

8 – Inner East Lines 1 and 3 Stations Secondary Plan

Section 1: Purpose

The Inner East Lines 1 and 3 Stations Secondary Plan establishes policy on maximum building heights and minimum densities within the planning area, identified in Schedule A – Maximum Building Heights and Minimum Densities.

This secondary plan is informed by the “Transit-Oriented Development (TOD) Plans: Lees, Hurdman, Tremblay, St. Laurent, Cyrville and Blair, January 2014”, which is a Council-approved policy document, similar in status to a community design plan. However, building heights and densities for the Lees Station TOD are addressed in a separate plan titled “Central and East Downtown Core Secondary Plan”.

The minimum densities set out in the Inner East Lines 1 and 3 Stations Secondary Plan will result in the achievement of transit-supportive development densities over the long term. The intent of requiring minimum densities is to set the stage for intensification so that development with increased densities can occur in context-sensitive locations at the time market pressure for density exists. The implementing zoning will provide flexibility by permitting existing constructed uses of land to be expanded and rebuilt at densities below the minimum densities in this secondary plan.

Land estimated to be subject to development intensification pressure beyond 2031 in its respective TOD Plan is permitted to remain in the existing zoning until such time as the owner requests a rezoning. At that time, the property is to be rezoned to the appropriate Transit Oriented Development zone (TD zone) in accordance with this secondary plan and the TOD plan.

Section 2: Policies

- 1) The maximum building heights and minimum densities for the planning area are identified in Schedule A.
- 2) Each district requiring a future public park is identified in Schedule A and the requirement applies to the entirety of each property that is located within such a district. Where a district contains more than one property owner, a cost-sharing agreement may be required between all property owners within that district. Landowners may be required to submit the landowners park cost-sharing agreement to the City as a condition of draft plan approval of plans of subdivision and plans of condominium and as a condition of approval for severance applications and site plan control.



- 3) The southwest corner of Tremblay Road and St. Laurent Boulevard (municipally known as 530 Tremblay Road) shall provide for a minimum floor area of 40,000 square metres for office employment uses, to be implemented through the Zoning By law.

Schedule

Schedule A – Maximum Building Heights and Minimum Densities














Inner East Lines 1 and 3 Stations / Stations des Lignes 1 et 3 du secteur intérieur est

SECONDARY PLAN - Volume 2
Schedule A - Maximum Building Heights and Minimum Densities

PLAN SECONDAIRE - Volume 2
Annexe A - Hauteurs maximales des immeubles et densité minimale

-  Secondary Plan Boundary / Limite du plan secondaire
-  District Requiring a Future Public Park / Quartier à doter d'un parc public
-  Light Rail Transit (LRT) / Transport en commun par train léger (TCTL)
-  O-Train Lines / Lignes de l'O-Train

MAXIMUM NUMBER OF STOREYS AND MINIMUM DENSITY NOMBRE D'ÉTAGES MAXIMAL ET DENSITÉ MINIMALE

-  **30** Area A: Maximum height 30 storeys and Minimum density 350 units per net hectare (residential) and/or 1.5 floor space index (non-residential)
Secteur A : hauteur maximale 30 étages et densité minimale 350 unités par hectare net (résidentiel) et/ou rapport plancher-sol de 1,5 (non résidentiel)
-  **20** Area B: Maximum height 20 storeys and Minimum density 250 units per net hectare (residential) and/or 1.0 floor space index (non-residential)
Secteur B : hauteur maximale 20 étages et densité minimale 250 unités par hectare net (résidentiel) et/ou rapport plancher-sol de 1,0 (non résidentiel)
-  **16** Area C: Maximum height 16 storeys and Minimum density 150 units per net hectare (residential) and/or 0.5 floor space index (non-residential)
Secteur C : hauteur maximale 16 étages et densité minimale 150 unités par hectare net (résidentiel) et/ou rapport plancher-sol de 0,5 (non résidentiel)
-  **6** Area D: Maximum height 6 storeys and Minimum density 150 units per net hectare (residential) and/or 0.5 floor space index (non-residential)
Secteur D : hauteur maximale 6 étages et densité minimale 150 unités par hectare net (résidentiel) et/ou rapport plancher-sol de 0,5 (non résidentiel)
-  Area E: For Maximum Number of Storeys and Minimum Density refer to Volume 1 of the Official Plan
Secteur E : pour vous renseigner sur le nombre d'étages maximal et la densité minimale, consultez le volume 1 du Plan officiel



Consolidation and Amendments /
Consolidation et amendements
OPA #5 - 09/23



0 50 100 200 300 400 Meters

Planning, Infrastructure and Economic Development Department,
Geospatial Analytics, Technology and Solutions
Services de la planification, de l'infrastructure et du développement économique,
Analyse géospatiale, technologie et solutions