

## **City-initiated Official Plan Amendments - Villiers Island, McCleary District, South River and Polson Quay Precincts Parks and Open Space - Decision Report - Approval**

Date: August 30, 2023  
To: Toronto and East York Community Council  
From: Director, Community Planning, Toronto and East York District  
Wards: Ward 10 - Spadina-Fort York and Ward 14 - Toronto Danforth

**Planning Study File Number:** 23 159975 STE 14 OZ

### **SUMMARY**

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The purpose of this report is to recommend a streamlined process for facilitating Official Plan compliance to implement the Port Lands Flood Protection (PLFP) project, the Port Lands Planning Framework (PLPF), Precinct Plans, and related Environmental Assessments. The recommendations in this report, if adopted, will create Official Plan Amendments (OPAs) to allow staff to execute any required land transfers between the City and CreateTO and enter into easements that will facilitate utility relocations triggered by the construction of planned infrastructure.

A streamlined process will support implementation of works identified in the approved PLFP, PLPF, Precinct Plans and related Environmental Assessments. Examples include CreateTO lands to be transferred to the City for parks and roads, as well as water and wastewater infrastructure. It will also simplify the creation of easements to facilitate electricity distribution and natural gas infrastructure relocation.

The proposed OPAs will be limited to:

- transfers of lands designated Parks and Open Space Areas to support Council-adopted plans, projects or Environmental Assessments for purposes of advancing infrastructure projects; and,
- permissions for the City to enter into any future easement agreements with utility companies to permit utilities to cross lands designated Parks and Open Space Areas to service Villiers Island, South River and Polson Quay precincts.

Transfers or easements will only be permitted through the proposed OPAs where the disposal of any land that is designated Parks and Open Space Areas within the general vicinity of Villiers Island does not preclude public access or significantly reduce the size, functionality or programming of the land. The OPAs do not propose any changes in land

use designation or reduction in the City's Green Space System. This report does not recommend and will not result in the declaration of surplus any City-owned lands.

Staff have reviewed the proposed OPAs against the applicable provincial policies and have concluded that the proposed OPAs are consistent with the Provincial Policy Statement (2020) and conform with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and intent of Official Plan policies.

The local Councillor(s) will be consulted prior to the exercise of delegated approval authority by staff for all disposals of City-owned lands within the subject area.

## **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands in the Port Lands Flood Protection project and enabling infrastructure project area, substantially in accordance with the proposed Official Plan Amendment included as Attachment 5 to this report.
2. City Council amend the former City of Toronto Official Plan, for the lands in the Port Lands Flood Protection Project and Enabling Infrastructure Project area, substantially in accordance with the proposed Official Plan Amendment included as Attachment 6 to this report.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments as may be required.

## **FINANCIAL IMPACT**

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There are no financial implications resulting from the recommendations included in this report. Staff will seek to obtain the necessary authority for any required disposals, and will report the financial implications of such disposals at that time.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial implications as identified in the Financial Impact section.

## **DECISION HISTORY**

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In December 2017, City Council adopted the recommendations within the "Port Lands Initiatives - Final Report", which adopted the Port Lands Planning Framework, Villiers Island Precinct Plan and Port Lands Official Plan Modification (OPM) and provided direction to City staff to undertake further projects to implement these plans and policies, including Port Lands Flood Protection. For more information, see the Council consideration and Report at: <https://secure.toronto.ca/council/agenda-item.do?item=2017.PG24.6>.

As part of the 2018 Budget process, City Council adopted the report "Port Lands Flood Protection". The report authorized the Deputy City Manager Cluster B, or their delegate, in consultation with the Acting Chief Financial Officer, to execute a Contribution Agreement with the Provincial and Federal governments and Waterfront Toronto for the \$1.25 billion Port Lands Flood Protection project, based substantially on terms attached to the report. The City Council decision and staff report are available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.BU41.1>

At its December 2020 meeting, City Council adopted the recommendation in the "City-initiated Official Plan Amendment - Lower Don Flood Protection - Final Report". The report amended the City of Toronto Official Plan and former City of Toronto Official Plan to remove a barrier for the City to enter into future agreements with the Toronto and Region Conservation Authority (TRCA) to transfer City-owned lands to the TRCA that are designated Parks, Parks and Open Space Areas or Other Parks and Open Space as part of undertaking flood protection works in the Lower Don River area, between Eastern Avenue and the Keating Channel. The City Council decision and staff report are available here:

<https://secure.toronto.ca/council/agenda-item.do?item=2020.TE21.1>

The Port Lands OPM was appealed to the Ontario Land Tribunal and the City worked with the various appellants to resolve land use, compatibility and transportation issues. A Settlement Hearing was held on April 16, 2021 to present the various settlements and the revised version of the OPM to the Tribunal. The OPM, as modified, was brought into full force and effect for the Port Lands Flood Protection Project lands, including the Parks and Open Space Area designations. The OLT Decision can be found at:

<https://www.omb.gov.on.ca/e-decisions/pl030514-May-18-2021.pdf>

Subsequent to the Phase 1 Settlement hearing, the City engaged in discussions to resolve the Phase 2 issues throughout 2021 and 2022, resolving the majority of outstanding issues, with the exception of site-specific affordable housing, Section 37 and parkland dedication issues. The OLT Decision was issued on July 11, 2022 which brought the Port Lands Official Plan Modification into effect, with the exception of those few site-specific issues. The OLT Decision can be found at:

<https://www.omb.gov.on.ca/e-decisions/OLT-22-002109-JUL-11-2022.PDF>

For background on the resolution of the Port Lands OPM hearing and issues, see the Council consideration and related reports at:

<https://secure.toronto.ca/council/agenda-item.do?item=2021.CC38.13>

<https://secure.toronto.ca/council/agenda-item.do?item=2022.CC39.5>

<https://secure.toronto.ca/council/agenda-item.do?item=2022.CC41.8>

<https://secure.toronto.ca/council/agenda-item.do?item=2022.CC43.9>

At its meeting on June 11, 2021, the Planning and Housing Committee adopted the report titled "Disposal of Land in Parks and Open Space Areas and the Green Space System for Certain Infrastructure and Conservation Projects: Draft Official Plan Amendment" which proposed a draft amendment to the City's Official Plan to provide greater clarity regarding when an Official Plan Amendment is required for certain disposals of City-owned land in Parks and Open Space Areas and the Green Space

System to facilitate conservation projects, public transit and essential public works and utilities that support Toronto's development, growth and quality of life. The Planning and Housing Committee decision and staff report are available here: <https://secure.toronto.ca/council/agenda-item.do?item=2021.PH24.9>

## **PROPOSAL**

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An amendment to the City of Toronto Official Plan is proposed in order to allow the City to enter into future agreements with utility companies to transfer, sell or dispose by way of long-term easement any City-owned lands that are identified in the Green Space System and/or designated Parks and Open Space Areas. Currently, the Official Plan only permits the City to accept nearby comparable lands of equal or greater size and parkland utility in exchange.

An amendment to the former City of Toronto Official Plan is also required since the Central Waterfront Secondary Plan (CWSP) is in force for the Port Lands within the former City of Toronto Official Plan.

The amendments remove the requirement for an OPA to implement specific Council-endorsed projects, plans and environmental assessments within the new Don River valley and the Villiers Island Park system. The OPAs do not propose any changes in land use designation or reduction in the City's Green Space System.

The proposed OPAs will be limited to:

- transfers of lands designated Parks and Open Space Areas to support Council-adopted plans, projects or Environmental Assessments for purposes of advancing infrastructure projects; and,
- permissions for the City to enter into any future easement agreements with utility companies to permit utilities to cross lands designated Parks and Open Space Areas to service Villiers Island, South River and Polson Quay precincts.

Transfers or easements will only be permitted through the proposed OPAs where the disposal of any land that is designated Parks and Open Space Areas within the general vicinity of Villiers Island does not preclude public access or significantly reduce the size, functionality or programming of the land. The amendments to the Official Plans do not recommend and will not result in the transfer of any City-owned lands. The proposed amendments are provided in Attachments 5 and 6.

## **BACKGROUND**

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### **Past Consultation and Engagement**

Over nearly two decades, a series of engagement initiatives have shaped the Don Mouth Naturalization and Port Lands Flood Protection Project Environmental Assessment. From 2005 and 2014 extensive community consultation and engagement with the Mississauga of the Credit established a preferred approach to Don River naturalization and Port Lands flood protection. Further engagement between 2013 and 2016 involved extensive public, stakeholder, landowner and user consultation for the Port Lands Planning Framework, Port Lands and South of Eastern Transportation and Servicing Master Plan and Villiers Island Precinct Plan. Detailed design consultation from 2018-2020 refined the Port Lands Flood Protection and Enabling Infrastructure Project.

When asked about waterfront revitalization, stakeholders identified key emerging priorities, including natural greenspace and affordable housing. Other priorities raised included new jobs, places to learn, low carbon footprint, inclusive communities, places to play, access to transit, and the ability to access and interact with water.

The proposed OPAs are consistent with other Port Lands projects and are reflective of the comments that have been received, ensuring a balance of respecting the parks and open space system created through flood protection while allowing the emerging precincts to be effectively serviced and implemented.

### **Agency Circulation Outcomes**

The OPAs and proposed recommendations have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in formulating the proposed OPAs.

### **Statutory Public Meeting Comments**

In making their decision regarding the proposed OPAs, Council members will have had the opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for these OPAs, as these meetings are broadcast live over the internet and recorded for review.

## **POLICY & REGULATION CONSIDERATIONS**

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### **Provincial Land-Use Policies: Provincial Policy Statement and Provincial Plans**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Policy Statement (PPS) and shall conform to Provincial plans.

## **Toronto Official Plan**

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from the Planning Act. The PPS recognizes the Official Plan as the most important tool for its implementation. Toronto Official Plan policies can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The lands are in the Green Space System on Map 2 (Urban Structure) of the Official Plan, with a portion designated Parks and Open Space Areas and Other Open Spaces. The Parks and Open Space Areas and Other Open Spaces designations generally prohibit development except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities that were supported by appropriate assessment.

Policies 2.3.2(4) and 4.3(8) of the Official Plan prohibit the sale or disposal of City-owned lands in the Green Space System or Parks and Open Space Areas, unless the lands are exchanged for other nearby land of equivalent or larger area and comparable or superior green space utility. These policies intend to preserve the City's greenspace and parks from removal for other uses.

## **Former City of Toronto Official Plan**

The former City of Toronto Official Plan is in force for the portion of the subject lands that are within the boundaries of the Port Lands, designating them Open Spaces. Parks and Open Space Areas policies provide policy direction on the retention, expansion and development of parks and open spaces in the City. Policy 4.5 prohibits the disposal of City-owned Parks and Open Space.

Because the Central Waterfront Secondary Plan was an amendment to the former City of Toronto Official Plan, the former City of Toronto Official Plan is the in-force Official Plan for the portion of the lands that are within the boundaries of the Port Lands, including lands designated Parks and Open Space Areas within the CWSP.

## **Former Metropolitan Toronto Official Plan**

As the guiding document for the former City of Toronto Official Plan, the former Metropolitan Toronto Official Plan (the "Metro Plan") also remains in force for a portion of the lands. The Metro Plan locates the lands within the Central Area as specified on Map 4 and the Metropolitan Green Space System as specified on Map 5.

The policy objective for the Metropolitan Green Space System is to protect and rehabilitate the integrity of the natural features and ecological functions, improve physical connections to other green spaces and meet the recreational and leisure needs of the increased City of Toronto population. Policy 48 discourages the sale or lease of publicly owned lands within the Metropolitan Green Space System to the private sector.

## **Local Policy Context**

The lands are also in a number of existing planning frameworks and environmental assessments that guide growth, development and public realm decisions, as follows.

### **Central Waterfront Secondary Plan**

The four key principles of the CWSP provide a framework for waterfront renewal over the long term and include: removing barriers/making connections; building a network of spectacular waterfront parks and public spaces; promoting a clean and green environment; and creating dynamic and diverse new communities. The lands are designated Parks and Open Spaces within the CWSP. Parks and Open Spaces are areas for use as parks, open spaces, natural areas and plazas, and can include compatible community, recreation, cultural, restaurant and entertainment facilities.

City Council adopted the CWSP in 2003 and it was approved by the Ontario Land Tribunal for the Port Lands area on April 16, 2021, and July 11, 2022, with the exception of several site-specific policies that are still under appeal.

### **Villiers Island Precinct Plan**

The Villiers Island Precinct Plan (2017), as part of the broader Port Lands revitalization in Toronto, sets out a comprehensive vision for the area's development, encompassing parks and open space, public realm, a development plan and urban design guidelines. It establishes a goal of creating Canada's first climate-positive neighbourhood while maintaining the continued viability of local port-related industries. The PLFP project's completion will unlock the development potential of the Port Lands and create unique and robust parks and open space systems wrapping around Villiers Island.

The City of Toronto, CreateTO, and Waterfront Toronto are collaborating to review the 2017 Villiers Island Precinct Plan and determine changes needed to achieve the City's housing goals, as well as the future actions and timelines to implement them. City staff anticipate reporting to Council on a Precinct Plan update, including proposed amendments to the Official Plan and Zoning Bylaw 569-2013, in early 2024.

### **Site and Area Specific Policies 516 (City of Toronto OP) and 404 (former City of Toronto OP)**

Site and Area Specific Policy amendments to the City of Toronto Official Plan (#516) and Former City of Toronto Official Plan (#404) removed a barrier for the City to enter into agreements with the Toronto and Region Conservation Authority (TRCA) to transfer City-owned lands to the TRCA that are designated Parks and Open Space Areas, as part of undertaking flood protection works in the Lower Don River area between Eastern Avenue and Keating Channel. These OPAs were required because the lands are designated Parks and Open Space Areas in both the Official Plan and the former City of Toronto Official Plan. The sale or disposal of City-owned Parks and Open Space Areas is prohibited and granting an easement exceeding a period of 21 years is a form of disposal that is not permitted.

The OPAs did not result in any changes in land use designation or reduction in the City's Green Space System. As well, these OPAs allowed the City to enter into future agreements with utility companies, federal or provincial government agencies or boards, and Crown corporations to permit the establishment of easements or the transfer of City-owned lands for the construction of City-building infrastructure projects within the Lower Don River area.

**Port Lands Flood Protection Project Environmental Assessments [Lower Don River West Remedial Flood Protection Project Class EA (2005), Don Mouth Naturalization and Port Lands Flood Protection Project Environmental Assessment (2015), Lower Don Lands Environmental Assessment Master Plan Addendum and Environmental Study Report (2014)]**

The Port Lands Flood Protection Project involves multiple projects subject to several Environmental Assessments. The initial phase created a flood protection landform in the West Don Lands. After the completion of the flood protection landform, the Environmental Assessments were consolidated into the Due Diligence Study for the Lower Don Lands completed in 2016. This study became the Port Lands Flood Protection Project, covering the vast majority of the remaining properties in the Lower Don Special Policy Area susceptible to flood risk, including the Port Lands, South of Eastern District and Keating Channel Precinct.

The PLFP project will provide permanent flood protection by developing a new, naturalized mouth of the Don River and other flood protection measures, as well as establishing new parks, naturalized open spaces and public realm enhancements.

## **COMMENTS**

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### **Port Lands Flood Protection**

Flood protection infrastructure is the cornerstone of the City of Toronto's plans to renew and revitalize the central waterfront. The Government of Canada, the Province of Ontario and the City of Toronto approved a \$1.42 billion Tri-Government Contribution Agreement, established in 2018 for construction scheduled to be completed in 2025, with Waterfront Toronto as the tri-government corporation responsible for project delivery. Flood protection work is being done in close collaboration between Waterfront Toronto, the City, CreateTO, the TRCA, and other utilities and agencies, including coordinating capital projects in the lower Don River area to advance the revitalization of the Port Lands.

Alongside the completion of flood protection, City staff and partners at Waterfront Toronto and the TRCA continue to advance enabling infrastructure as part of the flood protection project, including:

- four new bridges, two rebuilt streets and one new street;
- new water, sanitary and stormwater infrastructure and utility connections;
- expanded cycling and pedestrian infrastructure; and
- new parks.



## **Official Plan Amendment (OPA)**

In addition to the PLFP project, the City may need to enter into agreements with utility companies and/or Crown corporations to establish easements to facilitate City-building infrastructure projects to enable development on Villiers Island, McCleary District, South River and Polson Quay precincts.

The lands within the PLFP area are in the Green Space System on Map 2 (Urban Structure) of the Official Plan and designated Parks, Parks and Open Space Areas or Other Open Space Areas on Map 18 - Land Use (Attachments 2 and 3). Policies 2.3.2.4 and 4.3.8 of the Official Plan prohibit the sale or disposal of City-owned lands in the Green Space System or in Parks, Parks and Open Space Areas and Other Open Space Areas unless the lands are exchanged for other nearby land of equivalent or larger area and comparable or superior green space utility.

The lands within PLFP area are designated Parks and Open Space in the Central Waterfront Secondary Plan, which is currently in force within the former City of Toronto Official Plan. Former City of Toronto Official Plan policy 4.5 prohibits the disposal of City-owned lands that are designated Parks and Open Space Areas.

Under the existing policy framework, all requests for the disposal of City-owned parkland go through the City's real estate approval process for determining if parkland should be disposed of (including declaring it surplus), as well as through a site-specific OPA. Under the current Official Plan policies, the sale or disposal of City-owned lands designated Parks and Open Space Areas is prohibited. Chapter 213 of the City of Toronto Municipal Code defines a "sale" as including a disposition of land for more than 21 years, which applies to easements that exceed 21 years.

In 2021, Planning and Housing Committee considered PH24.9 - Disposal of Land in Parks and Open Space Areas and the Green Space System for Certain Infrastructure and Conservation Projects: Draft Official Plan Amendment. This report proposed a draft amendment to the City's Official Plan to provide greater clarity regarding when an OPA is required for certain disposals of city-owned land in Parks and Open Space Areas and the Green Space System to facilitate conservation projects, public transit and essential public works and utilities. The proposed City-wide approach introduced criteria to evaluate disposal requests. Staff received direction to consult with the public and stakeholders on the draft City-wide OPA, and report back to Council on the results of the consultation and final recommendations. City staff are continuing to review this city-wide approach. The proposed site-specific OPAs are consistent with the direction of the City-wide approach.

If approved, the OPAs recommended in this report will streamline the process that will enable the City to enter into any future agreements to grant utility easements on City-owned lands to advance infrastructure to the PLFP project and the development of Villiers Island, McCleary District, Polson Quay and South River Precincts.

The proposed OPAs will be limited to:

- transfers of lands designated Parks and Open Space Areas to support Council-adopted plans, projects or Environmental Assessments for purposes of advancing infrastructure projects; and,
- permissions for the City to enter into any future easement agreements with utility companies to permit utilities to cross lands designated Parks and Open Space Areas to service Villiers Island, South River and Polson Quay precincts.

No changes in Official Plan land use designation are proposed through these amendments. Lands within the Port Lands area in the Green Space System or designated Parks and Open Space Areas have long been set aside for park purposes. The City has partnered with the TRCA and Waterfront Toronto on a number of flood protection, public realm enhancement, trail improvement and conservation projects within the Don River watershed and the Port Lands. These lands will remain part of the Green Space System and designated Parks and Open Space Areas.

This report does not recommend and will not result in the declaration of surplus any City-owned lands. City staff advise that delegated approval authority will still be required for any City lands to be declared surplus to grant a permanent easement, a transfer of title, or any other disposal of City lands in accordance with applicable City by-laws and procedures.

In accordance with Chapter 213 of the Municipal Code, the local Councillor will be consulted prior to the exercise of delegated approval authority by staff for all disposals of City-owned lands within the area.

## **Conclusion**

The proposed OPAs are consistent with City Council's objectives for Port Lands implementation as the lands will continue to serve as part of the Green Space System and function as Parks and Open Space Areas after any transfer of land or establishment of easements have been concluded.

Staff have reviewed the proposed OPAs against the applicable provincial policies and have concluded that the proposed OPAs are consistent with the Provincial Policy Statement (2020) and conforms with A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and intent of Official Plan policies.

The proposed OPAs are consistent with the City-wide approach considered in 2021 by Planning and Housing Committee through PH24.9 - Disposal of Land in Parks and Open Space Areas and the Green Space System for Certain Infrastructure and Conservation Projects: Draft Official Plan Amendment.

The proposed OPAs will allow for efficient advancement of infrastructure delivery where City-owned land is required to advance the Port Lands Flood Protection Project, as well as any City-Council endorsed plans, projects or Environmental Assessments. This will support delivery of housing and supporting infrastructure, implement Council's decisions

on the Port Lands precincts, and will not change land use designations or reduce the City's Green Space System.

This report does not recommend and will not result in the declaration of surplus any City-owned lands.

The local Councillor will be consulted prior to the exercise of delegated approval authority by staff for all disposals of City-owned lands within the subject area.

## **CONTACT**

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Tel No.: (416) 392-0748  
E-mail: [anthony.kittel@toronto.ca](mailto:anthony.kittel@toronto.ca)

## **SIGNATURE**

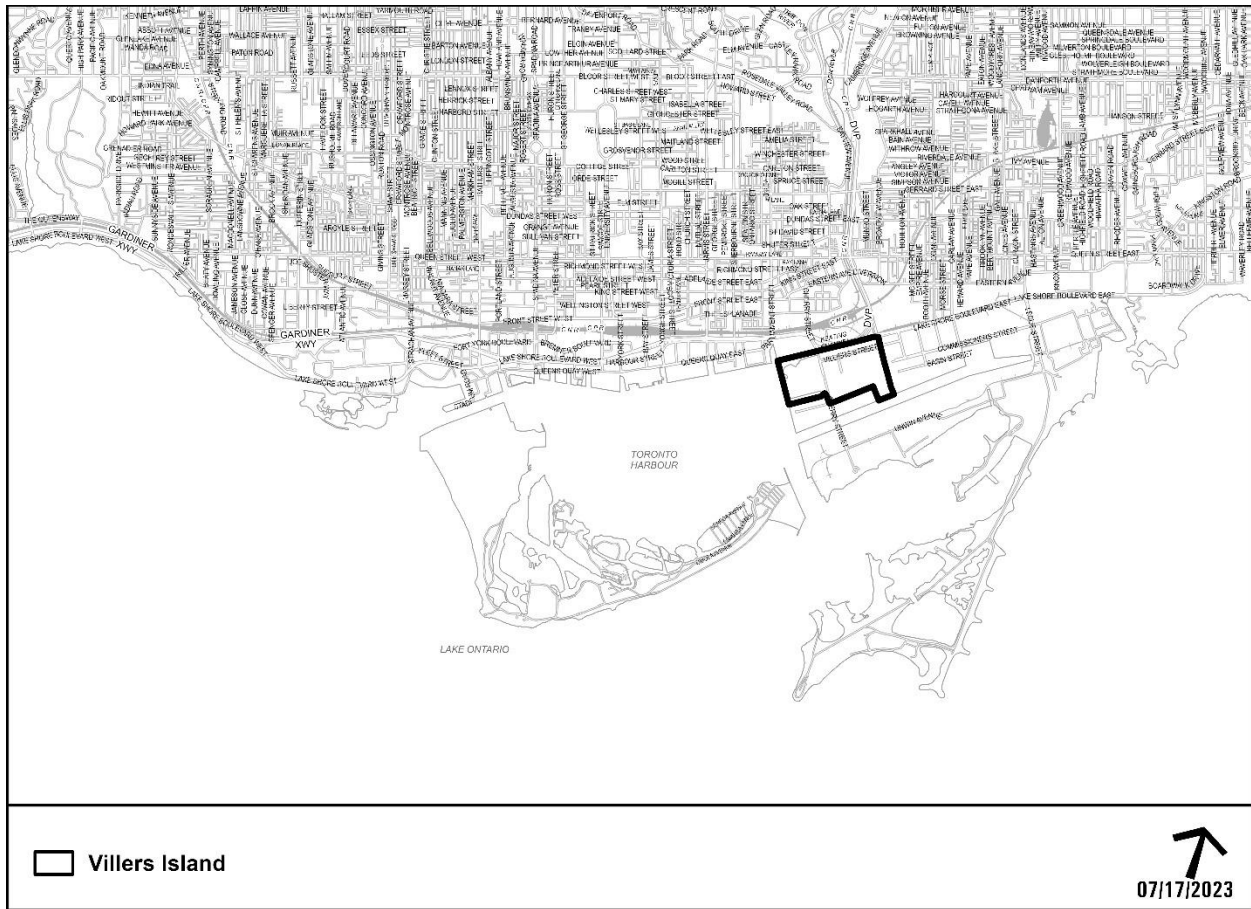
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Willie Macrae, BA, MES, MCIP, RPP  
Acting Director, Community Planning, Toronto & East York District

## **ATTACHMENTS**

- Attachment 1: Location of Subject Lands
- Attachment 2: Official Plan Land Use Map #18
- Attachment 3: Former City of Toronto Official Plan Map 1 - Generalized Land Use
- Attachment 4: Central Waterfront Secondary Plan - Land Use
- Attachment 5: Proposed Official Plan Amendment
- Attachment 6: Proposed Former City of Toronto Official Plan Amendment

# Attachment 1: Location of Subject Lands



## Attachment 2: Official Plan Land Use Map #18



Villiers Island

### Official Plan Amendment #

Proposed revisions to Land Use Map XX to redesignate lands from XXX to XXX (text from planner)

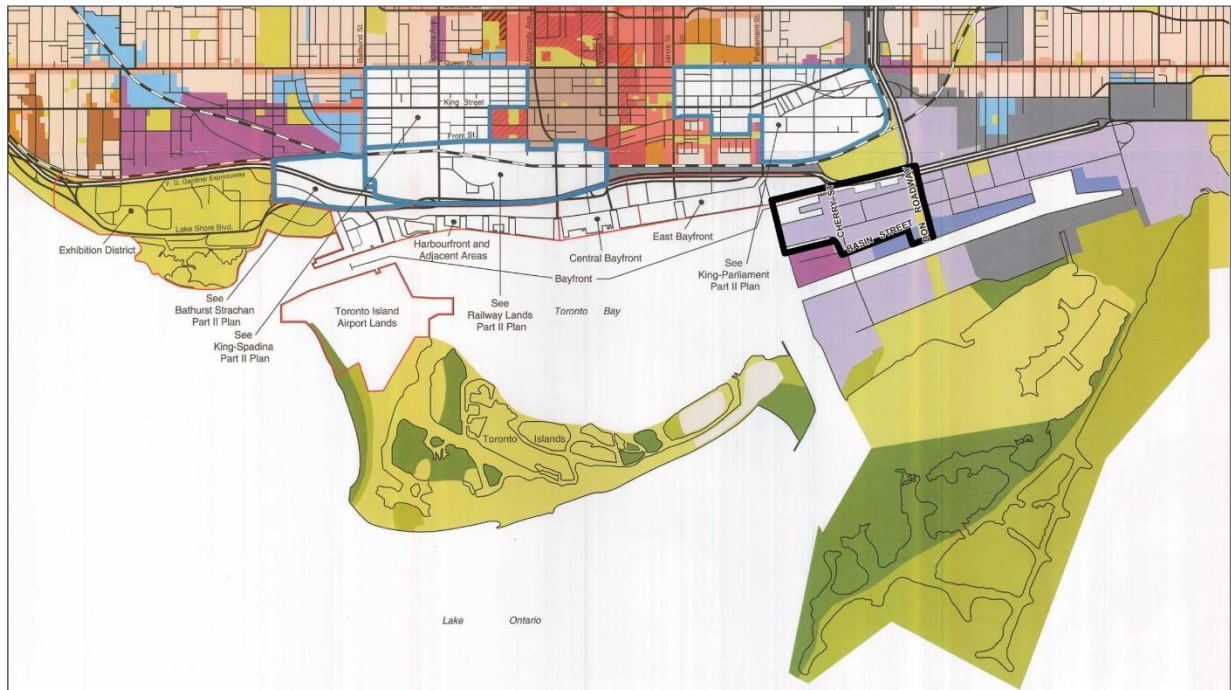
File # 23 159975 STE 14 OZ

- |                                                                                     |                         |                                                                                     |                                           |
|-------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|-------------------------------------------|
|  | Location of Application |  | General Employment Areas                  |
|  | Natural Areas           |  | Core Employment Areas                     |
|  | Parks                   |  | Roads not currently shown on Land Use Map |
|  | Other Open Space Areas  |                                                                                     |                                           |
|  | Regeneration Areas      |                                                                                     |                                           |



Not to Scale  
07/17/2023

# Attachment 3: Former City of Toronto Official Plan Map 1: Generalized Land Use



Villiers Island

Extract from Map 1 - Generalized Land Use - Former City of Toronto (1998)

File # 23 159975 STE 14 0Z



↑  
Not to Scale  
07/31/2023

# Attachment 4: Central Waterfront Secondary Plan - Land Use








Villiers Island

## Official Plan Amendment #

Proposed revisions to Land Use Map XX to redesignate lands from XXX to XXX (text from planner)

File # 23 159975 STE 14 02

- |                                                                                     |                         |                                                                                     |                                           |
|-------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|-------------------------------------------|
|   | Location of Application |   | General Employment Areas                  |
|  | Natural Areas           |  | Core Employment Areas                     |
|  | Parks                   |  | Roads not currently shown on Land Use Map |
|  | Other Open Space Areas  |                                                                                     |                                           |
|  | Regeneration Areas      |                                                                                     |                                           |



Not to Scale  
07/24/2023

**Attachment 5: Proposed Official Plan Amendment**

**AMENDMENT NO. 687 TO THE CITY OF TORONTO OFFICIAL PLAN FOR LOWER DON FLOOD PROTECTION - CITY-OWNED LANDS**

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2023

Enacted by Council: ~, 2023

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~ -2023

To adopt an amendment to the City of Toronto Official Plan respecting the lands generally known as the Lower Don River Area.

WHEREAS authority is given to Council 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 adequate information to the public and has held at least one public meeting in accordance with the Planning Act; The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 687 to the City of Toronto Official Plan is hereby adopted pursuant to the Planning Act, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 2023.

XXXXXXXX,

JOHN ELVIDGE

Mayor

City Clerk

(Corporate Seal)



## AMENDMENT NO. 687 TO THE CITY OF TORONTO OFFICIAL PLAN

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

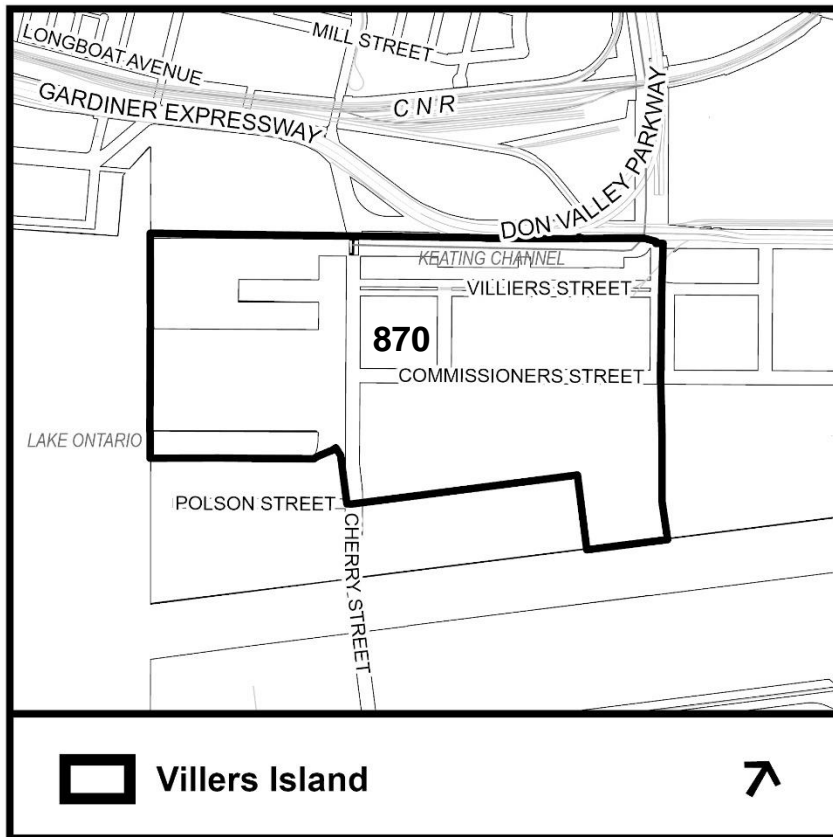
Chapter 7, Site and Area Specific Area Policies is amended by adding the following policy no. 870.

1. City-owned lands located within the area shown on the map below are exempt from Policies 2.3.2(4) and 4.3(8) of this Plan, which prohibit the disposal of City-owned land in the Green Space System as specified or Parks and Open Space Areas, provided that, as part of any agreement to transfer any lands specified in the map below, any transferred lands will continue to be included in the Green Space System as specified in Map 2 - Urban Structure and/or Parks and Other Open Space Areas as specified in Map 18 - Land Use Plan, and:

(i) a transfer of City-owned land is supported by a Council-approved Environmental Assessment, Council-approved Plan, or Council-approved Study; and,

(ii) a transfer of City-owned land designated Parks and Open Space Areas will not preclude public access, and will not significantly reduce the size, functionality, or programming of the land; and,

(iii) the lands are transferred to utilities or Crown corporations for the purposes of the establishment of a long-term easement.



3. Map 29, Site and Area Specific Area Policies, is amended by labelling the lands shown on the map above, as being subject to Site and Area Specific Area Policy No. XXX.

**Attachment 6: Proposed Former City of Toronto Official Plan Amendment**

**AMENDMENT NO. 407 TO THE FORMER CITY OF TORONTO OFFICIAL PLAN FOR LOWER DON FLOOD PROTECTION - CITY-OWNED LANDS**

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2023

Enacted by Council: ~, 2023

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~ -2023

To adopt an amendment to the Former City of Toronto Official Plan respecting the City-owned lands generally known as the Lower Don River Area.

WHEREAS authority is given to Council 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 adequate information to the public and has held at least one public meeting in accordance with the Planning Act; The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 407 to the former City of Toronto Official Plan is hereby adopted pursuant to the Planning Act, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 2023.

XXXXXXXXX ,

JOHN ELVIDGE,

Mayor

City Clerk

(Corporate Seal)

## AMENDMENT NO. 407 TO THE FORMER CITY OF TORONTO OFFICIAL PLAN

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

Section 18: Exceptions, Special Amendments and Modifications, Maps is amended by adding the following new policy no. 709:

1. City-owned lands located within the area shown on the map below are exempt from policy 4.5 of this Plan, which prohibit the disposal of City-owned lands designated Open Space on Map 1 - Land Use and in the Central Waterfront Secondary Plan designated as Parks as specified, provided that, as part of any agreement to transfer any lands specified in the map below, any transferred lands will continue to be designated Open Space in Map 1 - Land Use and/or designated as Parks and Open Space in the Central Waterfront Secondary Plan, and:

(i) a transfer of City-owned land is supported by a Council-approved Environmental Assessment, Council-approved Plan, or Council-approved Study; and,

(ii) a transfer of City-owned land designated Parks and Open Space Areas will not preclude public access, and will not significantly reduce the size, functionality, or programming of the land; and,

(iii) the lands are transferred to utilities or Crown corporations for the purposes of the establishment of a long-term easement.

