

## **Attachment 6: Draft Official Plan Amendment**

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

#### **RESPECTING THE CENTRAL WATERFRONT SECONDARY PLAN (OFFICIAL PLAN AMENDMENT 257) FOR LANDS KNOWN MUNICIPALLY IN THE YEAR 2025 AS 324 CHERRY STREET, and 429 and 455 LAKE SHORE BOULEVARD EAST, AND A PORTION OF THE FORMER CHERRY STREET RIGHT-OF-WAY**

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The following text and maps constitute Amendment No. ### to the Official Plan of the City of Toronto:

Chapter 6, Section 31 (Central Waterfront Secondary Plan), forming part of the Official Plan of the City of Toronto is amended as follows:

1. This area-specific policy applies to the lands delineated by the red dashed line on Maps H1 and H2 and known municipally as 324 Cherry Street and 429 and 455 Lake Shore Boulevard East which form part of the Keating Channel West Precinct.
2. Map H1 – Urban Structure Map, Keating Channel West Precinct of the Central Waterfront Secondary Plan, is hereby amended by:
  1. Removing Promenade Road and expanding the parkland designation between the Trinity Street Extension and Cherry Street;
  2. Replacing the Publicly Accessible Open Spaces and Walkways as currently shown with new Publicly Accessible Open Spaces and Walkways consistent with the submitted OPA application; and;
  3. Adding Area Labels “C1” (north-west block), “C2” (south-west block), and “C3” (north-east block and south-east block).
3. Map H2 – Tower Location and Height Map, Keating Channel West Precinct of the Central Waterfront Secondary Plan, is hereby amended by:
  1. Replacing the current Tower Locations and Heights for Area C1 consistent with the submitted OPA application;
  2. Adding new Tower Locations and Heights for Area C2 consistent with the submitted OPA application.

4. Despite Policy (P54), subparagraph (h)(4) is amended as follows:

“h) Development in the specific areas shown on Map 1 will be limited as follows:

4. To a maximum of 325,000 square metres of gross floor in Area C (429 Lake Shore Blvd. E and 324 Cherry Street), as follows:
  - a. a maximum of 111,000 square metres of gross floor in Area C1;
  - b. a maximum of 100,000 square metres of gross floor in Area C2;
  - c. a maximum of 118,000 square metres of gross floor in Area C3; and,
  - d. a minimum of 16,250 square metres of non-residential gross floor area for the entirety of Area C.”

5. (P54) is amended by adding the following new paragraph (u) after the last paragraph (t):

“u. The following policies apply to the lands at 324 Cherry Street and 429 and 455 Lake Shore Boulevard East:

- i. Despite (P54) subparagraph (b)(2), a water’s edge promenade will provide public access, amenity, and an animated public space immediately adjacent to the waterfront.
- ii. Despite (P54), subparagraph (b)(4), new public local streets, together with private mid-block connections and walkways, will provide access to development blocks for vehicles, pedestrians, and cyclists and contribute to a fine-grained, well-connected public realm;
- iii. Despite (P54), subparagraph (b)(5), the location of primary and potential secondary walkways and publicly accessible open spaces will be secured through future re-zoning applications and/or site plan control applications.
- iv. Despite (P54), subparagraph (e), development adjacent to the water’s edge promenade, and any development facing the Keating Channel, will consist of low-and medium-scaled built form that will reinforce the pedestrian comfort, safety and usability of adjacent public spaces. Development will generally transition upward from the water’s edge public promenade towards Queens Quay East.

- v. Despite (P54), subparagraph (f)(1), One base building, on each of the north and south sides of Queens Quay East, is permitted to have a height of up to 45 metres.
- vi. Despite Policy (P54), subparagraph (f), development in Area C1 and C3 on Map H1 may reinforce Queens Quay East's role as the Precinct's primary street in alternative ways, which may be established through a Zoning By-law Amendment, supported by a Planning Justification Report and Urban Design Guidelines demonstrating how development along Queens Quay reinforces its role as the Precinct's primary street.
- vii. Tall Buildings and Heights in Area C3 will respond to and support the design of the Gardiner Expressway and Lake Shore Boulevard East realignment and municipal infrastructure in Keating East and address directions emerging from precinct planning and/or block planning exercises for the Queens Quay East extension Keating Channel East Precinct. The built form for those lands will be finalized through a site-specific Zoning By-law Amendment, and the Planning Rationale Report will specifically demonstrate how this policy is being implemented.
- viii. Heights of tall buildings indicated on Map H2 are exclusive of mechanical penthouses which will be permitted as per the site-specific zoning by-law amendment that applies to the site.



