

Authority: Ontario Municipal Board Decisions/Orders issued June 30, 2015 and June 28, 2016 in Board File PL140271

CITY OF TORONTO

BY-LAW 366-2019(OMB)

To adopt Amendment 516 to the Official Plan of the City of Toronto in respect of lands municipally known in the year 2015 as 430-444 Dufferin Street and 41 Alma Avenue.

Whereas the Ontario Municipal Board by Decisions/Orders issued June 30, 2015 and June 28, 2016, having held a hearing, decided to amend the Official Plan of the City of Toronto;

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

1. Amendment 516 to the Official Plan of the City of Toronto in respect of lands known in the year 2015 as 430-444 Dufferin Street and 41 Alma Avenue, is adopted.

Ontario Municipal Board Decisions/Orders issued June 30, 2015 and June 28, 2016 in Board File PL140271

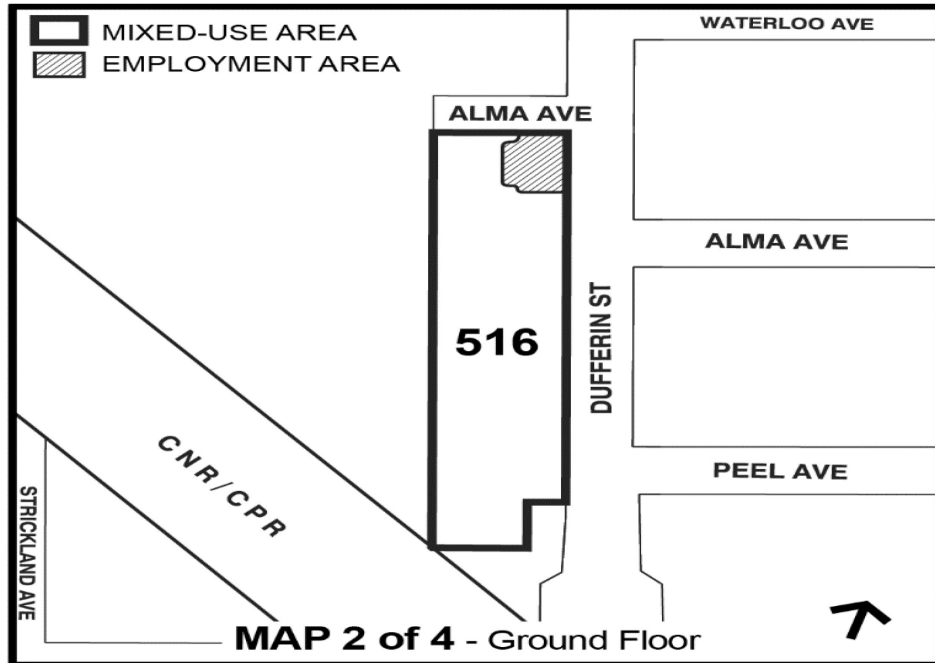
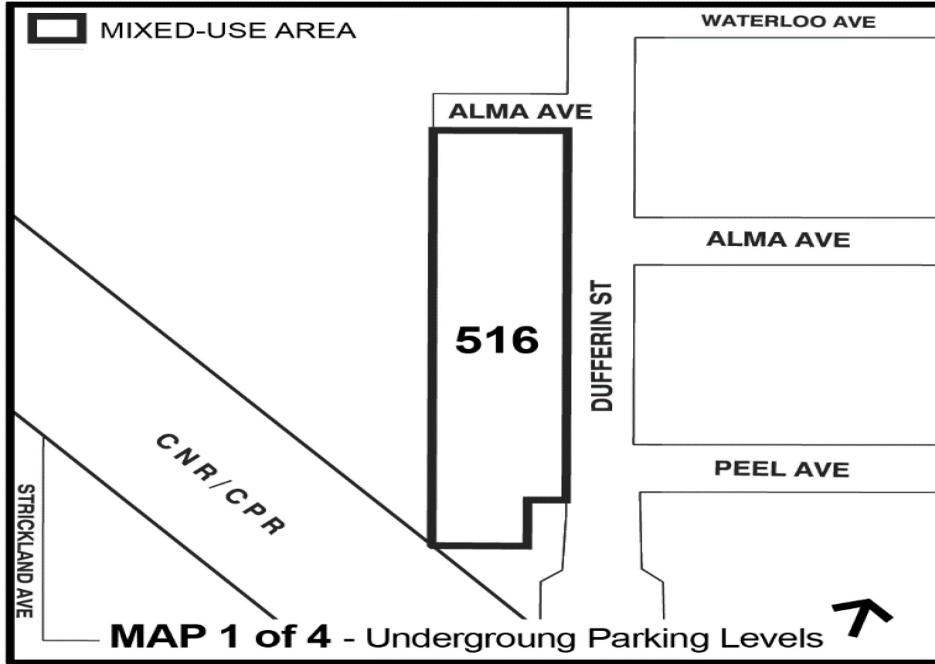
AMENDMENT 516 TO THE OFFICIAL PLAN

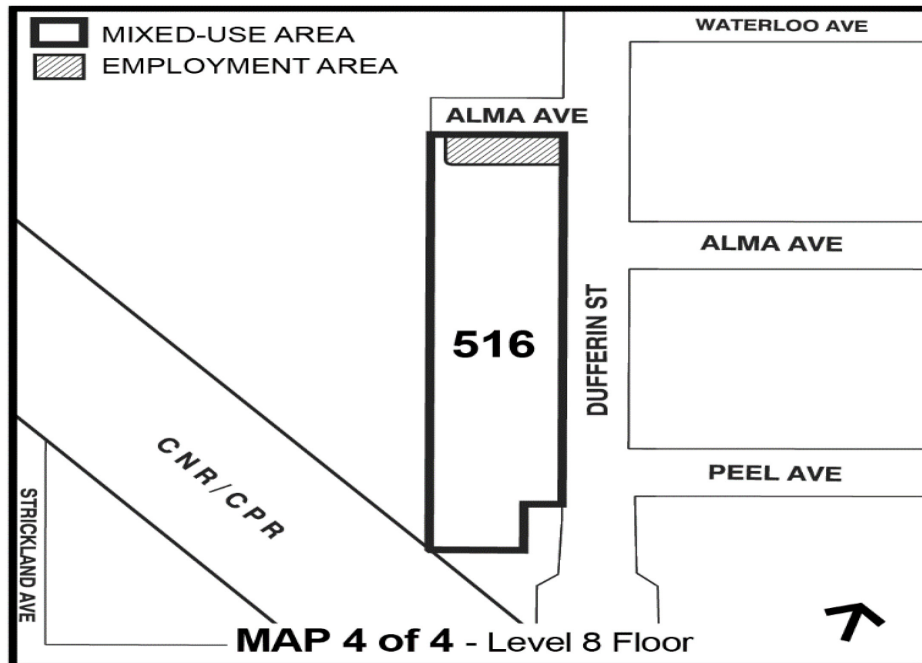
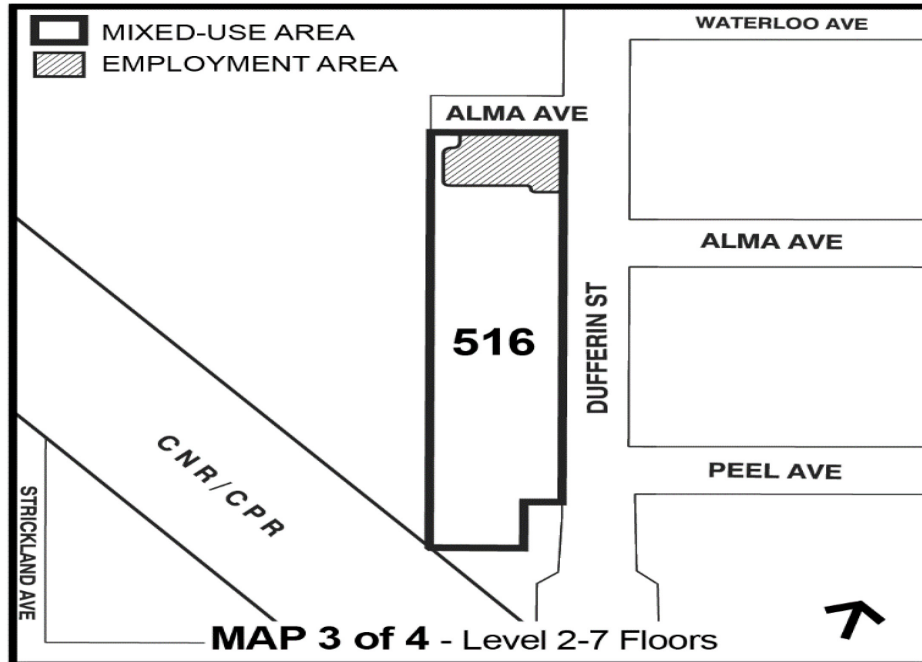
**LANDS MUNICIPALLY KNOWN IN THE YEAR 2015 AS
430-444 DUFFERIN STREET AND 41 ALMA AVENUE**

1. Chapter 7, Site and Area Specific Policies is amended by adding Site and Area Specific Policy No. 516 for the lands known in the year 2015 as 430-444 Dufferin Street and 41 Alma Avenue, as shown on the attached Schedule 1:

"516. 430-444 Dufferin Street and 41 Alma Avenue

1. Residential uses are permitted on the portion of the lands designated *Mixed Use Areas* provided:
 - (a) a minimum of 5,550 square metres of non-residential gross floor area is provided as part of any redevelopment of the lot;
 - (b) a maximum of 30,050 square metres of residential gross floor area is provided as part of any redevelopment of the lot;
 - (c) residential uses will have a satisfactory living environment compatible with newly developed and existing employment uses in the adjacent area; and
 - (d) employment uses on the lot are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic."
2. The limits of the *Mixed Use Areas* and *Employment Areas* (intended to be *Core Employment Area* under OPA 231) designations of the lands subject to this Site and Area Specific Policy, as shown on Land Use Plan Map 18, are more precisely delineated as shown below:





3. Notwithstanding any other policies of this Official Plan, within the *Employment Areas* (intended to be *Core Employment Area* under OPA 231) designation on the lands subject to this Site and Area Specific Policy:
- (a) any areas or facilities which are shared by or serve both residential and non-residential uses shall be permitted;
 - (b) any areas used for mechanical, electrical, HVAC and plumbing systems, utilities, noise and vibration mitigation measures, elements of a green roof, emergency and

life safety systems and emergency exit routes serving or related to the mixed use building shall be permitted;

- (c) notwithstanding ss.3(a) and (b), no dwelling units, live-work units or residential amenity space shall be permitted; and
 - (d) notwithstanding that space within a portion of the building within the *Employment Area* designation may be used for facilities serving both the employment and mixed use portions of the building, the provision of these facilities for limited functional and servicing purposes shall not be considered to be a conversion of land within an *Employment Area*.
4. Chapter 7, Map 29, Site and Area Specific Policies, is amended to add the lands shown in the attached Schedule 1 as Site and Area Specific Policy No. 516.

