

## DECISION

**With respect to Official Plan Amendment No. 653  
to the Official Plan of the City of Toronto  
Subsection 17(34) and Section 26 of the Planning Act**

I hereby approve, Amendment No. 653 to the Official Plan of the City of Toronto, adopted by By-law No. 822-2023, subject to the following modification:

Amendment 653 to the Official Plan of the City of Toronto

1. Section B) is modified by inserting in the redesignation lands chart the following:

<b>Municipal Address/Location</b>	<b>Land Use Designation</b>	<b>OPA 653 Land Use Change(s)</b>
150R Sterling Road	General Employment Areas	Mixed Use Areas

2. Appendix 1 is modified by removing 150R Sterling Road labeled as Employment Areas on Map 2 Urban Structure.

3. Appendix 2 is modified by inserting new Tile 28 (Map 18 Land Use).

4. New policy is inserted below C) as:

“Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 480 Sterling Road Regeneration Project is modified by deleting and replacing Map 2.”

5. New policy is inserted below C) as:

“Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 480 Sterling Road Regeneration Project is modified by amending subparagraph a) vii. as follows:

- a) vii. For greater clarity, Block 5C may be used for but not limited to, underground parking, loading, service, access and/or mechanical facilities to serve the uses on Block 5B. Blocks 5B and 5C shall not count toward the maximum residential GFA set out in policy a) i. a.”

6. New policy is inserted below C) as:

“Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy 480 Sterling Road Regeneration Project is modified by deleting “either Block 5C or” in the middle of the sentence in subparagraph a) ii.”

Dated at Toronto this \_\_\_\_\_ of \_\_\_\_\_, 2024

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Assistant Deputy Minister  
Ministry of Municipal Affairs and Housing