

291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East (Quayside Blocks 1B, 1C and 2) – City-initiated Zoning By-law Amendments – Decision Report – Approval

Date: May 11, 2026

To: Toronto and East York Community Council

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

Ward: 10 - Spadina-Fort York

Planning Application Number: 26 149454 STE 10 OZ

SUMMARY

This report recommends approval of a City-initiated Zoning By-law for the lands at 291 Lake Shore Boulevard East, 2 Small Street, and 200 Queens Quay East to enable a new neighbourhood branch of the Toronto Public Library in Quayside. In addition, this report recommends an increase elevator overrun permissions, and makes a technical correction to the amenity space provisions in Zoning By-law 1510-2025.

A staff report regarding further authorities needed to advance the Quayside development in the waterfront and to enable approvals for the proposed Toronto Public Library will be considered at the June 16, 2026 meeting of the Executive Committee. The enabling zoning change for the proposed library should only be enacted following City Council's approval of the Executive Committee report. The amendments to elevator overrun permissions and technical correction to amenity space provisions are recommended with or without the library advancing.

This report reviews and recommends approval of city-initiated amendments to the Zoning By-law. The proposed Zoning By-law Amendments are consistent with the Provincial Planning Statement (2024) and conform to the City's Official Plan and Central Waterfront Secondary Plan.

RECOMMENDATIONS

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

1. City Council amend City of Toronto Zoning By-law 438-86, for the lands at 291 Lake Shore Boulevard East, 2 Small Street, and 200 Queens Quay East substantially in

accordance with the draft Zoning By-law Amendment included as Attachment 8 to this report.

2. City Council amend City of Toronto Zoning By-law 438-86, for the lands at 291 Lake Shore Boulevard East, 2 Small Street, and 200 Queens Quay East substantially in accordance with the draft Zoning By-law Amendment included as Attachment 9 to this report.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendments as may be required.

4. City Council direct the City Solicitor to withhold the Bill necessary to enact the draft Zoning By-law Amendment included at Attachment 8 to this report until City Council has approved the recommendations of the Quayside Development Project Update report to Executive Committee, securing all Toronto Public Library related matters necessary to implement City Council's Decision.

FINANCIAL IMPACT

This report recommends amendments to the Zoning by-law which will enable the development of the community hub as a City-owned library space.

Once completed, the development partner will turnover the base building as well as ownership of the necessary land within the development for an approximately 1,850 square metre Toronto Public Library branch. Toronto Public Library will be responsible for fit-out of the library space.

Details regarding the funding, development and conveyance for the base building for the future library will be provided in the Quayside Development Project Update report to the June 16, 2026 Executive Committee. The amendments to the Zoning by-law will be withheld until Council has approved the recommendations of the Quayside Development Project Update report to Executive Committee.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On July 19, 2022, City Council adopted EX34.11 "Quayside Business and Implementation Plan". The Quayside development will deliver approximately 23% of residential gross floor area (GFA) as affordable rental housing, which includes Waterfront Toronto's previous obligation for 8,640 square metres of affordable housing from the adjacent Parkside/Monde development at 12 Bonnycastle Street. In addition, 5% of the total residential GFA is proposed as affordable ownership units, pending funding support: [Agenda Item History - 2022.EX34.11 \(toronto.ca\)](#).

On July 24 and 25, 2024, City Council adopted TE15.5 "257-259 and 291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East (Quayside Blocks 1 and 2) - Zoning By-law Amendment Application - Decision Report - Approval," to permit the development of the first two blocks of the Quayside proposal. The approved zoning by-law permitted 193,650 square metres of mixed-use development with up to 180,000 square metres of residential floor area, including 36,996 square metres of affordable rental housing (approximately 2,811 total residential units, including 458 affordable rental units). The proposal included institutional, retail and community uses including a private child care facility and a central Privately-Owned Publicly Accessible Space: [Agenda Item History - 2024.TE15.5 \(toronto.ca\)](#)

On April 14, 2025, the Executive Committee received Item EX22.1 "Interim Update - Delivery of Affordable Rental Homes in Quayside - Phase 1" which provided an update on the delivery model and funding and financing plan for the affordable rental homes proposed in Quayside: [Agenda Item History - 2025.EX22.1](#)

On October 8, 9, and 10, 2025, City Council adopted 2025.EX26.2 - "Advancing Affordable Rental Housing in Quayside - Phase 1" directing City staff to move towards meeting upcoming critical milestones including submitting applications to Canada Mortgage and Housing Corporation (CMHC) for construction financing by October 31, 2025, finalizing required loan agreements with CMHC by Q1-2026, and accelerating construction start timelines to secure the 553 affordable housing units to be provided in Phase 1 of Quayside: [Agenda Item History - 2025.EX26.2 \(toronto.ca\)](#)

On December 16 and 17, 2025, City Council adopted TE27.5 "257-259 and 291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East (Quayside Blocks 1 and 2) - Zoning By-law Amendment and Part Lot Control Exemption Application - Decision Report - Approval". This revised the 2024 approval permit 202,878 square metres of mixed-use development with up to 197,396 square metres of residential floor area, including 45,645 square metres of affordable rental housing (approximately 2,850 total residential units, including 553 affordable rental units). The proposal included institutional, retail and community uses including a private child-care facility and a central Privately-Owned Publicly Accessible Space: [Agenda Item History - 2025.TE27.5 \(toronto.ca\)](#)

THE SITE AND SURROUNDING LANDS

Description

The site is an L-shaped block fronting onto Queens Quay East, south of the Gardiner Expressway. The property was created through lake filling in the 1930s, with the current shoreline less than 200 metres to the south. See Attachment 1 for the Location Map.

Surrounding Uses

North: Gardiner Expressway and the Union Station Rail Corridor. Beyond is the low-to mid-rise St. Lawrence community.

South: Bayside development, a mixed-use, mid-rise development

East: 307 Lake Shore Boulevard East, a property currently occupied by a low-rise commercial building subject to planning applications under appeal to the Ontario Land Tribunal, and lands comprising the subsequent phases of the Quayside development.

West: 257-259 Lake Shore Boulevard East, a property zoned for a 50- and 57-storey mixed use development as part of Quayside - Phase 1. 12 Bonnycastle Street, a 44-storey residential tower on Lake Shore Boulevard East and a 10-storey podium with ground-level retail framing Sherbourne Common Park and Queens Quay East is also located on the other side of Bonnycastle Street.

THE PROPOSAL

Description

The proposal recommends City-initiated amendments to City of Toronto Zoning By-law 438-86, as amended by By-law 1049-2006, By-law 852-2024, and By-law 1510-2025, to enable a proposed new Toronto Public Library branch fronting on Queens Quay East. The library, to be built by the Quayside site developer and conveyed to the City, will replace the previously proposed private community hub space contemplated through the 2024 and 2025 rezonings.

The Zoning By-law Amendment included as Attachment 8 applies to Quayside Blocks 1B, 1C and 2 and retains all zoning by-law permissions that are in-force through the City Council adopted By-law 852-2024, as amended by By-law 1510-2025, with further amendments to facilitate the relocation of the community hub space from Block 2 to Block 1C to enable an approximately 1,850 square metre Toronto Public Library (the "Library Amendment"). Minor revisions related to residential and non-residential density permissions, to Map 3 - Base Building Areas and Heights, as well as modifications to the Section 37 Schedule and Holding provisions are required to enable the library on Block 1C. See Attachment 7 for a ground floor plan. In addition, the Library Amendment includes a revision to elevator overrun permissions unrelated to the library proposal, to respond to the operational needs of the non-profit housing providers selected to manage affordable housing units in Quayside - Phase 1.

Staff recommend that the adoption of the Library Amendment be withheld until City Council has approved the recommendations of the Quayside Development Project Update report to Executive Committee, securing all Toronto Public Library related matters necessary to implement City Council's Decision.

The Zoning By-law Amendment included as Attachment 9 amends By-law 852-2024, as amended by By-law 1510-2025, to modify elevator overrun permissions in the in-force zoning by-law to respond to the operational needs of the non-profit housing providers selected to manage affordable housing units in Quayside - Phase 1 (the "Elevator-only Amendment"). Unlike the zoning by-law amendment included as Attachment 8, the zoning by-law amendment does not involve changes to density, maps, the Section 37

Schedule or Holding Symbol provisions and maintains the previously adopted development concept for Quayside - Phase 1. Attachment 9 applies to Blocks 1B, 1C and 2.

Approval of the Elevator-only Amendment is not conditional on approval of the recommendations of the report to Executive Committee which would enable a neighbourhood library in Quayside.

Finally, both the Library Amendment and the Elevator-only Amendment include a technical correction to amenity space provisions.

Density

The proposal has a density of 10.8 times the area of the lot.

Residential Component

Quayside Blocks 1B, 1C and 2 include a total of 1,734 dwelling units, consisting of 1,171 market rental units and 563 affordable rental housing units. The proposal consists of 153 studio (8.8%), 827 one-bedroom (47.7%), 533 two-bedroom (29.3%), 336 three-bedroom units (11.8%), and 29 four-bedroom units (1.0%) for Blocks 1B, 1C, and 2.

Non-Residential Component

Quayside Blocks 1B, 1C and 2 include 3,588 square metres of non-residential floor area, including 744 square metres of retail, 271 square metres of office space, and 2,573 square metres of institutional use. Ground floor retail uses are proposed in Building 1C1 at the southwestern corner of the lot, fronting onto Queens Quay East and the POPS space.

The institutional uses include an approximately 1,850 square metre space that will be dedicated to the City to be used as a Toronto Public Library. A private childcare facility containing 62 spaces approved as part of the 2025 application is proposed to be relocated from Block 2 to Block 1B.

A traction power substation (TPSS) required by the Toronto Transit Commission for the planned Waterfront East LRT on the ground floor and first underground level of Building 2 will not be impacted by the proposal.

Privately-Owned Publicly Accessible Spaces (POPS)

The 2024 and 2025 approvals secured a 4,100 square metre central, mid-block POPS linking Bonnycastle and Small Streets, described by the applicant as a community forest. The size and location of the POPS are unchanged, but the division of the POPS between the development partners will be revised in the Section 37 agreement. The Library Amendment, which only applies to Blocks 1B, 1C and 2, excludes Block 1A's POPS commitment of 2,400 square metres, secured in the Section 37 and the 2024 and 2025 approvals.

Access, Parking and Loading

Quayside Blocks 1B, 1C and 2 includes a total of 372 vehicular parking spaces consisting of 369 residential spaces and 3 residential visitor spaces in a combined three level underground parking structure. A total of 1,068 bike parking spaces are proposed, with 854 long-term resident spaces and 214 short-term visitor spaces located both above and below ground in the respective buildings and the shared parking lot. One Type B, seven Type C, and two Type G loading spaces are provided, in addition to three modified loading spaces allocated for the TTC substation.

Pick-up and drop-off areas are also provided at grade between Buildings 1B and 2. Parking and Loading will be accessed via Lake Shore Boulevard East and Small Street. Across all blocks, Quayside - Phase 1 proposes 677 vehicular parking spaces (611 resident, 66 visitor), 2,355 bike parking spaces (1,906 long term, 449 short term), and 10 loading spaces.

No changes to access, parking and loading provisions are proposed in either zoning by-law amendments. The application is subject to the expanded Payment-in-Lieu of Bicycle Parking (PILOBP) program which requires the development partner to provide at least 50% of required bike parking, with any remaining spaces not provided subject to a cash in-lieu payment for each space at the site plan approval stage.

Additional Information

See the attachments of this report for the Application Data Sheet, Location Map, site plan, block plan and ground floor plan of the proposal. Detailed project information can be found on the City's Application Information Centre at:

www.toronto.ca/291LakeShoreBlvdE

Reasons for Proposal

The Library Amendment is required to revise the minimum required non-residential gross floor area, including the minimum amount required to be dedicated to Community Services, Cultural and Arts Facilities and General Institutions; to update Zoning Map Map 3 - Base Building Areas and Heights; and to revise Holding and Section 37 provisions. Should Council approve them, these changes are recommended only with the concurrent approval of the related Executive Committee report.

Irrespective of the Executive Committee decision, amendments are also proposed to revise building mechanical height permissions to respond to operational needs of the City's selected non-profit housing providers for Quayside, and correct a technical error in the amenity space provisions.

Agency Circulation Outcomes

The proposal has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendments, including associated conditions of approval.

POLICY AND 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.

Official Plan

The Official Plan Urban Structure Map 2 identifies the site as Downtown and Central Waterfront, and designates the site as Regeneration Areas. See Attachment 3 of this report for the Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Protected Major Transit Station Area

The site is within a delineated Protected Major Transit Station Area. It is greater than 500 metres from the centre point of the delineated Corktown PMTSA associated with SASP 764 in Chapter 8 of the Official Plan. Map 2 of SASP 764 identifies minimum Floor Space Index (FSI) requirements. The site has a minimum FSI of 2.0 FSI.

The area is planned for a minimum population and employment target of 400 residents and jobs combined per hectare. The planned targets for population and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each PMTSA. No individual development proposal is required to achieve the minimum targets. Population and employment targets are intended to be achieved through the build out of the area over time.

City Planning is undertaking required zoning updates for PMTSAs and MTSA's and a final report is anticipated at Planning and Housing Committee in the second quarter of 2026.

Central Waterfront Secondary Plan (CWSP)

The site is designated Regeneration Areas in the CWSP. See Attachment 4 of this report for the CWSP Map. These lands may be subdivided into smaller areas for a wide variety of both public and private development ranging from industries to residential to community services and parks, offices, stores, hotels and restaurants. These areas are expected to be designed at ground floor level to complement the activities anticipated in adjacent public spaces and, particularly where they are adjacent to the water's edge, deliver the highest quality of design excellence.

The CWSP has an overall goal that affordable rental housing and low-end-of-market housing will make up 25% of all housing units within the Central Waterfront, of which

20% will be affordable rental housing. The CWSP also states that at least one-quarter (25%) of the affordable rental units will be two-bedroom units or larger.

The Central Waterfront Secondary Plan can be found here: [CENTRAL WATERFRONT SECONDARY PLAN \(toronto.ca\)](#)

East Bayfront Precinct Plan

Quayside - Phase 1 subject to the East Bayfront Precinct Plan (2005). The precinct plan was prepared to guide waterfront revitalization between Jarvis Street and Parliament Street and has informed environmental assessments, development application decisions, regulatory documents, and public investment in waterfront infrastructure, public spaces, and community facilities. The precinct plan envisions a mixed-use district with diverse employment and residential functions and a public realm that makes it a significant destination. The plan calls for design excellence, elevated levels of sustainability, community facilities and affordable housing in a community connecting Toronto's city centre with the water. The precinct plan encourages the creation of larger housing units for families with children, seniors housing, housing for downtown workers, a wide range of tenure options in the delivery of housing, and a mix of affordable and market housing.

The East Bayfront Precinct Plan can be found here: [east bayfront precinct plan.indd \(waterfrontoronto.ca\)](#).

Zoning

The site is zoned CR(h) within City of Toronto Zoning By-law 438-86, as amended by By-law 1049-2006, By-law 852-2024, and By-law 1510-2025. The CR zoning permits a range of mixed commercial and residential uses, subject to an "h" holding provision. See Attachment 4 and 5 of this Report for the existing Zoning By-law Map.

The zoning permits a maximum combined gross floor area of 208,100 square metres, of which up to 199,900 square metres may be residential and a minimum of 4,600 square metres must be non-residential, including requirements for daycare and institutional uses. The zoning by-law establishes specific density, use, and development standards for Block 1A and for Blocks 1B, 1C, and 2.

Tall buildings are permitted along Lake Shore Boulevard East and mid-rise buildings along Queens Quay East. Ground floor animation is required along Queens Quay East, with limits on the size and configuration of retail spaces to promote a fine-grain character.

Section 37 provisions secure affordable housing as well as a cash contribution to non-profit childcare facilities off-site, amongst other matters. Removal of the holding "h" is contingent on the execution of agreements securing these facilities and services, as well as mitigation studies for noise, vibration, and emissions related to the adjacent Redpath Sugar facility.

PUBLIC ENGAGEMENT

Community Consultation

Three Community Consultation meetings have been held for Quayside - Phase 1: A virtual and an in-person community consultation meeting on November 1 and 6, 2023, and an in-person community consultation meeting as part of a larger waterfront project update led by Waterfront Toronto in the fall of 2025. Approximately 300+ members of the public attended the meetings, as well as City staff, the local councillor, and representatives from Waterfront Toronto and the applicant. Comments and questions provided by the meeting attendees included interest in the community hub and the services that would be provided.

On April 28, 2026, a stakeholder advisory meeting took place, consisting of groups and representatives from local residents associations and advisory groups for Quayside. The relocation of the community hub use to Blocks 1C2 and 1C3 from its previous location in Block 2 was discussed, however, given that the Toronto Public Library was not confirmed as the operator at that time, the specific use of that space was not discussed. Comments provided included general support for a ground-floor community hub and interest in how it would fit with the retail strategy.

On April 29, 2026, the Quayside development concept for Blocks 1B, 1C, 2 and Community Forest, as well as the Urban Design Guidelines for Quayside - Phase 1, was brought to the Waterfront Toronto Design Review Panel. Panel members voted for unanimous full support, with comments to consider the importance of fine grain retail, the quality of the Community Forest, and long term management and maintenance. Panel feedback will be considered during the review of future site plan resubmissions.

Statutory Public Meeting Comments

In making their decision with regard to this proposal, 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, 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 proposal 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).

Non-residential uses

The Library Amendment makes minor modifications to the non-residential use permissions from the 2025 approval. The 3,000 square metre Community Hub space in

Block 2 would be replaced with a 1,850 square metre community space in Block 1C, which will be dedicated to the City as a Toronto Public Library. The private childcare space for approximately 62 children approved as part of the 2025 approval will remain and is proposed to be relocated to Block 1B.

The CWSP states that community services will be integral components of new waterfront communities and encourages integration of community facilities into private developments. In addition, the East Bayfront Precinct Plan states that a library may be needed to service future development in East Bayfront upon full build out.

Staff are of the opinion that a Toronto Public Library as a replacement for the private Community Hub is supportable. The library will be a public asset that can provide a range of community services and programs to serve future residents as well as provide an animated active use along Queens Quay East. Staff are also supportive of the increase in size of the private daycare. Staff are satisfied that the proposed library would contribute to the planned development of the East Bayfront as a complete community.

Mechanical Projections

The City-initiated zoning by-law amendments do not propose changes to residential and total GFA permissions, density or building heights. The Library Amendment and Elevator-only Amendment both propose an increase in the allowable projection of mechanical equipment on Block 1C from 3 metres to 5 metres to respond to operational needs of the City's selected non-profit housing providers for Quayside. Change to elevator overrun would have little to no visual impact from the public realm at grade, and is supportable.

Public Realm

As the main east-west route in the Central Waterfront, Queens Quay East is planned as the East Bayfront's "main street" and an important public space destination. The proposed library located on Block 1C is in keeping with the existing Ground Floor Animation Uses in the zoning by-law and will provide an anchor tenant.

The application proposes a revision to the base building of Building 2 with minor reductions in base building separation between Building 2 and Buildings 1B and 1C. Staff are of the opinion that the proposed changes to base building separation will not negatively impact POPS size, dimensions, or programming. A modification to Map 3 in the Library Amendment will capture these changes. Please see Attachment 7 for the Ground Floor Plan.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural

services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

As part of the 2024 and 2025 approvals, Quayside - Phase 1 proposed a private community hub within Building 2, which included a private childcare space for approximately 62 children, community facilities including a communal kitchen, education spaces, collaborative working spaces, health and wellness spaces, a café and artistic spaces (a theatre and an auditorium). The community hub was part of a private agreement between Waterfront Toronto and the development proponent. The previous approvals also included a Community Services and Facilities study that identified additional childcare space as a priority. A \$5,000,000 Section 37 contribution toward the capital costs of off-site non-profit childcare facilities in Quayside Blocks 3-5 or another appropriate location in the Keating Channel West Precinct was secured as part of the previous approval.

The Library Amendment revises the 2024 and 2025 expectation of a private community hub, replacing that facility with a Toronto Public Library branch. In support of this change, the Library Amendment amends the Section 37 schedule to reallocate \$2,500,000 of the previous off-site childcare contribution to be reallocated to the delivery of the base building space in Block 1C proposed for the Toronto Public Library.

The Library Amendment continues to contemplate additional required Community Services, Cultural and Arts Facilities and General Institution space, with the development partner still intending to provide a private childcare space for 62 children onsite.

Holding Provision

All blocks in Quayside - Phase 1 are subject to holding provisions pursuant to Section 36 of the Planning Act, restricting the proposed use of the lands until the conditions to lifting the holding provision, as set out in the By-law, are satisfied. Section 5.1.2 of the Official Plan contemplates the use of a holding provision and outlines the types of conditions that may have to be satisfied prior to the removal of a holding provision. CWSP policy 2.6 further describes how holding by-laws may be used to provide for orderly development, secure professional or technical studies to assess development impacts, address issues of environmental sustainability, design excellence, soil remediation, flood control, infrastructure requirements and servicing and to ensure an equitable sharing of associated costs.

The Library Amendment retains the requirement for a public art contribution of at least 1% of gross construction costs for Blocks 1B, 1C, and 2 as a holding provision, but allows for the holding contribution to be met if a contribution is provided for an alternate community benefit, to the satisfaction of Waterfront Toronto and the Executive Director, Development Review. This would include, but is not limited to, the contribution being directed to the on-site provision of the base building for a future Toronto Public Library. All other holding provisions are continued from previous approvals.

Section 37

Zoning by-laws 1049-2006, 852-2024 and 1510-2025 secure Section 37 community benefit obligations. The lands remain subject to the former Section 37 density bonusing framework. The following Section 37 benefits would be provided as part of the Library Amendment:

- the provision of a minimum of 20% of all residential gross floor area as affordable rental housing, secured through the dedication of stratified land to the City;
- the provision of not less than 996 square metres of additional affordable rental housing beyond the 20% requirement, also secured through the dedication of stratified land;
- the submission of an affordable housing report prior to site plan approval or building permit issuance, identifying the location and delivery of affordable housing lands within the site, subject to City approval;
- the provision of at least 5% of total residential gross floor area as low-end-of-market rental housing, subject to funding availability;
- size restrictions for at least 5% of ownership dwelling units;
- a cash contribution of \$2,500,000 (indexed) toward a new Toronto Public Library Branch onsite;
- a TTC substation for the future Waterfront East LRT;
- the provision, design, and maintenance of Privately-Owned Publicly Accessible Spaces (POPS) with a minimum total area of 1,700 m², including pedestrian easements, and \$500,000 (indexed) towards the provision of publicly accessible activations within the POPS;
- the endorsement of Urban Design Guidelines by City Council prior to the first development on the site; and
- archaeological assessment and conservation requirements prior to building permits for Blocks 1C and 2.

An amended agreement pursuant to section 37.1 of the Planning Act will be required to implement the Library Amendment's reallocation of \$2,500,000 of the previously secured \$5,000,000 cash contribution, a TTC substation for the future Waterfront East LRT, and a division of the provision of the POPS between the two property owners. The Waterfront LRT substation was part of previous applications and will now be secured as part of the Section 37 agreement as the Waterfront East LRT project has advanced. A financial contribution of \$69.86 per square metre of residential gross floor area toward local infrastructure improvements was part of the original Section 37 agreement but is proposed to be removed as the contribution has been satisfied.

CONTACT

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SIGNATURE

A handwritten signature in black ink that reads "Carly R" followed by a long horizontal flourish.

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

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Location Map

Attachment 2: Official Plan Land Use Map

Attachment 3: Central Waterfront Secondary Plan Land Use Map

Attachment 4: Existing Zoning By-law Map

Attachment 5: East Bayfront – West Precinct Zoning By-law Map

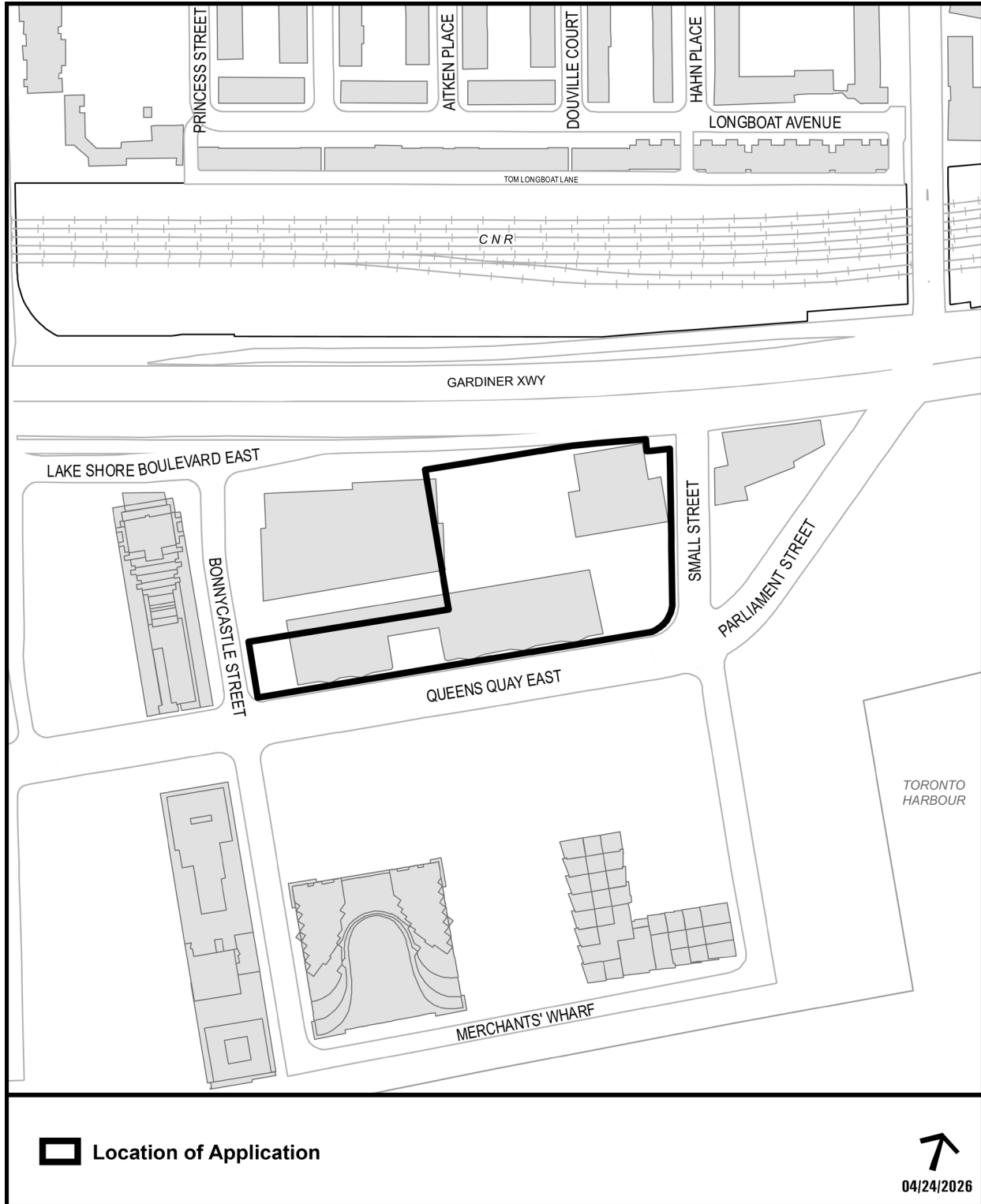
Attachment 6: Quayside Block Plan

Attachment 7: Updated Quayside Master Plan (Ground Floor Plan)

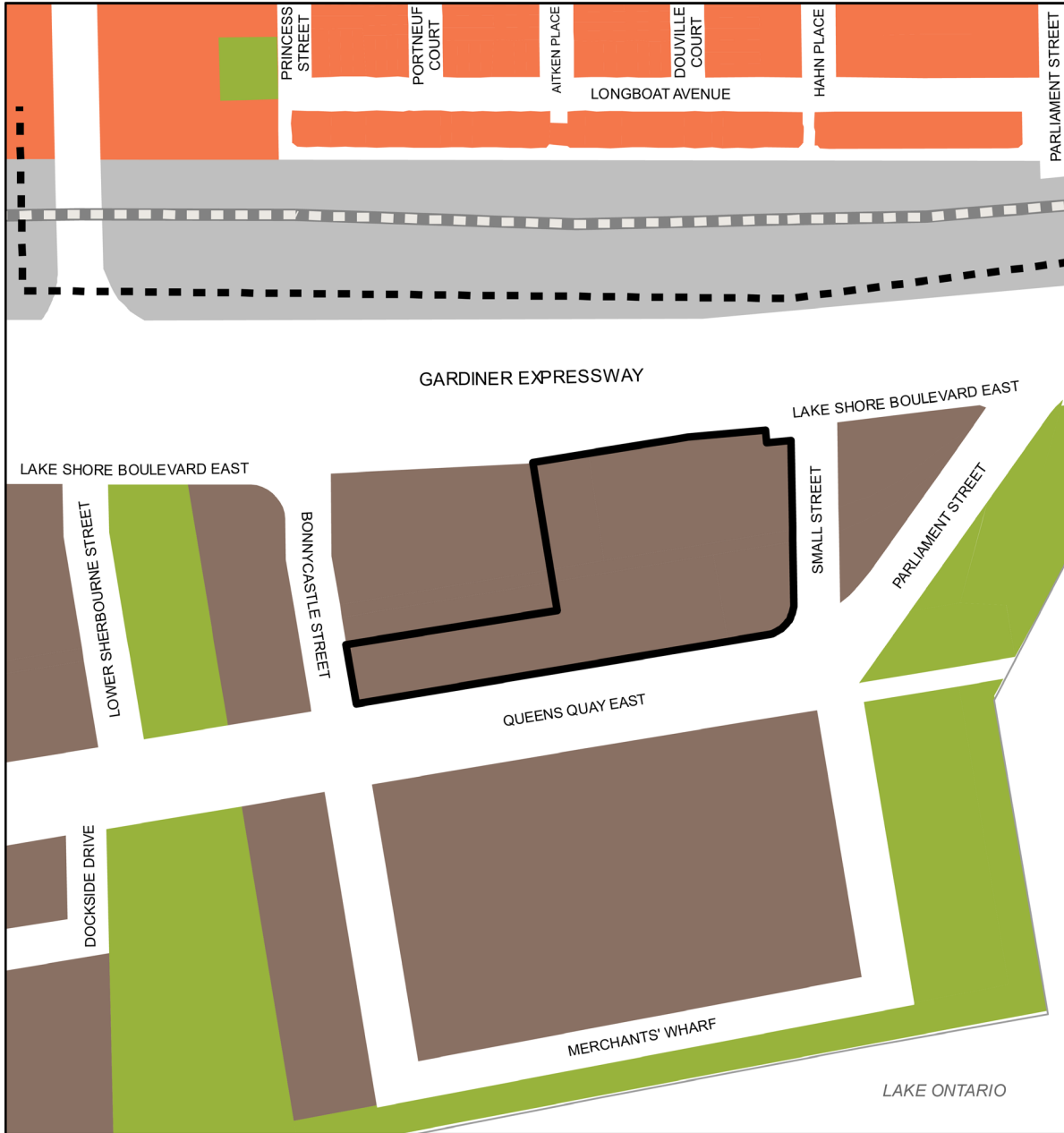
Attachment 8: Library Zoning By-Law Amendment

Attachment 9: Elevator-only Zoning By-Law Amendment

Attachment 1: Location Map



Attachment 2: Official Plan Land Use Map




Official Plan Land Use Map # 18

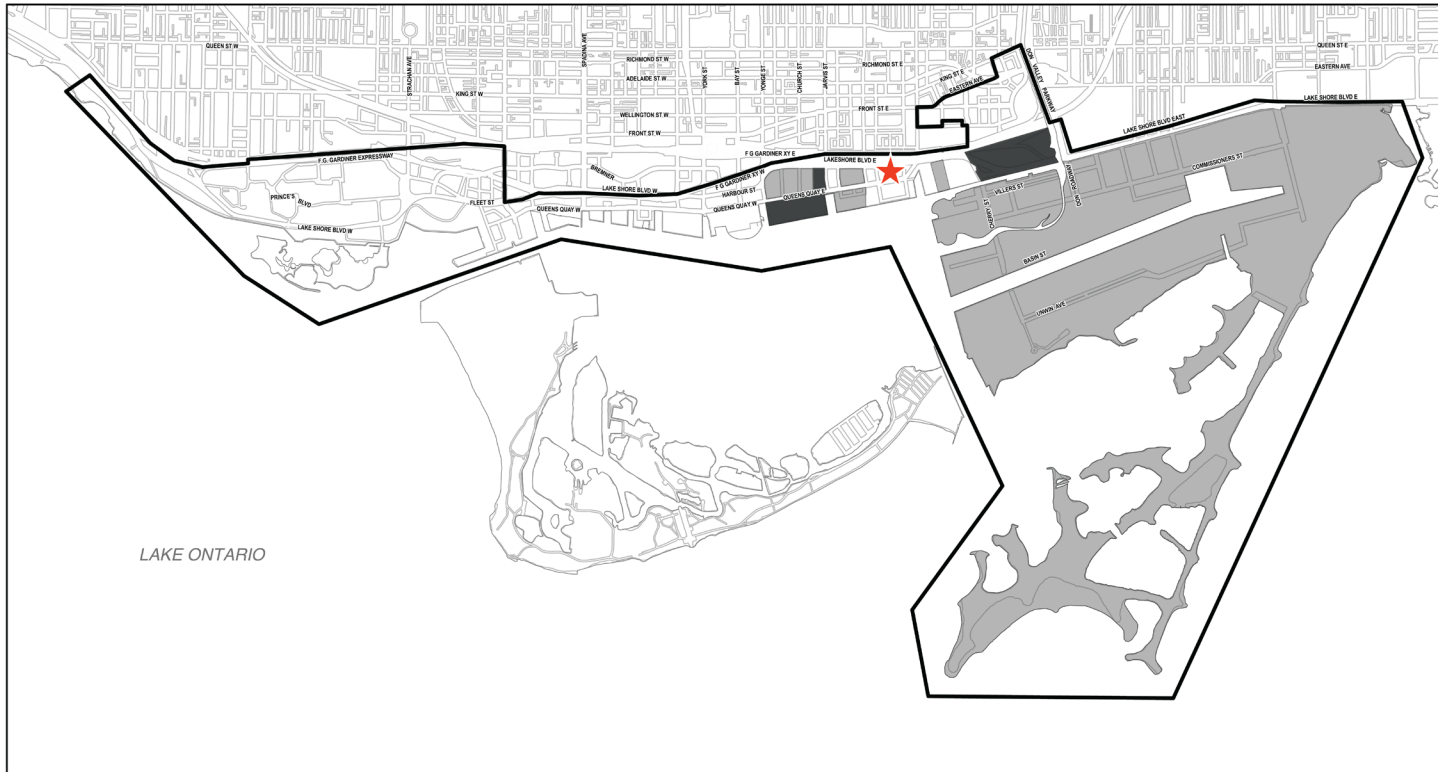
259 Lake Shore Boulevard E

File # 26 149454 STE 10 0Z

-  Location of Application
-  Apartment Neighbourhoods
-  Regeneration Areas
-  Parks
-  Utility Corridors


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Attachment 3: Central Waterfront Secondary Plan Land Use Map



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

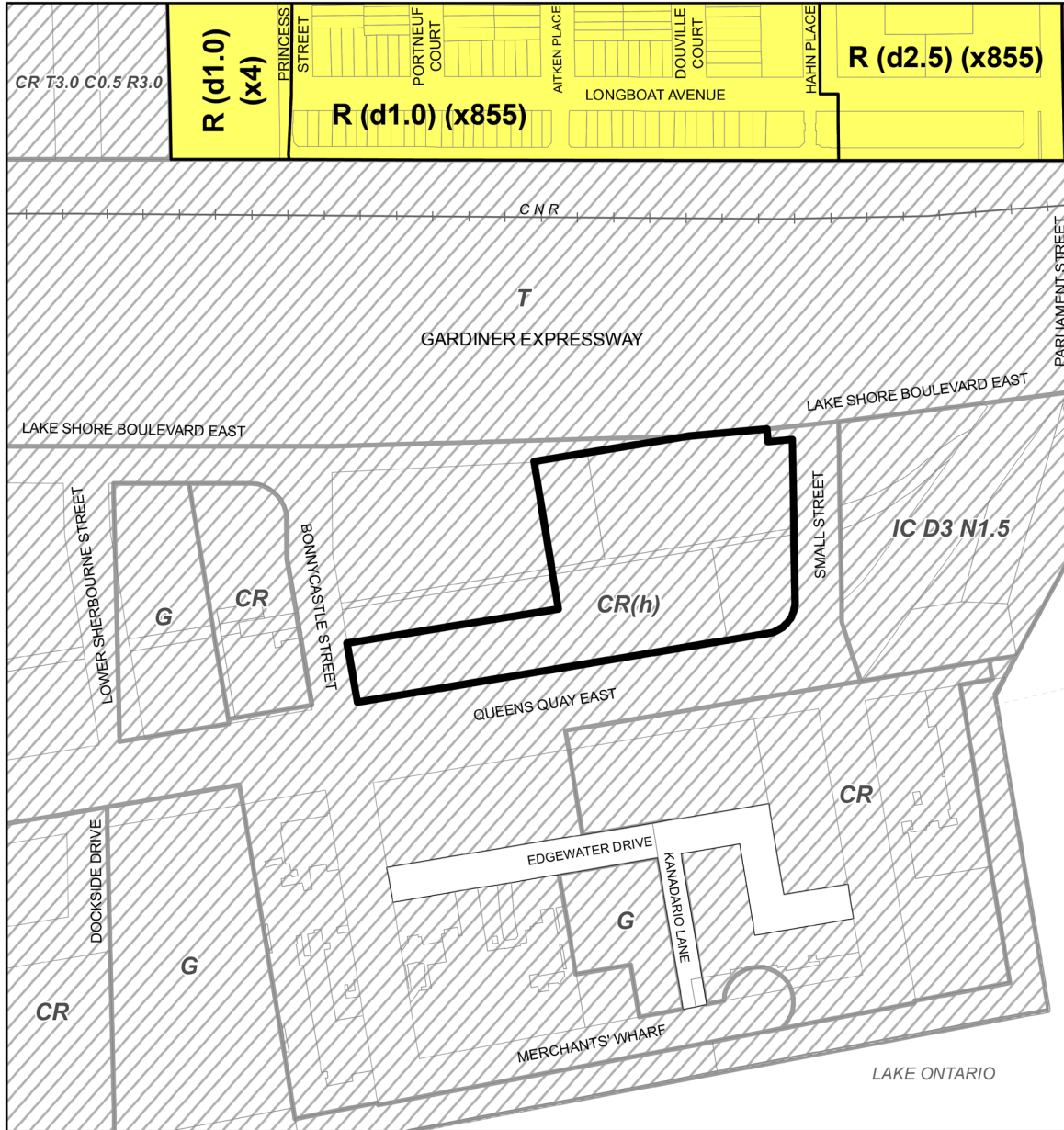
- ★ Location of Application
- Secondary Plan Boundary
- CWSP in force within the former City of Toronto Official Plan
- CWSP in force within the amalgamated City of Toronto Official Plan
- Lands not affected by the CWSP but may be brought into force through OLT Decision

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.



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Date Exported: January 2023




Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

259 Lake Shore Boulevard E

File # 26 149454 STE 10 0Z

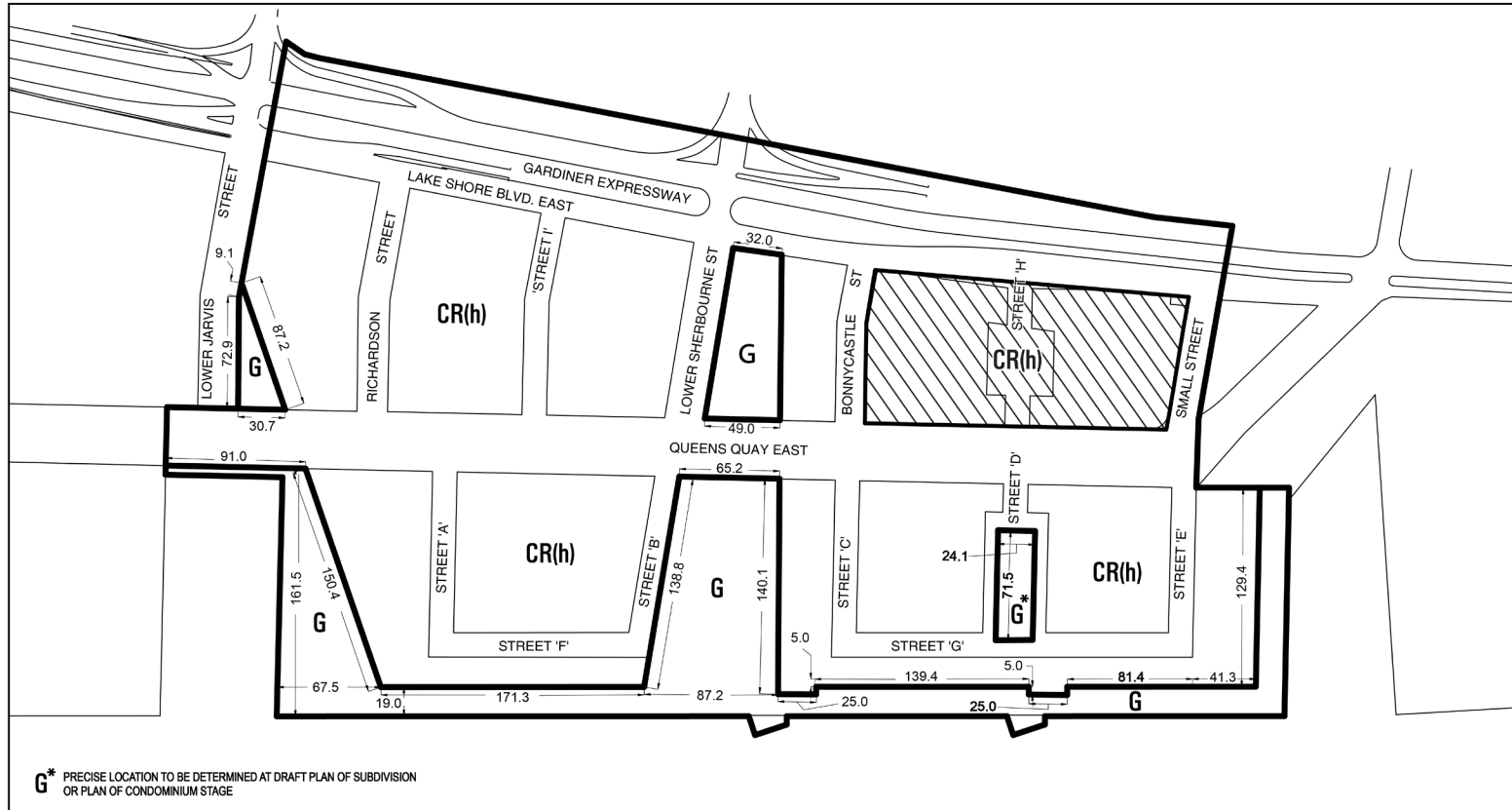
-  Location of Application
-  R Residential
-  CR Commercial Residential

-  See Former City of Toronto By-law No. 438-86
- CR** Mixed-Use District
- IC** Industrial District
- T** Industrial District
- G** Parks District



Not to Scale
Extracted: 04/30/2026

Attachment 5: East Bayfront – West Precinct Zoning By-law Map



G* PRECISE LOCATION TO BE DETERMINED AT DRAFT PLAN OF SUBDIVISION OR PLAN OF CONDOMINIUM STAGE



East Bayfront - West Precinct
Map A: District Use Map

291 Lake Shore Blvd E

File # 26 149454 STE 10 0Z

The Location of Streets 'A', 'B', 'C', 'D', 'E', 'F', 'G', 'H', and 'I' Are Shown For Illustrative Purposes Only

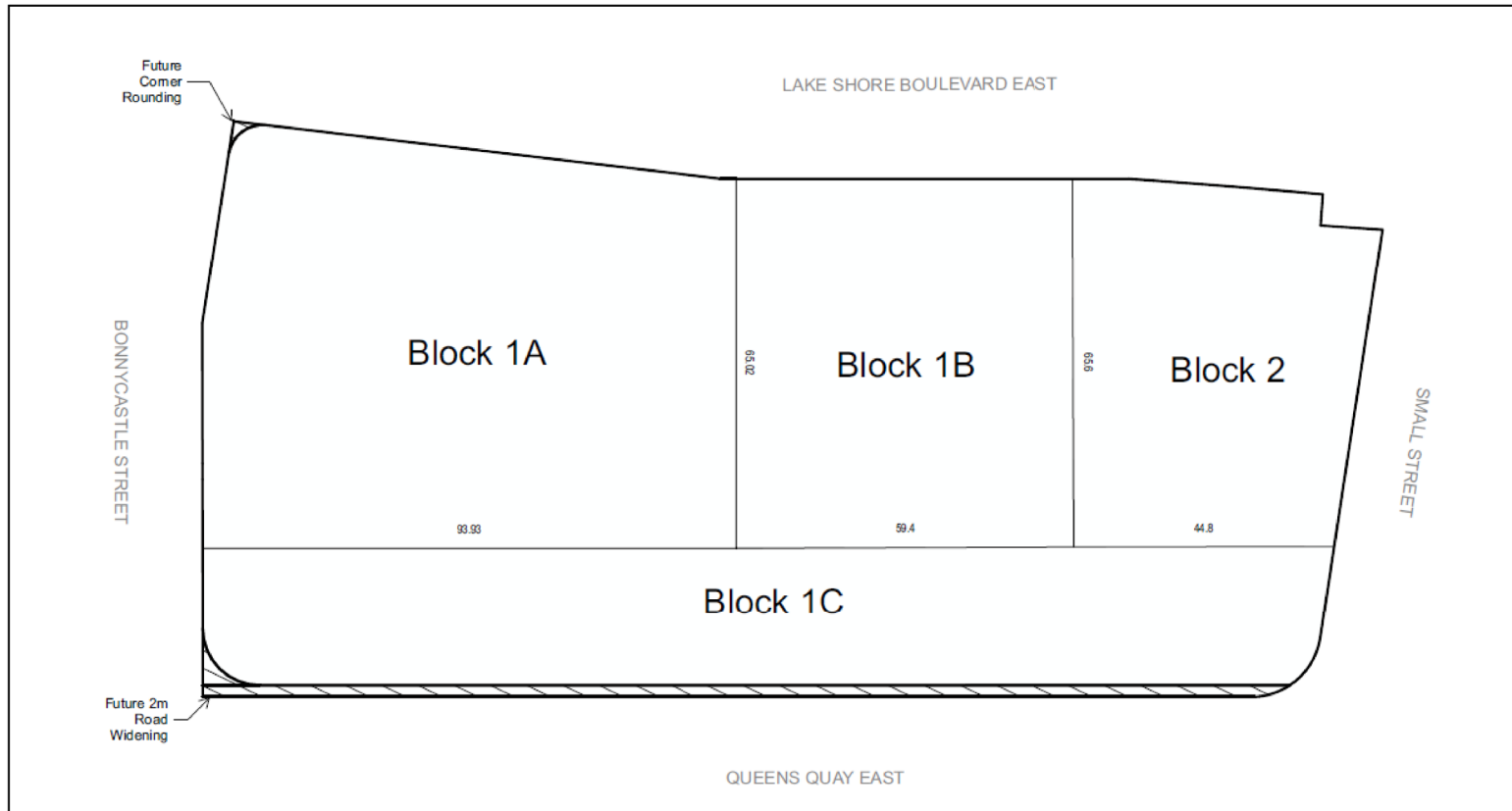


See Former City of Toronto By-law No. 438-86
 CR Mixed-Use District
 T Industrial District
 IC Industrial District
 G Parks District



Not to Scale
Date Exported: 05/08/2026

Attachment 6: Quayside Block Plan



Block Plan
Map 2 - Site

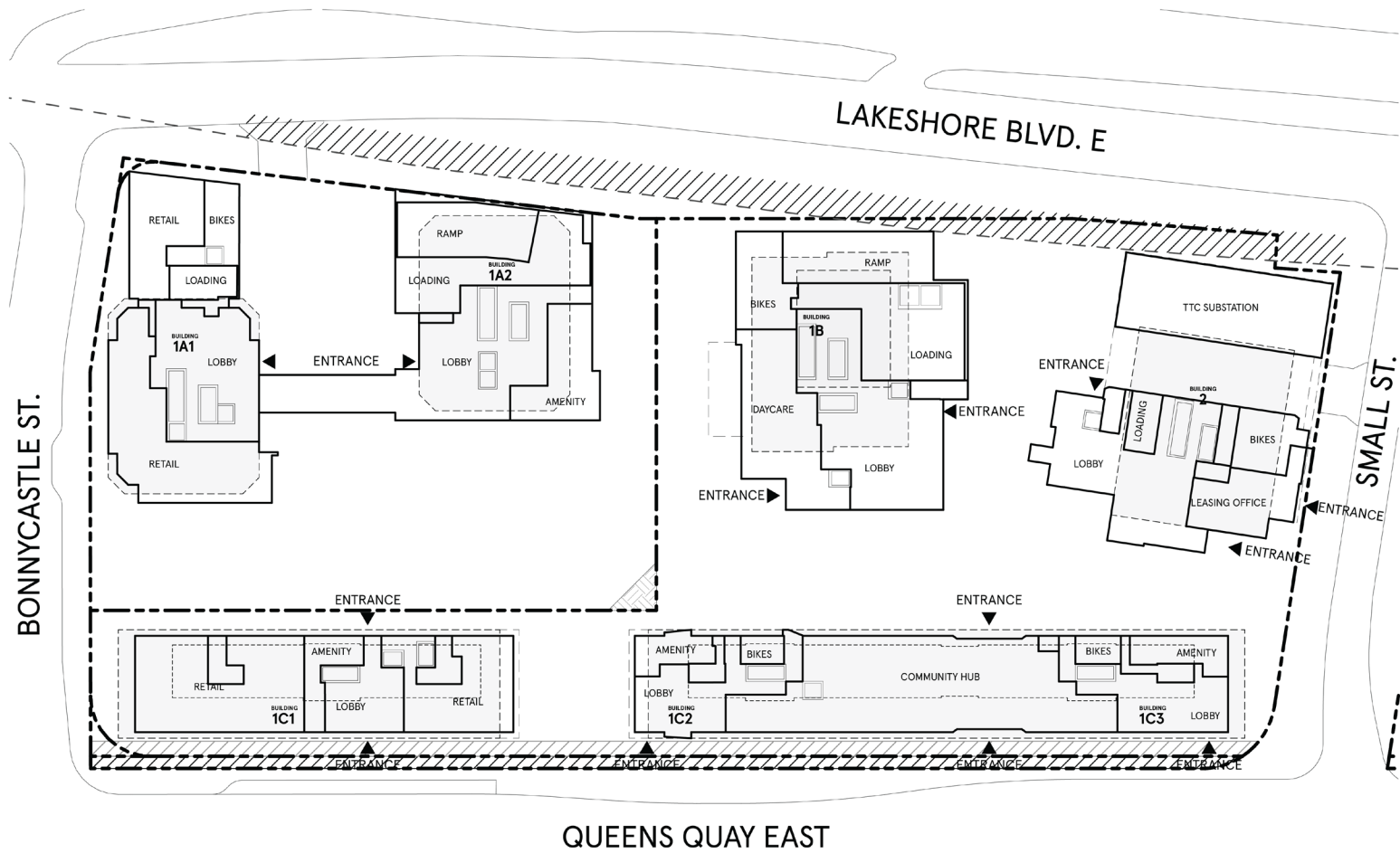
291 Lake Shore Blvd E

File # 26 149454 STE 10 0Z

Subject Site

↑
Not to Scale
Date Exported: 05/08/2026

Attachment 7: Updated Quayside Master Plan (Ground Floor Plan)



Ground Floor Plan



Attachment 8: Library Zoning By-Law Amendment

Attachment will be made available prior to the May 28, 2026 Toronto and East York Community Council meeting.

Attachment 9: Elevator-only Zoning By-Law Amendment

Attachment will be made available prior to the May 28, 2026 Toronto and East York Community Council meeting.