

Authority: Ontario Land Tribunal Decision issued on July 27, 2023 and Ontario Land Tribunal Order issued on November 1, 2023 in Tribunal File OLT-22-004283

CITY OF TORONTO

BY-LAW 1337-2023(OLT)

To adopt Amendment 677 to the Official Plan for the City of Toronto with respect to lands municipally known in 2022 as 45 The Esplanade.

Whereas the Owner of the lands known municipally in the year 2022 appealed a proposed zoning by-law amendment to the Local Planning Appeal Tribunal pursuant to Section 22(7) of the Planning Act, R.S.O. 1990, c. P.13, as amended; and

Whereas the Ontario Land Tribunal, by its Decision issued on July 27, 2023, approved amendments to the Official Plan for the City of Toronto with respect to the lands known municipally as 45 The Esplanade;

The Ontario Land Tribunal Orders:

- 1.** The attached Amendment 677 to the Official Plan is hereby in force pursuant to the Planning Act, as amended.

Pursuant to Ontario Land Tribunal Decision issued on July 27, 2023 and Ontario Land Tribunal Order issued on November 1, 2023 in Tribunal File OLT-22-004283.

AMENDMENT 677 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO
LANDS MUNICIPALLY KNOWN IN THE YEAR 2022 AS 45 THE ESPLANADE

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

1. Chapter 6, Section 41, Downtown Plan Secondary Plan is amended by adding a new bullet point in Section 17, Site and Area Specific Policies:
 - 45 The Esplanade
2. Chapter 7, Site and Area Specific Policies, is amended by adding the following Site and Area Specific Policy 864 for the lands municipally known in 2022 as 45 The Esplanade, as follows and shown on the Key Plan below:

864. Lands municipally known in the year 2022 as 45 The Esplanade

1. A minimum of 7,800 square metres of non-residential gross floor area shall be provided for in the redevelopment of the lands.
2. A minimum of 220 square metres shall be provided as a privately-owned publicly accessible open space (POPS) to be located on the eastern edge of the site.
3. The POPS will be guided by the City's Design Guidelines for Privately-Owned, Publicly-Accessible Spaces (POPS).



3. Chapter 7, Chapter 7, Map 29, Site and Area Specific Policies, is amended by adding the lands 45 The Esplanade as shown on the map above as Site and Area Specific Policy 864.