

Authority: Ontario Municipal Board Decision/Order issued on October 23, 2014 in Board File No. MM140034

CITY OF TORONTO

BY-LAW No. 111-2015(OMB)

**To adopt Amendment No. 280 to the Official Plan for the City of Toronto respecting
170 North Queen Street.**

Whereas the Ontario Municipal Board, pursuant to its Order dated October 23, 2014 in Board File No. MM140034 deems it advisable to amend the City of Toronto Official Plan with respect to certain lands municipally known as 170 North Queen Street ;

The Official Plan of the City of Toronto is amended by the Ontario Municipal Board as follows:

1. The attached Amendment No. 280 to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PURSUANT TO THE DECISION/ORDER OF THE ONTARIO MUNICIPAL BOARD
ISSUED OCTOBER 23, 2014 IN BOARD FILE NO. MM140034.

**AMENDMENT NO. 280 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO
LANDS MUNICIPALLY KNOWN AS 170 NORTH QUEEN STREET**

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

1. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 19, subsection b) Development Caps is amended by adding the following sentence after the third sentence:

"Notwithstanding the 250,000 square metres gross leasable area development cap, an additional 8,100 square metres gross floor area is permitted for the property municipally known as 170 North Queen Street."

such that the policy reads as follows:

"b) Development Caps

The cumulative level of retail development in the area, prior to January 1, 2011, will be limited to 221,865 square metres gross leasable area of which 50,000 square metres of retail gross leasable area will be reserved for lands located outside of the area subject to site and area specific policy 13. Notwithstanding the 221,865 square metres gross leasable area development cap, an additional 16,122 square metres gross floor area is permitted for the properties municipally known as 98 Index Road and 150 North Queen Street. The cumulative levels of pre-subway retail and office development in the site and area specific policy area will be limited to 250,000 square metres gross leasable area and 125,000 square metres gross floor area, respectively, unless a comprehensive transportation review demonstrates, to the satisfaction of the City, that sufficient transportation capacity would be available. Notwithstanding the 250,000 square metres gross leasable area development cap for retail uses, an additional 8,100 square metres gross floor area is permitted for the property municipally known as 170 North Queen Street."

2. Chapter 7, Site and Area Specific Policies, Site and Area Specific Policy No. 19, subsection d) Development Caps is amended by adding the following sentence after the second sentence:

"Notwithstanding the proposed additions to the public road network shown on Map 2 for the property municipally known as 170 North Queen Street, a site-specific zoning by-law may be passed to permit new uses within existing buildings only on the portion of the site upon which the proposed addition to the public road network is shown. This restriction on shall take the form of a "H" holding provision that shall remain in place until the earlier of (a) Council adopting a recommendation arising from the completion of the Sherway Area Study, or (b) January 1, 2016."

such that the policy reads as follows:

"d) Transportation Infrastructure

A new public network of local streets will be required to divide the area into a more urban pattern of streets and blocks, providing a framework for reorganizing and intensifying existing uses and accommodating new uses and forms of development. The major changes proposed to transportation infrastructure in the area to accommodate development/redevelopment are shown conceptually on Map 2. Notwithstanding the proposed additions to the public road network shown on Map 2 for the property municipally known as 170 North Queen Street, a zoning by-law may be passed to permit new uses within existing buildings on the portion of the site upon which the proposed addition to the public road network is shown. This restriction shall take the form of a holding (H) provision that shall remain in place until the earlier of (a) Council adopting a recommendation arising from the completion of the Sherway Area Study, or (b) January 1, 2016."

