

Authority: Ontario Municipal Board Order issued January 15, 2014 in Board File  
No. PL130562

**CITY OF TORONTO**

**BY-LAW No. 219-2014(OMB)**

**To adopt amendment No. 240 to the Official Plan of the City of Toronto respecting the  
lands known municipally as 362 Wallace Avenue.**

Whereas authority is given to the Ontario Municipal Board under the *Planning Act*, R.S.O. 1990,  
c. P.13, as amended, upon hearing the appeal of the Owners of the lands, to pass this By-law;

Therefore the Official Plan of the City of Toronto, as amended, is further amended by the  
Ontario Municipal Board as follows:

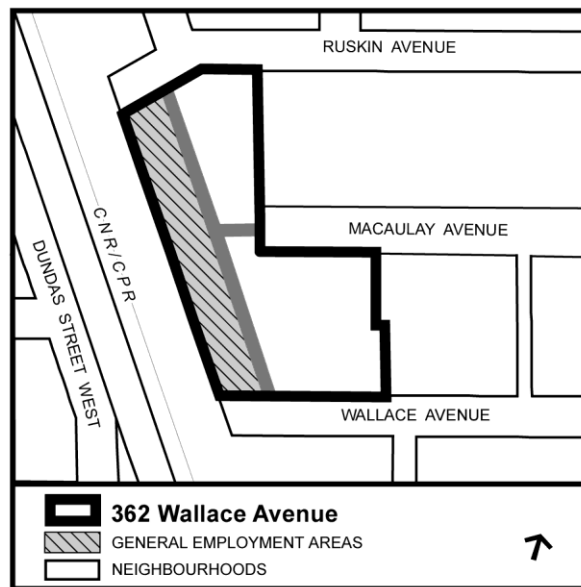
1. The attached Amendment No. 240 to the Official Plan is hereby adopted pursuant to the  
*Planning Act*, as amended.

PURSUANT TO ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED ON  
JANUARY 15, 2014 UNDER BOARD FILE NO. PL130562.

**AMENDMENT NO. 240 TO THE OFFICIAL PLAN****LANDS MUNICIPALLY KNOWN AS  
362 WALLACE AVENUE**

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

1. Map 18, Land Use Plan, is amended by:
  - (a) Re-designating the lands located at 362 Wallace from *Employment Areas* to *Neighbourhoods* and from *Employment Areas* to *General Employment Areas* as shown on the map below; and
  - (b) Adding a new municipal street (Sousa Mendes Street) and extension of Macaulay Avenue as shown here:



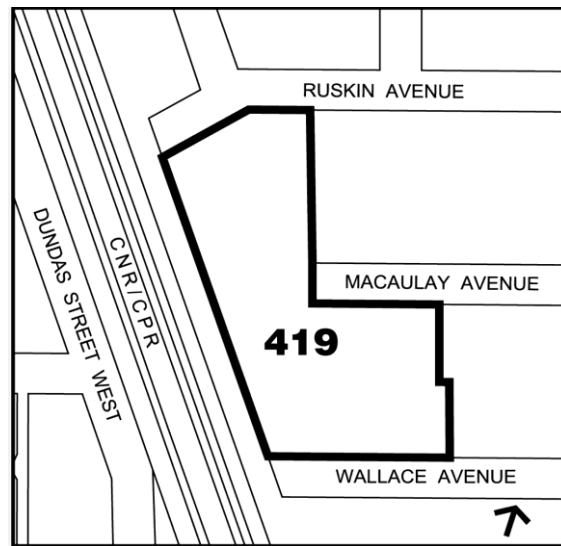
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 419 for the lands known municipally in 2012 as 362 Wallace Avenue as follows:

**419. 362 Wallace Avenue**

Residential uses on the site may be permitted if the following conditions are met:

- (a) A new public road running north/south, generally from the southern terminus of Edwin Avenue, through the site to Wallace Avenue is provided;
- (b) Macaulay Avenue is extended to meet the new public road described in (a) above;

- (c) A minimum of 3,800 square metres of non-residential gross floor area is constructed on the site prior to or at the same time as any residential gross floor area;
- (d) Only residentially-compatible employment uses are permitted on the lands designated General Employment Areas;
- (e) Any required alterations to the Wallace Avenue pedestrian bridge must respect the heritage designation of the bridge and the bridge must remain open during the alterations;
- (f) A 3 metre wide publicly accessible pedestrian connection through the site to allow access from the terminus of Macaulay Avenue to the West Toronto Railpath must be provided;
- (g) Site design must not have any negative impact on the West Toronto Railpath, and the elevation of any building constructed adjacent to the West Toronto Railpath must provide overlook to the path; and
- (h) The western terminus of Wallace Avenue should be designed as a meeting/gathering place, and any buildings constructed at the south end of the site should face onto this space and provide animation.



3. Chapter 7, Map 29, Site and Area Specific Policies, is revised to add the lands known municipally in 2012 as 362 Wallace Avenue shown on the map above as Site and Area Specific Policy No. 419.