the land use approval process, which may include the subdivision planning and/or the EA approval processes.

SCHEDULE B



Not to Scale



Central Waterfront Area Secondary Plan

Map H2 - Keating Channel West Precinct, Tower Location And Height Map

Approval deferred for 11 Parliament Street

Boundary of Keating Channel West Precinct

Note:
The alignment and rights-of-way of streets are to be addressed in conjunction with the land use approval process, which may include the subdivision planning and/or the EA approval processes.

Tower Location and Maximum Tower Height in Metres