

Authority: Ontario Municipal Board Order issued January 15, 2014 in Board File
No. PL130330

CITY OF TORONTO

BY-LAW No. 221-2014(OMB)

**To adopt Amendment No. 163 to the Official Plan of the City of Toronto respecting the
lands known municipally as 11 Peel 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:

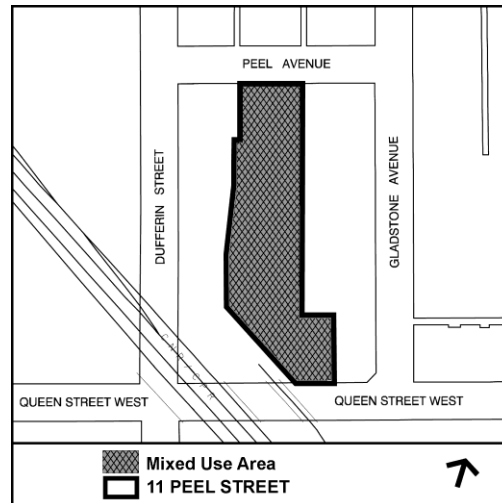
1. The attached Amendment No. 163 to the Official Plan is hereby adopted pursuant to the
Planning Act, as amended.

PURSUANT TO ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED ON
JANUARY 15, 2014 UNDER BOARD FILE NO. PL130330.

AMENDMENT NO. 163 TO THE OFFICIAL PLAN**LANDS MUNICIPALLY KNOWN AS 11 PEEL AVENUE**

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

1. Map 18 Land Use Plan, is amended by re-designating the lands known municipally in 2012 as 11 Peel Avenue from *Employment Areas* to *Mixed Use Areas*, as shown here:



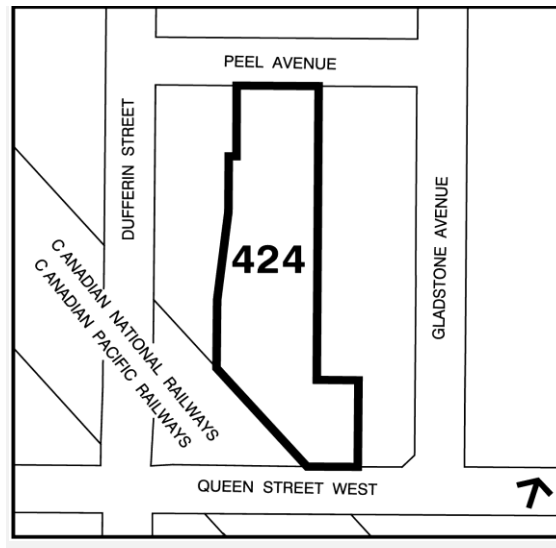
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 424 for the lands known municipally in 2012 11 Peel Avenue as follows:

424. 11 Peel Avenue

Residential uses are only permitted provided at 11 Peel Avenue if the following conditions of redevelopment are met:

- a. A minimum density of one times the area of the lot of non-residential uses must be provided as part of any redevelopment of the lot;
- b. A minimum density of 0.34 times the area of the lot of non-residential, non-retail uses must be provided as part of any redevelopment of the lot;
- c. A commercial parking garage does not count towards the non-residential or non-retail uses as described in (a) and (b) above;
- d. The maximum gross floor area of any one retail store on the site (including back of house activities) is 2,665 square metres;
- e. Publicly accessible pedestrian connections through the site to allow access from Gladstone Avenue to Dufferin Street must be provided;

- f. No new shadowing on properties designated as *Neighbourhoods* is permitted on the spring and fall equinoxes beyond the as-of-right zoning as of October 1, 2013; and
- g. The site must provide direct pedestrian access to Queen Street West.



- 3. Chapter 7, Map 29, Site and Area Specific Policies, is amended to add the lands known municipally in 2012 as 11 Peel Avenue shown on the map above as Site and Area Specific Policy No. 424.