

**CITY OF TORONTO**

**BY-LAW -2023**

**To adopt Amendment 683 to the Official Plan for the City of Toronto with respect to 21 Don Roadway, 30 Booth Avenue and 375 & 385 Eastern Avenue (East Harbour lands).**

Whereas authority is given to the City of Toronto under the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided information to the public, and held an open house and special public meeting in accordance with the requirements of Sections 17 and 26 of the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 683 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on , 2023.

Frances Nunziata,  
Speaker

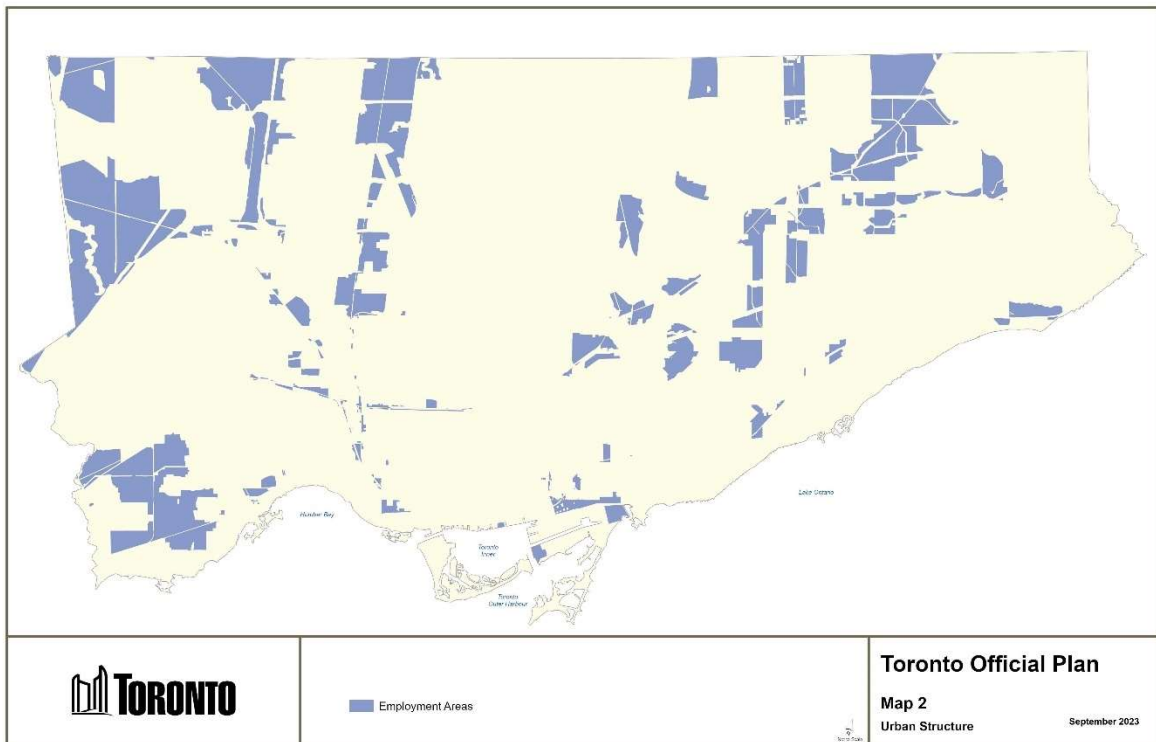
John D. Elvidge,  
City Clerk

(Seal of the City)

## AMENDMENT 683 TO THE OFFICIAL PLAN

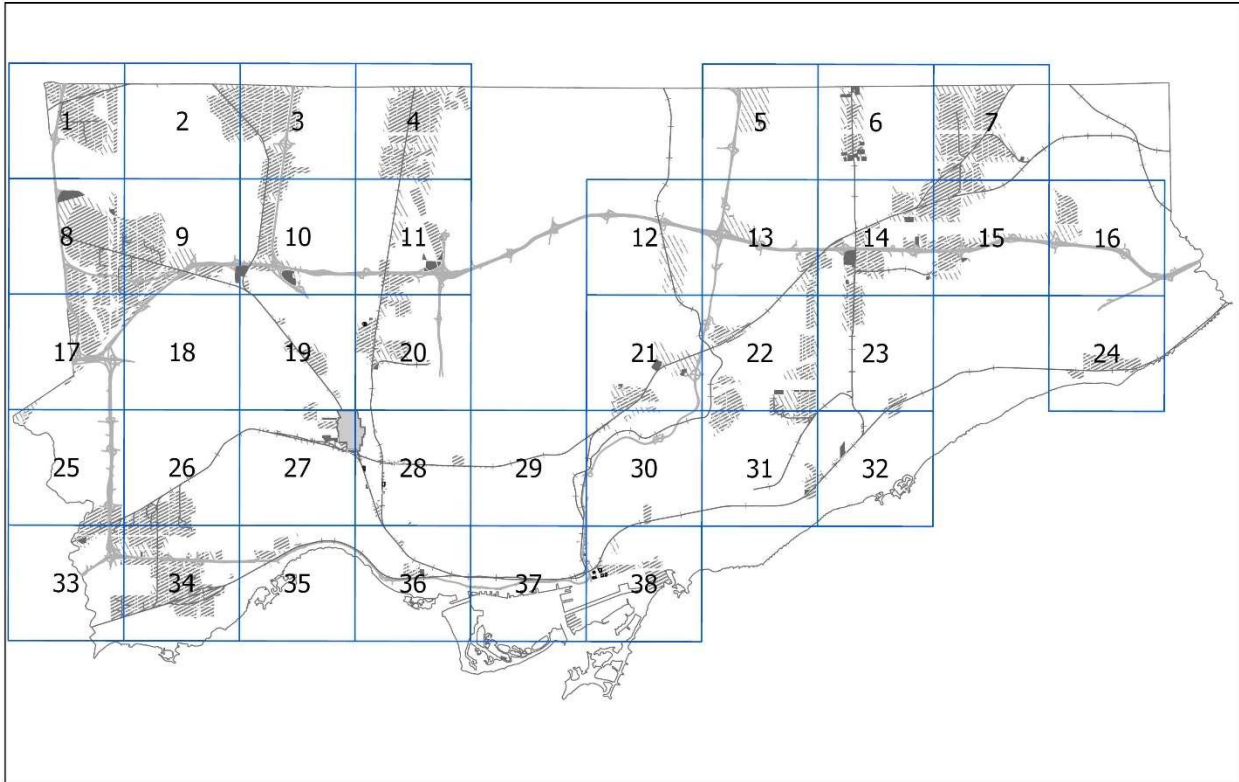
The Official Plan of the City of Toronto is amended as follows:

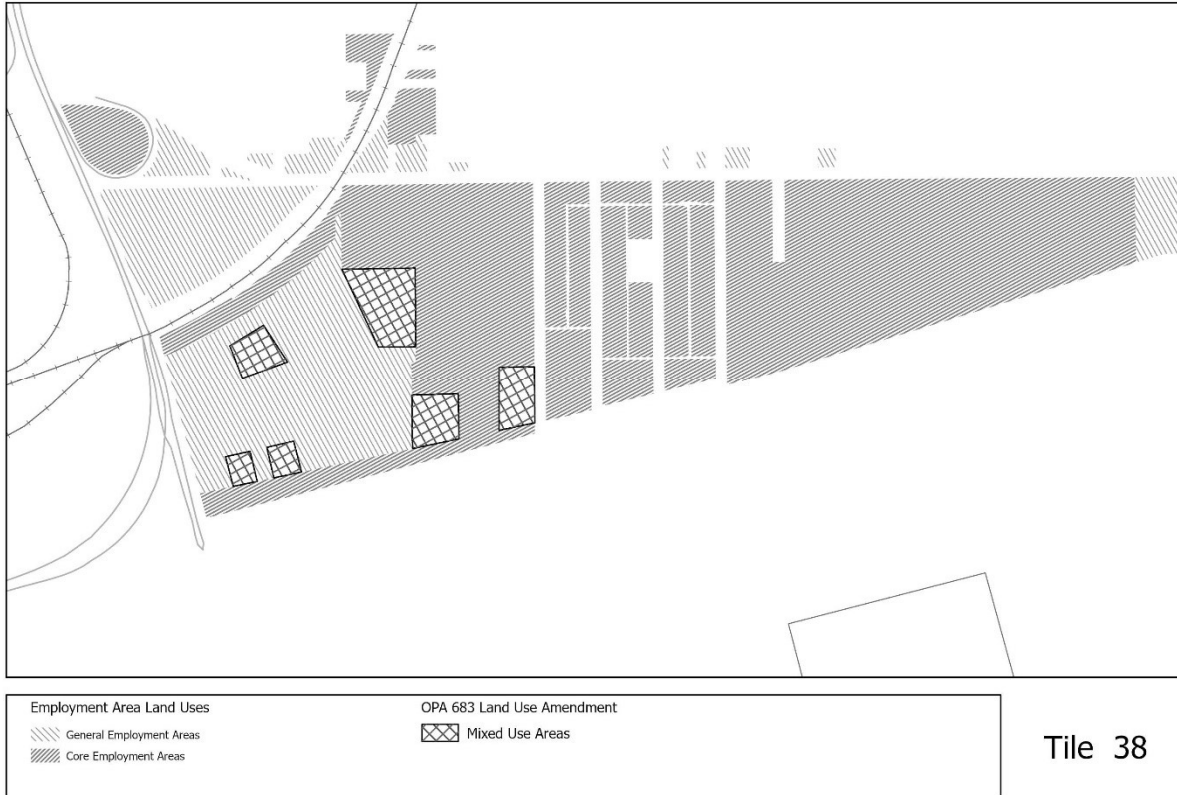
1. Map 2, Urban Structure, is amended by deleting *Employment Areas* from portions of the lands known municipally in 2022 as 21 Don Valley Parkway, 30 Booth Avenue, and 375 and 385 Eastern Avenue, as shown below.



2. Map 18, Land Use Plan, is amended by re-designating portions of the lands known municipally in 2022 as 21 Don Valley Parkway, 30 Booth Avenue, and 375 and 385 Eastern Avenue from *Core Employment Areas* and *General Employment Areas* to *Mixed Use Areas*, as shown below.

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**Official Plan Land Use Designations**


Maps Not to Scale

Toronto City Planning September 2023

3. Chapter 6, Section 42, Unilever Precinct Secondary Plan, is amended as follows:
- (a) Section 2 Vision and Objectives is amended by deleting the preamble text and replacing it with the following:

‘The Unilever Precinct is 25 hectares of employment-designated lands located immediately east of Downtown Toronto at the western end of the South of Eastern Employment Area along the Don River. It is also the site of a future rapid transit hub, and links to the Broadview streetcar on the planned Broadview Avenue Extension. Residential uses, and other sensitive land uses, are only permitted on the *Mixed Use Areas* portion of the East Harbour Office District, in alignment with the zoning permissions granted by Ontario Regulation 329/22 made on April 8, 2022.

The strategic location of the Unilever Precinct offers a unique opportunity to contribute to the City's long-term economic growth and cultural objectives. By achieving the vision set out in this Secondary Plan, the Unilever Precinct will become an attractive place for businesses to invest

and jobs to locate. With the establishment of comprehensive rapid-transit connections, the Unilever Precinct will provide direct access to the City's Downtown and Central Waterfront, and as such will play an important role in enhancing the vitality and vibrancy of Toronto.'

- (b) Section 3 sidebar is amended by deleting and replacing the description of "The East Harbour Office District" with the following:

'The East Harbour Office District will be the employment engine of this Precinct. Developing in phases, this will be a dense, transit-supportive office district, reflected by its integration of the Transit Plaza District. A diverse range of employment uses are encouraged including affordable spaces for culture, incubator employment uses, and retail, which are to be integrated with the development and will form an important part of the jobs cluster in this district. Residential uses are also permitted on the *Mixed Use Areas* portion of the East Harbour Office District to support the creation of a complete, transit-oriented community, including affordable housing. Well designed and generously separated tall buildings as well as larger floorplate base buildings and/or tower elements will provide flexible employment spaces for future tenants. A spectacular system of parks, POPS, plazas and mid-block connections will provide an important amenity for workers, and will include animated programming and public art, creating an open space destination for surrounding communities and the City.'

- (c) Section 4.1 Land Use is amended by deleting the preamble text and replacing it with the following:

'The Unilever Precinct is designated for employment uses, supported by additional non-residential uses such as retail, cultural uses, community uses, and open spaces that will bring added vibrancy to the Precinct. Residential uses and other sensitive land uses, are permitted on the lands designated *Mixed Use Areas* in the East Harbour Office District, in alignment with the zoning permissions granted by Ontario Regulation 329/22 made on April 8, 2022.'

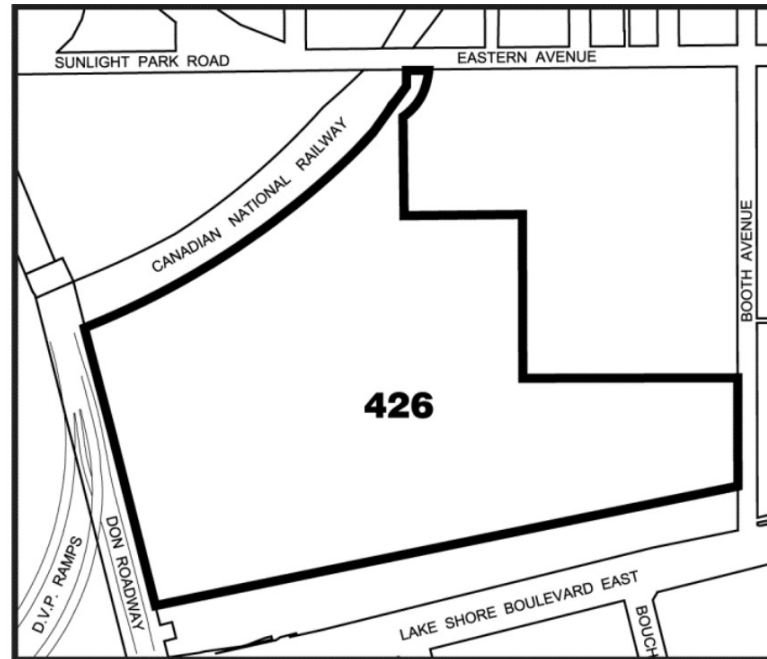
- (d) Policy 7.4.3.4 is amended by deleting and replacing the policy with the following:

'The maximum gross density for the East Harbour Office District, which includes the Transit Plaza District, which shall be measured based on the area as a whole, is:

- a) 6.2 times coverage for employment and non-residential uses; and
- b) 2.0 times coverage for residential uses.'

4. Chapter 7, Site and Area Policies, is amended by deleting and replacing Site and Area Specific Policy No. 426 for the lands known municipally in 2022 as 21 Don Valley Parkway, 30 Booth Avenue, and 375 and 385 Eastern Avenue with the following:

**‘426. 21 Don Valley Parkway, 30 Booth Avenue, and 375 and 385 Eastern Avenue**



- (a) A comprehensively planned, intensified employment precinct that is fully integrated and connected to the surrounding area and that encompasses a broad variety of non-residential land uses should be created on the subject lands. A mixture of non-residential uses is therefore permitted, with a majority of the development consisting of offices, post-secondary colleges/universities/trade schools, hotels, studios, and research facilities. Residential and other sensitive land uses are permitted in accordance with section (b).
- (b) Consistent with the zoning permissions granted by Ontario Regulation 329/22 made on April 8, 2022, residential and other sensitive land uses are permitted on the portions of the lands designated *Mixed Use Areas*, provided that:
- (i) a maximum residential gross floor area of 302,000 square metres is permitted on the *Mixed Use Areas* portion of the lands;
  - (ii) a minimum of 5% of the total residential gross floor area, resulting in at least 215 affordable rental housing units, shall be provided and maintained on the lands for a minimum of a 99-year period;
  - (iii) a minimum of two 62-pupil childcare facilities be constructed on the lands; and

- (iv) an approximately 6,500 square metre community recreation centre be constructed on the lands

with the matters described in (ii) through (iv) to be secured by way of agreement between the landowner and the City.

- (c) A minimum employment gross floor area of 926,000 square metres will be developed on the lands.
- (d) Sensitive land uses, including residential uses, on the portions of the lands designated *Mixed Use Areas* will be designed and buffered to mitigate impacts from and be compatible with the ongoing operation and expansion of nearby employment uses, and any new employment uses within the surrounding *Employment Areas*.
- (e) Non-residential uses which support the viability of the precinct's primary employment uses noted above, provide amenities for the precinct's current and future employees and residents, and support the creation of a vibrant and animated urban district are permitted as follows: arts and entertainment uses, community centres, community health centres, convention facilities, fitness centres, libraries, major retail uses, museums, parks, recreational facilities, restaurants, retail uses, service commercial uses, workplace ancillary daycares, and other such similar uses as the City and, where applicable, the Province, may support. The precinct is identified as a film-friendly area, and development and public realm improvements on the lands will be encouraged to include elements supportive of filming and the ongoing operations and expansion of film sector uses in the surrounding area.
- (f) Prior to the enactment of any Zoning By-law Amendment which permits potentially sensitive land uses in the employment precinct, a compatibility study shall be prepared to the satisfaction of the City of Toronto in consultation with the Ministry of the Environment and Climate Change that evaluates how potentially sensitive uses within 1,000 metres of existing major facilities such as the Enbridge facility located at 405 Eastern Avenue and the City works yard located at 433 Eastern Avenue and 50 Booth Avenue, would affect the ability of those facilities to carry out normal business activities. The compatibility study shall also evaluate potential adverse effects from odour, noise and/or other contaminants on anticipated users of the proposed sensitive uses, and recommend how potential adverse effects may be mitigated to minimize risk to public health and safety and to ensure the long term viability of major facilities. Mitigation measures shall be implemented by the proponent of development through the Zoning By-law Amendment, Site Plan Control process and/or other planning instruments.
- (g) Proposals which include major retail uses of 6,000 square metres or more of retail gross floor area will be permitted when such uses are planned to be physically connected and/or functionally integrated with structures and/or open spaces associated with the precinct's employment uses. Proposals for major retail development will be subject to the development criteria set out in subsections (a) to (c) of Policy 4.6.5. At grade parking associated with major retail development

will only be used as an interim measure and will not be located between the retail uses and the public sidewalk and will be located at the flank or rear of the building.

- (h) The City, the Toronto and Region Conservation Authority (TRCA), and the Province will be satisfied that adequate flood remedial measures can be provided for the lands. The proposal will also be compatible, and sensitively integrated with, the planned naturalization of the Don River. Council may place Holding Provisions as part of enacting any implementing Zoning By-law, and which may only be removed once the flood remedial works are complete and deemed functional by the City and the TRCA and any other applicable regulatory body, and/or upon the City determining that:
  - (i) Occupancy of new buildings can be legally controlled until the required flood remedial works are complete and functional from a floodplain management perspective;
  - (ii) Building Code requirements can be met to the satisfaction of the Chief Building Official; and
  - (iii) Risks to life and property are adequately addressed to the satisfaction of the City and the TRCA and any other applicable regulatory body.
- (i) The City will require that proponents of development seeking approvals in advance of the flood protection infrastructure being complete and functional:
  - (i) prepare and implement an Emergency Management Plan to the satisfaction of the City, in consultation with TRCA, addressing the protection of human health and safety and the protection of property (site, buildings, equipment) during and after construction until the TRCA has confirmed in writing that the lands are permanently flood protected; and
  - (ii) enter into an agreement(s) with the City, to the City's satisfaction that:
    - (A) addresses the protection of public health and safety, the protection of property, the acceptance of all risk by the proponent and the removal of any liability for public authorities; and
    - (B) includes a complete indemnification, to the satisfaction of the City in consultation with TRCA and MMAH/MNRF, of all public authorities from any liability and costs, including those due to (i) property damage, injury or loss of life due to flooding during and after construction until the flood protection infrastructure is complete and functional from a flood plain management perspective; and, (ii) losses due to delay caused by a failure of the flood protection infrastructure to be completed or to be completed within the anticipated time frame.



- (j) The policies of SASP 426 prevail over the Unilever Precinct Secondary Plan in the case of a conflict.'