

Authority: Ontario Land Tribunal Order issued on August 17, 2022, in File PL171288

CITY OF TORONTO

BY-LAW 225-2023(OLT)

To adopt Amendment 617 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021 as 245-285 Queen Street East, 348-410 Richmond Street East, 88-106 Ontario Street and 8-12 Bridgen Place.

Whereas after hearing the appeal under subsection 22(7) of the Planning Act, R.S.O. 1990 c. P.13, as amended, and pursuant to its Order in respect of Board File PL171288, issued on August 17, 2022, the Ontario Land Tribunal deems it advisable to amend the City of Toronto Official Plan;

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

1. The attached Amendment 617 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Ontario Land Tribunal Order issued on August 17, 2022 in File PL171288.

AMENDMENT 617 TO THE OFFICIAL PLAN**Lands known municipally in the year 2021 as 245-285 Queen Street East, 348-410 Richmond Street East, 88-106 Ontario Street and 8-12 Brigden Place**

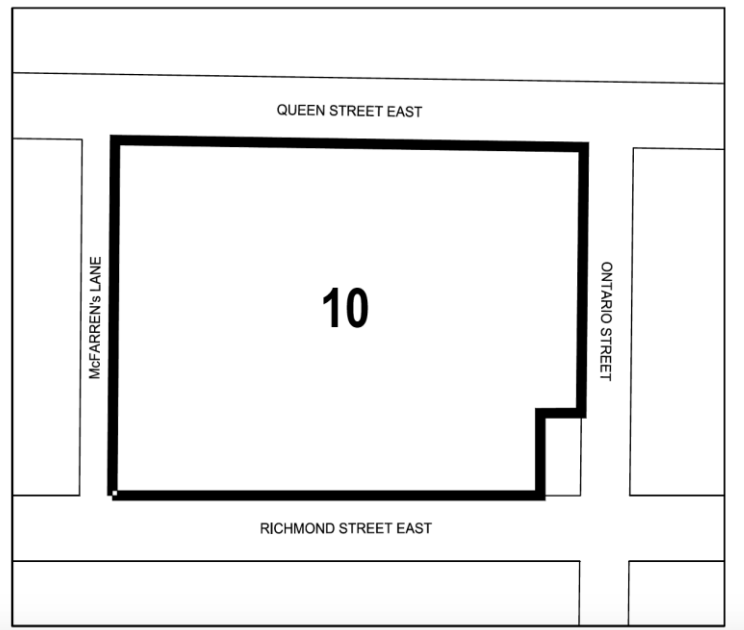
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6, Section 15, King-Parliament Secondary Plan, is amended by adding the following subsection to Section 15, Site and Area Specific Policies:

"10. 245-285 Queen Street East, 348-410 Richmond Street East, 88-106 Ontario Street and 8-12 Brigden Place

A comprehensive mixed-use development, including residential, retail, office and other non-residential uses, is permitted on the lands shown as 10 on Map 15-3. The built form on the lands will include low-rise and mid-rise components along the Queen Street frontage, which transition to tall buildings on the south portion of the site along Richmond Street, up to a maximum height of 33 storeys.

Notwithstanding Policy 3.2.1(6)(b)(i) of the Official Plan, the development will include at least 70 replacement rental units collectively comprised of 5,332 square metres of gross floor area, of which at least 27 replacement rental units collectively comprised of 2,521 square metres shall be for live/work or home occupation purposes (as defined in the implementing zoning by-law amendments)."



2. Map 15-3, Areas of Special Identity, is amended to show the lands known municipally in 2021 as 245-285 Queen Street East, 348-410 Richmond Street East, 88-106 Ontario Street and 8-12 Brigden Place as Site and Area Specific Policy Area Number 10, as shown on the above map.