

Authority: Planning and Housing Committee Item PH24.1,
as adopted by City of Toronto Council on July 14, 15 and
16, 2021

CITY OF TORONTO

Bill 733

BY-LAW -2021

To adopt Amendment 531 to the Official Plan of the City of Toronto respecting the lands known municipally in the year 2021 as 1-345 Geary Avenue, 2-360 Geary Avenue, 21-39 Primrose Avenue, 1352-1400 Dufferin Street, 1347-1355 Dufferin Street, 325-327 Westmoreland Avenue North, 1100-1102 Dovercourt Road, 508-510 Delaware Avenue North and 1102-1104 Ossington Avenue.

Whereas authority is given to Council of the City of Toronto under the Planning Act, R.S.O. 1990, c. P.13, as amended, to approve this by-law; and

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; and

The Council of the City of Toronto enacts as follows:

1. The attached Amendment 531 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on October , 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 531 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 1-345 GEARY AVENUE, 2-360 GEARY AVENUE, 21-39 PRIMROSE AVENUE, 1352-1384 DUFFERIN STREET, 1347-1355 DUFFERIN STREET, 325-327 WESTMORELAND AVENUE NORTH, 1100-1102 DOVERCOURT ROAD, 508-510 DELAWARE AVENUE NORTH AND 1102-1104 OSSINGTON AVENUE

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

1. Map 17, Land Use Plan is amended by redesignating the lands at 38-60 Geary Avenue and 508-510 Delaware Avenue North from *Neighbourhoods* to *Mixed Use Areas* as shown on attached Schedule A.
2. Chapter 7, Site and Area Specific Policies, is amended by removing the lands at 2-36 Geary Avenue, 62-80 Geary Avenue and 1102-1104 Ossington Avenue from Site and Area Specific Policy (SASP) 154.
3. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy (SASP) 629 for lands known municipally in the year 2021 as 1-345 Geary Avenue, 2-360 Geary Avenue, 21-39 Primrose Avenue, 1352-1384 Dufferin Avenue, 1347-1355 Dufferin Avenue, 325-327 Westmoreland Avenue North, 1100-1102 Dovercourt Road, 508-510 Delaware Avenue North And 1102-1104 Ossington Avenue, as follows:

629. Geary Avenue

Public Realm

The following policies provide for improvements to the public realm that includes the Geary Avenue right-of-way, intersecting rights-of-way and existing and planned open spaces and pedestrian connections, in order to create a safe, animated and inviting street that encourages pedestrian activity.

1. New development and/or the City will plan for a pedestrian-focused streetscape that may require any of the following features on Geary Avenue and/or on adjacent north-south streets:
 - a. a widened public sidewalk that may include private land;
 - b. space for outdoor patios or other 'spill-out space' on Geary Avenue;
 - c. street trees;
 - d. elimination or narrowing of curb cuts;
 - e. elimination of boulevard parking;

- f. bicycle parking;
 - g. benches; and
 - h. public art
2. New development adjacent to Dufferin Street will be designed to improve the sidewalk condition on Dufferin Street by:
 - a. generally avoiding the need for retaining walls
 - b. providing street trees along Dufferin Street; and
 - c. providing landscaping adjacent to Dufferin Street;
 3. Privately owned, publicly-accessible spaces (POPS) will be encouraged as part of applications for new development along Geary Avenue, and in particular at the location generally identified on Map 2 at 259 Geary Avenue and adjacent to any future pedestrian/cycle connection across the CP rail corridor as referenced in Policy 7 below. New buildings adjacent to POPS are encouraged to be set back from the POPS to allow for additional landscaping and enhance the quality of the POPS.
 4. New development and/or the City will plan to 'bump-out' the curb to widen the sidewalk and narrow the vehicular roadway at appropriate locations on Geary Avenue and on intersecting north-south streets, generally in accordance with the Geary Avenue Mobility and Public Realm Strategy.
 5. New development and/or the City will plan to eliminate parking spaces within the boulevard of the Geary Avenue right-of-way and eliminate the associated curb-cuts in order to provide additional on-street parking and prioritize pedestrian use of the boulevard. New boulevard parking spaces will not be permitted.
 6. The City will plan for pedestrian-focused surface treatments on the vehicular roadway in order to facilitate safe pedestrian crossings and traffic calming on Geary Avenue, especially within the area between Salem Avenue and Dufferin Street.
 7. The City will seek to establish a pedestrian/cycle connection across the Canada Pacific rail corridor at the location shown on Map 2 or otherwise accessible from the west end of Geary Avenue. A crossing at-grade is preferred.

Built Form

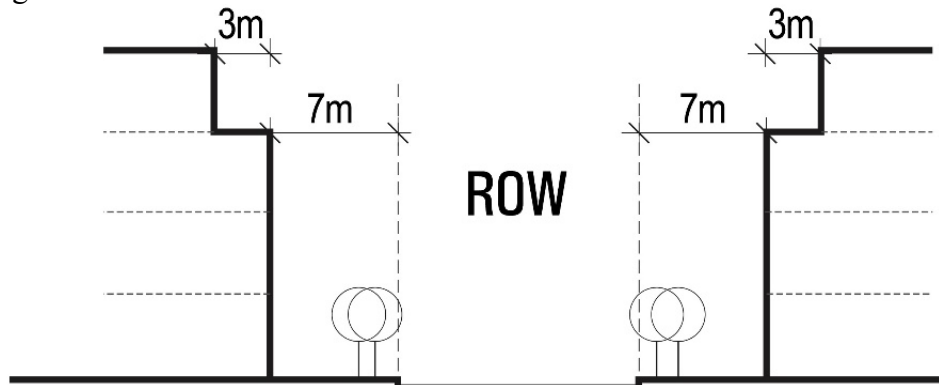
The following policies are intended to support gentle intensification of non-residential uses in new development that provides appropriate transition and privacy for adjacent *Neighbourhoods*, complements the industrial character and use of existing buildings,

provides interior space suitable for a range of permitted non-residential uses, and supports an animated and inviting public realm on Geary Avenue.

8. New development within the lands outlined on Map 1 will generally:
 - a. have a minimum height of 2 storeys and 8.5 metres;
 - b. have a maximum height of 4 storeys and 18 metres;
 - c. provide a minimum floor-to-floor height of 4.5 metres on the ground floor and 4.0 metres on and above the second storey;
 - d. provide a minimum 7.5-metre rear yard setback where the rear lot line abuts a *Neighbourhood* or a property on Brandon Avenue;
 - e. provide a minimum 12.5-metre rear setback above the second floor where the rear lot line abuts a *Neighbourhood*;
 - f. provide a minimum 3.0-metre front yard setback on the ground floor;
 - g. provide a building front step-back above the second storey for buildings located on the south side of Geary Avenue;
 - h. provide a building front step-back above the third storey for buildings located on the north side of Geary Avenue;
 - i. provide for a minimum of five hours of direct sunlight on the sidewalk on the north side of Geary Avenue during the spring and fall equinoxes from 9:18 a.m. to 5:18 p.m.;
 - j. allow for, and encourage the coordination of, building cantilevers, canopies or other features that provide shade on publicly accessible spaces and/or the building during the summer, especially on the north side of Geary Avenue; and
 - k. comply with the performance standards in the Avenues and Midrise Building Study except where they don't match the above provisions.

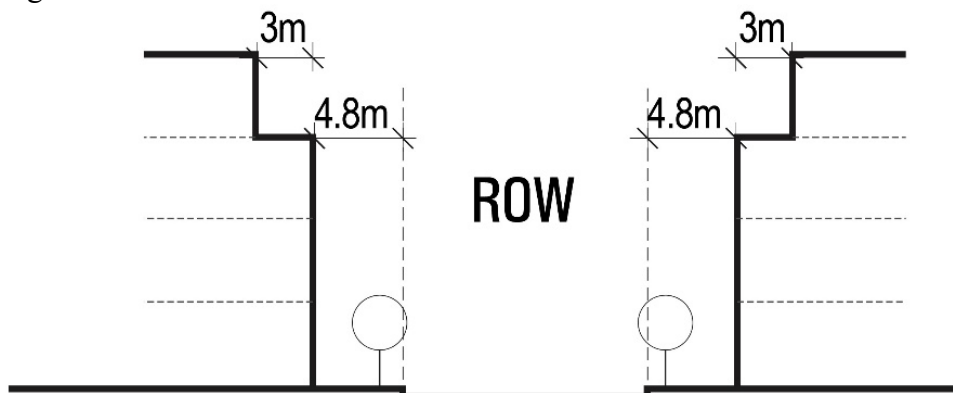
9. New development on corner properties with frontage on Ossington Avenue, Dovercourt Road, Bartlett Street, Salem Avenue North, and Dufferin Street will generally provide a minimum 7-metre wide publicly-accessible pedestrian zone as measured from the curb of the north-south roadway to the main wall of the building, and generally provide a minimum 3-metre step-back above the third floor, as shown in Figure 1. A building cantilever is not permitted within this pedestrian zone. The purpose of this zone is to provide for streetscaping improvements and recognize the street as a connection to the south with clear sightlines.

Figure 1:



10. New development on corner properties with frontage on Somerset Avenue, Delaware Avenue North, Westmoreland Avenue North, Bristol Avenue and Lightbourn Avenue will generally provide a minimum 4.8-metre wide publicly accessible pedestrian zone as measured from the curb of the north-south roadway to the main wall of the building, and generally provide a minimum 3-metre step-back above the third floor, as shown in Figure 2. A building cantilever is not permitted within this pedestrian zone. The purpose of this zone is to provide for streetscaping improvements.

Figure 2:



11. New development on the north side of Geary Avenue will provide adequate privacy, and mitigate overlook to the *Neighbourhood* to the north. If the roof will be accessible as an outdoor amenity space, a buffer such as a raised planter adjacent to the north-facing parapet may be required.
12. Despite Policies 8(b) and (k) above, it may be appropriate for new development on the south side of Geary Avenue to have a height that exceeds 18 metres and 4 storeys where it can be demonstrated that Policy 8(i) regarding shadow impact is satisfied and where appropriate rail safety measures can be applied to protect proposed high occupancy uses. .
13. New development on the south side of Geary Avenue will be located and designed to mitigate impacts from the adjacent rail corridor and mitigate impacts on the lands south of the rail corridor by:

- a. generally providing continuous massing adjacent to the rail corridor;
 - b. designing the south-facing façade with regard for the views from the lands on the south side of the rail corridor; and
 - c. if deemed applicable depending on the height of the new development, providing a Noise Impact Study that addresses the noise from passing trains that will be reflected by the south-facing façade of the new development towards the lands on the south side of the rail corridor. Any recommended noise mitigation measures must be implemented as part of the new development.
14. The façade of new development will be designed with high-quality materials that complement the eclectic industrial character of existing buildings on Geary Avenue while contributing to street animation by providing:
- a. fine-grained articulation;
 - b. exterior cladding that complement neighbouring and nearby buildings, such as brick or stone;
 - c. a high level of transparency on the ground floor; and
 - d. space for artistic expression.

Heritage Conservation

15. Built form design responses may be required to conserve properties on the City's Heritage Register including, but not limited to, step backs over and above the built form policies identified in this Site and Area Specific Policy to achieve the objectives of the Official Plan.

Ossington Avenue to Dovercourt Road

The following policies apply to 2-80 Geary Avenue, 508-510 Delaware Avenue North and 1102-1104 Ossington Avenue, shown as "Area A" on Map 1.

16. Employment and residential uses are permitted provided that:
- a. the employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic
 - b. residential uses are limited to 50 percent of the gross floor area on a single lot; and
 - c. new development must not include any dwelling units on the ground floor.

17. Vehicle service and repair shops are not permitted.



Map 1

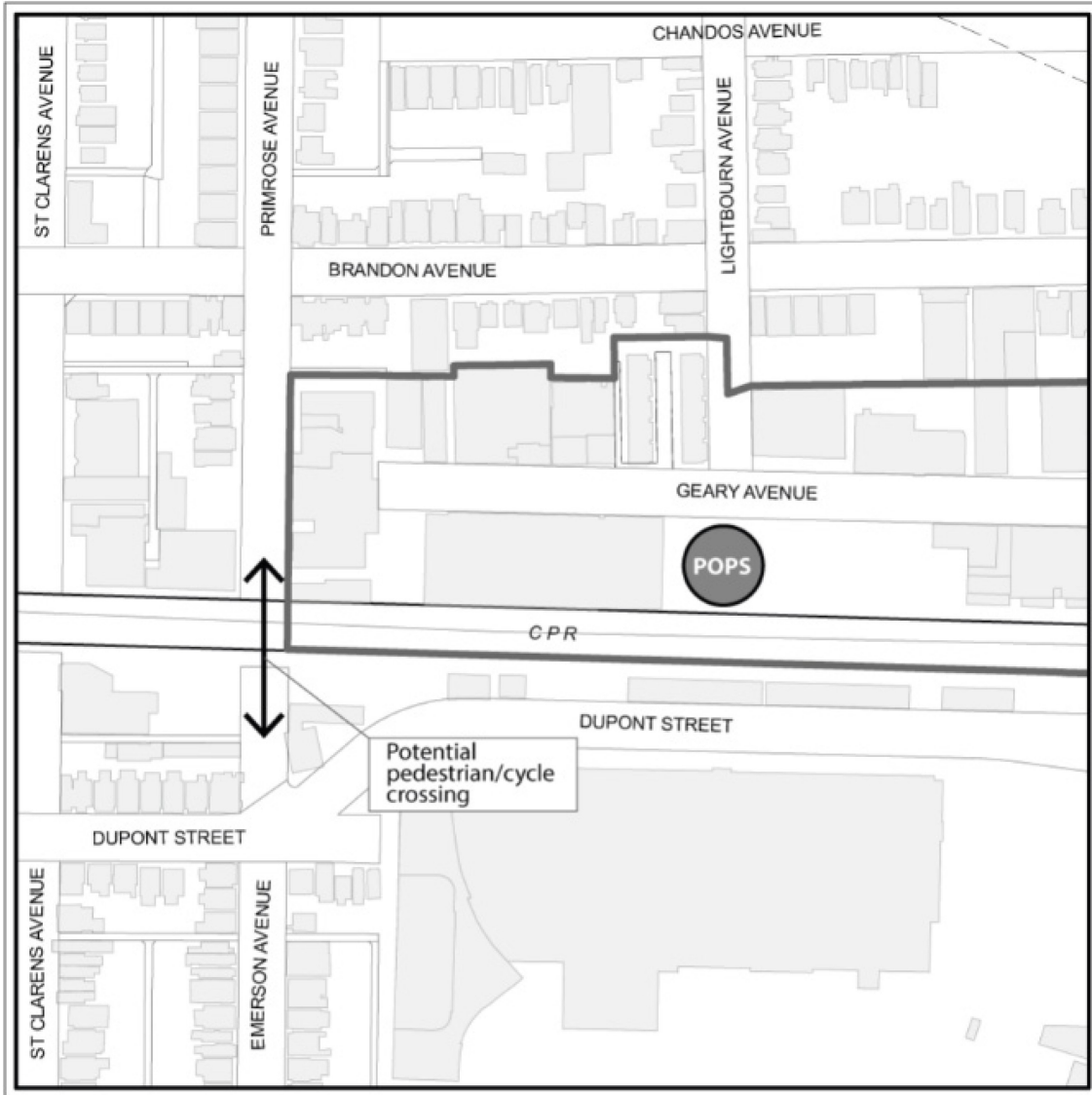
Site Area and Specific Policy # 629

File # 19 207051 STE 09 0Z

-  Area A
-  Subject Lands



Not to Scale
04/15/2021



Map 2

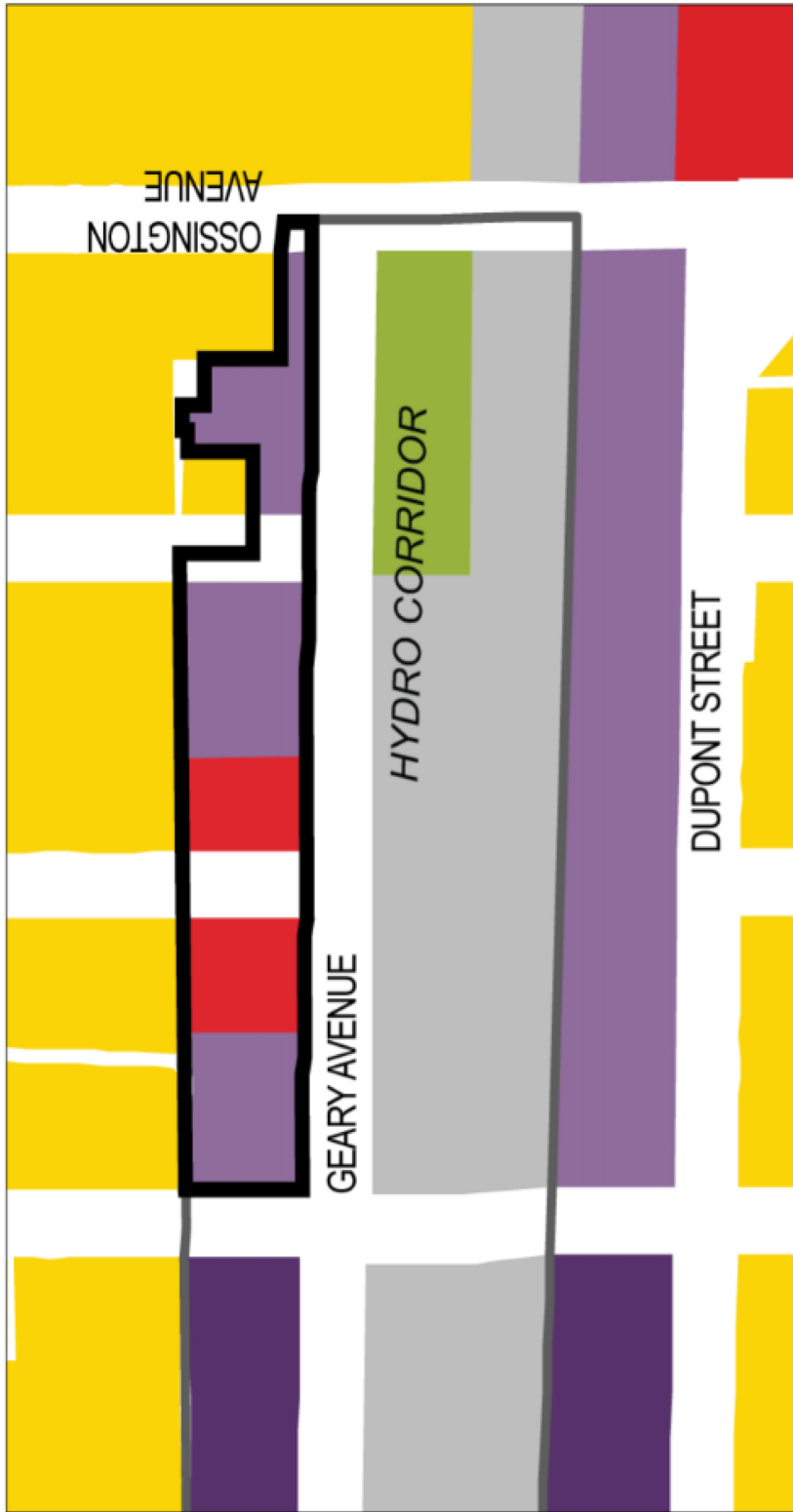
Site Area and Specific Policy # 629

File # 19 207051 STE 09 02

-  Subject Lands
-  Privately Owned, Publicly-accessible Spaces (POPS)


Not to Scale
04/15/2021

Schedule A to OPA No. 531



Official Plan Amendment # 531

File # 19 207051 STE 09 0Z

- Area A in SASP 629
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas

- Parks
- Utility Corridors
- General Employment Areas
- Core Employment Areas

Not to Scale
04/08/2021