

**CITY OF TORONTO**

**BY-LAW No. 190-2001(OMB)**

**To adopt an amendment to the Official Plan for the former City of Toronto  
respecting lands known as 2230, 2324 and 2336 Gerrard Street East.**

WHEREAS the Ontario Municipal Board in a Decision issued January 30, 2001 approved an Official Plan Amendment and Zoning By-law Amendment as a result of an official plan referral and zoning by-law appeal with respect to certain lands known as 2230, 2324 and 2336 Gerrard Street East and requested that the form of such amendment and by-law be finalized for inclusion in an Order of the Board; and

WHEREAS this By-law is drawn pursuant to the Decision of the Ontario Municipal Board for inclusion in its Order;

NOW THEREFORE pursuant to the Order of the Ontario Municipal Board issued January 30, 2001, Board File Nos. O980213, Z970177 and S970106, being Decision/Order No.145:

1. The text and map annexed hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 141.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JANUARY 30, 2001 IN BOARD FILE NO. PL971251.

**SCHEDULE “A”**

1. Section 19.13 of the City of Toronto Official Plan Part I, Part II for the East of Main, is amended as follows:
  - (1) Revise Section 1.3 to remove the *Special Development Area* designation, and delete all of Section 7: *Special Development Area*.
  - (2) Replace Map A with a new Map A, in which the previous *Special Development Area* and *Mixed Industrial-Residential Area* are redesignated as *Low Density Residence Area “A”*, *Medium Density Residence Area*, *District Park*, *Local Park* and *Holding Designation*.
  - (3) Add a new Map A.1 indicating the streets, block and park space pattern for the lands shown on the new Map A.
  - (4) Add after Section 3.1 *Low Density Residence Areas*, the following as a new Section 3.2 *Low Density Residence Area “A”* and a new Section 3.3 *Medium Density Residence Area*:

**3.2 Low Density Residence Area “A”**

- 3.2.1 A total of 495 *new residential units* will be permitted within the *Low Density Residence Area “A”* and *Medium Density Residence Area* (see Section 3.3.1 of this Plan), excluding the two *residential units* in the *Holding Designation*.
- 3.2.2 *Low Density Residence Area “A”* is defined as shown on Map A which forms part of this amendment. Map A.1 indicates the general pattern of streets, blocks and park space for the area, the precise location of which may be amended without amendment to this Plan, provided the general intent of the layout, and the policies of this Plan, are maintained.
- 3.2.3 *Low Density Residence Area “A”* shall be regarded as a stable *residential* area in which *housing suitable for families with children* will be encouraged.
- 3.2.4 In *Low Density Residence Area “A”*, Council may pass by-laws to permit *residential* buildings having a *gross floor area* of up to 1.0 times the area of the *lot*. For the purpose of calculating *residential gross floor area* of a *detached house*, *semi-detached house* or *row house* in *Low Density Residence Area “A”*, the floor area above the second *storey* above *grade* shall be excluded, provided that all other provisions of the Zoning By-law are maintained.

- 3.2.5 The pattern of development within *Low Density Residence Area "A"* shall be characterised by:
- (a) house form buildings on public streets and lanes;
  - (b) primary entrances fronting directly onto public streets or *parks*;
  - (c) parking located on the *lot* primarily at the rear, accessible by public lane or driveway;
  - (d) a mix of housing types including *detached houses, semi-detached houses* and *row houses*;
  - (e) maximum three storey height and massing of buildings, exclusive of basement;
  - (f) new public street right-of-way widths may be 15 metres;
  - (g) public lanes right-of-way widths may be 5 metres; and
  - (h) streetscapes defined by front yard landscaping, sidewalk, boulevard and road.
- 3.2.6 Park space shall be planned with a view to safety, visibility, ease of access and the ability to accommodate a range of active and passive uses. The *local park* shall be fronted on at least two sides by public streets in addition to the frontage along Gerrard Street East, with a third frontage being either a public street or *residential* units fronting directly onto the *local park*. A portion of the *local park* shall be extended to Gerrard Street East to make it visible to the broader existing community to the south.
- 3.2.7 Retail stores of a convenience nature, service uses and *community services and facilities* shall be permitted in the *local park*, provided that:
- (a) any such *commercial* use serves the needs of residents in the immediate vicinity;
  - (b) *commercial* uses and *community services and facilities* are located in a building which fronts on Gerrard Street East and is in the southeast corner of the site;
  - (c) *commercial* use of a convenience retail nature is restricted to the ground floor area;
  - (d) parking is located along the eastern property line, accessed from Gerrard Street East; and

- (e) a park corridor having a minimum east-west dimension of 5 metres is maintained west of the building.

### **3.3 Medium Density Residence Area**

- 3.3.1 A total of 495 *new residential units* will be permitted within the *Low Density Residence Area "A"* (see Section 3.2.1 of this Plan) and *Medium Density Residence Area*, excluding the two *residential units* in the Holding Designation.
- 3.3.2 The *Medium Density Residence Area* is defined as shown on Map A, which forms part of this Amendment. Map A.1 indicates the general pattern of streets and blocks for the area, the precise location of which may be amended without amendment to this Plan, provided the general intent of the layout, and the policies of this Plan, are maintained.
- 3.3.3 Subject to Section 3.3.6, in the *Medium Density Residence Area*, Council may pass By-laws to permit residential buildings having a gross floor area of up to 1.5 times the area of the *lot*.
- 3.3.4 The *Medium Density Residence Area* shall be subject to Site Plan Review.
- 3.3.5 Development in the *Medium Density Residence Area* shall be characterized by:
  - (a) a pattern of blocks defined by public streets on the periphery and internal private streets;
  - (b) buildings having a maximum height of 3 to 4 storeys;
  - (c) all units within the buildings having direct access from grade;
  - (d) where buildings front private streets a minimum face-to-face dimension of 12.5 metres;
  - (e) where possible, units which flank on public streets should take their primary access from these streets.
- 3.3.6 In return for the lands shown as Block "B" on Map A.1 being dedicated for public park purposes, an additional 2,300 square metres of *residential gross floor area* may be utilized within the *Medium Density Residence Area*.

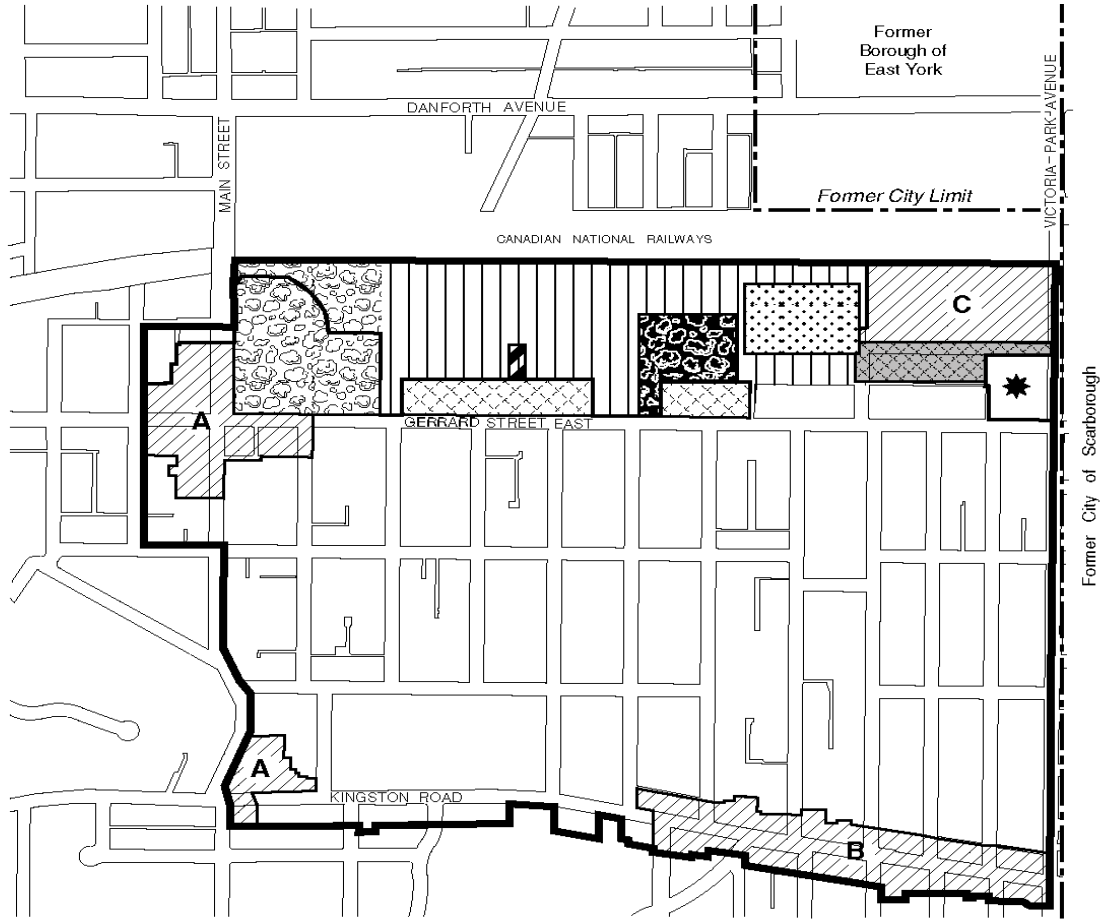
- (5) Add the following as a new Section 7:
- 7.0 Agreements.
- 7.1 The density of *residential* uses is permitted subject to the owner entering into the following agreements:
- 7.1.1 An agreement with the City pursuant to Section 37 of the Planning Act to:
- (a) secure a parkland dedication consisting of a 0.84 hectare addition to the East Toronto Playing Field and a 1.66 hectare *local park*;
  - (b) provide for the remediation of and funding for improvement of the park lands;
  - (c) provide for certain off-site roadway improvements;
  - (d) secure the requirements of the Toronto District School Board;
  - (e) secure the requirements of the Toronto Catholic District School Board; and
  - (f) provide funding to improve *community services and facilities* within the East of Main Part II Area.
- 7.1.2 An agreement in the Toronto District School Board's usual form which agreement shall provide for security satisfactory to the Toronto District School Board to secure the land owner's obligations.
- (6) Add the following as a new Section 9:
- 9.0 Low End of Market Housing
- 9.1 Thirty per cent of the *residential* units to be developed in the *Low Density Residence Area "A"* and *Medium Density Residence Area* shall be *low-end-of-market housing*.
- 9.2 Council will require the owner to submit a *low-end-of-market housing Implementation Plan* which addresses the way in which the *low-end-of-market housing* has been dealt with in the subdivision.
- (7) Add the following as a new Section 10:
- 10.0 Holding Designation
- 10.1 Council will include lands for a future public road extension to Gerrard Street East as part of a Holding Designation. These lands will also be designated

for *residential* purposes as part of *Low Density Residence Area "A"* for two *residential* units in addition to the number of units identified in Section 3 of this Plan. Council shall remove the Holding Designation upon the earlier to occur of the following:











- (a) when the lands to the south of the area subject to the Holding Designation are redeveloped in such a way as to render the extension of the held lands as a public road not possible, and
  - (b) five years have elapsed, or 440 buildings permits have been issued, whichever is the latest, since the approval of this Plan and no plans are underway to use the held lands as part of a public road extension to Gerrard Street East.
- (8) Add the following as a new Section 11:

11.0 Definitions

- 11.1 The terms *detached house*, *semi-detached house*, *rowhouse* and *dwelling unit* shall have the same meanings as the said terms have for the purpose of By-law No. 438-86, being "A By-law to regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto", as amended from time to time.



19.13 East of Main Part II Plan

- |   |   |   |                               |
|---|---|---|-------------------------------|
|  | Low Density Residence Area                  |  | District Park                 |
|  | Low Density Residence Area 'A'              |  | Local Park                    |
|  | Medium Density Residence Area               |  | Holding Designation           |
|  | Mixed Commercial-Residential Area 'A' & 'B' |  | Refer to Official Plan Part 1 |
|  | Mixed Industrial-Residential Area           |  | Restricted Industrial Areas   |



MAP A.1 - OFFICIAL PLAN

