

## **5, 5A, 5B and 9 Leslie Street – City Initiated Official Plan and Zoning By-law Amendment – Decision Report – Approval**

Date: May 20, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 14 - Toronto-Danforth

**Planning Application Number:** 21 178668 STE 14 OZ

### **SUMMARY**

---

This report reviews and recommends approval of a City-Initiated Official Plan and Zoning By-law amendment to apply appropriate land use and zoning permissions to City-owned lands municipally known as 5, 5A, 5B and 9 Leslie Street. The lands are located to the south of the Ashbridges Bay Treatment Plant, including the newly constructed Ashbridges Bay Land Form. The lands will accommodate new utility and transportation infrastructure, and establish new natural areas.

The Landform Project is being constructed to provide erosion and sediment control in Ashbridges Bay and create new land for the construction of a future High Rate Treatment Facility for stormwater alongside new natural areas as a joint project between the City of Toronto and the Toronto and Region Conservation Authority. An area of 2.5 hectares for the expansion Tommy Thompson Park and 1.25 hectares of land will be publicly accessible shoreline.

This proposal is consistent with the Provincial Planning Statement (2024) and conforms to the City's Official Plan, including the Central Waterfront Secondary Plan. The proposed Official Plan and Zoning By-law Amendment will allow for the future construction of important City infrastructure to improve water quality and support growth. The proposal is required to permit the future utility and transportation infrastructure on the lands and will preserve the new parkland and public access shoreline as natural areas.

### **RECOMMENDATIONS**

---

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend the Official Plan for the lands municipally known 5, 5A, 5B and 9 Leslie Street substantially in accordance with the draft Official Plan Amendment included as Attachment 4 to this Report.

2. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 5, 5A, 5B and 9 Leslie Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and/or draft Zoning By-law Amendment as may be required.

## **FINANCIAL IMPACT**

---

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

## **DECISION HISTORY**

---

On September 21, 2011, City Council adopted the recommendations in a staff report titled "Wet Weather Flow Master Plan and Basement Flooding Protection Program Update" that directed the General Manager, Toronto Water to finalize and submit the Environmental Assessment Study Report for the Don River and Central Waterfront to the Ontario Ministry of the Environment for the required 30 day public review period under the Municipal Class Environmental Assessment process. The City Council decision document can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PW7.6>

On April 10, 2012, City Council adopted recommendations contained in the "Waterfront Landforms Study" Report from the General Manager, Toronto Water.

Recommendations included entering into a joint initiative with TRCA to develop the Ashbridges Bay Treatment Plant Landform on the water lot south of the Plant in order to provide for the construction of a combined sewer overflow high-rate treatment facility, and sediment control measures/shoreline protection to benefit fish habitat, marine navigation and recreational boating in the area. The City Council decision document can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2012.PW13.2>

On June 10, 2014, City Council authorized the finalization of the Environmental Study (EA) Report and authorized Toronto Water to undertake the detailed design of the Ashbridges Bay Treatment Plant Landform Project as a joint initiative to be led by the TRCA. City Council also authorized Toronto Water to negotiate, enter into, and execute any required agreements, including an agreement with the TRCA, related to the detailed design of the Landform. The decision document can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PW31.15>

On April 16, 2019, City Council authorized the construction of the Ashbridges Bay Landform. The City Council decision can be viewed at:

<https://secure.toronto.ca/council/agenda-item.do?item=2019.IE3.5>

On June 8, 2021, City Council adopted recommendation authorizing that the General Manager, Parks, Forestry and Recreation and Toronto and Region Conservation Authority establish a Joint Management Committee for the management of Tommy Thompson Park and the rest of the Leslie Street Spit, which would in part develop a property transfer plan for lands from the new Landform to be integrated into Tommy Thompson Park. The City Council decision can be found here:

<https://secure.toronto.ca/council/agenda-item.do?item=2021.IE22.5>

## **THE SITE AND SURROUNDING LANDS**

---

### **Description**

The site is located south of the Ashbridges Bay Treatment Plant and east of Tommy Thompson Park. The site consists of 3.8 hectares of existing lands as well as approximately 27 hectares of land created through lake filling, known as the Ashbridges Bay Landform. The Landform includes 16.4 hectares of usable land surface and 5.6 hectares of erosion control structures which include four T-shaped breakwaters. See Attachment 1 for the Location Map.

### **Background**

The Wet Weather Flow Management Master Plan (WWFMMP) was adopted in 2003 to reduce the impacts of polluted stormwater runoff and combined sewer overflow discharges to Toronto's waterways with the ultimate goal of improving water quality and ecosystem health across the City's waterfront. The WWFMMP included plans for a new High Rate Treatment Facility for stormwater in the City's waterlot to the south of the existing Ashbridges Bay Treatment Plant.

In 2003, the Central Waterfront Secondary Plan was adopted by City Council which included an estimated area within Lake Ontario to the south of the Ashbridges Bay Treatment Plant as Potential Lakefill Area on the maps of the Secondary Plan. Policy 29 of the Central Waterfront Secondary Plan (2003) identified that these lands were to be used for new parkland which would be closely coordinated with plans to expand the Ashbridges Bay Treatment Plant. The structure of the landform and Potential Lakefill Areas shown south of the Ashbridges Bay Treatment Plant in the Central Waterfront Secondary Plan maps has remained unchanged since 2003.

Since 2003, several Class EA studies have been completed to support and implement projects recommended in the WWFMMP. These include the Don River & Central Waterfront EA (completed in 2012), and the Coatsworth Cut Combined Sewer Overflow and Stormwater Outfalls Control EA (completed in 2008). In April 2012, Toronto City Council approved a motion to direct Toronto Water to enter into a joint initiative with TRCA to undertake an EA Study at Ashbridges Bay to address the outstanding erosion and sediment issues. A preferred alternative was identified through the Ashbridges Bay Erosion and Sediment Control Conservation Ontario Class EA process (April 2013–December 2014), consisting of erosion and sediment control structures to be integrated with the lakefill area required for the City's planned High Rate Treatment Facility for stormwater that will form the Ashbridges Bay Landform.

The Landform Project detailed design was completed by TRCA in 2018. Construction of the Landform began in 2020 and is scheduled to be completed by the end of 2025.

In June 2021, City Council directed staff to establish a Tommy Thompson Park Joint Management Committee for the purpose of integrated management of Tommy Thompson Park, including the Landform. The Joint Management Committee's work program includes developing a coordinated and comprehensive approach to the operations, maintenance, and visitor experience of Tommy Thompson Park, creating a Visitor Experience Plan informed by public consultation and Indigenous engagement, and coordinating policy and enforcement actions related to park use challenges and conflicts. City and TRCA staff have advanced collaboration on the Tommy Thompson Park Visitor Experience Plan and the project is anticipated to begin later this year.

### **Existing Use**

The site currently consists of both lands that were in existence prior to the creation of the Landform as well as the newly existing Landform area. The small portion of the site which is on the pre-existing lands has an access road and ongoing staging and construction area for a new 3.5km stormwater outfall tunneling project which tunnels underneath the new Landform and Lake Ontario. The remainder of the site consists of the new landform where construction is close to completion, but is otherwise currently vacant.

### **Surrounding Uses**

North: Water treatment plant facilities within the Ashbridges Bay Treatment Plant, Leslie Street, Leslie Green Portal (including Leslie Lookout Park and the Leslie Street allotment garden), a City of Toronto winter depot, the Toronto Transit Commission Leslie Barns, and Lake Shore Boulevard East further to the north.

South: Lake Ontario, Tommy Thompson Park neck and trails, and the Outer Harbour Marina.

East: Lake Ontario, Coatsworth Cut, and Ashbridges Bay Park and Ashbridges Bay Yacht Club further to the east.

West: Tommy Thompson Park baselands and wet woods, Unwin Avenue, and the Port Industrial Districts of East Port and South Port East of the Port Lands.

## **THE APPLICATION**

---

### **Description**

The City-initiated Official Plan and Zoning By-law amendment proposes to apply appropriate land use and zoning permissions to the lands to the south of the Ashbridges Bay Treatment Plant, including the newly created Landform. The lands will accommodate new stormwater treatment infrastructure which will include a High Rate Treatment Facility. A winter depot that currently exists on Ashbridges Bay Treatment Plant lands to the north at 7 Leslie Street may also be moved south to the subject site.



The lands will also include 3.75 hectares of new publicly accessible natural areas consisting of 2.5 hectares of land under TRCA ownership for the expansion of Tommy Thompson Park, and 1.25 hectares of publicly accessible shoreline along the south edge of the lands along the new shoreline under City ownership. See Attachment 6: Site Layout Plan for mapping of the site layout.

### **Access**

The future High Rate Treatment Facility for stormwater will be accessed from the eastern leg of the Leslie Street and Unwin Avenue intersection through an existing easement over City-owned lands permitting permanent access to the lands for the purpose of constructing and operating the future stormwater facilities. The new parkland and public access shoreline will be accessed by trail through Tommy Thompson Park.

### **Additional Information**

See the attachments of this Report for the Application Data Sheet and Location Map. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at:

[www.toronto.ca/9Leslie](http://www.toronto.ca/9Leslie).

### **Reasons for Application**

The land use changes are required to permit the public utility uses in accordance with the Council-approved Wet Weather Flow Management Master Plan and Provincially-approved environmental assessments.

An Official Plan Amendment is required to update the mapping in the Central Waterfront Secondary Plan. This includes altering the configuration of the Parks and Open Space Plan (Map C) to align the Other Open Space Areas (including Public Utilities) and Natural Areas designations with the final configuration of the use of the lands. The Official Plan Amendment will also update all other maps in the Central Waterfront Secondary Plan to ensure the new landform is accurately shown.

The Zoning By-law Amendment is required to bring the lands into Zoning By-law 569-2013, as amended, providing appropriate zoning for the new lands in keeping with the extension of the existing uses into the new landform. This includes zoning the lands as Utility & Transportation (UT) and Open Space Natural (ON), in alignment with the land use changes noted above, and ensuring appropriate permissions for future transportation or public works uses on the lands.

## **APPLICATION BACKGROUND**

---

The reports and studies submitted in support of this application are available on the Application Information Centre [www.toronto.ca/9LeslieSt](http://www.toronto.ca/9LeslieSt).

### **Agency Circulation Outcomes**

The application, together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to

assist in evaluating the application and to formulate appropriate Official Plan and Zoning By-law amendments.

## **POLICY & REGULATION CONSIDERATIONS**

---

### **Provincial Land-Use Policies**

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

### **Toronto Official Plan**

The Official Plan is not in force for the Port Lands due to the outstanding resolution of appeals to the Waterfront policies of the Official Plan. However, portions of the site which were existing prior to the construction of the landform are designated Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities) and Natural Areas on Map 21: Land Use Plan and are included within the Green Space System on Map 2: Urban Structure.

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

The former City of Toronto Official Plan is in force for the site. The former City of Toronto Official Plan supports a waterfront precinct planning approach and sets out a policy framework, including goals and objectives for the waterfront, in Chapter 14. The primary goal for the waterfront, as set out in Policy 14.2, is to promote increased and sustainable public enjoyment and use of the area by ensuring that future developments and actions by both the public and private sectors help to achieve objectives such as improving public access to the waterfront, increasing the amount of public parkland, and enhancing the quality of the waterfront as a place.

The lands are designated as General Industrial Areas, Restricted Industrial Areas, and Natural Areas in Map 1 of the former City of Toronto Official Plan.

As set out in Policy 2.30, Natural Areas are intended to be protected, maintained and where possible enhanced. Policy 2.31 states that publicly owned Natural Areas shall only have land uses which are compatible with the principles of preserving, conserving, and enhancing such areas, except for public works for which there are no reasonable alternatives, and which are designed to have minimum adverse ecological and environmental impact are permitted where an environmental assessment has been approved under the Environmental Assessment Act.

Policy 2.75 also prescribes that prior to any lake filling, Council shall be satisfied that there is clear public benefit in creating the land, that is it the best location for the land for its proposed use, that there will be minimal negative environmental impact, that it has been the subject of a formal environmental assessment which shows that the environmental effects are desirable, that advantage has been taken of the new shoreline for public recreation, and that it does not have negative impact on fish habitat.

## **Central Waterfront Secondary Plan (CWSP)**

The [Central Waterfront Secondary Plan](#) (CWSP) amends the former City of Toronto Official Plan. The CWSP designates the site as Parks and Open Space on Map E: Land Use Plan.

The lands are further identified as Potential Lakefill Areas, Natural Areas, and Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities) on Map C: Parks and Open Space Areas Plan with a specific note stating that the area south of the Ashbridges Bay Treatment Plant is subject to Policy 29. Policy 29 of the CWSP states that the creation of parkland south of the Ashbridges Bay Treatment Plant will be compatible with, and closely coordinated with, any future plans to expand the facility. See Attachment 2 of this Report for the CWSP Parks and Open Space Areas Plan map.

Section 7.5 of the CWSP states that the Parks and Open Space Areas shown in the Plan are intended to provide a basic framework for the Central Waterfront.

Policy P28 states that lake filling will only be considered for the purposes of stabilizing shorelines, improving open spaces, creating trail connections, preventing siltation and improving natural habitats and is subject to environmental assessment.

The former shoreline in place prior to the lake filling of the Landform is shown on Map 1: Lands affected by the Central Waterfront Secondary Plan (CWSP), Map A: Roads Plan, Map B: Transit Plan, and Map D: Pedestrian, Cycling and Water Routes Plan. On Map C: Parks and Open Space Areas and Map E: Land Use, a version of the landform is shown which does not reflect the final chosen alternative design from the environmental assessment that was eventually constructed.

## **Zoning**

The site is subject to the former City of Toronto Zoning By-law 438-86. The majority of the subject site is zoned Parks (Gr) which permits conservation lands and bathing station uses. A small portion of the subject lands located on the access lands at the northwest corner of the site adjacent to intersection of Leslie Street and Unwin Avenue is zoned I2 D2 which permits a variety of non-residential including parks, city yards, water works, and other industrial uses.

On October 2, 2019, City Council adopted By-law 1309-2019 which rezoned the area zoned as I2 D2 as Open Space Natural (ON (x17)) under the current City of Toronto Zoning By-law 569-2013. The Open Space Natural Category permits various uses including park, public utility, and transportation uses. This by-law is under appeal and not in force, therefore, Zoning By-law 438-86 remains applicable.

See Attachment 3 of this Report for the existing Zoning By-law Map.

## **Toronto Green Standard**

The Toronto Green Standard (TGS) is a set of performance measures for green development. TGS Version 4 standards for City Agencies, Corporation & Division-

Owned Facilities applies for all new projects by City Agencies, Corporations, and Divisions that are greater than 100 square meters. These standards meet and exceed Tier 2 TGS Version 4 Mid to High-Rise & Non-Residential requirements.

The TGS for City Agencies, Corporations, and Division-Owned Facilities is available here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/toronto-green-standard/toronto-green-standard-version-4/city-agency-corporation-division-owned-facilities-version-4/>

## **PUBLIC ENGAGEMENT**

---

### **Past Consultation and Engagement Related to the Landform**

Various engagement initiatives have taken place over the past decade related to the Landform Project. TRCA completed engagement during the Ashbridges Bay EA between 2013 and 2014, which involved the creation of a Community Liaison Committee which met three times, and the facilitation of two Public Information Centres to receive input on alternative and recommended solutions.

In 2024, TRCA, in partnership with the City of Toronto carried out public engagement regarding the restoration and trail plans for the new natural areas created as part of the Ashbridges Bay Landform Project. This included an in-person drop-in event on June 19, 2024 had 35 participants and an online questionnaire from June 19 to July 2024 which had 18 participants.

Toronto Water continually updates the various project websites with public information for the [Don River Central Waterfront Weather Flow System & Connected Projects](#), including construction progress images and timing updates for the Ashbridge's Bay Treatment Plant Landform / Site of High-Rite Treatment Facility.

### **Community Consultation**

On March 17, 2025 a virtual community consultation meeting for the Official Plan and Zoning By-law Amendment application was held. There was 1 person in attendance. Following presentations by Community Planning and Toronto Water staff, no comments and issues were raised.

### **Statutory Public Meeting Comments**

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

## **COMMENTS**

---

## **Provincial Planning Statement and Provincial Plans**

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the PPS (2024). Staff find the proposal consistent with the PPS (2024).

## **Land Use**

The creation of land through lake filling resulting in the addition of new parkland and utility infrastructure was contemplated in the Central Waterfront Secondary Plan. The proposed amendment is consistent with Policy 29 of the Central Waterfront Secondary Plan. The proposed land use change would amend the Central Waterfront Secondary Plan to adjust the boundaries of the Parks and Open Spaces Areas mapping to permit the new public utility infrastructure and provide new natural areas on the lands in accordance with the final approved plans for the lands. There are no changes proposed for the Leslie Green Portal, as identified in the Central Waterfront Secondary Plan.

The amendment would also update all other maps of the Central Waterfront Secondary Plan to have a basemap which includes an accurate configuration of the Lake Ontario shoreline within the subject area since the construction of the new Landform. Staff believe the proposed land use re-designation is appropriate and aligns with City objectives.

The proposed rezoning will rezone the lands used for public utility infrastructure as Utility & Transportation (UT). This zone category includes permissions for park uses in addition to public utility and transportation uses. If the public utility and transportation uses are no longer required, a future park or open space could proceed without amendment.

## **Natural Heritage Protection**

The Ashbridges Bay Erosion and Sediment Control Project Class Environmental Assessment (EA) was undertaken and approved to support the construction of Landform. The landform provides erosion and sedimentation control, shoreline stabilization, and supports essential public infrastructure while creating and enhancing aquatic and terrestrial habitat. The construction of the Landform was completed in accordance with lake filling policies in the Current and Former Official Plan, including the Central Waterfront Secondary Plan.

The aquatic habitat features includes submerged rock shoals within the headland-beach system and cobble shoreline habitat with submerged rock piles, anchored log tangles, and tree wads in the cobble shorelines, in accordance with the plans in the approved alternative from the Class EA. The design of the terrestrial habitat is being undertaken by TRCA in consultation with the City of Toronto.

The new natural areas will be designated as Natural Areas in the Central Waterfront Secondary Plan and zoned to be Open Space Natural (ON) to protect and conserve the areas in accordance with the policies of the Central Waterfront Secondary Plan and Former City of Toronto Official Plan. The redesignations align with the intent of the

policies which envisioned the expansion of natural areas and parkland on the Landform in conjunction with additional public utility infrastructure.

### **Public Realm**

The new natural areas will contribute to the public realm by adding to the trail system connecting to Tommy Thompson Park which includes access to the Lake Ontario shoreline. In consultation with Tommy Thompson Park stakeholders, TRCA staff have finalized the trail plans and are working with City of Toronto Urban Forestry staff to finalize the planting plans which will be guided by the TRCA's Tommy Thompson Park Master Plan. The planting plans and are to include new habitat in strategic placement which will act as a buffer between pedestrian areas and the future fence along the boundary of the utility and transportation lands while maintaining visibility of Lake Ontario.

The public access permission(s) and other regulatory and administrative matters enabling and informing public access to the new waterfront parklands on the Landform will be integrated into the Joint Management Agreement by TRCA and City of Toronto staff. The new natural areas are also in the scope of the future Visitor Experience Plan for Tommy Thompson Park, which TRCA and City of Toronto Staff are advancing to begin this year. The Visitor Experience Plan will consider the lands holistically and will be informed by public consultation and Indigenous engagement.

### **Parkland**

This proposal is exempt from parkland dedication under Chapter 415-30(A)(9)(c) of Chapter 415 – Article III of the Toronto Municipal Code, otherwise known as the parkland dedication bylaw. Exemption 9(c) concerns “buildings or structures owned by and used for the purposes of the Government of Canada, the Province of Ontario, the City of Toronto, [and/or] the Toronto Hydro Corporation”. As the lands will be developed with infrastructure owned and used by the City of Toronto, specifically Toronto Water and/or Parks and Recreation, no parkland dedication is required. However, through the landform work, an additional 2.5 hectares of open space is being created to expand Tommy Thompson park.

### **Access**

The new High Rate Treatment Facility for stormwater will be accessed at the eastern leg of the intersection at Leslie Street and Unwin Avenue. Further details regarding vehicle access to the new infrastructure facilities will be studied and finalized during future site plan and building permit stages of the infrastructure project.

Access to the new Tommy Thompson Park lands and public access shoreline will be via a trails which connects to the Tommy Thompson Park trail network.

### **Toronto Green Standards**

Any future proposal for the development of City Division-owned facilities on the lands will be required to meet the enhanced targets in the Toronto Green Standard (TGS) Version 4 for City Agency, Corporation and Division-Owned Facilities at the time of a complete application for Site Plan Control.

## **CONTACT**

---

Alexa Legge, Planner, Community Planning, 416-397-4175, [Alexa.legge@toronto.ca](mailto:Alexa.legge@toronto.ca)

## **SIGNATURE**

---

A handwritten signature in black ink, appearing to read 'Carly R', followed by a long horizontal flourish.

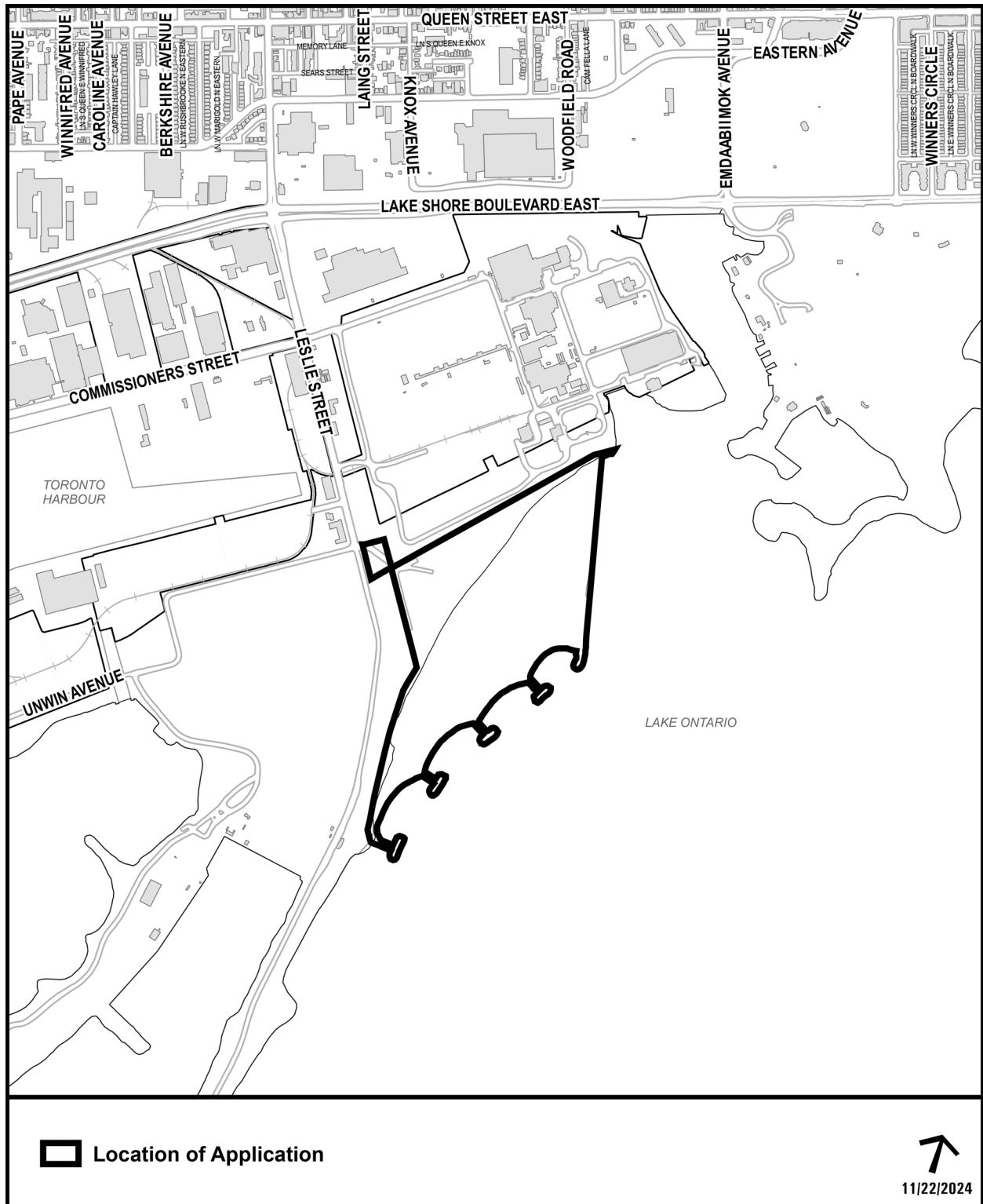
Carly Bowman, M.Sc.Pl., MCIP, RPP  
Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

---

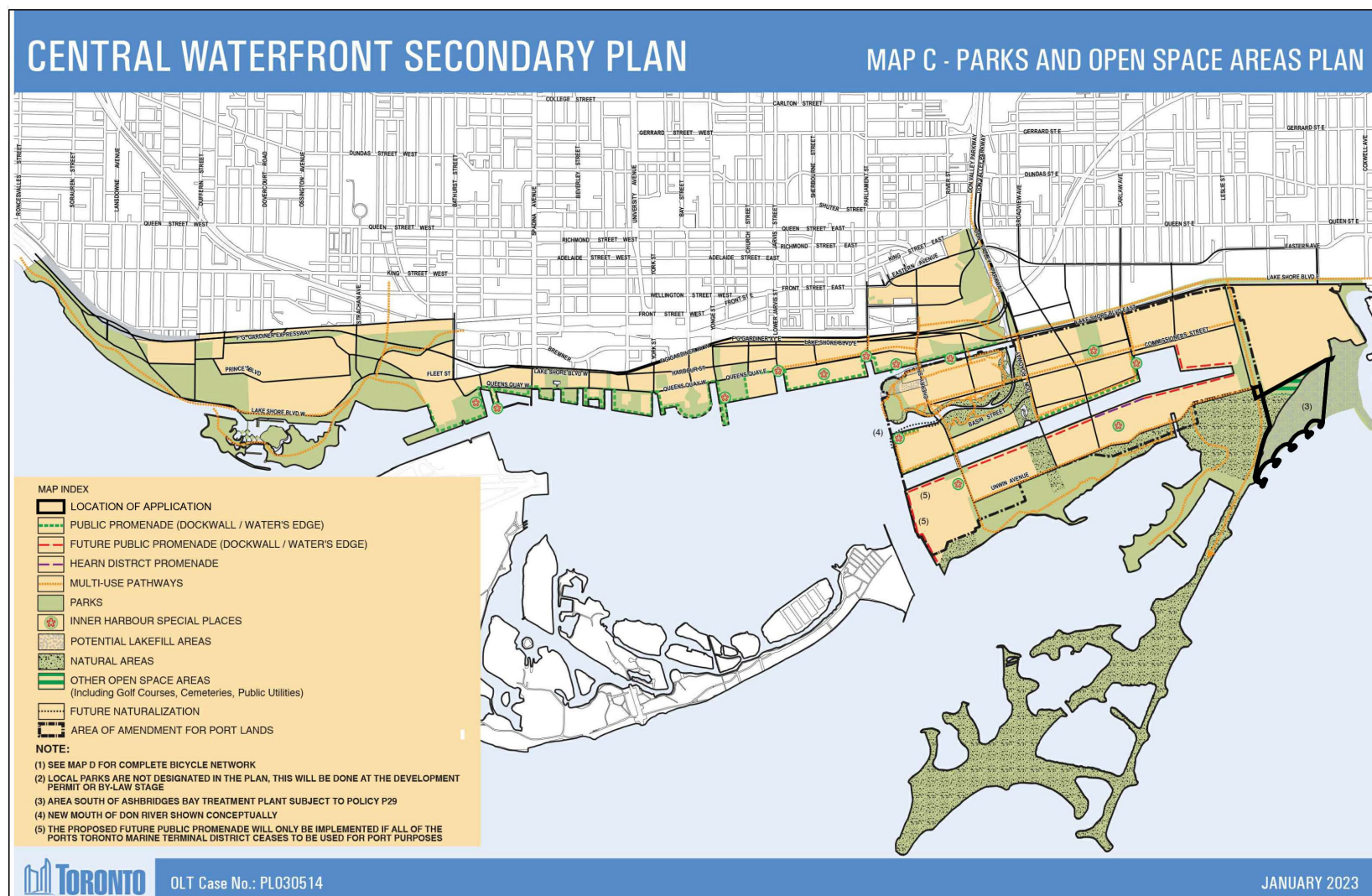
- Attachment 1: Location Map
- Attachment 2: Central Waterfront Secondary Plan Map C: Parks and Open Space Map
- Attachment 3: Existing Zoning By-law Map
- Attachment 4: Draft Official Plan Amendment
- Attachment 5: Draft Zoning By-law Amendment
- Attachment 6: Site Layout Plan

# Attachment 1: Location Map



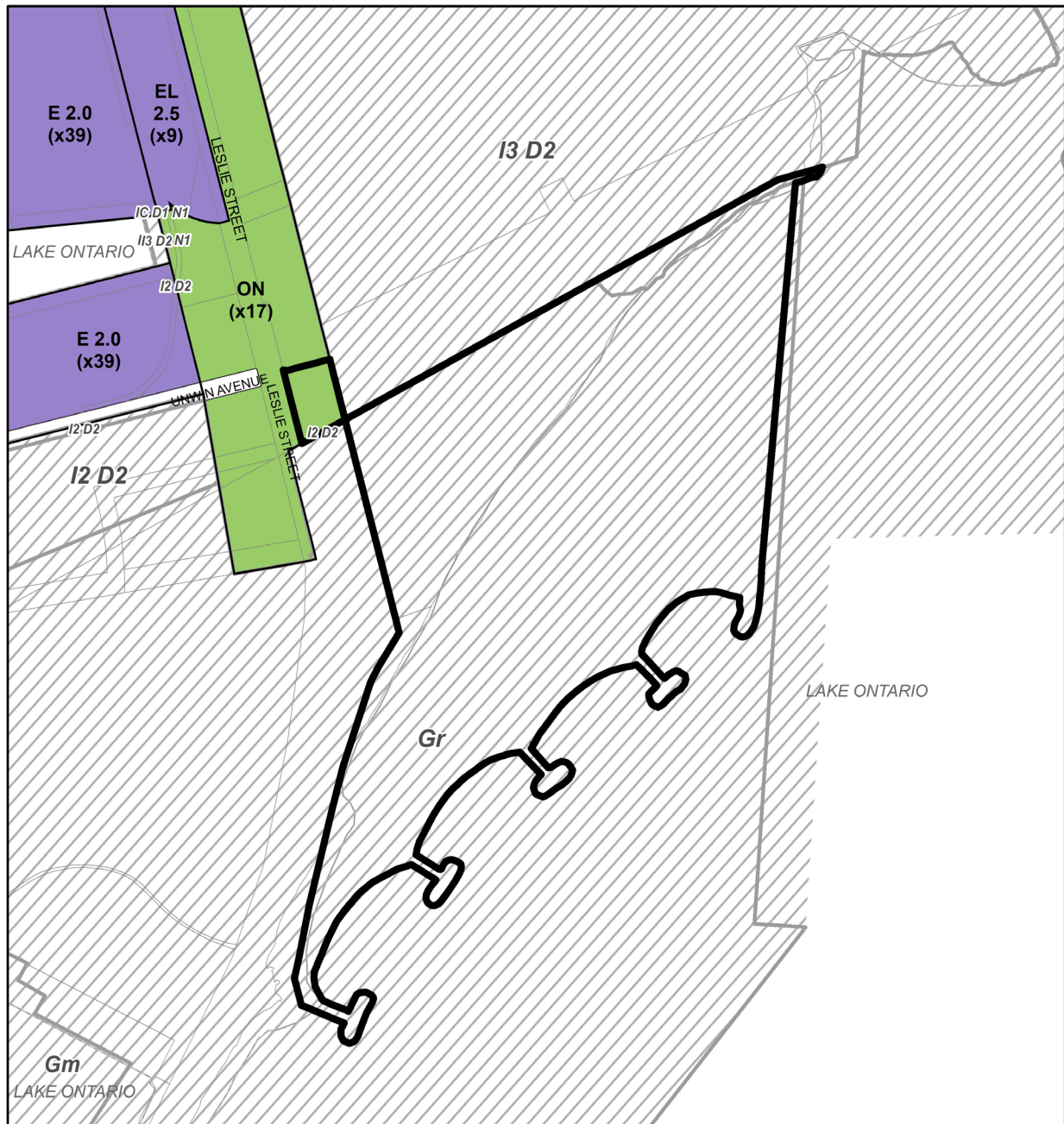


## Attachment 2: Central Waterfront Secondary Plan Map C: Parks and Open Space Map



This consolidated version of the Central Waterfront Secondary Plan is unofficial and for reference only. For the official version of the Central Waterfront Secondary Plan policies and maps, please refer to the applicable Ontario Land Tribunal Decisions.

# Attachment 3: Existing Zoning By-law Map



**Zoning By-law 569-2013**

**5,5A,5B & 9 Leslie Street**

**File # 21 178668 STE 14 0Z**

- Location of Application
- EL Employment Light Industrial
- E Employment Industrial
- ON Open Space Natural

- See Former City of Toronto By-law No. 438-86
- I2 Industrial District
- I3 Industrial District
- IC Industrial District
- G Parks District
- Gm Parks District
- Gr Parks District



Not to Scale  
Extracted: 03/21/2025

#### Attachment 4: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO  
Bill XXX  
BY-LAW ###

To adopt Official Plan Amendment 411  
for the former City of Toronto  
respecting the lands known municipally in the year 2024 as 5, 5A, 5B, and 9 Leslie St

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 enacts:

1. The attached Amendment No. 411 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

AMENDMENT NO. 411 TO THE OFFICIAL PLAN FOR THE FORMER CITY OF  
TORONTO

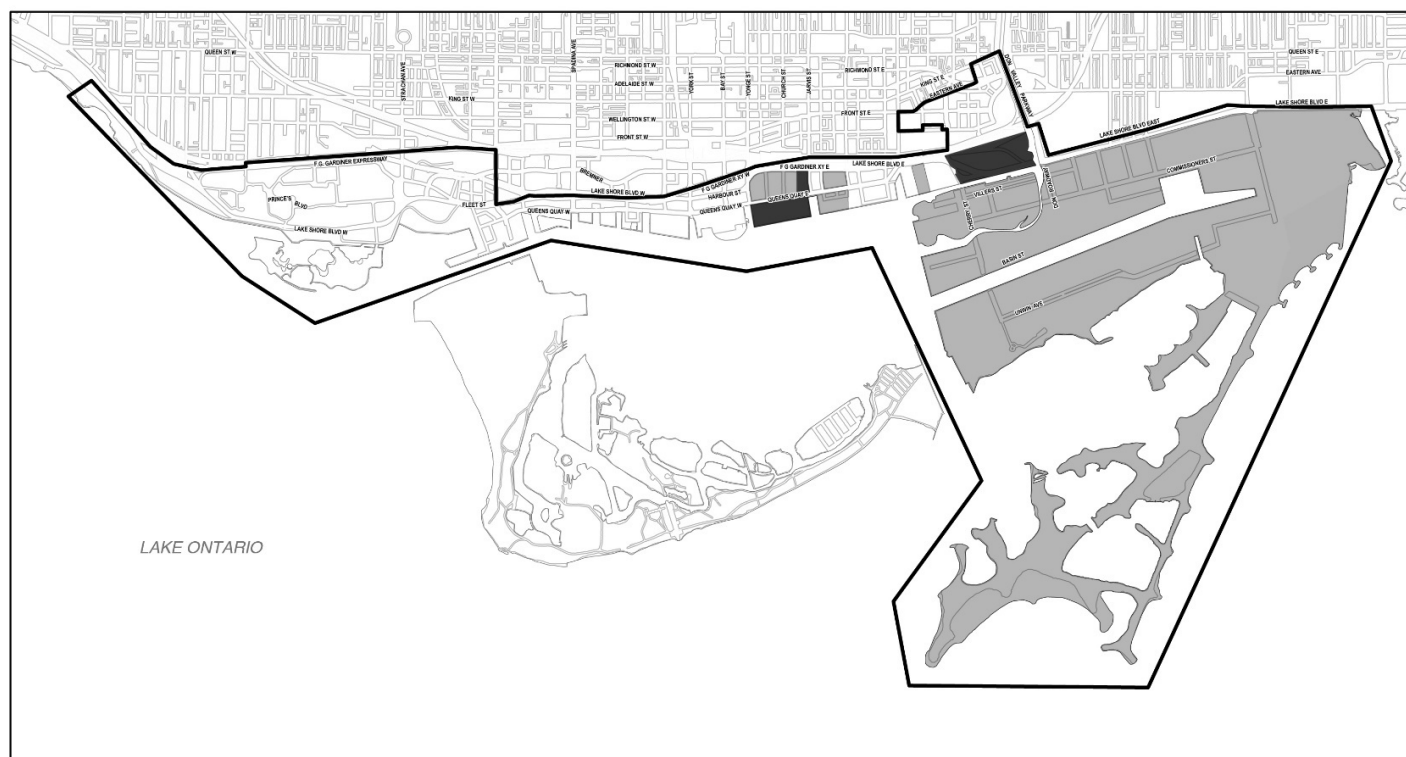
LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS  
5, 5A, 5B, & 9 LESLIE STREET

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

1. Section 19.46: Central Waterfront Secondary Plan is amended as follows:

- a) Map 1 – Lands affected by the Central Waterfront Secondary Plan (CWSP), is replaced with Map 1, which includes the lake filled area for the lands known municipally in 2024 as 5, 5A, 5B, and 9 Leslie Street, as shown in the attached Appendix ‘A’.
- b) Map A – Roads Plan, is replaced with Map A, which includes the lake filled area for the lands known municipally in 2024 as 5, 5A, 5B, and 9 Leslie Street, as shown in the attached Appendix ‘B’.
- c) Map B – Transit Plan, is replaced with Map B, which includes the lake filled area for the lands known municipally in 2024 as 5, 5A, 5B, and 9 Leslie Street, as shown in the attached Appendix ‘C’.
- d) Map C - Parks and Open Space Areas Plan, is replaced with Map C, which makes the following revisions, as shown in the attached Appendix ‘D’:
  - i. Altering the location of the Other Open Space Areas (including Golf Courses, Cemeteries, and Public Utilities) and Natural Areas designations of lands known municipally in 2024 as 5, 5A, 5B, and 9 Leslie Street;
  - ii. Removing the Parks and Open Space Area and the Potential Lakefill Areas designation from the lake filled area and the area to the east of these lands; and,
  - iii. Applying a note to the lands known municipally in 2024 as 5, 5A, 5B, and 9 Leslie Street which states “(6) Other Open Space Areas will include public utilities which is to be a water treatment facility south of the Ashbridges Bay Treatment Plant”.
- e) Map D – Pedestrian, Cycling, and Water Routes Plan, is replaced with Map D, which includes the lake filled area for the lands known municipally in 2024 as 5, 5A, 5B, and 9 Leslie Street, as shown in the attached Appendix ‘E’.
- f) Map E – Land Use Plan, is replaced with Map E, which includes the lake filled area as lands designated Parks and Open Space Area and removes the Parks and Open Space Area designation from the area to the east of the lands known municipally in 2024 as 5, 5A, 5B, and 9 Leslie Street, as shown in the attached Appendix ‘F’.

## APPENDIX 'A'



**Central Waterfront Area Secondary Plan**  
Map 1 - Lands affected by the Central Waterfront Secondary Plan (CWSP)

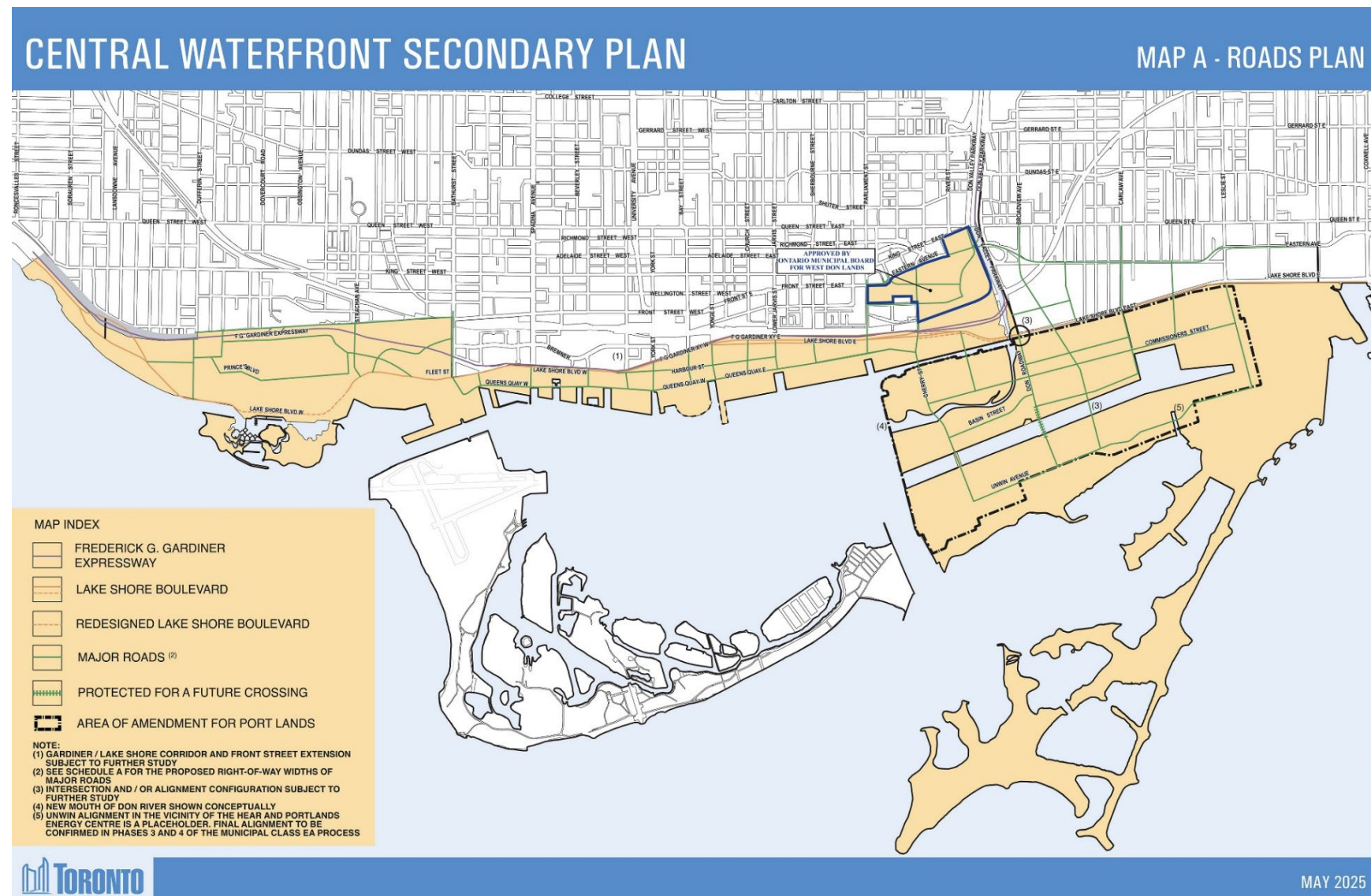
- Secondary Plan Boundary
- CWSP in force within the former City of Toronto Official Plan
- CWSP in force within the amalgamated City of Toronto Official Plan
- Lands not affected by the CWSP but may be brought into force through OLT Decision



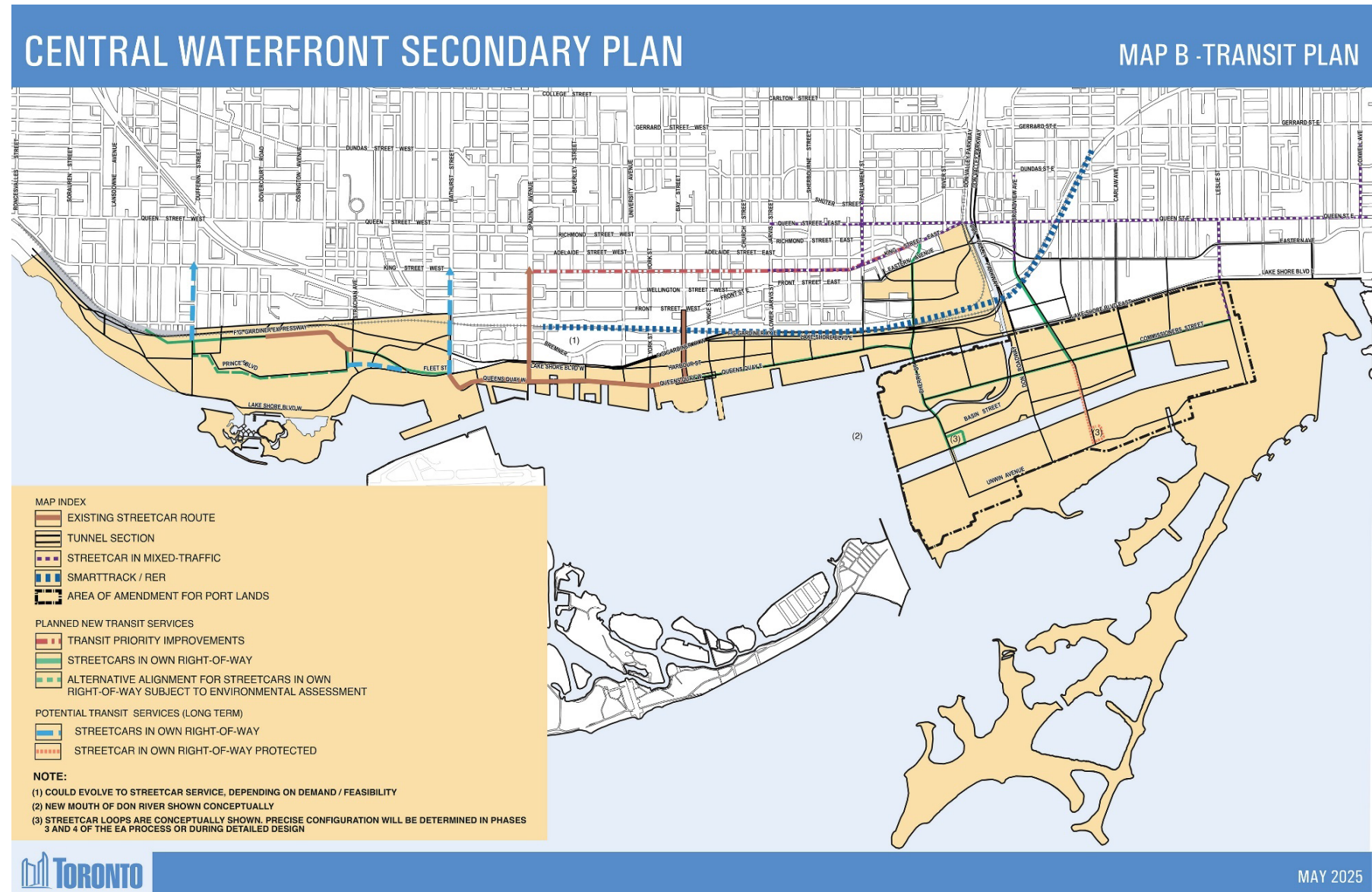
Not to Scale  
Date Exported: May 2025



## APPENDIX 'B'



## APPENDIX 'C'

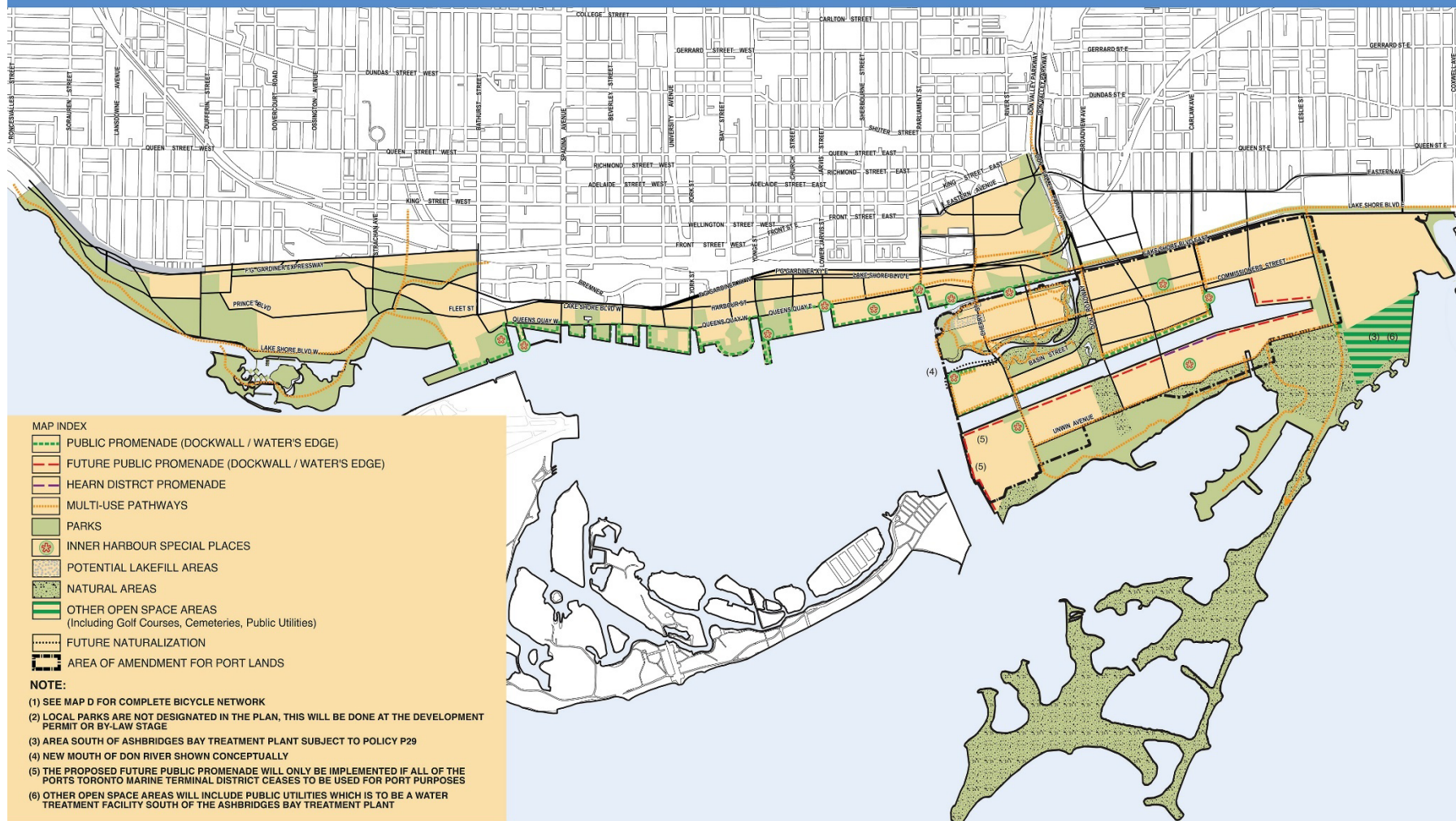




## APPENDIX 'D'

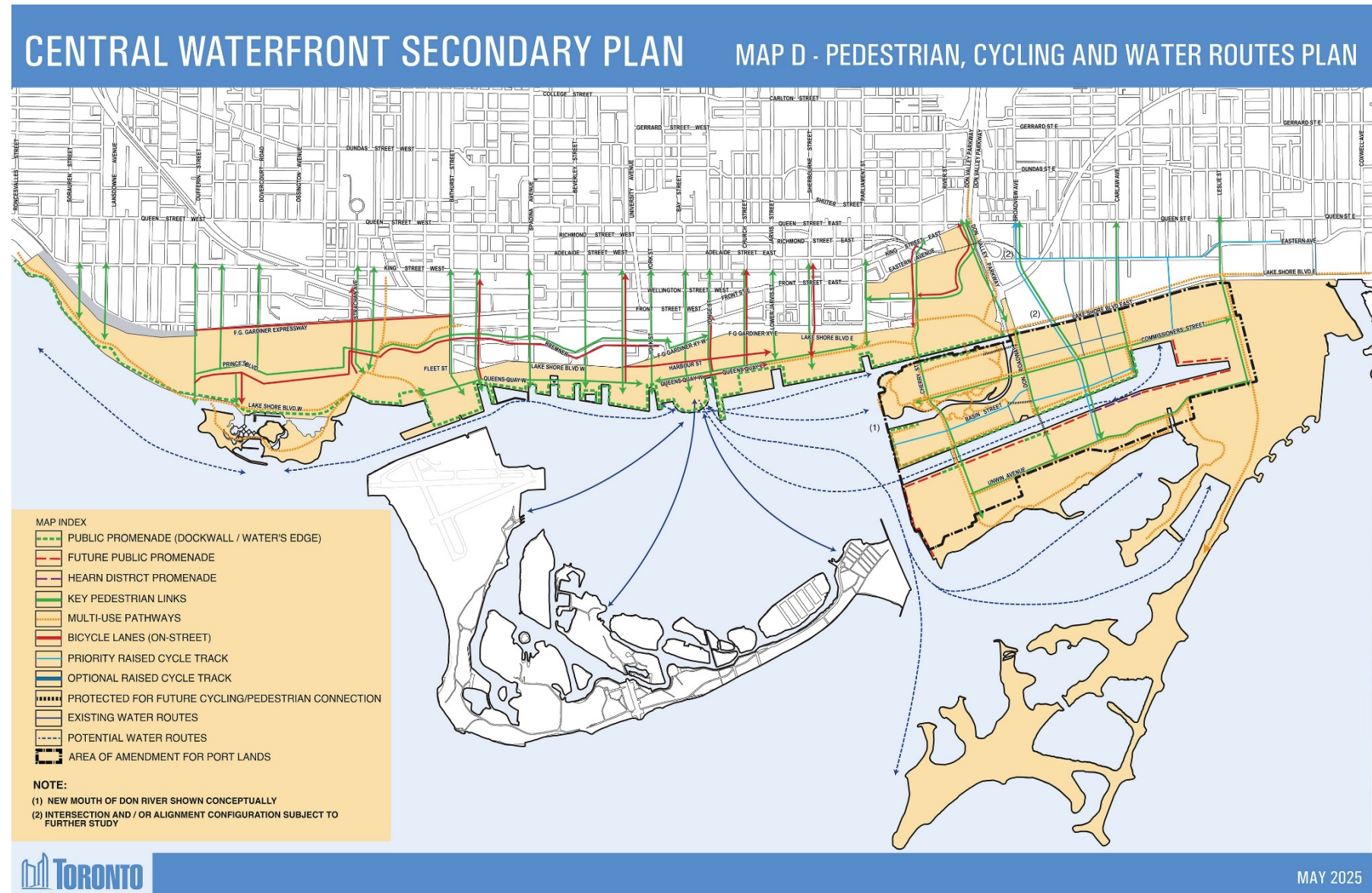
# CENTRAL WATERFRONT SECONDARY PLAN

## MAP C - PARKS AND OPEN SPACE AREAS PLAN

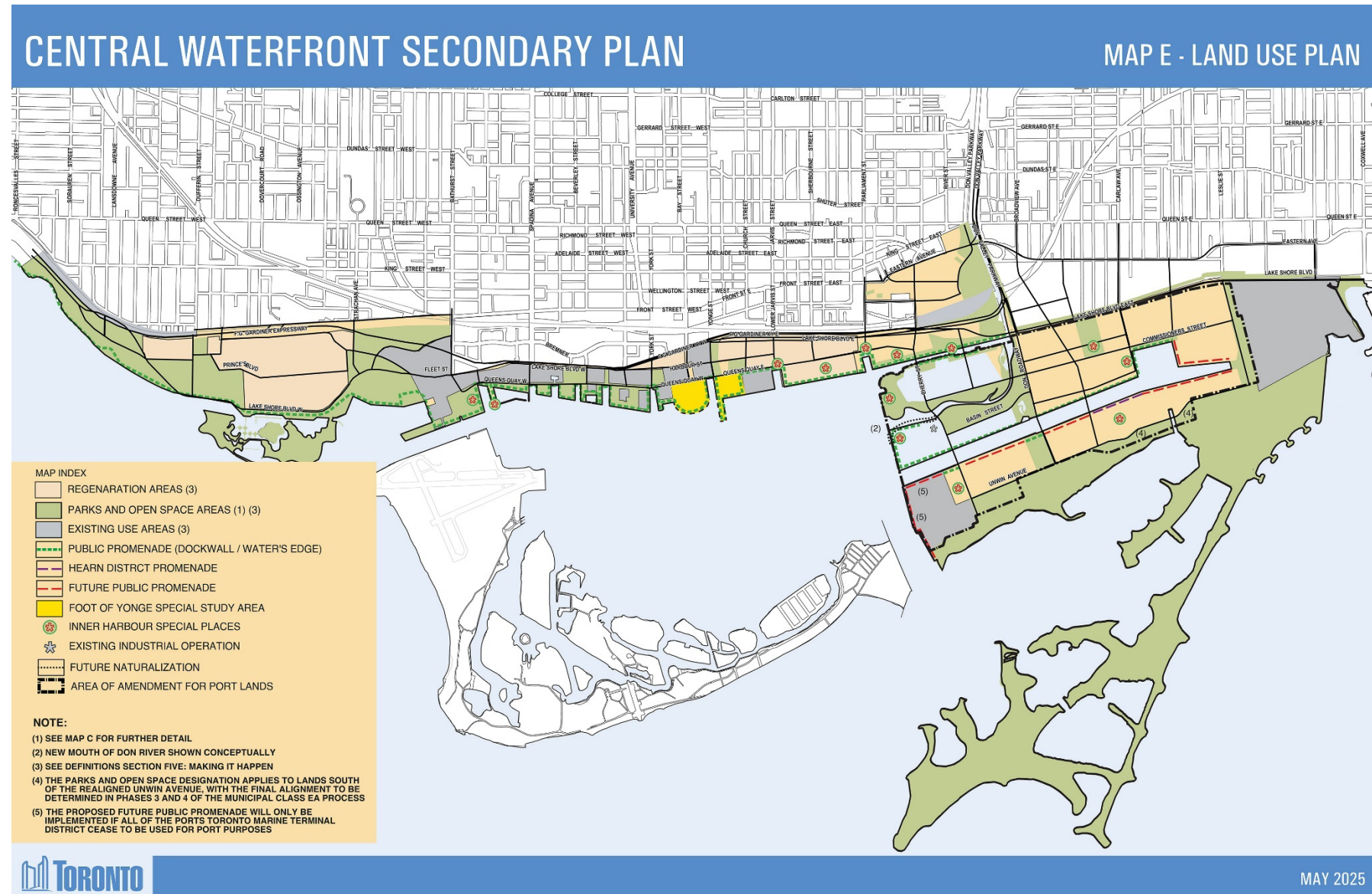




## APPENDIX 'E'



## APPENDIX 'F'



## Attachment 5: Draft Zoning By-law Amendment

This attachment will be provided prior to the June 5, 2025 Toronto and East York Community Council Meeting.



Attachment 6: Site Layout Plan

