

CITY OF TORONTO

BY-LAW No. 1168-2009(OMB)

**To adopt Amendment No. 384 to the Official Plan for the former City of Toronto
with respect to lands municipally known as 150 Sudbury 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. 384.

PURSUANT TO THE DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JANUARY 8, 2008 IN BOARD CASE NO. 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 18.699 and the attached Map 18.699:

“18.699 Lands municipally known as No. 150 Sudbury Street.

See Map 18.699 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 150 Sudbury Street, as shown on Map 18.699 to permit the erection and use of a *mixed use* building, provided that for any development on the site:

- (1) the total non-residential gross floor area, as defined in the implementing site-specific zoning by-law, is not less than 3,760 m²;
- (2) the massing and location of buildings creates a portion of a publicly accessible courtyard at the north end of the site;
- (3) integrated landscaping and connectivity with adjacent sites to create a network of publicly accessible open spaces is provided;
- (4) consolidated waste management, loading and vehicular access with adjacent sites is provided where possible;
- (5) 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 this site; and
- (6) 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 18.699

