



**STAFF REPORT  
ACTION REQUIRED**

**Supplementary Report: Planning and Growth  
Management Committee Item PG33.3, Commercial  
Floorplate Size in New Buildings**

<b>Date:</b>	November 26, 2009
<b>To:</b>	City Council
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	All
<b>Reference Number:</b>	cc090049

**SUMMARY**

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The report before the Planning and Growth Management Committee brought forward an Official Plan Amendment to address instances where large stores in new neighbourhoods and on pedestrian shopping strips may take away opportunities for small start-up businesses, and reduce the safety, comfort and amenity of the pedestrian environment.

Planning and Growth Management Committee amended the proposed policy to add a further consideration to be used to decide if a maximum store size should be imposed in the zoning by-law, viz ‘(h) in commercial heritage districts, these guidelines must be considered.’

Staff are concerned that the amendment does not clearly achieve what the Committee intended, so we are proposing a revision. The Committee’s intention was that a maximum store size must be imposed in commercial heritage districts using the considerations listed in the proposed policy, whereas the amendment would simply require that it be one among several considerations to be used to decide if a maximum store size should be imposed and how big it should be.

To implement the Committee’s intention, staff recommend that the policy be amended by adding the following sentence at the end of the policy:

In commercial heritage conservation districts where the prevailing floorplate size is an important feature of the district’s heritage character, the zoning regulations for ground floor commercial retail uses in new buildings must provide for a

maximum store or commercial unit size based on the foregoing considerations, and consistent with the heritage conservation district plan.

## **RECOMMENDATIONS**

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### **The Chief Planner and Executive Director, City Planning Division recommends:**

1. That City Council replace recommendation #1 of the Planning and Growth Committee's recommendation for Item PG33.3 with the following:

City Council amend attachment 1 of the report (October 14, 2009) from the Chief Planner and Executive Director, City Planning, by adding the following sentence at the end of the proposed Official Plan Amendment:

“In commercial heritage conservation districts where the prevailing floorplate size is an important feature of the district's heritage character, the zoning regulations for ground floor commercial retail uses in new buildings must provide for a maximum store or commercial unit size based on the foregoing considerations, and consistent with the heritage conservation district plan.”

### **CONTACT**

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### **SIGNATURE**

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Gary Wright  
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