

Authority: Toronto Community Council Report No. 15, Clause No. 53,  
as adopted by City of Toronto Council on December 14, 15 and 16, 1999  
Enacted by Council: December 16, 1999

**CITY OF TORONTO**

**BY-LAW No. 838-1999**

**To adopt an amendment to Section 19.14 of the Official Plan for the former City of  
Toronto respecting South-East Spadina.**

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and maps annexed hereto as Schedule "A" are hereby adopted as an amendment to Section 19.14 of the Official Plan for South-East Spadina.
2. This is Official Plan Amendment No. 154.

ENACTED AND PASSED this 16th day of December, A.D. 1999.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

**SCHEDULE “A”**

1. Section 19.14 of the Official Plan, being the South-East Spadina Part II Plan, is amended by:

- (a) deleting the phrase “Medium Density Mixed Commercial-Residential Area” in the title of Section 4.3 and in Sections 4.3.3 and 4.3.4 and replacing it with the phrase “Medium Density Mixed Commercial Residential Area ‘A’ ”;
- (b) deleting Section 5 General Use Area and replacing it with a new Section 5 as follows:

“5. MEDIUM DENSITY MIXED COMMERCIAL RESIDENTIAL AREA ‘B’

5.1 General Character

Mixed Commercial Residential Area B shall be regarded as a stable neighbourhood, comprising a mix of residential, commercial and institutional land uses. New construction and reuse of existing buildings should include a mix of uses of which one should be residential. Several buildings of architectural and heritage merit exist, and measures should be explored to retain these structures by way of adaptive re-use or incorporating them into redevelopment plans;

5.2 Density

In Medium Density Mixed Commercial Residential Area B, Council may pass by-laws to permit buildings having a maximum total gross floor area as follows:

- (a) buildings containing residential uses only, up to a maximum of 4.0 times the area of the lot; or
- (b) buildings containing only non-residential uses, up to a maximum of 2.5 times the area of the lot; or
- (c) building containing a mix of residential and non-residential uses, up to a maximum of 5.0 times the area of the lot, provided the amount of gross floor area used for both residential and non-residential purposes does not exceed the amounts set out in paragraphs (a) and (b) respectively.

### 5.3 Privacy

Section 3.17 of the Part I Official Plan concerning privacy standards, shall be adhered to in considering the re-use of existing buildings or in designing new construction.

### 5.4 Noise Levels

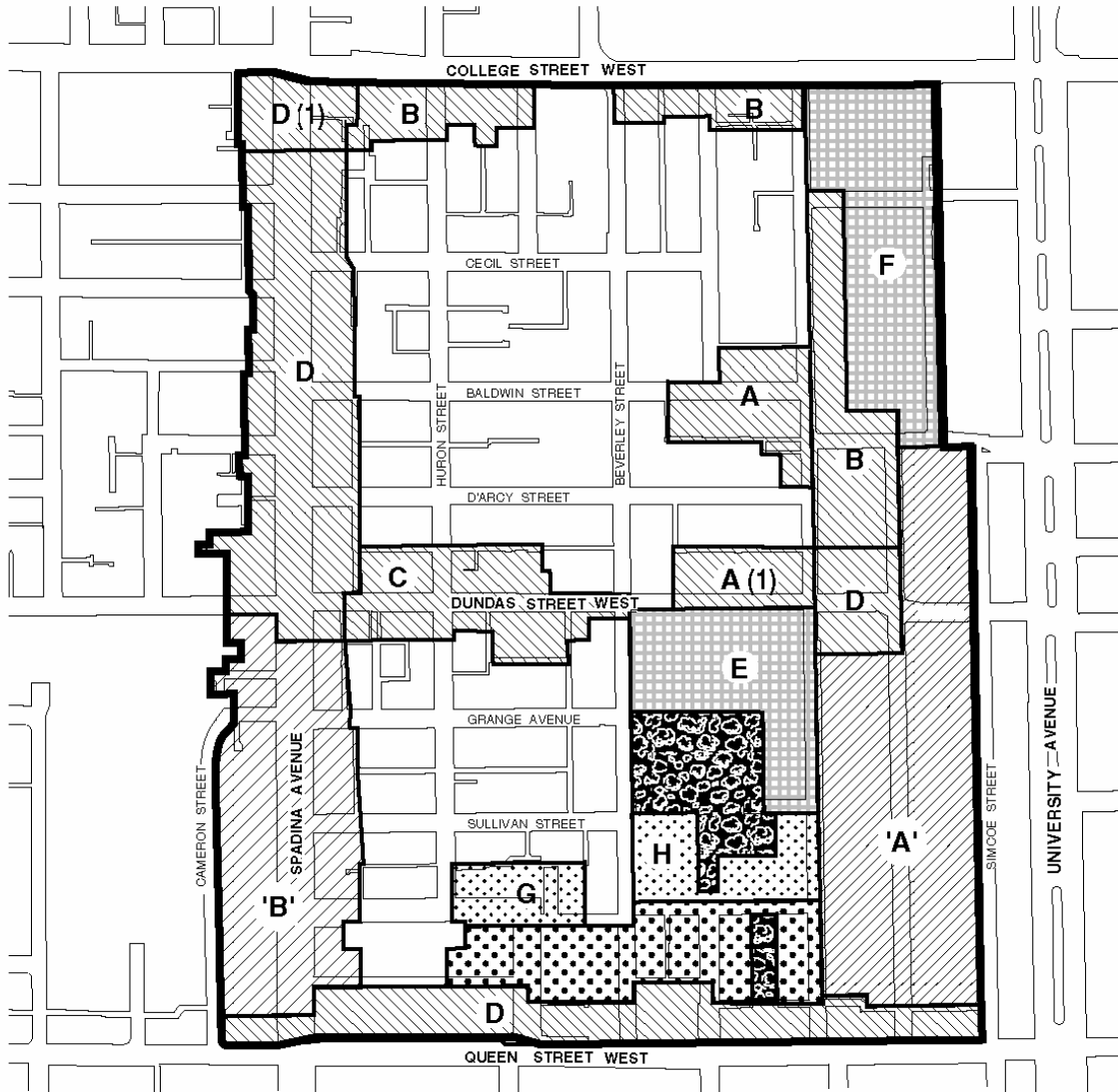
Section 2.25 of the Part I Official Plan concerning undesirable noise levels should be considered in any residential development, alone or in combination with non-residential uses.

### 5.5 Streetscape and Open Space









New developments should provide comprehensive streetscape and open space improvements to both the public and private realm. These improvements should take into consideration opportunities to enhance access and safety for pedestrians.

### 5.6 Heritage

- (a) Council shall encourage the retention, conservation and rehabilitation of existing heritage buildings at 241 and 247 Spadina Avenue. Measures Council may employ include the passing of by-laws to provide relief to parking and loading standards for heritage buildings to encourage the adaptive re-use of such buildings.
- (b) New construction should reflect the context of adjacent heritage structures through elements such as height, massing, scale, setbacks, profile and expression of architectural character.”
- (c) deleting Map A and replacing it with new Map A attached hereto.



19.14 South-East Spadina Part II Plan

- |   |   |  |   |
|---|---|--|---|
|  | Low Density Residence Areas                           |  | Medium Density Mixed Commercial-Residential Areas 'B' |
|  | Medium Density Residence Areas                        |  | Special Residence Areas                               |
|  | Low Density Mixed Commercial-Residential Areas        |  | Institutional Areas                                   |
|  | Medium Density Mixed Commercial-Residential Areas 'A' |  | Local Park  |

Official Plan Designations



Job No. 797001

Urban Planning and Development Services

November 1999