

Authority: Planning and Growth Management Committee Item 40.1,
adopted as amended, by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1033-2010

**To adopt Amendment No. 94 to the Official Plan for the City of Toronto on a
City-wide basis.**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13,
as amended, to pass this By-law;

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 HEREBY ENACTS as follows:

1. The attached Amendment No. 94 to the Official Plan is hereby adopted pursuant to the
Planning Act, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

City of Toronto Official Plan Amendment No. 94

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

1. Chapter 4, Section 4.5, Mixed Use Areas, is amended by adding the following new policy 3 and renumbering policies 3 and 4 to 4 and 5 respectively:

"3. When retail commercial uses in Mixed Use Areas are redeveloped, the following considerations will be used either to determine the amount of retail commercial space that must be provided in the new development in order to alleviate the impact of the loss of the retail commercial space on the local neighbourhood, or to justify not retaining or replacing any of the existing space:

- a) the availability of other stores to meet the convenience needs of residents of the local neighbourhood, particularly supermarkets, grocery stores and drug stores;
- b) the desirability of retaining options for walking and other alternatives to the private automobile;
- c) other opportunities for retail commercial development in Mixed Use Areas to meet the convenience needs of residents of the local neighbourhood, particularly opportunities on nearby Avenues;
- d) the role of the shopping area being considered for demolition as a meeting place and focal point for the local neighbourhood; and
- e) the importance of providing continuous ground floor retail commercial space for the amenity and attractiveness of pedestrian shopping strips.

To allow for flexibility in future occupancy of the redeveloped site, the zoning should permit ground floor space to be occupied by retail commercial uses and grade related space should be designed so that it could be occupied by either residential or retail commercial uses."

2. Chapter 4, Section 4.5, Mixed Use Areas, is amended by adding the following sidebar adjacent to the new policy 3 proposed above:

"The Local Neighbourhood

When considering the impacts of the loss of commercial space, the size of the local neighbourhood should be based on residents having good access to shopping to meet their convenience needs. In areas where lower densities still require extensive auto use to shop for convenience needs, such as the post – war suburbs, the local neighbourhood may be considered to be an area generally within about 2 kilometres of the space being lost. This is based on the observation that most residents within the City live within 2 kilometres of a supermarket larger than 20,000 square feet.

In areas where walking is a viable or necessary means to shop for convenience needs, the neighbourhood will be smaller. For example, walking to shop may be more viable in high density neighbourhoods or those with pedestrian shopping streets; while in areas with higher proportions of seniors or low income residents walking to shop may be necessary."