

CITY OF TORONTO

BY-LAW No. 1165-2009(OMB)

To adopt Amendment No. 383 to the Official Plan for the former City of Toronto with respect to lands municipally known as 48 Abell Street.

WHEREAS authority is given to the Ontario Municipal Board under Sections 17 and 22 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to direct that this by-law be enacted;

THEREFORE the Official Plan for the former City of Toronto is amended as follows:

1. The text and map annexed hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 383.

PURSUANT TO THE ONTARIO MUNICIPAL BOARD DECISION/ORDER ISSUED ON JANUARY 8, 2008 IN BOARD FILE NOS. PL051203, PL060087 AND PL060443.

SCHEDULE “A”

1. Section 18 of the Official Plan for the former City of Toronto is hereby amended by adding the following Section 18.698 and the attached Map 18.698:

“18.698 Lands municipally known as 48 Abell Street.

See Map 18.698 at the end of this Section.

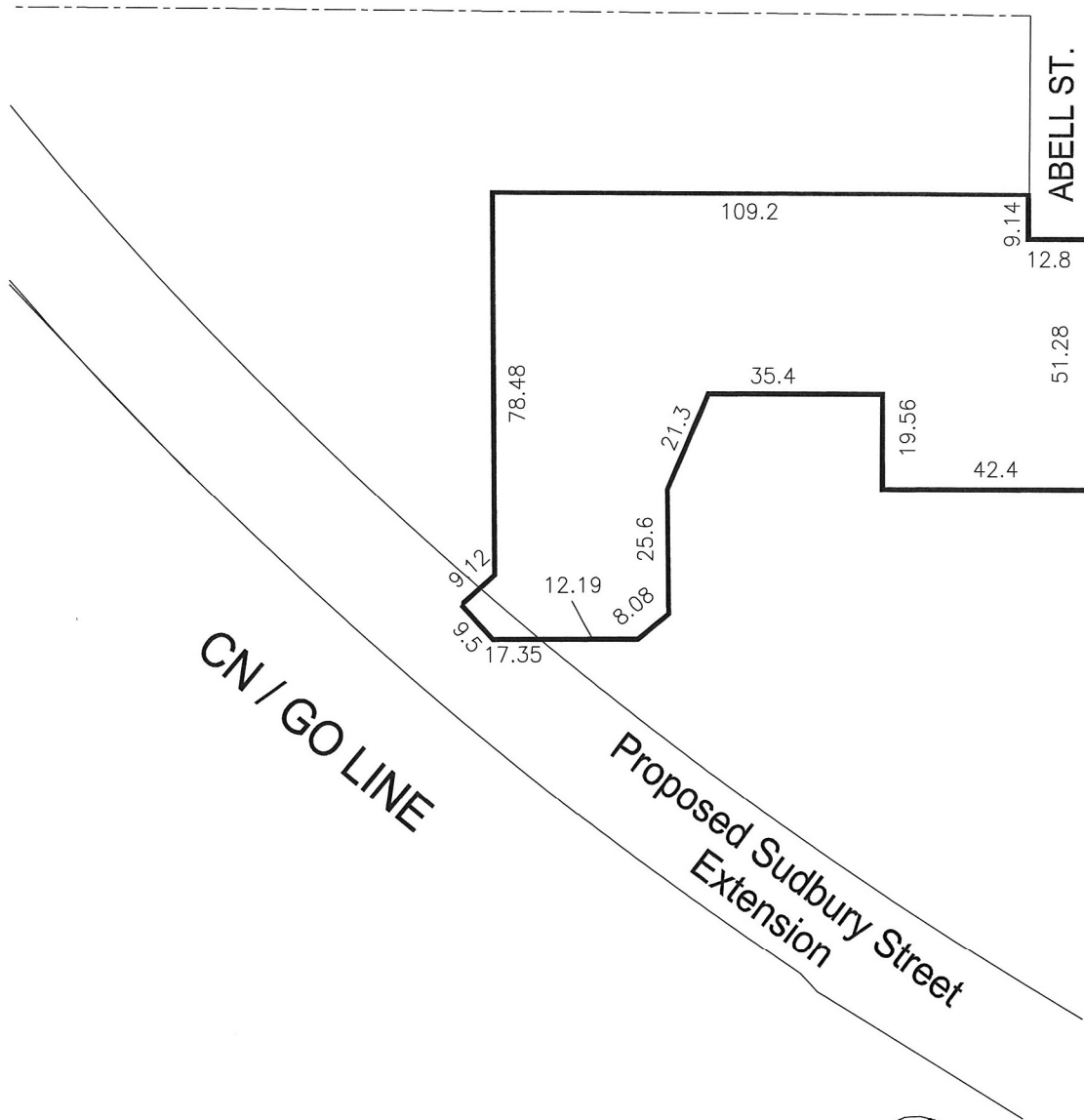
Notwithstanding Section 3.12 of the Garrison Common North Official Plan Part II (Section 19.10 of the Part I Official Plan), and any other provision of such Part II Plan and of this Plan, Council may pass by-laws applying to the lands known municipally in the year 2007 as 48 Abell Street, as shown on Map 18.698 to permit the erection and use of *mixed-use buildings*, including but not limited to residential units, live-work units, artist live/work studios, custom workshops and an art/gallery cafe, provided that for any development on the site:

- (1) the total *residential and non-residential gross floor area* does not exceed 41,000 m²;
- (2) the combined total non-residential gross floor area, as defined and phased in the implementing site-specific zoning by-law, is not less than 3,700 m²;
- (3) the massing and location of buildings creates a publicly accessible east-west mews along the northern edge of the site;
- (4) the massing and location of buildings creates a portion of a centrally located publicly accessible courtyard;
- (5) the rhythm of any building fronting onto the mews shall respond to the historical character of local retail streets such as Queen Street West, consisting of a series of narrow bays and primarily non-residential uses at grade;
- (6) notwithstanding Map 19.10 of the Garrison Common North Part II Plan for the former City of Toronto, Northcote Avenue west of the site shall be extended as an open air publicly accessible linear open space for pedestrians and cyclists on axis with Northcote Avenue, a portion of which will be located along the western edge of the site of the 48 Abell Street site, rather than as a public street;
- (7) the development includes integrated landscaping and connectivity with adjacent sites to create a network of publicly accessible open spaces;

- (8) the development consolidates waste management, loading and vehicular access with adjacent sites where possible;
- (9) the funds and the timing of the construction of the extension of Sudbury Street from its current terminus west of Lisgar Street to Queen Street at Gladstone Avenue must be secured prior to any residential development on the portion of this site designated Mixed Industrial Residential Area in the Garrison Common North Part II Plan; and
- (10) pursuant to Section 37 of the *Planning Act*, in exchange for an increase in height and density, the owner shall provide facilities, the development provides the services and matters as set out in the zoning by-law that implements this plan amendment.

Map 18.698

QUEEN STREET WEST



CN / GO LINE

Proposed Sudbury Street Extension

