

Authority: Planning and Growth Management Committee Item 33.3, adopted as amended,
by City of Toronto Council on November 30, December 1, 2, 4 and 7, 2009
Enacted by Council: December 4, 2009

CITY OF TORONTO

BY-LAW No. 1231-2009

**To adopt Amendment No. 95 to the Official Plan of 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. 95 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 4th day of December, A.D. 2009.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

City of Toronto Official Plan Amendment No. 95**The Official Plan of the City of Toronto is amended as follows:**

Chapter 3, Section 3.5.3, The Future of Retailing, is amended by adding the following new policy 4:

- “4. In order provide local opportunities for small businesses and maintain the safety, comfort and amenity of shopping areas, zoning regulations for ground floor commercial retail uses in new buildings in new neighbourhoods or in Mixed Use Areas along pedestrian shopping strips where most storefronts are located at the streetline, may provide for a maximum store or commercial unit size based on the following considerations:
- (a) the prevailing sizes of existing stores and commercial units in the area;
 - (b) other indicators of opportunities for small business, such as vacancies in existing stores and commercial units;
 - (c) the provision of a range of store and commercial unit sizes to meet the range of local needs including day-to-day convenience shopping and other household goods and services;
 - (d) the potential impact of large vacant stores and commercial units at the ground floor level on the safety and comfort of the strip for pedestrians,
 - (e) the need for ‘eyes on the street’;
 - (f) the rhythm and flow of storefronts on the strip; and
 - (g) the potential for the building design, particularly the street façade, to address the safety, comfort and amenity of the shopping area.”

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.